



City Council Agenda 1/17/2023

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held January 17, 2023 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Proclamation of January 2023 as School Board Recognition Month

4. Public Comment

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

5. Consent Agenda

- a. Consider approving the January 3, 2023 City Council regular meeting minutes (Julia Antilley)
- b. Consider awarding WU-02-23 Water Distribution / Wastewater Collection Warehouse Inventory to Morrison Supply Company and Core & Main based on the lowest unit bid for each item in compliance with the specifications, budgeted for purchase in all applicable fiscal years, and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)
- c. Consider authorizing an expenditure of \$305,018.16 under the existing maintenance agreement for the annual renewal of the Hexagon operating system for the Police Department and authorizing the City Manager to negotiate and execute all related documents (Frank Carter)
- d. Consider ratifying COSADC approval of proposed revisions to the COSADC Bylaws (Michael Dane)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- a. Update and direction on the Buffalo Soldiers Memorial project, led by the local unit of the NAACP, at El Paseo de Santa Angela Park, including clarification of the City property that is encompassed by the project (Presentation made by Parks & Recreation Director Carl White)
- b. Consider a resolution supporting the private fundraising efforts to construct splash pads at City parks (Presentation made by Parks and Recreation Director Carl White)
- c. First public hearing and consideration of the following ordinances:
1. amending Chapter 6 "Fire and Rescue" of the San Angelo Code of Ordinances by amending

Article 6.03, Section 6.03.031 "Adoption and Amendments" and amending Article 6.06 "Open Burning" (Presentation made by Fire Marshal Billy Clemons)

2. amending Chapter 4 "Building and Construction" of the San Angelo Code of Ordinances by deleting and replacing Article 4.04 "Technical and Construction Codes and Standards" by adopting the International Codes 2021 and the National Electrical Code 2020 with amendments (Presentation made by Building Official Charlie Kemp)

- d. First reading and public hearing of an ordinance approving the abandonment of approximately 4,060-ft. of the right-of-way of Cox Ln., beginning near 1861 Cox Ln. and extending 2,330-ft. to the west, then 1,730-ft. south, ending approximately 320-ft. north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)
- e. First reading and public hearing of an ordinance for Z22-23 to rezone properties from the Single-Family Residential zoning district to the Two-Family Residential zoning district, being 2.129 acres, located at the northwest corner of Travis St. and E. 30th St. (Presentation made by Planning & Development Services Director Jon James)
- f. First reading and public hearing of ordinances on the following cases for property being 0.58 acres located at 3707 N. Chadbourne St.:
 - 1. CP22-06, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Neighborhood to Commercial;
 - 2. Z22-24, a request for approval of a rezoning from the Single-Family Residential zoning district to the General Commercial zoning district (Presentation made by Planning & Development Services Director Jon James)
- g. Update on employment vacancy rate (Requested by Council Member Miller) (Presentation made by Human Resources Director Bryan Kendrick)

7. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Deliberations about real property regarding 122.36 acres out of Survey 644, Abstract 1181 W. Spornhawn and out of Survey 645, Abstract 4212 C. Zech

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations
 - Civic Events Advisory Board:** Laurie Dicello (SMD3) to a first term ending December 2024
 - Civil Service Commission:** Billie DeWitt to a first term ending January 2025
 - Design and Historic Review Commission:** Kenna Archer (SMD2) to an unexpired term ending September 2023
 - Fort Concho Museum Board:** George Balli (SMD2) and Monty Stanley (SMD4) to a first full term, Tracy Simpson (Mayor) and Tommy Earnest (SMD1) to a first term, Donald Barnhart (Mayor) and Yukio Kuniyuki (SMD3) to a second term, Jason Pierce (SMD1) to a third term, all ending January 2025
 - Parks and Recreation Advisory Board:** Suzi Marshall (SMD3) and Alicia Olshanski (SMD4) to a first term ending December 2024
 - Planning Commission:** Trinidad Aguirre (SMD4) to a first full term, Kandi Pool (SMD3) to a

first term, Travis Stribling (SMD5) to a third term, all ending January 2025

Tax Increment Reinvestment Zone: Jon Mark Hogg (SMD1) as Chairman of the board for a one-year term ending January 2024

Zoning Board of Adjustment: Teri Jackson (SMD3) to an unexpired ending January 2024, Dietrick Tillis (SMD4) and Julie Efferson (Mayor Pro Tem/Alternate 2) to a first full term, Bobby Guerrero (SMD2) and Stephanie Hamby (Alternate 1/Mayor Pro Tem) to a third term, all ending January 2025

- c. Announcements and consideration of Future Agenda Items
- Consider moving the May 2 meeting to Thursday, May 4, 2023
- Consider moving the May 16 meeting to Wednesday, May 17, 2023 to include canvassing of the May 6 election results

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 13th day of January 2023, at 12:03 p.m.



Julia Antilley, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 325-657-4405.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to Julia.Antilley@cosatx.us. Time limits for discussion are as stated above and materials cannot exceed 10-pages. Citizens bringing materials for distribution to City Council members during the meeting must bring a minimum of 12 copies.

City Council regular meetings are broadcast on SATV Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day, beginning the evening of the meeting until the evening of the next meeting.

Proclamation

The mission of public schools is to meet the diverse educational needs of all children and to empower them to become competent, productive contributors to our society and an ever-changing world.

Our San Angelo ISD Board members are committed to the children of San Angelo and believe all children can be successful life-long learners and that the best education is tailored to the individual needs of each child to support each child's hopes and dreams. This distinguished group of servant leaders includes Board President Mr. Max Parker, Vice President Mr. Bill Dendle, Secretary Mr. Gerard Gallegos, Treasurer Dr. Taylor Kingman, Mrs. Ami Mizell-Flint, Ms. Pam Duncan and Ms. Lupita Arroyo.

SAISD board members work closely with parents, educational professionals, and other community members to create the educational vision we want for our students. They are responsible for ensuring the structure that provides a solid foundation for our school system, and dedicate numerous unpaid personal hours to support and lead our San Angelo schools.

Our San Angelo ISD school board members are strong advocates for public education and are responsible for communicating the needs of the school district to the public and the public's expectations to the district.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, declare our appreciation to the members of the San Angelo Independent School Board and proclaim the month of January 2023 as

"SCHOOL BOARD RECOGNITION MONTH"

in San Angelo, Texas and urge all citizens to join us and San Angelo ISD in recognizing the dedication and hard work of the SAISD school board members and to partner with them to mold an education system that meets the needs of both today's and tomorrow's children and produces future-ready graduates.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 17th day of January 2023.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, January 3, 2023

Present:

Mayor Brenda Gunter
Mayor Pro tem Tom Thompson, SMD 2
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzales, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, January 3, 2023 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led, by San Angelo Police Department Chaplain Art Mavrode.

3. Proclamations/Recognitions

January 14, 2023 was proclaimed as Le Coterie Society of San Angelo Day.

4. Public Comment

Citizen Zane White (SMD 6) expressed concern regarding the city's enforcement of the sign ordinance, spoke ill of Joe Biden, President of the United States, and made multiple predictions for 2023.

Citizens Mike Burnett (SMD 1), Sharon Troy (SMD 3), Sarah Nevedechich (SMD 6), and Timothy Davenport-Herbst (SMD 1) spoke in favor of supporting those experiencing homelessness in the city by creating a citywide task force, a homeless Bill of Rights, reopening the shelter to provide housing, etc. and asked for a future item to be placed on the agenda.

Citizen Jatón Geise (SMD 5) expressed concern regarding closure of the animal shelter's canine intake and requested city funds be used for a spay/neuter enforcement officer and spay/neuter vouchers.

5. Consent Agenda

- a. Approval of the December 13, 2022 City Council regular meeting minutes (Julia Antilley)
- b. Adoption of a resolution authorizing the City Manager to negotiate and execute an agreement to contribute Utility Relocation Funds to the State of Texas related to highway improvements on SL 378 (Old Christoval Rd.) from FM 1223 to US 87 for the relocation of city-owned utility lines (Shane Kelton) (Pg. 4, 2023-001)
- c. Second reading and adoption of an ordinance extending the temporary changes to Chapter 12 "Planning and Development" Article 12.04 "Signs" in the City Code of Ordinances, to allow additional time for preparation of permanent amendments to the Sign Ordinance (Jon James) (Pg. 5, 2023-002)
- d. Second reading and adoption of an ordinance for PD22-03 to rezone from the Zero Lot Line, Twinhome and Townhome Single-Family Residential and Low Rise Multi-Family Residential zoning

districts to a Planned Development zoning district to allow an underlying base zoning of Zero Lot Line, Twinhome and Townhome Single-Family Residential, with the additional use of Single-Family homes, subject to development standards outlined in the Ordinance, being 37.5 acres, located southeast of Valleyview Blvd. and Stone Canyon Trl. (Jon James) (Pg. 6, 2023-003)

- e. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for ongoing projects and capital items (Tina Dierschke) (Pg. 10, 2023-004)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Adoption of an Ordinance authorizing the issuance and sale of City of San Angelo, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023A; appointing a Pricing Officer and delegating to the Pricing Officer the authority to approve on behalf of the City the sale of the Certificates, the terms of the Certificates and the offering documents for the Certificates; establishing certain parameters for the approval of such matters by the Pricing Officer; approving the use of a Paying Agent/Registrar Agreement; levying an annual Ad Valorem Tax and providing for the security for and payment of said Certificates; providing an effective date; and enacting other provisions relating to the subject (Presentation by Finance Director Tina Dierschke) (Pg. 13, 2023-005)

Public Works Executive Director Shane Kelton and Water Utilities Assistant Director Andy Vecellio provided an update on the project status and contingency funding.

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

7. Closed Session

~~Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:~~

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed

No action taken on this item.

- b. Approval of various Board nominations

No action taken on this item.

- c. Announcements and consideration of Future Agenda Items

No action taken on this item.

9. Adjournment

Consensus: Council Member Hiebert made a motion, seconded by Council Member Thompson, to adjourn the meeting.

There being no further business, the meeting adjourned by consensus at 9:11 a.m. with no public comment.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Andy Vecellio, Assistant Director, Water Utilities, 325-657-4218

Meeting Date: January 17, 2023

Item type: Consent Item

Caption:

Consider awarding WU-02-23 Water Distribution / Wastewater Collection Warehouse Inventory to Morrison Supply Company and Core & Main based on the lowest unit bid for each item in compliance with the specifications, budgeted for purchase in all applicable fiscal years, and authorizing the City Manager to negotiate and execute all related documents (Andy Vecellio)

Staff Recommendation:

Approve

Summary/History:

The bid includes nearly 400 individual items including valves, fittings, meter boxes, repair parts, etc. Purchases are made based on the lowest unit bid in compliance with the bid requirements. The City bids inventory items to establish pricing for purchase of materials as necessary at the best price and availability.

Complete bids have been received from two vendors. The two vendors are Morrison Supply Company and Core & Main.

Funding Source(s):

Financial Impact:

Budgeted within Water Distribution and Wastewater Collection Operating Budget.

Other Information/Recommendation:

Staff recommends that the bids be awarded to Morrison Supply Company and Core & Main and the City Manager be authorized to execute all related documents.

Attachments:

- | | |
|------------------------------|-------------------------------|
| 1. WU-02-23 - Bid Tabulation | WU-02-23 - Bid Tabulation.pdf |
|------------------------------|-------------------------------|

Presentation:

Andy Vecellio

Approvals/Reviews:

Andy Vecellio
Pete Madrid Jr.

Created/Initiated
Approved

Shane Kelton
Theresa James
Jeffrey Tomlinson
Tina Dierschke
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval



RFB Bid Tabulation

WU-02-23 • Warehouse Inventory

Thursday, December 29, 2022 2:00 p.m.

					Core & Main					MORRISON SUPPLY CO.				
		Item Number	Product Number	Est. 12 Month Usage	Unit Cost	Manufacturer	Manufacturer Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Manufacturer Catalog Number	Calendar Days for Delivery	Extended Cost
1 Angle Stop (6)														
#1-1	Angle Stop		1 BA0400G	100	\$34.47	FORD	KV13-332W-NL	TBD	\$3,447.00	\$36.02	FORD	KV13332WNL	TBD	\$3,602.00
#1-2	Angle Stop		2 BA0401G	100	\$52.86	FORD	KV13-444W-NL	TBD	\$5,286.00	\$55.22	FORD	KV13444WNL	TBD	\$5,522.00
#1-3	Angle Stop		3 BA0500G	200	\$41.34	FORD	KV23-332W-NL	TBD	\$8,268.00	\$43.19	FORD	KV23332WNL	TBD	\$8,638.00
#1-4	Angle Stop		4 BA0501G	200	\$56.35	FORD	KV23-444W-NL	TBD	\$11,270.00	\$58.87	FORD	KV23444WNL	TBD	\$11,774.00
#1-5	Angle Stop		5 BA0700G	200	\$44.07	FORD	KV43-332W-G-NL	TBD	\$8,814.00	\$46.04	FORD	KV43332WQNL	TBD	\$9,208.00
#1-6	Angle Stop		6 BA0701G	200	\$60.33	FORD	KV43-444W-G-NL	TBD	\$12,066.00	\$63.02	FORD	KV43444WQNL	TBD	\$12,604.00
2 Corporation Valve (4)														
#2-1	Corporation Valve		7 BC0500H	100	\$33.69	FORD	F600-3-NL	TBD	\$3,369.00	\$35.19	FORD	F60003NL	TBD	\$3,519.00
#2-2	Corporation Valve		8 BC0501H	100	\$51.46	FORD	F600-4-NL	TBD	\$5,146.00	\$53.77	FORD	F6004NL	TBD	\$5,377.00
#2-3	Corporation Valve		9 BC0700H	150	\$36.22	FORD	F1000-3-Q-NL	TBD	\$5,433.00	\$37.83	FORD	F10003QNL	TBD	\$5,674.50
#2-4	Corporation Valve		10 BC0701H	200	\$54.77	FORD	F1000-4-Q-NL	TBD	\$10,954.00	\$57.22	FORD	F10004QNL	TBD	\$11,444.00
3 Curb Stop (5)														
#3-1	Curb Stop		11 BE0400D	50	\$60.47	FORD	B11-333WR-NL	TBD	\$3,023.50	\$63.18	FORD	B11333WRNL	TBD	\$3,159.00
#3-2	Curb Stop		12 BE0401D	100	\$92.08	FORD	B11-444WR-NL	TBD	\$9,208.00	\$96.19	FORD	B11444WRNL	TBD	\$9,619.00
#3-3	Curb Stop		13 BE0500D	200	\$70.87	FORD	B21-333WR-NL	TBD	\$14,174.00	\$74.03	FORD	B21333WRNL	TBD	\$14,806.00
#3-4	Curb Stop		14 BE0501D	260	\$98.63	FORD	B21-444WR-NL	TBD	\$25,643.80	\$103.03	FORD	B21444WRNL	TBD	\$26,787.80
#3-5	Curb Stop		15 BE0503D	20	\$163.07	FORD	B21-555WR-NL	TBD	\$3,261.40	\$170.33	FORD	B21555WRNL	TBD	\$3,406.60
4 Gate Valve, Brass (5)														
#4-1	Gate Valve, Brass		16 BG0400D	20	\$105.15	HAMMOND	N/A	TBD	\$2,103.00	\$140.24	HAMOND	UP10534	TBD	\$2,804.80
#4-2	Gate Valve, Brass		17 BG0401D	20	\$133.15	HAMMOND	N/A	TBD	\$2,663.00	\$166.07	HAMOND	UP1051	TBD	\$3,321.40
#4-3	Gate Valve, Brass		18 BG0403D	20	\$203.28	HAMMOND	N/A	TBD	\$4,065.60	\$232.44	HAMOND	UP105114	TBD	\$4,648.80
#4-4	Gate Valve, Brass		19 BG0405D	20	\$235.95	HAMMOND	N/A	TBD	\$4,719.00	\$164.20	HAMOND	UP105112	TBD	\$3,284.00
#4-5	Gate Valve, Brass		20 BG0407D	80	\$308.36	HAMMOND	N/A	TBD	\$24,668.80	\$330.75	HAMOND	UP1052	TBD	\$26,460.00
5 Meter Relocator (3)														
#5-1	Meter Relocator		21 CC0309O	100	\$99.91	MUELLER	236H14118-N	TBD	\$9,991.00	\$107.39	FORD	V429WNL	TBD	\$10,739.00
#5-2	Meter Relocator		22 CC0312O	100	\$104.81	MUELLER	238H14188-N	TBD	\$10,481.00	\$111.17	FORD	V4212WNL	TBD	\$11,117.00
#5-3	Meter Relocator		23 CC0410O	80	\$188.16	MUELLER	389H14118-N	TBD	\$15,052.80	\$202.53	FORD	V4440WNL	TBD	\$16,202.40
6 Meter Coupling (4)														
#6-1	Meter Coupling		24 CD0003O	400	\$10.78	FORD	C38-23-2-5-NL	TBD	\$4,312.00	\$11.27	FORD	C28232.5NL	TBD	\$4,508.00
#6-2	Meter Coupling		25 CD0305O	400	\$12.25	FORD	C38-23-1-5-NL	TBD	\$4,900.00	\$12.80	FORD	C38231.5NL	TBD	\$5,120.00
#6-3	Meter Coupling		26 CD0004O	200	\$16.60	FORD	C38-44-2-625-NL	TBD	\$3,320.00	\$17.34	FORD	C38442.625NL	TBD	\$3,468.00
#6-4	Meter Coupling		27 CD0405O	200	\$16.13	FORD	C38-44-1-5-NL	TBD	\$3,226.00	\$15.24	FORD	C38441.5NL	TBD	\$3,048.00
7 Brass Meter Adapter (1)														
#7-1	Brass Meter Adapter		28 CD0302O	100	\$11.46	FORD	A23-NL	TBD	\$1,146.00	\$11.98	FORD	A23NL	TBD	\$1,198.00
8 Meter Flange (1)														
#8-1	Meter Flange		29 CD5600O	200	\$62.67	FORD	CF31-77-NL	TBD	\$12,534.00	\$96.75	FORD	CF1775LOTTEDNL	TBD	\$19,350.00
9 Nipple (23)														
#9-1	Nipple		30 HA0203A	50	\$2.78	LEE	20890	TBD	\$139.00	\$2.82	MERIT	12.3RN	TBD	\$141.00
#9-2	Nipple		31 HA0204A	50	\$3.64	LEE	20892	TBD	\$182.00	\$3.61	MERIT	12.4RN	TBD	\$180.50
#9-3	Nipple		32 HA0206A	50	\$5.29	LEE	20896	TBD	\$264.50	\$5.32	MERIT	12.6RN	TBD	\$266.00
#9-4	Nipple		33 HA0301A	200	\$2.11	LEE	20918	TBD	\$422.00	\$2.24	MERIT	34.CRN	TBD	\$448.00
#9-5	Nipple		34 HA0302A	150	\$2.65	LEE	20904	TBD	\$397.50	\$2.82	MERIT	34.2RN	TBD	\$423.00
#9-6	Nipple		35 HA0303A	50	\$3.55	LEE	20906	TBD	\$177.50	\$3.78	MERIT	34.3RN	TBD	\$189.00
#9-7	Nipple		36 HA0304A	50	\$4.63	LEE	20908	TBD	\$231.50	\$8.84	MERIT	34.4RN	TBD	\$442.00
#9-8	Nipple		37 HA0306A	50	\$6.78	LEE	20912	TBD	\$339.00	\$7.07	MERIT	34.6RN	TBD	\$353.50
#9-9	Nipple		38 HA0401A	200	\$3.10	LEE	20933	TBD	\$620.00	\$3.30	MERIT	1.CRN	TBD	\$660.00
#9-10	Nipple		39 HA0402A	75	\$3.83	LEE	20919	TBD	\$287.25	\$4.08	MERIT	1.2RN	TBD	\$306.00
#9-11	Nipple		40 HA0403A	100	\$5.15	LEE	20921	TBD	\$515.00	\$5.39	MERIT	1.3RN	TBD	\$539.00
#9-12	Nipple		41 HA0404A	150	\$6.71	LEE	20923	TBD	\$1,006.50	\$7.01	MERIT	1.4RN	TBD	\$1,051.50

#	Items	Item Number	Product Number	Est. 12 Month Usage	Core & Main					MORRISON SUPPLY CO.				
					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#9-13	Nipple		42 HA0406A	150	\$9.90	LEE		20927 TBD	\$1,485.00	\$10.33	MERIT	1.6RN	TBD	\$1,549.50
#9-14	Nipple		43 HA0503A	25	\$7.18	LEE		20936 TBD	\$179.50	\$7.49	MERIT	114.3RN	TBD	\$187.25
#9-15	Nipple		44 HA0506A	50	\$13.81	LEE		20942 TBD	\$690.50	\$13.43	MERIT	114.6RN	TBD	\$671.50
#9-16	Nipple		45 HA0601A	50	\$6.11	LEE		20960 TBD	\$305.50	\$6.38	MERIT	112.CRN	TBD	\$319.00
#9-17	Nipple		46 HA0603A	50	\$9.05	LEE		20949 TBD	\$452.50	\$9.45	MERIT	112.3RN	TBD	\$472.50
#9-18	Nipple		47 HA0606A	50	\$17.43	LEE		20955 TBD	\$871.50	\$16.02	MERIT	112.6RN	TBD	\$801.00
#9-19	Nipple		48 HA0701A	150	\$9.31	LEE		20974 TBD	\$1,396.50	\$9.71	MERIT	2.CRN	TBD	\$1,456.50
#9-20	Nipple		49 HA0703A	100	\$11.60	LEE		20962 TBD	\$1,160.00	\$11.29	MERIT	2.3RN	TBD	\$1,129.00
#9-21	Nipple		50 HA0704A	200	\$15.56	LEE		20964 TBD	\$3,112.00	\$14.77	MERIT	2.4RN	TBD	\$2,954.00
#9-22	Nipple		51 HA0706A	200	\$22.41	LEE		20968 TBD	\$4,482.00	\$21.80	MERIT	2.6RN	TBD	\$4,360.00
#9-23	Nipple		52 HA0710A	200	\$37.05	LEE		20972 TBD	\$7,410.00	\$36.01	MERIT	2.10RN	TBD	\$7,202.00
10 Brass Male Adapters (5)														
#10-1	Brass Male Adapters		53 KA0202C	150	\$14.76	FORD	C28-33-NL	TBD	\$2,214.00	\$15.43	FORD	C2833NL	TBD	\$2,314.50
#10-2	Brass Male Adapters		54 KA0303B	200	\$21.08	FORD	C28-44-NL	TBD	\$4,216.00	\$22.03	FORD	C2844NL	TBD	\$4,406.00
#10-3	Brass Male Adapters		55 KA0306B	50	\$119.38	FORD	C28-77-NL	TBD	\$5,969.00	\$124.70	FORD	C2877NL	TBD	\$6,235.00
#10-4	Brass Male Adapters		56 KA0402B	75	\$16.59	FORD	C84-33-Q-NL	TBD	\$1,244.25	\$17.34	FORD	C8433QNL	TBD	\$1,300.50
#10-5	Brass Male Adapters		57 KA0403A	200	\$19.66	FORD	C84-44-Q-NL	TBD	\$3,932.00	\$20.54	FORD	C8444QNL	TBD	\$4,108.00
11 Brass Coupling (3)														
#11-1	Brass Coupling		58 KB0102A	200	\$9.91	LEE		20072 TBD	\$1,982.00	\$9.36	MERIT	34TBC	TBD	\$1,872.00
#11-2	Brass Coupling		59 KB0103A	200	\$16.93	LEE		20073 TBD	\$3,386.00	\$15.97	MERIT	1TBC	TBD	\$3,194.00
#11-3	Brass Coupling		60 KB0106A	200	\$60.82	LEE		20076 TBD	\$12,164.00	\$57.32	MERIT	2TBC	TBD	\$11,464.00
12 Brass Lead Adapters (2)														
#12-1	Brass Lead Adapters		61 KB0602F	50	\$37.57	FORD	LFSC2-33-NL	TBD	\$1,878.50	\$39.24	FORD	LFSC233NL	TBD	\$1,962.00
#12-2	Brass Lead Adapters		62 KB0603F	4	\$53.75	FORD	LFC2-44-NL	TBD	\$215.00	\$56.14	FORD	LFC244NL	TBD	\$224.56
13 Brass Tee (3)														
#13-1	Brass Tee		63 KC0102A	50	\$14.10	LEE		20347 TBD	\$705.00	\$13.30	MERIT	34TBT	TBD	\$665.00
#13-2	Brass Tee		64 KC0103A	75	\$29.22	LEE		20348 TBD	\$2,191.50	\$27.69	MERIT	1TBT	TBD	\$2,076.75
#13-3	Brass Tee		65 KC0106A	100	\$82.05	LEE		20351 TBD	\$8,205.00	\$77.33	MERIT	2TBT	TBD	\$7,733.00
14 Brass Plugs (5)														
#14-1	Brass Plugs		66 KD0201O	50	\$5.61	LEE		20151 TBD	\$280.50	\$5.30	MERIT	12TBP	TBD	\$265.00
#14-2	Brass Plugs		67 KD0202O	100	\$7.06	LEE		20152 TBD	\$706.00	\$7.97	MERIT	34TBP	TBD	\$797.00
#14-3	Brass Plugs		68 KD0203O	100	\$11.30	LEE		20153 TBD	\$1,130.00	\$10.66	MERIT	1TBP	TBD	\$1,066.00
#14-4	Brass Plugs		69 KD0206O	100	\$32.49	LEE		20156 TBD	\$3,249.00	\$30.63	MERIT	2TBP	TBD	\$3,063.00
#14-5	Brass Plugs		70 KD0207O	100	\$1.82	LEE		22947 TBD	\$182.00	\$1.20	MERIT	14TBP	TBD	\$120.00
15 90 Degree Elbow (3)														
#15-1	90 Degree Elbow		71 KE0102A	100	\$11.30	LEE		20129 TBD	\$1,130.00	\$10.66	MERIT	34TB90	TBD	\$1,066.00
#15-2	90 Degree Elbow		72 KE0103A	100	\$18.38	LEE		20130 TBD	\$1,838.00	\$17.33	MERIT	1TB90	TBD	\$1,733.00
#15-3	90 Degree Elbow		73 KE0106A	150	\$59.37	LEE		20133 TBD	\$8,905.50	\$60.93	MERIT	2TB90	TBD	\$9,139.50
16 90 Degree Street Elbow (2)														
#16-1	90 Degree Street Elbow		74 KE0706H	50	\$86.29	LEE		20340 TBD	\$4,314.50	\$81.31	MERIT	2TBS90	TBD	\$4,065.50
#16-2	90 Degree Street Elbow		75 KE0103H	50	\$25.46	LEE		20336 TBD	\$1,273.00	\$24.01	MERIT	1TBS90	TBD	\$1,200.50
17 Two-Part Unions (2)														
#17-1	Two-Part Unions		76 KG0302D	50	\$16.45	FORD	CS22-33-NL	TBD	\$822.50	\$17.19	FORD	CS2233NL	TBD	\$859.50
#17-2	Two-Part Unions		77 KG0303D	50	\$25.42	FORD	CS22-44-NL	TBD	\$1,271.00	\$26.56	FORD	CS2244NL	TBD	\$1,328.00
18 Three-Part Unions (4)														
#18-1	Three-Part Unions		78 KH0302G	50	\$18.66	FORD	C22-33-NL	TBD	\$933.00	\$19.50	FORD	C2233NL	TBD	\$975.00
#18-2	Three-Part Unions		79 KH0303G	50	\$32.66	FORD	C22-44-NL	TBD	\$1,633.00	\$34.12	FORD	C2244NL	TBD	\$1,706.00
#18-3	Three-Part Union		80 KH0402D	100	\$20.22	FORD	C44-33-Q-NL	TBD	\$2,022.00	\$21.12	FORD	C4433QNL	TBD	\$2,112.00
#18-4	Three-Part Union		81 KH0403D	200	\$23.13	FORD	C44-44-Q-NL	TBD	\$4,626.00	\$24.17	FORD	C4444QNL	TBD	\$4,834.00
19 Quarter Bend Adapter (4)														
#19-1	Quarter Bend Adapter		82 KI0202D	100	\$18.19	FORD	L84-33-Q-NL	TBD	\$1,819.00	\$19	FORD	L8433QNL	TBD	\$1,900.00
#19-2	Quarter Bend Adapter		83 KI0203D	100	\$30.25	FORD	L84-44-Q-NL	TBD	\$3,025.00	\$31.60	FORD	L8444QNL	TBD	\$3,160.00
#19-3	Quarter Bend Adapter		84 KI0202G	100	\$15.82	FORD	L28-33-NL	TBD	\$1,582.00	\$16.53	FORD	L2833NL	TBD	\$1,653.00
#19-4	Quarter Bend Adapter		85 KI0203G	100	\$26.25	FORD	L28-44-NL	TBD	\$2,625.00	\$27.42	FORD	L2844NL	TBD	\$2,742.00
20 Bronze Flare Nuts (2)														

#	Items	Item Number	Product Number	Est. 12 Month Usage	Core & Main					MORRISON SUPPLY CO.				
					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#20-1	Bronze Flare Nuts		86 KP0502A	50	\$12.07	FORD	C01-33-NL	TBD	\$603.50	\$12.61	FORD	CO133NL	TBD	\$630.50
#20-2	Bronze Flare Nuts		87 KP0503A	100	\$20.37	FORD	C01-44-NL	TBD	\$2,037.00	\$21.29	FORD	CO144NL	TBD	\$2,129.00
21 Bushing (6)														
#21-1	Bushing		88 MA0102A	50	\$4.13	FORD	C18-13-NL	TBD	\$206.50	\$4.33	FORD	C1813NL	TBD	\$216.50
#21-2	Bushing		89 MA0103B	400	\$5.14	FORD	C18-34-NL	TBD	\$2,056.00	\$5.38	FORD	C1834NL	TBD	\$2,152.00
#21-3	Bushing		90 MA0104B	200	\$12.32	FORD	C18-35-NL	TBD	\$2,464.00	\$12.88	FORD	C1835NL	TBD	\$2,576.00
#21-4	Bushing		91 MA0104C	200	\$9.91	FORD	C18-45-NL	TBD	\$1,982.00	\$10.37	FORD	C1845NL	TBD	\$2,074.00
#21-5	Bushing		92 MA0107C	100	\$20.11	FORD	C18-47-NL	TBD	\$2,011.00	\$21.02	FORD	C1847NL	TBD	\$2,102.00
#21-6	Bushing		93 MA0203B	50	\$13.95	FORD	BBAA-43-NL	TBD	\$697.50	\$14.59	FORD	BBAA43NL	TBD	\$729.50
22 Adjustable Valve Box w Lid (3)														
#22-1	Adjustable Valve Box w Lid		94 BS0025O	200	\$25.43	EJ	6800001	TBD	\$5,086.00	\$27.13	EJ	6800001	TBD	\$5,426.00
#22-2	Adjustable Valve Box w Lid		95 BS0026O	200	\$56.17	EJ	85507010	TBD	\$11,234.00	\$59.92	EJ	85507010	TBD	\$11,984.00
#22-3	Adjustable Valve Box w Lid		96 BS0028O	200	\$68.29	EJ	855060215	TBD	\$13,658.00	\$72.86	EJ	85506015	TBD	\$14,572.00
23 Oval Meter Box (1)														
#23-1	Oval Meter Box		97 CB0011P	200	\$41.29	EJ	32411500W	TBD	\$8,258.00	\$44.06	EJ	32411500W	TBD	\$8,812.00
24 Oval Meter Box Lid (1)														
#24-1	Oval Meter Box Lid		98 CB0011B	150	\$35.09	EJ	32111301	TBD	\$5,263.50	\$37.44	EJ	32111301	TBD	\$5,616.00
25 Rectangular Meter Box Lid (1)														
#25-1	Rectangular Meter Box Lid		99 CB0019C	150	\$86.49	EJ	32131324	TBD	\$12,973.50	\$92.27	EJ	32131324	TBD	\$13,840.50
26 Rectangular Meter Box (1)														
#26-1	Rectangular Meter Box		100 CB0019P	150	\$123.63	EJ	32414001W	TBD	\$18,544.50	\$131.89	EJ	32414001W	TBD	\$19,783.50
27 Clean Out Boot (1)														
#27-1	Clean Out Boot		101 UA0001P	50	\$184.97	EJ	847511	TBD	\$9,248.50	\$197.32	EJ	847511	TBD	\$9,866.00
28 Clean Out Lid (1)														
#28-1	Clean Out Lid		102 UB0002O	50	\$19.84	EJ	847521	TBD	\$992.00	\$21.18	EJ	847521	TBD	\$1,059.00
29 Manhole Ring (1)														
#29-1	Manhole Ring		103 UD0011O	100	\$229.24	EJ	117711	TBD	\$22,924.00	\$203.78	EJ	117738	TBD	\$20,378.00
30 Manhole Lid (1)														
#30-1	Manhole Lid		104 UE0012O	100	\$191.04	EJ	117738	TBD	\$19,104.00	\$244.53	EJ	117711	TBD	\$24,453.00
31 90 Degree Bend Cast Fitting (6)														
#31-1	90 Degree Bend Cast Fitting		105 GA0104O	40	\$162.37	TYLER	N/A	TBD	\$6,494.80	\$169.64	TYLER	4U90I	TBD	\$6,785.60
#31-2	90 Degree Bend Cast Fitting		106 GA0106O	20	\$228.09	TYLER	N/A	TBD	\$4,561.80	\$242.62	TYLER	6U90I	TBD	\$4,852.40
#31-3	90 Degree Bend Cast Fitting		107 GA0108O	20	\$298.20	TYLER	N/A	TBD	\$5,964.00	\$365.22	TYLER	8U90I	TBD	\$7,304.40
#31-4	90 Degree Bend Cast Fitting		108 GA0110O	20	\$493.75	TYLER	N/A	TBD	\$9,875.00	\$556.31	TYLER	10U90I	TBD	\$11,126.20
#31-5	90 Degree Bend Cast Fitting		109 GA0112O	20	\$586.84	TYLER	N/A	TBD	\$11,736.80	\$673.96	TYLER	12U90I	TBD	\$13,479.20
#31-6	90 Degree Bend Cast Fitting		110 GA0116O	4	\$1,282.46	TYLER	N/A	TBD	\$5,129.84	\$1,434.38	TYLER	16U90I	TBD	\$5,737.52
32 45 Degree Bend Cast Fitting (12)														
#32-1	45 Degree Bend Cast Fitting		111 GB0104O	20	\$152.18	TYLER	N/A	TBD	\$3,043.60	\$154.49	TYLER	4U45I	TBD	\$3,089.80
#32-2	45 Degree Bend Cast Fitting		112 GB0106O	20	\$209.10	TYLER	N/A	TBD	\$4,182.00	\$218.18	TYLER	6U45I	TBD	\$4,363.60
#32-3	45 Degree Bend Cast Fitting		113 GB0108O	20	\$271.80	TYLER	N/A	TBD	\$5,436.00	\$328.07	TYLER	8U45I	TBD	\$6,561.40
#32-4	45 Degree Bend Cast Fitting		114 GB0110O	20	\$435.39	TYLER	N/A	TBD	\$8,707.80	\$478.58	TYLER	10U45I	TBD	\$9,571.60
#32-5	45 Degree Bend Cast Fitting		115 GB0112O	20	\$533.57	TYLER	N/A	TBD	\$10,671.40	\$603.07	TYLER	12U45I	TBD	\$12,061.40
#32-6	45 Degree Bend Cast Fitting		116 GB0116O	8	\$1,083.77	TYLER	N/A	TBD	\$8,670.16	\$1,181.62	TYLER	16U45I	TBD	\$9,452.96
#32-7	45 Degree Bend Cast Fitting		117 GC0104O	20	\$149.40	TYLER	N/A	TBD	\$2,988.00	\$152.04	TYLER	4U22I	TBD	\$3,040.80
#32-8	45 Degree Bend Cast Fitting		118 GC0106O	20	\$201.69	TYLER	N/A	TBD	\$4,033.80	\$208.89	TYLER	6U22I	TBD	\$4,177.80
#32-9	45 Degree Bend Cast Fitting		119 GC0108O	20	\$269.02	TYLER	N/A	TBD	\$5,380.40	\$324.64	TYLER	8U22I	TBD	\$6,492.80
#32-10	45 Degree Bend Cast Fitting		120 GC0110O	20	\$434.93	TYLER	N/A	TBD	\$8,698.60	\$477.11	TYLER	10U22I	TBD	\$9,542.20
#32-11	45 Degree Bend Cast Fitting		121 GC0112O	12	\$501.61	TYLER	N/A	TBD	\$6,019.32	\$561.02	TYLER	12U22I	TBD	\$6,732.24
#32-12	45 Degree Bend Cast Fitting		122 GC0116O	12	\$1,063.39	TYLER	N/A	TBD	\$12,760.68	\$1,147.40	TYLER	16U22I	TBD	\$13,768.80
33 Tee Cast Fitting (12)														
#33-1	Tee Cast Fitting		123 GD0104B	20	\$231.98	TYLER	N/A	TBD	\$4,639.60	\$241.02	TYLER	4UTI	TBD	\$4,820.40
#33-2	Tee Cast Fitting		124 GD0106B	20	\$312.06	TYLER	N/A	TBD	\$6,241.20	\$331.11	TYLER	6.4UTI	TBD	\$6,622.20
#33-3	Tee Cast Fitting		125 GD0106C	20	\$335.66	TYLER	N/A	TBD	\$6,713.20	\$357.09	TYLER	6UTI	TBD	\$7,141.80
#33-4	Tee Cast Fitting		126 GD0108B	20	\$359.57	TYLER	N/A	TBD	\$7,191.40	\$419	TYLER	8.4UTI	TBD	\$8,380.00
#33-5	Tee Cast Fitting		127 GD0108C	20	\$395.57	TYLER	N/A	TBD	\$7,911.40	\$464.04	TYLER	8.6UTI	TBD	\$9,280.80

#	Items	Item Number	Product Number	Est. 12 Month Usage	Core & Main					MORRISON SUPPLY CO.				
					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#33-6	Tee Cast Fitting		128 GD0108D	20	\$445.44	TYLER	N/A	TBD	\$8,908.80	\$544.66	TYLER	8UTI	TBD	\$10,893.20
#33-7	Tee Cast Fitting		129 GD0112B	10	\$623	TYLER	N/A	TBD	\$6,230.00	\$679.82	TYLER	12.4UTI	TBD	\$6,798.20
#33-8	Tee Cast Fitting		130 GD0112C	10	\$636.41	TYLER	N/A	TBD	\$6,364.10	\$704.33	TYLER	12.6UTI	TBD	\$7,043.30
#33-9	Tee Cast Fitting		131 GD0112E	10	\$840.66	TYLER	N/A	TBD	\$8,406.60	\$941.11	TYLER	12.10UTI	TBD	\$9,411.10
#33-10	Tee Cast Fitting		132 GD0112F	8	\$846.21	TYLER	N/A	TBD	\$6,769.68	\$966.39	TYLER	12UTI	TBD	\$7,731.12
#33-11	Tee Cast Fitting		133 GD0116F	8	\$1,498.77	TYLER	N/A	TBD	\$11,990.16	\$1,682.13	TYLER	16.12UTI	TBD	\$13,457.04
#33-12	Tee Cast Fitting		134 GD0116H	8	\$1,854.93	TYLER	N/A	TBD	\$14,839.44	\$2,079.70	TYLER	16UTI	TBD	\$16,637.60
34 Cross Cast Fitting (9)														
#34-1	Cross Cast Fitting		135 GE0104B	20	\$372.92	TYLER	N/A	TBD	\$7,458.40	\$396	TYLER	8UXI	TBD	\$7,920.00
#34-2	Cross Cast Fitting		136 GE0106B	12	\$415.94	TYLER	N/A	TBD	\$4,991.28	\$437.20	TYLER	6.4UXI	TBD	\$5,246.40
#34-3	Cross Cast Fitting		137 GE0106C	8	\$464.99	TYLER	N/A	TBD	\$3,719.92	\$497.96	TYLER	6UXI	TBD	\$3,983.68
#34-4	Cross Cast Fitting		138 GE0108B	8	\$567.98	TYLER	N/A	TBD	\$4,543.84	\$639.49	TYLER	8.4UXI	TBD	\$5,115.92
#34-5	Cross Cast Fitting		139 GE0108C	8	\$498.51	TYLER	N/A	TBD	\$3,988.08	\$558.47	TYLER	8.6UXI	TBD	\$4,467.76
#34-6	Cross Cast Fitting		140 GE0108D	8	\$353.26	TYLER	N/A	TBD	\$2,826.08	\$638.04	TYLER	8UXI	TBD	\$5,104.32
#34-7	Cross Cast Fitting		141 GE0112C	4	\$759.35	TYLER	N/A	TBD	\$3,037.40	\$824.67	TYLER	12.6UXI	TBD	\$3,298.68
#34-8	Cross Cast Fitting		142 GE0112D	4	\$837.33	TYLER	N/A	TBD	\$3,349.32	\$953.62	TYLER	12.8UXI	TBD	\$3,814.48
#34-9	Cross Cast Fitting		143 GE0112F	4	\$1,197.30	TYLER	N/A	TBD	\$4,789.20	\$1,348.89	TYLER	12UXI	TBD	\$5,395.56
35 Plug Cast Fitting (18)														
#35-1	Plug Cast Fitting		144 GF0104O	12	\$79.33	TYLER	N/A	TBD	\$951.96	\$60.92	TYLER	4UPI	TBD	\$731.04
#35-2	Plug Cast Fitting		145 GF0106O	12	\$117.75	TYLER	N/A	TBD	\$1,413.00	\$93.67	TYLER	6UPI	TBD	\$1,124.04
#35-3	Plug Cast Fitting		146 GF0108O	12	\$156.05	TYLER	N/A	TBD	\$1,872.60	\$126.52	TYLER	8UPI	TBD	\$1,518.24
#35-4	Plug Cast Fitting		147 GF0110O	4	\$270.50	TYLER	N/A	TBD	\$1,082.00	\$204.26	TYLER	10UPI	TBD	\$817.04
#35-5	Plug Cast Fitting		148 GF0112O	6	\$275.57	TYLER	N/A	TBD	\$1,653.42	\$208.36	TYLER	12UPI	TBD	\$1,250.16
#35-6	Plug Cast Fitting		149 GF0116O	4	\$651.18	TYLER	N/A	TBD	\$2,604.72	\$515.78	TYLER	16UPI	TBD	\$2,063.12
#35-7	Plug Cast Fitting		150 GF0204O	16	\$73.76	TYLER	N/A	TBD	\$1,180.16	\$75.78	TYLER	4UKI	TBD	\$1,212.48
#35-8	Plug Cast Fitting		151 GF0206O	16	\$104.77	TYLER	N/A	TBD	\$1,676.32	\$111.53	TYLER	6UKI	TBD	\$1,784.48
#35-9	Plug Cast Fitting		152 GF0208O	12	\$143.53	TYLER	N/A	TBD	\$1,722.36	\$172.59	TYLER	8UKI	TBD	\$2,071.08
#35-10	Plug Cast Fitting		153 GF0210O	10	\$215.83	TYLER	N/A	TBD	\$2,158.30	\$238.80	TYLER	10UKI	TBD	\$2,388.00
#35-11	Plug Cast Fitting		154 GF0212O	8	\$263.99	TYLER	N/A	TBD	\$2,111.92	\$296.16	TYLER	12UKI	TBD	\$2,369.28
#35-12	Plug Cast Fitting		155 GF0216O	4	\$542.80	TYLER	N/A	TBD	\$2,171.20	\$592.03	TYLER	16UKI	TBD	\$2,368.12
#35-13	Plug Cast Fitting		156 GF0304O	12	\$40.37	TYLER	N/A	TBD	\$484.44	\$83.13	TYLER	4UPIPI	TBD	\$997.56
#35-14	Plug Cast Fitting		157 GF0306O	12	\$65.22	TYLER	N/A	TBD	\$782.64	\$61.10	TYLER	6UPIPI	TBD	\$733.20
#35-15	Plug Cast Fitting		158 GF0308O	8	\$88	TYLER	N/A	TBD	\$704	\$83.11	TYLER	8UPIPI	TBD	\$664.88
#35-16	Plug Cast Fitting		159 GF0310O	8	\$167.40	TYLER	N/A	TBD	\$1,339.20	\$139.07	TYLER	10UPIPI	TBD	\$1,112.56
#35-17	Plug Cast Fitting		160 GF0312O	8	\$260.67	TYLER	N/A	TBD	\$2,085.36	\$147.64	TYLER	12UPIPI	TBD	\$1,181.12
#35-18	Plug Cast Fitting		161 GF0316O	4	\$1,715.00	TYLER	N/A	TBD	\$6,860.00	\$1,471.56	TYLER	16UPIPI	TBD	\$5,886.24
36 Reducer Cast Fitting (10)														
#36-1	Reducer Cast Fitting		162 GG0104A	12	\$188.80	TYLER	N/A	TBD	\$2,265.60	\$157.98	TYLER	4.2URI	TBD	\$1,895.76
#36-2	Reducer Cast Fitting		163 GG0106B	8	\$173	TYLER	N/A	TBD	\$1,384.00	\$175.58	TYLER	6.4URI	TBD	\$1,404.64
#36-3	Reducer Cast Fitting		164 GG0108B	8	\$206.67	TYLER	N/A	TBD	\$1,653.36	\$234.19	TYLER	8.4URI	TBD	\$1,873.52
#36-4	Reducer Cast Fitting		165 GG0108C	8	\$212.21	TYLER	N/A	TBD	\$1,697.68	\$252.83	TYLER	8.6URI	TBD	\$2,022.64
#36-5	Reducer Cast Fitting		166 GG0112B	8	\$353.06	TYLER	N/A	TBD	\$2,824.48	\$385.62	TYLER	12.4URI	TBD	\$3,084.96
#36-6	Reducer Cast Fitting		167 GG0112C	8	\$346.56	TYLER	N/A	TBD	\$2,772.48	\$377.38	TYLER	12.6URI	TBD	\$3,019.04
#36-7	Reducer Cast Fitting		168 GG0112D	8	\$362.15	TYLER	N/A	TBD	\$2,897.20	\$412.52	TYLER	12.8URI	TBD	\$3,300.16
#36-8	Reducer Cast Fitting		169 GG0112E	6	\$433.99	TYLER	N/A	TBD	\$2,603.94	\$468.96	TYLER	12.10URI	TBD	\$2,813.76
#36-9	Reducer Cast Fitting		170 GG0116C	4	\$727.25	TYLER	N/A	TBD	\$2,909.00	\$806.72	TYLER	16.6URI	TBD	\$3,226.88
#36-10	Reducer Cast Fitting		171 GG0116F	2	\$762.81	TYLER	N/A	TBD	\$1,525.62	\$830.99	TYLER	16.12URI	TBD	\$1,661.98
37 Swivel Adapter Cast Fitting (5)														
#37-1	Swivel Adapter Cast Fitting		172 GH0104O	20	\$243.25	TYLER	N/A	TBD	\$4,865.00	\$161.43	TYLER	4.13USSI	TBD	\$3,228.60
#37-2	Swivel Adapter Cast Fitting		173 GH0106O	20	\$327.06	TYLER	N/A	TBD	\$6,541.20	\$255.30	TYLER	6.13USSI	TBD	\$5,106.00
#37-3	Swivel Adapter Cast Fitting		174 GH0108O	20	\$385.72	TYLER	N/A	TBD	\$7,714.40	\$280.43	TYLER	8.13USSI	TBD	\$5,608.60
#37-4	Swivel Adapter Cast Fitting		175 GH0110O	8	\$603.45	TYLER	N/A	TBD	\$4,827.60	\$497	TYLER	10.13USSI	TBD	\$3,976.00
#37-5	Swivel Adapter Cast Fitting		176 GH0112O	8	\$789.17	TYLER	N/A	TBD	\$6,313.36	\$714.95	TYLER	12.13USSI	TBD	\$5,719.60
38 Swivel Tee Cast Fitting (2)														
#38-1	Swivel Tee Cast Fitting		177 GI0106C	12	\$393.39	TYLER	N/A	TBD	\$4,720.68	\$354.87	TYLER	6USTI	TBD	\$4,258.44

#	Items	Item Number	Product Number	Est. 12 Month Usage	Core & Main					MORRISON SUPPLY CO.				
					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#38-2	Swivel Tee Cast Fitting		178 GI0108C	12	\$460.72	TYLER	N/A	TBD	\$5,528.64	\$471.12	TYLER	8.6USTI	TBD	\$5,653.44
39 11 1/4 Degree Bend Cast Fitting (6)														
#39-1	11 1/4 Degree Bend Cast Fitting		179 GS0104O	12	\$147.56	TYLER	N/A	TBD	\$1,770.72	\$148.62	TYLER	4U11I	TBD	\$1,783.44
#39-2	11 1/4 Degree Bend Cast Fitting		180 GS0106O	12	\$205.39	TYLER	N/A	TBD	\$2,464.68	\$212.31	TYLER	6U11I	TBD	\$2,547.72
#39-3	11 1/4 Degree Bend Cast Fitting		181 GS0108O	12	\$258.37	TYLER	N/A	TBD	\$3,100.44	\$309.98	TYLER	8U11I	TBD	\$3,719.76
#39-4	11 1/4 Degree Bend Cast Fitting		182 GS0110O	8	\$434	TYLER	N/A	TBD	\$3,472.00	\$468.31	TYLER	10U11I	TBD	\$3,746.48
#39-5	11 1/4 Degree Bend Cast Fitting		183 GS0112O	8	\$487.71	TYLER	N/A	TBD	\$3,901.68	\$539.51	TYLER	12U11I	TBD	\$4,316.08
#39-6	11 1/4 Degree Bend Cast Fitting		184 GS0116O	4	\$1,091.16	TYLER	N/A	TBD	\$4,364.64	\$1,170.38	TYLER	16U11I	TBD	\$4,681.52
40 Solid Sleeve Cast Fitting (5)														
#40-1	Solid Sleeve Cast Fitting		185 IE0404B	10	\$139.67	TYLER	N/A	TBD	\$1,396.70	\$158.89	TYLER	4ULSI	TBD	\$1,588.90
#40-2	Solid Sleeve Cast Fitting		186 IE0406B	8	\$196.13	TYLER	N/A	TBD	\$1,569.04	\$234.80	TYLER	6ULSI	TBD	\$1,878.40
#40-3	Solid Sleeve Cast Fitting		187 IE0408B	8	\$241.70	TYLER	N/A	TBD	\$1,933.60	\$367.18	TYLER	8ULSI	TBD	\$2,937.44
#40-4	Solid Sleeve Cast Fitting		188 IE0410B	4	\$423.35	TYLER	N/A	TBD	\$1,693.40	\$483.47	TYLER	10ULSI	TBD	\$1,933.88
#40-5	Solid Sleeve Cast Fitting		189 IE0412B	8	\$617.39	TYLER	N/A	TBD	\$4,939.12	\$567.38	TYLER	12ULSI	TBD	\$4,539.04
41 Tapped Plug Cast Fitting (6)														
#41-1	Tapped Plug Cast Fitting		190 LB0104A	10	\$103.41	TYLER	N/A	TBD	\$1,034.10	\$86.34	TYLER	4.2UPI	TBD	\$863.40
#41-2	Tapped Plug Cast Fitting		191 LB0106A	10	\$141.36	TYLER	N/A	TBD	\$1,413.60	\$118.60	TYLER	6.2UPI	TBD	\$1,186.00
#41-3	Tapped Plug Cast Fitting		192 LB0108A	10	\$180.12	TYLER	N/A	TBD	\$1,801.20	\$151.95	TYLER	8.2UPI	TBD	\$1,519.50
#41-4	Tapped Plug Cast Fitting		193 LB0110A	4	\$294.57	TYLER	N/A	TBD	\$1,178.28	\$229.19	TYLER	10.2UPI	TBD	\$916.76
#41-5	Tapped Plug Cast Fitting		194 LB0112A	4	\$298.73	TYLER	N/A	TBD	\$1,194.92	\$233.30	TYLER	12.2UPI	TBD	\$933.20
#41-6	Tapped Plug Cast Fitting		195 LB0116A	4	\$689.62	TYLER	N/A	TBD	\$2,758.48	\$541.20	TYLER	16.2UPI	TBD	\$2,164.80
42 Tapped Tee Cast Fitting (3)														
#42-1	Tapped Tee Cast Fitting		196 LC0104A	8	\$204.51	TYLER	N/A	TBD	\$1,636.08	\$208.76	TYLER	4.2UTTI	TBD	\$1,670.08
#42-2	Tapped Tee Cast Fitting		197 LC0106A	8	\$263.60	TYLER	N/A	TBD	\$2,108.80	\$256.80	TYLER	6.2UTTI	TBD	\$2,054.40
#42-3	Tapped Tee Cast Fitting		198 LC0108A	8	\$456.38	TYLER	N/A	TBD	\$3,651.04	\$398.96	TYLER	8.2UTTI	TBD	\$3,191.68
43 Fire Hydrant (4)														
#43-1	Fire Hydrant		199 DA0036O	40	\$2,395.85	MUELLER	423-524866	TBD	\$95,834.00	\$2,884.38	M&H	5.3129LAY	TBD	\$115,375.20
#43-2	Fire Hydrant		200 DA0042O	40	\$2,453.60	MUELLER	423-521388	TBD	\$98,144.00	\$2,954.64	M&H	5.36129LAY	TBD	\$118,185.60
#43-3	Fire Hydrant		201 DA0048O	40	\$2,512.72	MUELLER	423-524344	TBD	\$100,508.80	\$3,024.91	M&H	5.4129LAY	TBD	\$120,996.40
#43-4	Fire Hydrant		202 DA0060O	20	\$2,629.35	MUELLER	423-522983	TBD	\$52,587.00	\$3,165.44	M&H	5.5129LAY	TBD	\$63,308.80
44 PVC Pipe (1)														
#44-1	PVC Pipe		203 AA0102A	5584	\$1.80	N/A	2 SDR 21	TBD	\$10,051.20	\$2.50	JET STREAM	2SDR21	TBD	\$13,960.00
45 Cast Coupling (10)														
#45-1	Cast Coupling		204 IC0504A	10	\$171.53	SMITH BLAIR	462	TBD	\$1,715.30	\$210.39	FORD	FC2W4L12	TBD	\$2,103.90
#45-2	Cast Coupling		205 IC0506A	10	\$217.63	SMITH BLAIR	462	TBD	\$2,176.30	\$260.94	FORD	FC2W6L12	TBD	\$2,609.40
#45-3	Cast Coupling		206 IC0508A	10	\$301.42	SMITH BLAIR	462	TBD	\$3,014.20	\$312.14	FORD	FC2W8L12	TBD	\$3,121.40
#45-4	Cast Coupling		207 IC0510A	4	\$185.48	SMITH BLAIR	441	TBD	\$741.92	\$205	FORD	FCA11401212E	TBD	\$820
#45-5	Cast Coupling		208 IC0512A	8	\$223.34	SMITH BLAIR	441	TBD	\$1,786.72	\$247.67	FORD	FC2A13501438E	TBD	\$1,981.36
#45-6	Cast Coupling		209 IC0516A	4	\$489.03	SMITH BLAIR	441	TBD	\$1,956.12	\$665.87	FORD	FC2A17801897E	TBD	\$2,663.48
#45-7	Cast Coupling		210 IC0518A	4	\$791.15	SMITH BLAIR	413	TBD	\$3,164.60	\$690.04	FORD	FC2A20002000E	TBD	\$2,760.16
#45-8	Cast Coupling		211 ID0410A	6	\$189.43	SMITH BLAIR	441	TBD	\$1,136.58	\$186.37	FORD	FC111461145E	TBD	\$1,118.22
#45-9	Cast Coupling		212 ID0412A	4	\$242.35	SMITH BLAIR	441	TBD	\$969.40	\$270.40	FORD	FC113561356E	TBD	\$1,081.60
#45-10	Cast Coupling		213 ID0416A	4	\$489.03	SMITH BLAIR	441	TBD	\$1,956.12	\$274.20	FORD	FC2A17801780E	TBD	\$1,096.80
46 Repair Clamp, Single Band (12)														
#46-1	Repair Clamp, Single Band		214 JA0604D	20	\$68.48	SMITH BLAIR	226	TBD	\$1,369.60	\$75.52	FORD	F15147.5	TBD	\$1,510.40
#46-2	Repair Clamp, Single Band		215 JA0404D	60	\$66.17	SMITH BLAIR	226	TBD	\$3,970.20	\$68.38	FORD	F14767.5	TBD	\$4,102.80
#46-3	Repair Clamp, Single Band		216 JA0404H	30	\$111.71	SMITH BLAIR	226	TBD	\$3,351.30	\$106.37	FORD	F147312.5	TBD	\$3,191.10
#46-4	Repair Clamp, Single Band		217 JA0604H	30	\$112.23	SMITH BLAIR	226	TBD	\$3,366.90	\$110.79	FORD	F151412.5	TBD	\$3,323.70
#46-5	Repair Clamp, Single Band		218 JA0404P	20	\$181.82	SMITH BLAIR	226	TBD	\$3,636.40	\$369.02	FORD	F2W56020	TBD	\$7,380.40
#46-6	Repair Clamp, Single Band		219 JA0406D	40	\$80.82	SMITH BLAIR	226	TBD	\$3,232.80	\$79.53	FORD	F17247.5	TBD	\$3,181.20
#46-7	Repair Clamp, Single Band		220 JA0406H	100	\$129.27	SMITH BLAIR	226	TBD	\$12,927.00	\$121.20	FORD	F172412.5	TBD	\$12,120.00
#46-8	Repair Clamp, Single Band		221 JA0406P	20	\$217.68	SMITH BLAIR	226	TBD	\$4,353.60	\$201.42	FORD	F172420	TBD	\$4,028.40
#46-9	Repair Clamp, Single Band		222 JA0408D	20	\$96.69	SMITH BLAIR	226	TBD	\$1,933.80	\$88.84	FORD	F19397.5	TBD	\$1,776.80
#46-10	Repair Clamp, Single Band		223 JA0408I	60	\$154.82	SMITH BLAIR	226	TBD	\$9,289.20	\$135.22	FORD	F193712.5	TBD	\$8,113.20
#46-11	Repair Clamp, Single Band		224 JA0408P	20	\$255.58	SMITH BLAIR	226	TBD	\$5,111.60	\$220.17	FORD	F193920	TBD	\$4,403.40

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					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#46-12	Repair Clamp, Single Band		225 JA1002H	30	\$107.92	SMITH BLAIR		226 TBD	\$3,237.60	\$112.72	FORD	F126315	TBD	\$3,381.60
47 Repair Clamps, Double Band (13)														
#47-1	Repair Clamps, Double Band		226 JB0404D	20	\$115.17	SMITH BLAIR		227 TBD	\$2,303.40	\$135.50	FORD	F22277.5	TBD	\$2,710.00
#47-2	Repair Clamps, Double Band		227 JB1006I	40	\$208.71	SMITH BLAIR		227 TBD	\$8,348.40	\$225.96	FORD	F276412.5	TBD	\$9,038.40
#47-3	Repair Clamps, Double Band		228 JB0408I	30	\$219	SMITH BLAIR		227 TBD	\$6,570.00	\$242.40	FORD	F297912.5	TBD	\$7,272.00
#47-4	Repair Clamps, Double Band		229 JB1010H	25	\$265.86	SMITH BLAIR		227 TBD	\$6,646.50	\$252.67	FORD	F2118412.5	TBD	\$6,316.75
#47-5	Repair Clamps, Double Band		230 JB1012H	20	\$320.36	SMITH BLAIR		227 TBD	\$6,407.20	\$365.13	FORD	F2W143415	TBD	\$7,302.60
#47-6	Repair Clamps, Double Band		231 JB0316F	12	\$551.04	SMITH BLAIR		228 TBD	\$6,612.48	\$349.89	FORD	F279015	TBD	\$4,198.68
#47-7	Repair Clamps, Double Band		232 JB0212S	12	\$518.36	SMITH BLAIR		227 TBD	\$6,220.32	\$406.64	FORD	F2146520	TBD	\$4,879.68
#47-8	Repair Clamps, Double Band		233 JB0312P	12	\$509.72	SMITH BLAIR		227 TBD	\$6,116.64	\$483.84	FORD	F2W143420	TBD	\$5,806.08
#47-9	Repair Clamps, Double Band		234 JB0313P	10	\$705.52	SMITH BLAIR		228 TBD	\$7,055.20	\$447.70	FORD	F258220	TBD	\$4,477.00
#47-10	Repair Clamps, Double Band		235 JB0112N	10	\$721.33	SMITH BLAIR		228 TBD	\$7,213.30	\$457.43	FORD	F2166720	TBD	\$4,574.30
#47-11	Repair Clamps, Double Band		236 JB0118N	8	\$333.21	FORD		228 TBD	\$2,665.68	\$368.64	FORD	F292115	TBD	\$2,949.12
#47-12	Repair Clamps, Double Band		237 JB0120N	8	\$507.64	FORD		228 TBD	\$4,061.12	\$541.72	FORD	F2204020	TBD	\$4,333.76
#47-13	Repair Clamps, Double Band		238 JB0220P	8	\$523.73	FORD		228 TBD	\$4,189.84	\$558.64	FORD	F224020	TBD	\$4,469.12
48 Repair Patch Clamp (10)														
#48-1	Repair Patch Clamp		239 JC1002A	150	\$8.95	SMITH BLAIR		245 TBD	\$1,342.50	\$7.13	FORD	FSC2383	TBD	\$1,069.50
#48-2	Repair Patch Clamp		240 JC1003A	10	\$11.72	SMITH BLAIR		245 TBD	\$117.20	\$7.63	FORD	FSC3503	TBD	\$76.30
#48-3	Repair Patch Clamp		241 JC1095A	10	\$6.65	SMITH BLAIR		245 TBD	\$66.50	\$7.93	FORD	FSC0843	TBD	\$79.30
#48-4	Repair Patch Clamp		242 JC1096A	20	\$6.78	SMITH BLAIR		245 TBD	\$135.60	\$8.60	FORD	FSC1053	TBD	\$172.00
#48-5	Repair Patch Clamp		243 JC1097A	120	\$7.41	SMITH BLAIR		245 TBD	\$889.20	\$8.80	FORD	FSC1323	TBD	\$1,056.00
#48-6	Repair Patch Clamp		244 JC1098A	20	\$7.63	SMITH BLAIR		245 TBD	\$152.60	\$19.78	FORD	FSC1663	TBD	\$395.60
#48-7	Repair Patch Clamp		245 JC1099A	20	\$8.18	SMITH BLAIR		245 TBD	\$163.60	\$14.58	FORD	FSC1903	TBD	\$291.60
#48-8	Repair Patch Clamp		246 JC1002B	20	\$16.21	SMITH BLAIR		245 TBD	\$324.20	\$15.07	FORD	FSC2386	TBD	\$301.40
#48-9	Repair Patch Clamp		247 JC1098B	10	\$14.21	SMITH BLAIR		245 TBD	\$142.10	\$14.58	FORD	FSC1666	TBD	\$145.80
#48-10	Repair Patch Clamp		248 JC1099B	10	\$15.43	SMITH BLAIR		245 TBD	\$154.30	\$15.07	FORD	FSC1906	TBD	\$150.70
49 Full Circle (9)														
#49-1	Full Circle		249 JE1002D	100	\$54.72	SMITH BLAIR		226 TBD	\$5,472.00	\$65.61	FORD	F12637.5	TBD	\$6,561.00
#49-2	Full Circle		250 JH0404B	12	\$101.20	SMITH BLAIR		238 TBD	\$1,214.40	\$96.09	FORD	F15147.5CC4	TBD	\$1,153.08
#49-3	Full Circle		251 JH0404H	12	\$144.95	SMITH BLAIR		238 TBD	\$1,739.40	\$131.99	FORD	F151412.5CC4	TBD	\$1,583.88
#49-4	Full Circle		252 JH0406D	20	\$113.53	SMITH BLAIR		238 TBD	\$2,270.60	\$96.87	FORD	F17247.5CC4	TBD	\$1,937.40
#49-5	Full Circle		253 JH0406H	20	\$161.99	SMITH BLAIR		238 TBD	\$3,239.80	\$143.47	FORD	F172412.5CC4	TBD	\$2,869.40
#49-6	Full Circle		254 JH0408B	20	\$129.42	SMITH BLAIR		238 TBD	\$2,588.40	\$108	FORD	F19397.5CC4	TBD	\$2,160.00
#49-7	Full Circle		255 JH0408I	12	\$187.54	SMITH BLAIR		238 TBD	\$2,250.48	\$153.47	FORD	F193912.5CC4	TBD	\$1,841.64
#49-8	Full Circle		256 JH0410I	12	\$328.63	SMITH BLAIR		239 TBD	\$3,943.56	\$375.59	FORD	F2W122415CC4	TBD	\$4,507.08
#49-9	Full Circle		257 JH0412I	10	\$326.05	SMITH BLAIR		239 TBD	\$3,260.50	\$199.62	FORD	F1135012.5CC4	TBD	\$1,996.20
50 Compression Coupling (8)														
#50-1	Compression Coupling		258 UD1001C	40	\$10.53	SMITH BLAIR		525 TBD	\$421.20	\$11.41	EZ FLOW		20562 TBD	\$456.40
#50-2	Compression Coupling		259 UD1002C	20	\$11.86	SMITH BLAIR		525 TBD	\$237.20	\$13.70	EZ FLOW		20564 TBD	\$274.00
#50-3	Compression Coupling		260 UD1003C	100	\$13.83	SMITH BLAIR		525 TBD	\$1,383.00	\$18.26	EZ FLOW		20566 TBD	\$1,826.00
#50-4	Compression Coupling		261 UD1004C	20	\$17.99	SMITH BLAIR		525 TBD	\$359.80	\$28.41	EZ FLOW		20568 TBD	\$568.20
#50-5	Compression Coupling		262 UD1005C	20	\$20.44	SMITH BLAIR		525 TBD	\$408.80	\$33.23	EZ FLOW		20570 TBD	\$664.60
#50-6	Compression Coupling		263 UD1006D	20	\$38.66	SMITH BLAIR		411 TBD	\$773.20	\$42.07	FORD	FC32385	TBD	\$841.40
#50-7	Compression Coupling		264 UD1007E	20	\$61.04	SMITH BLAIR		411 TBD	\$1,220.80	\$63.48	FORD	FC32885	TBD	\$1,269.60
#50-8	Compression Coupling		265 UD1008E	20	\$70.93	SMITH BLAIR		411 TBD	\$1,418.60	\$69.47	FORD	FC33505	TBD	\$1,389.40
51 Service Saddles (21)														
#51-1	Service Saddles		266 EA0106B	100	\$113.47	FORD	202B-750-CC4	TBD	\$11,347.00	\$119.79	FORD	202B750CC4	TBD	\$11,979.00
#51-2	Service Saddles		267 EA0108B	80	\$140.44	FORD	202B-962-CC4	TBD	\$11,235.20	\$148.26	FORD	202B962CC4	TBD	\$11,860.80
#51-3	Service Saddles		268 EA0202B	60	\$23.12	FORD	S70-204	TBD	\$1,387.20	\$24.42	FORD	S70204	TBD	\$1,465.20
#51-4	Service Saddles		269 EA0204B	60	\$35.91	FORD	S70-404	TBD	\$2,154.60	\$37.92	FORD	S70404	TBD	\$2,275.20
#51-5	Service Saddles		270 EA0206B	100	\$53.60	FORD	S90-604	TBD	\$5,360.00	\$56.58	FORD	S90604	TBD	\$5,658.00
#51-6	Service Saddles		271 EA0208B	40	\$75.02	FORD	S90-804	TBD	\$3,000.80	\$79.20	FORD	S90804	TBD	\$3,168.00
#51-7	Service Saddles		272 EA0212B	20	\$218.43	FORD	S90-1204	TBD	\$4,368.60	\$230.58	FORD	S901204	TBD	\$4,611.60
#51-8	Service Saddles		273 EA0310B	15	\$202.75	FORD	S90-1004	TBD	\$3,041.25	\$214.03	FORD	S901004	TBD	\$3,210.45
#51-9	Service Saddles		274 EA0312B	30	\$203.63	FORD	202B-1438-CC4	TBD	\$6,108.90	\$214.97	FORD	202B1438CC4	TBD	\$6,449.10

				Core & Main						MORRISON SUPPLY CO.				
#	Items	Item Number	Product Number	Est. 12 Month Usage	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#51-10	Service Saddles		275 EA0314B	10	\$309.27	FORD	202B-1625-CC4	TBD	\$3,092.70	\$326.47	FORD	202B1652CC4	TBD	\$3,264.70
#51-11	Service Saddles		276 EA0316B	8	\$329.66	FORD	202B-1725-CC4	TBD	\$2,637.28	\$368.44	FORD	202B1725CC4	TBD	\$2,947.52
#51-12	Service Saddles		277 EA0702A	12	\$23.12	FORD	S70-204	TBD	\$277.44	\$24.42	FORD	S70204	TBD	\$293.04
#51-13	Service Saddles		278 ED0108B	12	\$160.95	FORD	202B-962-IP7	TBD	\$1,931.40	\$169.91	FORD	202B962IP7	TBD	\$2,038.92
#51-14	Service Saddles		279 ED0204B	12	\$77.37	FORD	S70-407	TBD	\$928.44	\$81.69	FORD	S71407	TBD	\$980.28
#51-15	Service Saddles		280 ED0206B	20	\$101.13	FORD	S70-607	TBD	\$2,022.60	\$106.77	FORD	S71607	TBD	\$2,135.40
#51-16	Service Saddles		281 ED0208B	10	\$160.95	FORD	202B-905-IP7	TBD	\$1,609.50	\$169.91	FORD	202B962IP7	TBD	\$1,699.10
#51-17	Service Saddles		282 ED0212B	20	\$233.82	FORD	202B-1320-IP7	TBD	\$4,676.40	\$246.81	FORD	202B1438IP7	TBD	\$4,936.20
#51-18	Service Saddles		283 ED0306B	20	\$142.54	FORD	202B-750-IP7	TBD	\$2,850.80	\$150.48	FORD	202B750IP7	TBD	\$3,009.60
#51-19	Service Saddles		284 ED0310B	6	\$205.22	FORD	202B-1212-IP7	TBD	\$1,231.32	\$216.63	FORD	202B1212IP7	TBD	\$1,299.78
#51-20	Service Saddles		285 ED0312B	6	\$233.81	FORD	202B-1438-IP7	TBD	\$1,402.86	\$246.81	FORD	202B1438IP7	TBD	\$1,480.86
#51-21	Service Saddles		286 ED0316B	6	\$349.04	FORD	202B-1840-IP7	TBD	\$2,094.24	\$368.44	FORD	202B1840IP7	TBD	\$2,210.64
52 Stainless Steel Tapping Sleeves (29)														
#52-1	Stainless Steel Tapping Sleeves		287 FE0104C	12	\$485.82	FORD	FAST-510-4	TBD	\$5,829.84	\$541.62	FORD	FAST5104A	TBD	\$6,499.44
#52-2	Stainless Steel Tapping Sleeves		288 FE0106C	12	\$534.32	FORD	FAST-730-4	TBD	\$6,411.84	\$586.36	FORD	FAST7306A	TBD	\$7,036.32
#52-3	Stainless Steel Tapping Sleeves		289 FE0106D	12	\$576.87	FORD	FAST-730-6	TBD	\$6,922.44	\$643.79	FORD	FAST7306A	TBD	\$7,725.48
#52-4	Stainless Steel Tapping Sleeves		290 FE0108C	12	\$582.44	FORD	FAST-945-4	TBD	\$6,989.28	\$622.11	FORD	FAST9454A	TBD	\$7,465.32
#52-5	Stainless Steel Tapping Sleeves		291 FE0108D	12	\$615.41	FORD	FAST-945-6	TBD	\$7,384.92	\$685.01	FORD	FAST9456A	TBD	\$8,220.12
#52-6	Stainless Steel Tapping Sleeves		292 FE0108E	12	\$885.31	FORD	FAST-945-8	TBD	\$10,623.72	\$891.73	FORD	FAST9458A	TBD	\$10,700.76
#52-7	Stainless Steel Tapping Sleeves		293 FE0110C	8	\$632.54	FORD	FAST-1145-4	TBD	\$5,060.32	\$708.07	FORD	FAST11454A	TBD	\$5,664.56
#52-8	Stainless Steel Tapping Sleeves		294 FE0110D	8	\$687.01	FORD	FAST-1145-6	TBD	\$5,496.08	\$771.13	FORD	FAST11456A	TBD	\$6,169.04
#52-9	Stainless Steel Tapping Sleeves		295 FE0110E	8	\$914.67	FORD	FAST-1145-8	TBD	\$7,317.36	\$1,009.94	FORD	FAST11458A	TBD	\$8,079.52
#52-10	Stainless Steel Tapping Sleeves		296 FE0110F	6	\$1,082.65	FORD	FAST-1145-10	TBD	\$6,495.90	\$1,149.66	FORD	FAST114510A	TBD	\$6,897.96
#52-11	Stainless Steel Tapping Sleeves		297 FE0112C	4	\$673.55	FORD	FAST-1350-4	TBD	\$2,694.20	\$745.30	FORD	FAST13504A	TBD	\$2,981.20
#52-12	Stainless Steel Tapping Sleeves		298 FE0112D	8	\$741.04	FORD	FAST-1350-6	TBD	\$5,928.32	\$800	FORD	FAST13506A	TBD	\$6,400.00
#52-13	Stainless Steel Tapping Sleeves		299 FE0112E	8	\$945.77	FORD	FAST-1350-8	TBD	\$7,566.16	\$1,076.19	FORD	FAST13508A	TBD	\$8,609.52
#52-14	Stainless Steel Tapping Sleeves		300 FE0112G	4	\$1,587.78	FORD	FAST-1650-12	TBD	\$6,351.12	\$1,629.64	FORD	FAST135012A	TBD	\$6,518.56
#52-15	Stainless Steel Tapping Sleeves		301 FE0118E	2	\$1,366.06	FORD	FAST-1992-8	TBD	\$2,732.12	\$1,525.44	FORD	FAST19928A	TBD	\$3,050.88
#52-16	Stainless Steel Tapping Sleeves		302 FE0204C	8	\$485.82	FORD	FAST-530-4	TBD	\$3,886.56	\$541.62	FORD	FAST5304A	TBD	\$4,332.96
#52-17	Stainless Steel Tapping Sleeves		303 FE0206C	12	\$534.32	FORD	FAST-750-4	TBD	\$6,411.84	\$586.36	FORD	FAST7504A	TBD	\$7,036.32
#52-18	Stainless Steel Tapping Sleeves		304 FE0206D	8	\$576.87	FORD	FAST-750-6	TBD	\$4,614.96	\$643.79	FORD	FAST7506A	TBD	\$5,150.32
#52-19	Stainless Steel Tapping Sleeves		305 FE0208C	8	\$582.44	FORD	FAST-970-4	TBD	\$4,659.52	\$622.10	FORD	FAST9704A	TBD	\$4,976.80
#52-20	Stainless Steel Tapping Sleeves		306 FE0208D	16	\$615.41	FORD	FAST-970-6	TBD	\$9,846.56	\$685.01	FORD	FAST9706A	TBD	\$10,960.16
#52-21	Stainless Steel Tapping Sleeves		307 FE0208E	8	\$885.31	FORD	FAST-970-8	TBD	\$7,082.48	\$881.01	FORD	FAST9708A	TBD	\$7,048.08
#52-22	Stainless Steel Tapping Sleeves		308 FE0210C	4	\$632.54	FORD	FAST-1215-4	TBD	\$2,530.16	\$708.07	FORD	FAST12154A	TBD	\$2,832.28
#52-23	Stainless Steel Tapping Sleeves		309 FE0210D	4	\$687.01	FORD	FAST-1215-6	TBD	\$2,748.04	\$771.13	FORD	FAST12156A	TBD	\$3,084.52
#52-24	Stainless Steel Tapping Sleeves		310 FE0210E	4	\$914.67	FORD	FAST-1215-8	TBD	\$3,658.68	\$1,009.80	FORD	FAST12158A	TBD	\$4,039.20
#52-25	Stainless Steel Tapping Sleeves		311 FE0210F	4	\$1,082.65	FORD	FAST-1215-10	TBD	\$4,330.60	\$950.99	FORD	FAST121510A	TBD	\$3,803.96
#52-26	Stainless Steel Tapping Sleeves		312 FE0212C	4	\$673.55	FORD	FAST-1440-4	TBD	\$2,694.20	\$745.30	FORD	FAST14404A	TBD	\$2,981.20
#52-27	Stainless Steel Tapping Sleeves		313 FE0212D	10	\$741.04	FORD	FAST-1440-6	TBD	\$7,410.40	\$799.98	FORD	FAST14406A	TBD	\$7,999.80
#52-28	Stainless Steel Tapping Sleeves		314 FE0212E	4	\$945.77	FORD	FAST-1440-8	TBD	\$3,783.08	\$1,071.61	FORD	FAST14408A	TBD	\$4,286.44
#52-29	Stainless Steel Tapping Sleeves		315 FE0212G	4	\$1,587.78	FORD	FAST-1440-12	TBD	\$6,351.12	\$1,629.64	FORD	FAST144012A	TBD	\$6,518.56
53 Resilient Seated Gate Valve (16)														
#53-1	Resilient Seated Gate Valve		316 BB0104A	20	\$573.17	MUELLER	040A236123LN	TBD	\$11,463.40	\$728	M&H	4757101LA	TBD	\$14,560.00
#53-2	Resilient Seated Gate Valve		317 BB0106A	20	\$731.07	MUELLER	060A236123LN	TBD	\$14,621.40	\$928.98	M&H	6757101LA	TBD	\$18,579.60
#53-3	Resilient Seated Gate Valve		318 BB0108A	30	\$1,164.36	MUELLER	080A236123LN	TBD	\$34,930.80	\$1,479.64	M&H	8757101LA	TBD	\$44,389.20
#53-4	Resilient Seated Gate Valve		319 BB0110A	8	\$1,815.47	MUELLER	100A236123LN	TBD	\$14,523.76	\$2,307.20	M&H	10757101LA	TBD	\$18,457.60
#53-5	Resilient Seated Gate Valve		320 BB0112A	8	\$2,297.23	MUELLER	120A236123LN	TBD	\$18,377.84	\$2,919.47	M&H	12757101LA	TBD	\$23,355.76
#53-6	Resilient Seated Gate Valve		321 BB0116A	8	\$7,700.24	MUELLER	160A236123LN	TBD	\$61,601.92	\$9,786.31	M&H	16757101LA	TBD	\$78,290.48
#53-7	Resilient Seated Gate Valve		322 BB0204A	12	\$564.88	MUELLER	040A236119LN	TBD	\$6,778.56	\$695.02	M&H	4757213LA	TBD	\$8,340.24
#53-8	Resilient Seated Gate Valve		323 BB0204B	30	\$609.95	MUELLER	060A236119LN	TBD	\$18,298.50	\$721.78	M&H	476102	TBD	\$21,653.40
#53-9	Resilient Seated Gate Valve		324 BB0206A	30	\$731.07	MUELLER	060A236106LN	TBD	\$21,932.10	\$928.98	M&H	6757213LA	TBD	\$27,869.40
#53-10	Resilient Seated Gate Valve		325 BB0206B	30	\$759.19	MUELLER	080A236119LN	TBD	\$15,183.80	\$964.44	M&H	6756102	TBD	\$19,288.80
#53-11	Resilient Seated Gate Valve		326 BB0208A	20	\$1,142.42	MUELLER	080A236106LN	TBD	\$34,272.60	\$1,451.64	M&H	8757213LA	TBD	\$43,549.20
#53-12	Resilient Seated Gate Valve		327 BB0208B	20	\$1,186.36	MUELLER	100A236119LN	TBD	\$23,727.20	\$1,507.64	M&H	8756102	TBD	\$30,152.80

#	Items	Item Number	Product Number	Est. 12 Month Usage	Core & Main					MORRISON SUPPLY CO.				
					Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost	Unit Cost	Manufacturer	Catalog Number	Calendar Days for Delivery	Extended Cost
#53-13	Resilient Seated Gate Valve		328 BB0210A	6	\$1,815.47	MUELLER	100A236106LN	TBD	\$10,892.82	\$2,307.20	M&H	10757213LA	TBD	\$13,843.20
#53-14	Resilient Seated Gate Valve		329 BB0212A	12	\$2,191.86	MUELLER	120A236119LN	TBD	\$26,302.32	\$2,785.69	M&H	12757213LA	TBD	\$33,428.28
#53-15	Resilient Seated Gate Valve		330 BB0212B	4	\$2,276.18	MUELLER	120A236106LN	TBD	\$9,104.72	\$2,892.71	M&H	12756102	TBD	\$11,570.84
#53-16	Resilient Seated Gate Valve		331 BB0216B	4	\$7,700.24	MUELLER	160A236106LN	TBD	\$30,800.96	\$9,786.31	M&H	16756102	TBD	\$39,145.24
54 Megalug-Mechanical Joint Restraint-1100 Series (14)														
#54-1	Megalug-Mechanical Joint Restraint-1100 Series	332	GL17040	20	\$41.65	FORD	UFR1500-CA-4-I	TBD	\$833.00	\$43.51	FORD	UFR1500ZA4	TBD	\$870.20
#54-2	Megalug-Mechanical Joint Restraint-1100 Series	333	GL17060	20	\$58.65	FORD	UFR1500-CA-6-I	TBD	\$1,173.00	\$54.33	FORD	UFR1500ZA6	TBD	\$1,086.60
#54-3	Megalug-Mechanical Joint Restraint-1100 Series	334	GL17080	20	\$79.15	FORD	UFR1500-CA-8-I	TBD	\$1,583.00	\$84.59	FORD	UFR1500ZA8	TBD	\$1,691.80
#54-4	Megalug-Mechanical Joint Restraint-1100 Series	335	GL17100	20	\$117.40	FORD	UFR1500-CA-10-I	TBD	\$2,348.00	\$124.40	FORD	UFR1500ZA10	TBD	\$2,488.00
#54-5	Megalug-Mechanical Joint Restraint-1100 Series	336	GL17120	20	\$123.22	FORD	UFR1500-CA-12-I	TBD	\$2,464.40	\$130.91	FORD	UFR1500ZA12	TBD	\$2,618.20
#54-6	Megalug-Mechanical Joint Restraint-1100 Series	337	GL17140	20	\$194.13	FORD	UFR1500-CA-14-I	TBD	\$3,882.60	\$196.29	FORD	UFR1500CA14	TBD	\$3,925.80
#54-7	Megalug-Mechanical Joint Restraint-1100 Series	338	GL17160	20	\$253.84	FORD	UFR1500-CA-16-I	TBD	\$5,076.80	\$256.66	FORD	UFR1500CA16	TBD	\$5,133.20
#54-8	Megalug-Mechanical Joint Restraint-1100 Series	339	GL17180	20	\$308.18	FORD	UFR1500-CA-18-I	TBD	\$6,163.60	\$311.60	FORD	UFR1500CA18	TBD	\$6,232.00
#54-9	Megalug-Mechanical Joint Restraint-1100 Series	340	GL17200	20	\$377.35	FORD	UFR1500-CA-20-I	TBD	\$7,547.00	\$381.54	FORD	UFR1500CA20	TBD	\$7,630.80
#54-10	Megalug-Mechanical Joint Restraint-1100 Series	341	GL17240	20	\$513.06	FORD	UFR1500-CA-25-I	TBD	\$10,261.20	\$618.77	FORD	UFR1500CA24	TBD	\$12,375.40
#54-11	Megalug-Mechanical Joint Restraint-1100 Series	342	GL17300	8	\$1,156.33	FORD	UFR1500-CA-30-I	TBD	\$9,250.64	\$1,169.18	FORD	UFR1500CA30	TBD	\$9,353.44
#54-12	Megalug-Mechanical Joint Restraint-1100 Series	343	GL17360	20	\$1,410.68	FORD	UFR1500-CA-36-I	TBD	\$28,213.60	\$1,426.36	FORD	UFR1500CA36	TBD	\$28,527.20
#54-13	Megalug-Mechanical Joint Restraint-1100 Series	344	GL17420	20	\$3,888.68	FORD	UFR1500-CA-42-I	TBD	\$77,773.60	\$3,931.89	FORD	UFR1500CA40	TBD	\$78,637.80
#54-14	Megalug-Mechanical Joint Restraint-1100 Series	345	GL17480	20	\$5,001.45	FORD	UFR1500-CA-48-I	TBD	\$100,029.00	\$5,057.02	FORD	UFR1500CA42	TBD	\$101,140.40
55 Megaflange-Flange Adapter- Series 2100 (EBAA Iron) (12)														
#55-1	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	346	GL18040	8	\$154.61	EBAA	210400	TBD	\$1,236.88	\$120.26	EBAA	2104	TBD	\$962.08
#55-2	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	347	GL18060	12	\$227.01	EBAA	210600	TBD	\$2,724.12	\$176.57	EBAA	2106	TBD	\$2,118.84
#55-3	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	348	GL18080	16	\$358.76	EBAA	210800	TBD	\$5,740.16	\$279.03	EBAA	2108	TBD	\$4,464.48
#55-4	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	349	GL18100	8	\$508.86	EBAA	211000	TBD	\$4,070.88	\$395.78	EBAA	2110	TBD	\$3,166.24
#55-5	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	350	GL18120	16	\$652.37	EBAA	211200	TBD	\$10,437.92	\$507.40	EBAA	2112	TBD	\$8,118.40
#55-6	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	351	GL18140	8	\$1,220.06	EBAA	211400	TBD	\$9,760.48	\$948.93	EBAA	2114	TBD	\$7,591.44
#55-7	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	352	GL18160	8	\$1,751.33	EBAA	211600	TBD	\$14,010.64	\$1,395.48	EBAA	2116	TBD	\$11,163.84
#55-8	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	353	GL18180	8	\$2,009.57	EBAA	211800	TBD	\$16,076.56	\$1,563.00	EBAA	2118	TBD	\$12,504.00
#55-9	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	354	GL18200	8	\$2,217.70	EBAA	212000	TBD	\$17,741.60	\$1,724.88	EBAA	2120	TBD	\$13,799.04
#55-10	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	355	GL18240	8	\$2,704.33	EBAA	212400	TBD	\$21,634.64	\$2,103.37	EBAA	2124	TBD	\$16,826.96
#55-11	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	356	GL18300	8	\$3,517.91	EBAA	213000	TBD	\$28,143.28	\$2,736.16	EBAA	2130	TBD	\$21,889.28
#55-12	Megaflange-Flange Adapter- Series 2100 (EBAA Iron)	357	GL18360	8	\$5,382.90	EBAA	213600	TBD	\$43,063.20	\$4,156.70	EBAA	2136	TBD	\$33,253.60
56 Sampling Station (5)														
#56-1	Kupferle Eclipse #88-SS, 4 foot bury	358	88-SS 4 ft	3	\$1,363.00	KUPFERLE	ECLIPSE #88-SS	TBD	\$4,089.00	\$1,603.00	KUPFERLE	88-SS-4	TBD	\$4,809.00
#56-2	Kupferle Eclipse #88-SS, 4.5 foot bury	359	88-SS 4.5 ft	3	\$1,386.00	KUPFERLE	ECLIPSE #88-SS	TBD	\$4,158.00	\$1,386.00	KUPFERLE	88-SS-4.5	TBD	\$4,158.00
#56-3	Kupferle Eclipse #88-SS, 5 foot bury	360	88-SS 5 ft	3	\$1,427.00	KUPFERLE	ECLIPSE #88-SS	TBD	\$4,281.00	\$1,427.00	KUPFERLE	88-SS-5	TBD	\$4,281.00
#56-4	Kupferle Eclipse #88-SS, 5.5 foot bury	361	88-SS 5.5 ft	3	\$1,450.00	KUPFERLE	ECLIPSE #88-SS	TBD	\$4,350.00	\$1,450.00	KUPFERLE	88-SS-5.5	TBD	\$4,350.00
#56-5	Kupferle Eclipse #88-SS, 6 foot bury	362	88-SS 6 ft	3	\$1,491.00	KUPFERLE	ECLIPSE #88-SS	TBD	\$4,473.00	\$1,491.00	KUPFERLE	88-SS-6	TBD	\$4,473.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Gail Smith, Budget
Analyst, Police,

January 17, 2023

Consent Item

Requestor:

Meeting Date:

Item type:

Caption:

Consider authorizing an expenditure of \$305,018.16 under the existing maintenance agreement for the annual renewal of the Hexagon operating system for the Police Department and authorizing the City Manager to negotiate and execute all related documents (Frank Carter)

Staff Recommendation:

Approve

Summary/History:

At the January 7, 2020, City Council meeting, the Council "authorized the City Manager to execute all related documents and any renewal contract thereafter, provided the cost does not increase beyond 5% each subsequent year." This year's maintenance renewal includes a 6% cost increase and the addition of the On-Call Records integration for a full year. On Call Records was part 2 of the transition from Spillman to Hexagon. On Call Records is a browser-based Records Management System (RMS) and replaced the decades-old I/Leads RMS. The initial quote from Hexagon included an 8.1% increase to the maintenance agreement. The Police requested and received a reduction to that increase from 8.1% to 6%.

This agreement will cover the time period of 03/01/23-02/28/24.

Funding Source(s):

Financial Impact:

The Hexagon renewal was budgeted by the Police department to be 6% increase in anticipation of inflationary pressures. Sufficient budget is available to fund the \$305,018.16.

Other Information/Recommendation:

Attachments:

Presentation:

Frank Carter

Approvals/Reviews:

Gail Smith

Created/Initiated

Frank Carter
Theresa James
Jeffrey Tomlinson
Tina Dierschke
Julia Antilley

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 17, 2023

Item type: Consent Item

Caption:

Consider ratifying COSADC approval of proposed revisions to the COSADC Bylaws (Michael Dane)

Staff Recommendation:

Approve

Summary/History:

At their meeting on December 19, 2022, the COSADC Board of Directors approved certain changes to the Corporation Bylaws. The approved revisions are as follows:

Article I

Section 3 - Meetings - clarified times and locations of meetings

Section 4 - Conduct of Meetings - G. Contracts - Revised language regarding exception for Director authorization on contracts

Section 5 - C. Council approval not required on service contracts other than budget approval

Section 7 - B. allows Board discretion on Investment Policy with Council approval

Section 8 - para. 2 aligns spending authority with City Budget Policy for Director spending authority

Article II

Section 2 - B. Board may contract with other qualified entities for Secretary & Treasurer with Council approval

Section 2 - C. excepts City Staff assigned by contract from removal by Board

Article V

New article covering appointment of Executive Director and specifying Powers & Duties of Executive Director position

The Board made note in their approval that any changes to the selection process for the Executive Director position will take place in the future, after the search which is currently underway, has been completed. The existing process in place will continue to be used to fill the current vacancy.

Funding Source(s):

Financial Impact:

No fiscal impact. Changes are to Bylaws only.

Other Information/Recommendation:

Attachments:

1. 2022 Bylaw Revisions
2. 2022 Bylaw Revisions - Redline

2022 Bylaw Revisions - (Final Redline) (003).pdf
2022 Bylaw Revisions.docx

Presentation:

Michael Dane

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson
Julia Antilley

Created/Initiated
Approved
Approved
Final Approval

**BYLAWS OF
CITY OF SAN ANGELO DEVELOPMENT CORPORATION**

These bylaws restate in their entirety and supersede the bylaws of the City of San Angelo Development Corporation in effect upon their adoption by the Board and approval by City Council.

**ARTICLE I
PURPOSE AND POWERS**

SECTION 1. GOVERNING LAW.

The Corporation shall be governed by the following statutes, ordinances, and rules, as amended and supplemented from time to time and to the extent that such statutes, ordinances, and rules remain in force and effect.

- Articles of Incorporation, as amended.
- Local Government Code, Chapters 380, 501, 502, and 505.
- City of San Angelo Code of Ordinances, Chapter 2 “Administration and Personnel”, Article 2.07 “Boards, Committees and Commissions”, Division 1 “Generally” and Division 6 “Economic Development Corporation”.
- Bylaws

SECTION 2. REGISTERED OFFICE AND REGISTERED AGENT.

(a) Registered Office and Agent. The City of San Angelo Development Corporation (the "Corporation") shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office. The Registered Office for the Corporation shall be the City of San Angelo Business Resource Center, 69 N. Chadbourne, San Angelo, Texas 76903. The Registered Agent for the Corporation is Nora Nevarez, Economic Development Assistant for the City of San Angelo, or such other person employed in the Economic Development office as may be designated by the Board from time to time and registered with the Texas Secretary of State.

(b) Principal Office. The Principal Office of the Corporation shall be the City of San Angelo Business Resource Center, 69 N. Chadbourne Street, San Angelo, Texas, 76903.

SECTION 3. MEETINGS.

- A. Notice of Meetings. The Corporation is subject to the Open Meetings Act, Texas Government Code, Sec. 551.001. Notice of each regular or special meeting of a quorum of the board shall be given in accordance with the provisions of the Act.
- B. Place. All meetings of the Board of Directors shall be held within the corporate limits of the City of San Angelo, Texas.
- C. Annual Meeting. An annual meeting of the Board of Directors shall be held at a regular board meeting during May of each year, subject to resolution of the Board setting a special meeting for the annual meeting.
- D. Regular Meetings. Regular meetings of the board shall be held at least one time each calendar month, unless there is no business for consideration. The Board, by majority vote, shall set the day of each month and time for regular meetings.. Regular Meetings shall continue to be held on such days and at such time, subject to change by the Board.
- E. Special Meetings.
 - (1) Special meetings of the Board of Directors may be held at the request of the President, any Vice President, any two Directors of the Corporation, or any two members of the City Council. A person or persons calling the meeting shall fix the date and time of the meeting.
 - (2) The person or persons calling a special meeting shall notify the Secretary of the Corporation of the information required to be included in the notice of special meeting. In addition to posting public notice of the meeting in accordance with the Texas Open Meetings Act, a written copy of the notice of meeting shall be delivered to each board member not less than seventy-two hours before the time set for the meeting. A meeting notice shall be deemed delivered one day after the notice is deposited in the United States mail or the day sent by email, addressed to the board member at his or her address as it appears on the records of the Corporation. Such notice shall be deemed waived by a board member's attendance at the meeting for purposes other than protesting notice, or in writing delivered to the corporate secretary either before or after the time of the meeting.
- F. Agenda. Any director or officer of the corporation may place an issue on the Agenda of a regular or special meeting by notifying the Secretary of the corporation one week prior to the meeting, if possible, but in no event later than necessary for posting public notice in compliance with the Texas Open Meetings Act.
- G. Quorum. A quorum for the transaction of business by the Board shall be a majority of the seven (7) members of the Board. The presence of a director may not be established by proxy.

SECTION 4. CONDUCT OF BUSINESS.

- A. Matters pertaining to the business of the Corporation shall be considered by the Board in accordance with the rules of procedure as from time to time prescribed by the Board. Unless otherwise adopted by the Board, the rules of procedure of the City Council then in effect shall be the rules of procedure for the Board.
- B. At the meetings of the Board of Directors, the President, or in his or her absence the First or Second Vice President, or in the absence of those Officers, a member of the Board selected by motion adopted by a majority of the members present, shall preside.
- C. The Secretary of the Corporation or his or her designee shall act as Secretary of at meetings of the board. The Secretary shall keep minutes of Board and committee meetings and shall cause such approved, official minutes to be recorded in books kept for that purpose in the principal office of the Corporation.
- D. Committees. The Board of Directors may by resolution establish one or more special or standing committees. Such committees shall have the powers, duties and responsibilities established by the Board. The committees shall keep regular minutes of their meetings and report the same to the Board of Directors when requested.
- E. Compensation of Directors. Board members shall not receive a salary or any compensation for their services. Directors may be reimbursed for actual expenses incurred in the performance of their duties as board members. Travel expenses shall be reimbursed under the City's travel policy.
- F. Ex-Officio Members. (1) The City Council may appoint Ex-Officio members to the Board of Directors as it deems appropriate. These representatives shall have the right to take part in any discussion in open meetings but shall not have the power to vote in the meetings. Ex- Officio members shall serve a term of one calendar year but shall be eligible for reappointment for succeeding one-year terms.
- (2) The following persons shall be automatically appointed as Ex-Officio directors during their term of service in the designated capacities:
- (i) The President of the San Angelo Chamber of Commerce;
 - (ii) The Chairman of San Angelo Regional Manufacturing Association;
 - (iii) The Chairman of Cornerstone Investors and
 - (iv) The Chairman of the Economic Development Advisory Board.
- (3) Ex Officio board membership of an individual holding the designated office for such named entity shall automatically be deemed vacated upon termination of the individual's service as an officer of the named entity, and the replacement for such designated officer shall automatically succeed to the vacated Ex-Officio board member seat.
- G. Contracts. Except for contracts or transactions executed by the Executive Director as permitted herein, no contract or other transaction between this corporation and any other corporation, person

or entity shall be authorized unless approved at a public meeting by a quorum of the Board, on duly adopted motion of members not having a conflict of interest.

H. Authority of the Board. The Board of Directors shall govern the corporation pursuant to applicable law, subject to oversight of the City Council as required. Within the scope of such general authority, the Board of Directors shall have the following powers:

1. To purchase, or otherwise acquire for the corporation, any property, rights, or privileges which the corporation is authorized to acquire, at such price or consideration and generally on such terms and conditions as they think fit; and at their discretion to pay therefore either wholly or partly in money, notes, bonds; debentures, or other securities of contracts of the corporation.
2. To create, make and issue notes, mortgages, bonds, deeds of trust, trust agreements and negotiable or transferable instrument and securities, secured by mortgage or deed of trust on any real property of the corporation or otherwise and to do every other act or thing necessary to effect the same, or to contract with the City of San Angelo to effect the same.
3. To sell or lease the real or personal property of the corporation on such terms as the Board may deem fit and to execute all deeds, leases and other conveyances of corporate property or other contracts that may be necessary or desirable for carrying out the purposes of this corporation.
4. Whether included in the foregoing or not, to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized which powers shall be subject at all times to the control of the City Council of San Angelo, Texas.

I. Review of proposed Development Projects. In addition to ballot approved projects, the Board is charged with authority pursuant to provisions of the Development Corporation Act to evaluate and fund projects for the promotion and development of new or expanding business enterprises which create or retain primary jobs, including providing for infrastructure to support such enterprises. With regard to economic development projects, the corporation may request review and recommendations from outside entities when deemed appropriate by the Board of Directors.

SECTION 5. DUTIES OF DIRECTORS.

A. Performance of Duties. Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation and which are not unlawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written financial and legal statements provided by an accountant, attorney, or other professional advisor retained by the Corporation.

B. Conflict of Interest. In the event that a director is aware that he has a conflict of interest or potential conflict of interest, with regard to any particular matter or vote coming before the Board, the

director shall bring the same to the attention of the Board and shall abstain from discussion of and voting on that matter.

A director shall bring to the attention of the Board any apparent conflict of interest or potential conflict of interest of any other director, in which case the Board shall determine whether a true conflict of interest exists before any further discussion or vote shall be conducted regarding the matter. The director about whom a conflict-of-interest question has been raised shall refrain from voting with regard to the board's determination.

- C. Contracts for Service. The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks, which will aid or assist the Board in the performance of its duties. However, no such contract shall divest the Board of its discretionary duties or policy-making authority. Other than required budget approval, contracts entered into pursuant to Article I, Section 8(2)(i-ii) and Article V, Section 2 do not require City Council approval.

SECTION 6. ANNUAL REPORT OF CORPORATE FUNDED PROJECTS. On or before the first regular meeting of the Board in May of each year, the board shall review corporate funded projects and economic development activities of the Corporation during the previous fiscal year as outlined in a written report prepared by staff and submitted to the board for adoption.

SECTION 7. DEBT, DEPOSIT, AND INVESTMENT OF CORPORATE FUNDS.

A. Bonds and Debt Instruments. All proceeds from the issuance of bonds, notes or other debt instruments (the "Bonds") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance and handled in accordance with the statute governing this Corporation, but no bonds shall be issued, including refunding bonds, by the Corporation without the approval of the City Council after review and comment by the City's bond counsel.

B. Investment Policy. All monies of the Corporation shall be deposited, secured, and/or invested in compliance with the City of San Angelo Investment Policy, Strategy and Broker/Dealer List of the San Angelo Development Corporation adopted and amended from time to time by the board pursuant to the Texas Public Funds Investment Act and approved by City Council. The Treasurer shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of the Treasurer and the Secretary. The accounts, reconciliation, and investment of such funds and accounts shall be performed by the Department of Finance of the City unless another qualified entity or individual has been employed by the Board of Directors to perform such services under contract approved by City Council.

SECTION 8. EXPENDITURES OF CORPORATE MONEY.

The monies of the Corporation, including sales and use taxes collected pursuant to Chapter 505 "Type B Corporations", of the Development Corporation Act and Article 2.07, Division 6 of the City of San Angelo Code of Ordinances, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, monies derived from the repayment of loans, rents received from the lease or use

of property, the proceeds derived from the sale of bonds, and other proceeds may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

1. Expenditures from the proceeds of bonds shall be identified and described in the orders, resolutions, indentures, or related corporate agreements submitted to and approved by the City Council. Expenditures made from a fund established with the proceeds of bonds, and expenditures of proceeds from sources other than bonds, may be used for the purposes of funding or otherwise facilitating one or more authorized economic development projects. Specific proposed expenditures shall be described in an authorizing resolution or order of the Board, subject to approval thereof by the City Council.
2. Other proposed expenditures shall be made in accordance with annual budgeted funds as the budget may be amended from time to time, and with the City of San Angelo *Purchasing Policy and Procedures Manual*, as amended. Additionally, the following limitations shall apply:
 - i. The Executive Director may make expenditures up to \$25,000 as provided in Article V, Section 2 below.
 - ii. Expenditures between \$25,001 and \$50,000 shall require approval of the Board and the City Manager, or his designee, to satisfy the requirements of Texas Local Government Code Section 501.073.
 - iii. Expenditures greater than \$50,000 shall require Board and City Council approval but shall not be subject to bidding requirements unless otherwise required by law.
 - iv. Regardless of amount, “project” expenditures and contracts made under the Texas Local Government Code shall require Board and City Council approval.

SECTION 9. REPORT TO COMPTROLLER.

Not later than February 1 of each year, the board of directors of the Corporation shall submit to the Texas Comptroller of Public Accounts the report of corporate revenues and expenditures required under Local Government Code, Title 12, Subtitle C1, Chapter 502.

ARTICLE II OFFICERS

SECTION 1. TITLES AND TERM OF OFFICE.

The officers of the Corporation shall be a president, first and second vice-presidents, a secretary, and a treasurer.

SECTION 2. OFFICERS.

- A. President and First and Second Vice-President. The president and first and second vice presidents shall be appointed by and subject to the control of the Board of Directors and shall serve a term of one (1) year or until their successors are appointed.

- B. Secretary and Treasurer. The Secretary of the Corporation shall be a City staff member assigned to the Corporation under a contract between the Corporation and the City of San Angelo, as approved by the Board of Directors. The Treasurer of the Corporation shall be the Finance Director of the City of San Angelo and shall serve as long as he/she remains in the position. The Board may contract with other qualified entities or individuals to serve as Secretary or Treasurer, subject to approval of City Council.
- C. Except for City staff members assigned under contract between the City and Corporation, any officer of the Corporation may be removed by a majority vote of the Board of Directors without cause.
- D. Vacancies. A vacancy in any office of the Corporation may be filled by a majority vote of the Board of Directors for the unexpired portion of the officer's term.
- E. Annual Election. The Board of Directors, at each annual meeting of the Board shall appoint the officers of the Corporation who shall have such authority and shall perform such duties as from time to time may be prescribed by the Board of Directors.
- F. Compensation of Officers. Officers of the corporation shall not receive a salary or other compensation for their services. Officers may be reimbursed for actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

SECTION 3. DUTIES OF OFFICERS.

- A. President. The president shall be the chief executive officer of the Corporation and shall preside at all meetings of the Directors. The president shall, subject to the authority of the Board and approval of the City Council, supervise and control all of the business and affairs of the Corporation, except those delegated herein to the Executive Director. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another officer of the Corporation or to the Executive Director. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

In addition, the president shall:

1. Have the authority to appoint standing or study committees to aid and assist the Board in its business undertaking or other matters incidental to the operation and functions of the Board (this authority is in addition to the authority of the Board to establish committees pursuant to Article I, Section 4D of these Bylaws);
2. Appear or designate a board or staff member to appear before the City Council on a periodic basis to give a report on the status of activities of the Corporation; and

3. Appear or designate a board or staff member to appear before the City Council, regarding any item being considered by the City Council concerning the Corporation.
- B. Vice Presidents. The first vice president shall exercise the powers of the president during that officer's absence or inability to act. The second vice president shall exercise the powers of the president during the absence of the president and the first vice president. The first and second vice presidents shall also perform other duties as from time to time may be assigned by the president or the Board.
 - C. Secretary. The secretary shall keep the minutes of all meetings of the Board and committees in books provided for that purpose, shall give and serve all notices, shall sign in his/her official capacity with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation and when necessary, shall affix the seal of the Corporation. The secretary shall have charge of the corporate books, records, documents, and instruments except the books of account and financial records and securities, and such other books and papers as the Board may direct. The secretary shall in general perform all duties incident to the office of secretary subject to the control of the Board.
 - D. Treasurer. The treasurer shall have charge and custody of all funds and securities of the Corporation; shall receive and give receipts for money due and payable to the Corporation from any source; shall endorse on behalf of the Corporation for collection, checks, notes, and other obligations and shall deposit the same to the credit of the Corporation in such bank or depository as the Board of Directors may designate. Whenever required by the Board of Directors, the treasurer shall render a statement of the Corporation's cash account; shall enter regularly in the books of the Corporation, to be kept by the treasurer for that purpose, a full and accurate account of the Corporation and shall assist the board in preparing an annual budget. The Corporation's books and accounts shall at all reasonable times be open to examination by any director of the Corporation or any officer or Councilmember of the City of San Angelo upon application at the office of the Corporation during business hours, and to the public as required under the Texas Open Records Act. The treasurer shall perform all acts incident to the position of treasurer, subject to the control of the Board of Directors. The treasurer shall submit a monthly public financial statement to the City Council of the City of San Angelo.

ARTICLE III REQUIRED BOOKS AND RECORDS

SECTION 1. CORPORATE RECORDS.

The Corporation's books and records shall include a file endorsed copy of all documents filed with the Texas Secretary of State relating to the Corporation, including, but not limited to, the Articles of Incorporation, any articles of amendment, restated articles, articles of merger, articles of consolidation, and statement of change of registered office or agent.

- a. Bylaws and any amended or restated bylaws.
- b. Minutes of the proceedings of the Board of Directors.
- c. A list of names and addresses of the directors and officers of the Corporation.

- d. A financial statement showing the assets, liabilities, and net worth of the Corporation at the end of the three most recent fiscal years.
- e. A financial statement showing the income and expenses of the Corporation for the three most recent fiscal years.
- f. All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status.
- g. Annual budget approved by City Council.

SECTION 2. ANNUAL BUDGET.

At least ninety (90) days prior to October 1st, with the assistance of the Treasurer, the Board shall prepare and adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The fiscal year of the Corporation shall commence on October 1st of each year and end on September 30th of the following year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council of the City of San Angelo. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as shall be required by the City Council for its approval and adoption. The budget shall be considered adopted upon formal approval by the City Council.

SECTION 3. FINANCIAL BOOKS, RECORDS, AUDITS.

The Treasurer shall keep and properly maintain, in accordance with generally accepted accounting principles, complete financial books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

The Corporation's books are required to be audited by the City's independent auditor on an annual basis. Cost of the audit will be paid by the Corporation.

SECTION 4. RECORDS OPEN TO PUBLIC.

The Corporation shall be considered a "governmental body" within the meaning of the Texas Government Code, Sec. 552.003 and all records of the Corporation shall be made available to the public for inspection or reproduction in accordance with the requirements of the Texas Government Code, Chapter 552 (The Texas Open Records Act).

ARTICLE IV

INDEMNIFICATION OF DIRECTORS, OFFICERS, AND EMPLOYEES

SECTION 1. INDEMNIFICATION.

To the extent permitted by law, the Corporation shall indemnify, hold harmless and defend its directors and officers and the City of San Angelo, its Councilmembers, officers, agents, and employees, from and against liability or expense for any and all claims, liens, suits, demands, and/or actions for damages, injuries to persons (including death), property damage (including loss of use), and expenses including court costs and attorneys' fees and other reasonable costs arising out of or resulting from

Corporation's functions or activities and from any liability arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of the corporation. This indemnity shall apply even if one or more of those to be indemnified was negligent or caused or contributed to cause any loss, claim, action, or suit. Specifically, it is the intent of these Bylaws to require the Corporation to indemnify those named for indemnification, even for the consequences of the negligence of those to be indemnified which caused or contributed to cause any liability.

SECTION 2. INSURANCE.

The Corporation shall purchase or acquire through the City of San Angelo and maintain insurance on behalf of its directors, officers, employees, or agents of the Corporation, against any liability asserted against that person and incurred by that person in any such capacity or arising out of any such status with regard to the Corporation, whether or not the Corporation has the power to indemnify that person against liability for any of those acts.

ARTICLE V EXECUTIVE DIRECTOR

SECTION 1. APPOINTMENT OF AN EXECUTIVE DIRECTOR.

- A. Executive Director Position. The duly appointed Director of Economic Development for the City of San Angelo shall serve as the Executive Director of the Corporation. The City Manager shall appoint the Director of Economic Development in consultation with the Corporation's Board of Directors.
- B. Selection Process. As outlined in Article V, Section 1(A), the Board shall participate in the selection process when a vacancy arises in the Executive Director position. The Board President (or their designee) shall serve on the selection panel alongside the City Manager and his or her designees. The Board President may also appoint up to two additional Board Members to serve on the selection panel. In no event shall a quorum of the Board participate on a selection panel for the Executive Director Position in violation of the Texas Open Meetings Act.

SECTION 2. POWERS AND DUTIES OF THE EXECUTIVE DIRECTOR

- A. The Executive Director shall have the powers and authority set forth below so that the Executive Director may transact the general business of the Corporation and efficiently carry out the Corporation's programs, oversee the administrative functions of the Corporation, and otherwise oversee the Corporation's affairs. In addition to specific authority granted to the Executive Director through motion or resolution duly passed by the Board, the Executive Director is authorized to take the following actions:
1. Make expenditures of corporate funds and enter into contracts for the purchase of goods and services, so long as said expenditures and contracts do not exceed the amounts set forth in the

Corporation's approved annual budget, and provided that expenditures greater than \$25,000 require Board approval before the expense may be made or obligated under contract. In entering into contracts and making expenditures under this provision, the Executive Director shall follow the City of San Angelo *Purchasing Policy and Procedures Manual*, as amended. Additionally, the City Manager, or his designee, shall ratify all contracts executed by the Executive Director under this provision to satisfy the requirements of Texas Local Government Code Section 501.073. This provision shall not apply to "project" expenditures and contracts under the Texas Local Government Code, which shall require Board and City Council approval regardless of amount.

2. Supervise the Corporation's contracted employees and perform any and all duties incident to the City of San Angelo Director of Economic Development position. The delegated authorities enumerated in this Article shall not limit the Executive Director/Director of Economic Development from exercising the authority ordinarily granted to a Department Director in the City of San Angelo's policies and procedures.

ARTICLE VI MISCELLANEOUS

SECTION 1. CONSTRUCTION/AMENDMENT OF BYLAWS.

- A. Legal Authorities Governing Construction of Bylaws. In the event of any conflict between the applicable provisions of Texas Development Corporation Act and these bylaws, then the applicable provisions of such Act shall control.
- B. Legal Construction. If any bylaw or part of a bylaw is held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other bylaw or remaining part(s) of a bylaw, and the bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the bylaws.
- C. Headings. The headings used in the bylaws are used for convenience and shall not be considered substantive in construing the terms of the bylaws.
- D. Effective Date (Amendment). These bylaws, and any subsequent amendments thereto, shall be effective from and after the date upon which approval has been given by the City Council of the City of San Angelo, Texas, of bylaws or amendments to bylaws duly adopted by the Board.

SECTION 2. NOTICE AND WAIVER.

Whenever under the provisions of these bylaws notice is required to be given to any director or officer, unless otherwise provided such notice may be given personally, or it may be given in writing by depositing the same with the U.S. Postal Service, or by email addressed to such director or officer, at such address as appears on the books of the corporation, and such notice shall be deemed to be given one day after deposit with the Postal Service or on the day sent by email. Whenever any notice is required to be given by statute, code, charter, law, or by these bylaws, a waiver thereof in writing signed by the person or persons entitled to said notice, whether before or

after the time stated therein, shall be deemed equivalent to notice.

SECTION 3. NEGOTIABLE INSTRUMENTS.

All checks, drafts, notes, or other obligations of the Corporation shall be signed by such of the officers of the corporation or by such person or persons as may be authorized from time to time by the Board of Directors.

SECTION 4. RESIGNATIONS.

Any director or officer of the corporation may at any time resign. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of receipt of the written notice of resignation by the corporation's President or Secretary. Formal acceptance of a resignation shall not be a condition to make it effective, unless expressly so provided in the written notice of resignation.

SECTION 5. CITY APPROVAL.

To the extent that these bylaws refer to any action, approval, advice, or consent by the City or refer to action, approval, advice or consent by the City Council, such action, approval, advice, or consent shall be evidenced by a motion, resolution or ordinance duly passed by the City Council and reflected in the minutes of the City Council.

SECTION 6. ORGANIZATIONAL CONTROL.

The City Council of the City of San Angelo, at its sole discretion, and at any time, may alter or change the structure, organization or procedures of the Corporation as permitted under the Texas Development Corporation Act, or order an election on termination the corporation, as provided under the Act.

SECTION 7. CORPORATE SEAL.

The Board may obtain a corporate seal which shall bear the words "Corporate Seal of the City of San Angelo Development Corporation" and the Board may thereafter use the corporate seal and corporate name; but these bylaws shall not be constructed to require the use of the corporate seal.

SECTION 8. GIFTS.

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purpose or for any special purposes of the Corporation so long as such acceptance is not contrary to the provisions of any applicable state law or city policy governing city officers and employees.

ARTICLE VIII DISSOLUTION OF CORPORATION

Upon the dissolution of the Corporation after payment of all obligations of the Corporation, all remaining assets of the Corporation shall be transferred to the City of San Angelo, Texas, as permitted or required under the Texas Development Corporation Act for a section 4B Corporation.

DULY ADOPTED by the Board of the City of San Angelo Development Corporation, SUBJECT TO APPROVAL of the City Council of the City of San Angelo, Texas, this ____ day of _____, 2022.

Max Puello, President

ATTEST:

Nora Nevarez, Secretary

APPROVED AND ADOPTED BY the City Council for the City of San Angelo, Texas,
this ____ day of _____, 2022.

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Michael Dane, Interim Economic
Development Director

Brandon Dyson, Deputy City Attorney

**BYLAWS OF
CITY OF SAN ANGELO DEVELOPMENT CORPORATION**

These bylaws restate in their entirety and supersede the bylaws of the City of San Angelo Development Corporation in effect upon their adoption by the Board and approval by City Council.

**ARTICLE I
PURPOSE AND POWERS**

SECTION 1. GOVERNING LAW.

The Corporation shall be governed by the following statutes, ordinances, and rules, as amended and supplemented from time to time and to the extent that such statutes, ordinances, and rules remain in force and effect.

- Articles of Incorporation, as amended.
- Local Government Code, Chapters 380, 501, 502, and 505.
- City of San Angelo Code of Ordinances, Chapter 2 “Administration and Personnel”, Article 2.07 “Boards, Committees and Commissions”, Division 1 “Generally” and Division 6 “Economic Development Corporation”.
- Bylaws

SECTION 2. REGISTERED OFFICE AND REGISTERED AGENT.

(a) Registered Office and Agent. The City of San Angelo Development Corporation (the "Corporation") shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office. The Registered Office for the Corporation shall be the City of San Angelo Business Resource Center, 69 N. Chadbourne, San Angelo, Texas 76903. The Registered Agent for the Corporation is Nora Nevarez, Economic Development Assistant for the City of San Angelo, or such other person employed in the Economic Development office as may be designated by the Board from time to time and registered with the Texas Secretary of State.

(b) Principal Office. The Principal Office of the Corporation shall be the City of San Angelo Business Resource Center, 69 N. Chadbourne Street, San Angelo, Texas, 76903.

SECTION 3. MEETINGS.

- A. Notice of Meetings. The Corporation is subject to the Open Meetings Act, Texas Government Code, Sec. 551.001. Notice of each regular or special meeting of a quorum of the board shall be given in accordance with the provisions of the Act.
- B. Place. All meetings of the Board of Directors shall be held within the corporate limits of the City of San Angelo, Texas. ~~Regular meetings of the board shall be held at least one time each calendar month, unless there is no business for consideration. The board, by majority vote, shall set the day of each month for regular meetings. Special meetings may be called by the Board President with notice to the Board as required under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.~~
- C. Annual Meeting. An annual meeting of the Board of Directors shall be held at a regular board meeting during May of each year, subject to resolution of the Board setting a special meeting for the annual meeting.
- D. Regular Meetings. ~~Regular meetings of the board shall be held at least one time each calendar month, unless there is no business for consideration. The Board, by majority vote, shall set the day of each month and time for regular meetings. The Board of Directors may provide for regular meetings by resolution stating the day of each month, time and place within the corporate limits of the City of San Angelo for regular meetings.~~ Regular Meetings shall continue to be held on such days and at such time ~~and place~~, subject to change by ~~Resolution of~~ the Board.
- E. Special Meetings.
- (1) Special meetings of the Board of Directors may be held at the request of the President, any Vice President, any two Directors of the Corporation, or any two members of the City Council. A person or persons calling the meeting shall fix the date and time of the meeting.
- (2) The person or persons calling a special meeting shall notify the Secretary of the Corporation of the information required to be included in the notice of special meeting. In addition to posting public notice of the meeting in accordance with the Texas Open Meetings Act, a written copy of the notice of meeting shall be delivered to each board member not less than seventy-two hours before the time set for the meeting. A meeting notice shall be deemed delivered one day after the notice is deposited in the United States mail or the day sent by email, addressed to the board member at his or her address as it appears on the records of the Corporation. Such notice shall be deemed waived by a board member's attendance at the meeting for purposes other than protesting notice, or in writing delivered to the corporate secretary either before or after the time of the meeting.
- F. Agenda. Any director or officer of the corporation may place an issue on the Agenda of a regular or special meeting by notifying the Secretary of the corporation one week prior to the meeting, if possible, but in no event later than necessary for posting public notice in compliance with the Texas Open Meetings Act.

- G. Quorum. A quorum for the transaction of business by the Board shall be a majority of the seven (7) members of the Board. The presence of a director may not be established by proxy.

SECTION 4. CONDUCT OF BUSINESS.

- A. Matters pertaining to the business of the Corporation shall be considered by the Board in accordance with the rules of procedure as from time to time prescribed by the Board. Unless otherwise adopted by the Board, the rules of procedure of the City Council then in effect shall be the rules of procedure for the Board.
- B. At the meetings of the Board of Directors, the President, or in his or her absence the First or Second Vice President, or in the absence of those Officers, a member of the Board selected by motion adopted by a majority of the members present, shall preside.
- C. The Secretary of the Corporation or his or her designee shall act as Secretary of at meetings of the board. The Secretary shall keep minutes of Board and committee meetings and shall cause such approved, official minutes to be recorded in books kept for that purpose in the principal office of the Corporation.
- D. Committees. The Board of Directors may by resolution establish one or more special or standing committees. Such committees shall have the powers, duties and responsibilities established by the Board. The committees shall keep regular minutes of their meetings and report the same to the Board of Directors when requested.
- E. Compensation of Directors. Board members shall not receive a salary or any compensation for their services. Directors may be reimbursed for actual expenses incurred in the performance of their duties as board members. Travel expenses shall be reimbursed under the City's travel policy.
- F. Ex-Officio Members. (1) The City Council may appoint Ex-Officio members to the Board of Directors as it deems appropriate. These representatives shall have the right to take part in any discussion in open meetings but shall not have the power to vote in the meetings. Ex- Officio members shall serve a term of one calendar year but shall be eligible for reappointment for succeeding one-year terms.
- (2) The following persons shall be automatically appointed as Ex-Officio directors during their term of service in the designated capacities:
- (i) The President of the San Angelo Chamber of Commerce;
 - (ii) The Chairman of San Angelo Regional Manufacturing Association;
 - (iii) The Chairman of Cornerstone Investors and
 - (iv) The Chairman of the Economic Development Advisory Board.
- (3) Ex Officio board membership of an individual holding the designated office for such named entity shall automatically be deemed vacated upon termination of the

individual's service as an officer of the named entity, and the replacement for such designated officer shall automatically succeed to the vacated Ex-Officio board member seat.

- G. Contracts. ~~Except for contracts or transactions executed by the Executive Director as permitted herein, No~~ contract or other transaction between this corporation and any other corporation, person or entity shall be authorized unless approved at a public meeting by a quorum of the Board, on duly adopted motion of members not having a conflict of interest.

- H. Authority of the Board. The Board of Directors shall govern the corporation pursuant to applicable law, subject to oversight of the City Council as required. Within the scope of such general authority, the Board of Directors shall have the following ~~authority~~ powers:

Commented [DB1]: This subsection previously incorrectly labeled "I"

1. To purchase, or otherwise acquire for the corporation, any property, rights, or privileges which the corporation is authorized to acquire, at such price or consideration and generally on such terms and conditions as they think fit; and at their discretion to pay therefore either wholly or partly in money, notes, bonds; debentures, or other securities of contracts of the corporation.
2. To create, make and issue notes, mortgages, bonds, deeds of trust, trust agreements and negotiable or transferable instrument and securities, secured by mortgage or deed of trust on any real property of the corporation or otherwise and to do every other act or thing necessary to effect the same, or to contract with the City of San Angelo to effect the same.
3. To sell or lease the real or personal property of the corporation on such terms as the Board may deem fit and to execute all deeds, leases and other conveyances of corporate property or other contracts that may be necessary or desirable for carrying out the purposes of this corporation.
4. Whether included in the foregoing or not, to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized which powers shall be subject at all times to the control of the City Council of San Angelo, Texas.

- I. Review of proposed Development Projects. In addition to ballot approved projects, the Board is charged with authority pursuant to provisions of the Development Corporation Act to evaluate and fund projects for the promotion and development of new or expanding business enterprises which create or retain primary jobs, including providing for infrastructure to support such enterprises. With regard to economic development projects, the corporation may request review and recommendations from ~~Cornerstone Investors or the San Angelo Chamber of Commerce as provided under contract~~ outside entities when deemed appropriate by the Board of Directors.

Commented [DB2]: Renumbered to "I"

SECTION 5. DUTIES OF DIRECTORS.

- A. Performance of Duties. Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the best interests of the

Corporation and which are not unlawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written financial and legal statements provided by an accountant, attorney, or other professional advisor retained by the Corporation.

- B. Conflict of Interest. In the event that a director is aware that he has a conflict of interest or potential conflict of interest, with regard to any particular matter or vote coming before the Board, the director shall bring the same to the attention of the Board and shall abstain from discussion of and voting on that matter.

A director shall bring to the attention of the Board any apparent conflict of interest or potential conflict of interest of any other director, in which case the Board shall determine whether a true conflict of interest exists before any further discussion or vote shall be conducted regarding the matter. The director about whom a conflict-of-interest question has been raised shall refrain from voting with regard to the board's determination.

- C. Contracts for Service. ~~(4)~~ The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks, which will aid or assist the Board in the performance of its duties. However, no such contract shall divest the Board of its discretionary duties or policy-making authority. Other than required budget approval, contracts entered into pursuant to Article I, Section 8(2)(i-ii) and Article V, Section 2 do not require City Council approval.

SECTION 6. ANNUAL REPORT OF CORPORATE FUNDED PROJECTS. On or before the first regular meeting of the Board in May of each year, the board shall ~~hold a public hearing for review of a summary of~~ corporate funded projects and economic development activities of the Corporation during the previous fiscal year as outlined in a written report prepared by staff and submitted to the board for adoption.

SECTION 7. DEBT, DEPOSIT, AND INVESTMENT OF CORPORATE FUNDS.

A. Bonds and Debt Instruments. All proceeds from the issuance of bonds, notes or other debt instruments (the "Bonds") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance and handled in accordance with the statute governing this Corporation, but no bonds shall be issued, including refunding bonds, by the Corporation without the approval of the City Council after review and comment by the City's bond counsel.

B. Investment Policy. All monies of the Corporation shall be deposited, secured, and/or invested in compliance with the City of San Angelo Investment Policy, Strategy and Broker/Dealer List of the San Angelo Development Corporation adopted and amended from time to time by the board pursuant to the Texas Public Funds Investment Act and approved by City Council. The Treasurer shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of the Treasurer and the Secretary. The accounts, reconciliation, and investment of such funds and accounts shall be performed by the Department of Finance of the City unless another qualified entity or individual has been employed by the Board of Directors to perform such services under contract approved by City Council.

SECTION 8. EXPENDITURES OF CORPORATE MONEY.

The monies of the Corporation, including sales and use taxes collected pursuant to Chapter 505 “Type B Corporations”, of the Development Corporation Act and Article 2.07, Division 6 of the City of San Angelo Code of Ordinances, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, monies derived from the repayment of loans, rents received from the lease or use of property, the proceeds derived from the sale of bonds, and other proceeds may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

1. Expenditures from the proceeds of bonds shall be identified and described in the orders, resolutions, indentures, or related corporate agreements submitted to and approved by the City Council. Expenditures made from a fund established with the proceeds of bonds, and expenditures of proceeds from sources other than bonds, may be used for the purposes of funding or otherwise facilitating one or more authorized economic development projects. Specific proposed expenditures shall be described in an authorizing resolution or order of the Board, subject to approval thereof by the City Council.
2. Other proposed expenditures shall be made in accordance with annual budgeted funds as the budget may be amended from time to time, and with the City of San Angelo Purchasing Policy and Procedures Manual, as amended. Additionally, the following limitations shall apply:
 - i. The Executive Director may make expenditures up to \$25,000 as provided in Article V, Section 2 below.
 - ii. Expenditures between \$25,001 and \$50,000 shall require approval of the Board and the City Manager, or his designee, to satisfy the requirements of Texas Local Government Code Section 501.073.
 - iii. Expenditures greater than \$50,000 shall require Board and City Council approval but shall not be subject to bidding requirements unless otherwise required by law.
 - iv. Regardless of amount, “project” expenditures and contracts made under the Texas Local Government Code shall require Board and City Council approval.

SECTION 9. REPORT TO COMPTROLLER.

Not later than February 1 of each year, the board of directors of the Corporation shall submit to the Texas Comptroller of Public Accounts the report of corporate revenues and expenditures required under Local Government Code, Title 12, Subtitle C1, Chapter 502.

ARTICLE II OFFICERS

SECTION 1. TITLES AND TERM OF OFFICE.

The officers of the Corporation shall be a president, first and second vice-presidents, a secretary,

and a treasurer.

SECTION 2. OFFICERS.

- A. President and First and Second Vice-President. The president and first and second vice presidents shall be appointed by and subject to the control of the Board of Directors and shall serve a term of one (1) year or until their successors are appointed.
- B. Secretary and Treasurer. The Secretary of the Corporation shall be a City staff member assigned to the Corporation under a contract between the Corporation and the City of San Angelo, as approved by the Board of Directors. The Treasurer of the Corporation shall be the Finance Director of the City of San Angelo and shall serve as long as he/she remains in the position. The Board may contract with other qualified entities or individuals to serve as Secretary or Treasurer, subject to approval of City Council.
- C. Except for City staff members assigned under contract between the City and Corporation, Any officer of the Corporation may be removed by a majority vote of the Board of Directors without cause.
- D. Vacancies. A vacancy in any office of the Corporation may be filled by a majority vote of the Board of Directors for the unexpired portion of the officer's term.
- E. Annual Election. The Board of Directors, at each annual meeting of the Board shall appoint the officers of the Corporation who shall have such authority and shall perform such duties as from time to time may be prescribed by the Board of Directors.
- F. Compensation of Officers. Officers of the corporation shall not receive a salary or other compensation for their services. Officers may be reimbursed for actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

SECTION 3. DUTIES OF OFFICERS.

- A. President. The president shall be the chief executive officer of the Corporation and shall preside at all meetings of the Directors. The president shall, subject to the authority of the Board and approval of the City Council, supervise and control all of the business and affairs of the Corporation, except those delegated herein to the Executive Director. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another officer of the Corporation or to the Executive Director. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

In addition, the president shall:

1. Have the authority to appoint standing or study committees to aid and assist the Board in

its business undertaking or other matters incidental to the operation and functions of the Board (this authority is in addition to the authority of the Board to establish committees pursuant to Article II, Section 34D of these Bylaws);

Commented [DB3]: Corrected reference here

2. Appear or designate a board or staff member to appear before the City Council on a periodic basis to give a report on the status of activities of the Corporation; and
3. Appear or designate a board or staff member to appear before the City Council, regarding any item being considered by the City Council concerning the Corporation.

B. Vice Presidents. The first vice president shall exercise the powers of the president during that officer's absence or inability to act. The second vice president shall exercise the powers of the president during the absence of the president and the first vice president. The first and second vice presidents shall also perform other duties as from time to time may be assigned by the president or the Board.

C. Secretary. The secretary shall keep the minutes of all meetings of the Board and committees in books provided for that purpose, shall give and serve all notices, shall sign in his/her official capacity with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation and when necessary, shall affix the seal of the Corporation. The secretary shall have charge of the corporate books, records, documents, and instruments except the books of account and financial records and securities, and such other books and papers as the Board may direct. The secretary shall in general perform all duties incident to the office of secretary subject to the control of the Board.

D. Treasurer. The treasurer shall have charge and custody of all funds and securities of the Corporation; shall receive and give receipts for money due and payable to the Corporation from any source; shall endorse on behalf of the Corporation for collection, checks, notes, and other obligations and shall deposit the same to the credit of the Corporation in such bank or depository as the Board of Directors may designate. Whenever required by the Board of Directors, the treasurer shall render a statement of the Corporation's cash account; shall enter regularly in the books of the Corporation, to be kept by the treasurer for that purpose, a full and accurate account of the Corporation and shall assist the board in preparing an annual budget. The Corporation's books and accounts shall at all reasonable times be open to examination by any director of the Corporation or any officer or Councilmember of the City of San Angelo upon application at the office of the Corporation during business hours, and to the public as required under the Texas Open Records Act. The treasurer shall perform all acts incident to the position of treasurer, subject to the control of the Board of Directors. The treasurer shall submit a monthly public financial statement to the City Council of the City of San Angelo.

ARTICLE III REQUIRED BOOKS AND RECORDS

SECTION 1. CORPORATE RECORDS.

The Corporation's books and records shall include a file endorsed copy of all documents filed with

the Texas Secretary of State relating to the Corporation, including, but not limited to, the Articles of Incorporation, any articles of amendment, restated articles, articles of merger, articles of consolidation, and statement of change of registered office or agent.

- a. Bylaws and any amended or restated bylaws.
- b. Minutes of the proceedings of the Board of Directors.
- c. A list of names and addresses of the directors and officers of the Corporation.
- d. A financial statement showing the assets, liabilities, and net worth of the Corporation at the end of the three most recent fiscal years.
- e. A financial statement showing the income and expenses of the Corporation for the three most recent fiscal years.
- f. All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status.
- g. Annual budget approved by City Council.

SECTION 2. ANNUAL BUDGET.

At least ninety (90) days prior to October 1st, with the assistance of the Treasurer, the Board shall prepare and adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The fiscal year of the Corporation shall commence on October 1st of each year and end on September 30th of the following year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council of the City of San Angelo. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as shall be required by the City Council for its approval and adoption. The budget shall be considered adopted upon formal approval by the City Council.

SECTION 3. FINANCIAL BOOKS, RECORDS, AUDITS.

The Treasurer shall keep and properly maintain, in accordance with generally accepted accounting principles, complete financial books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

The Corporation's books are required to be audited by the City's independent auditor on an annual basis. Cost of the audit will be paid by the Corporation.

SECTION 4. RECORDS OPEN TO PUBLIC.

The Corporation shall be considered a "governmental body" within the meaning of the Texas Government Code, Sec. 552.003 and all records of the Corporation shall be made available to the public for inspection or reproduction in accordance with the requirements of the Texas Government Code, Chapter 552 (The Texas Open Records Act).

ARTICLE IV INDEMNIFICATION OF DIRECTORS, OFFICERS, AND EMPLOYEES

SECTION 1. INDEMNIFICATION.

To the extent permitted by law, the Corporation shall indemnify, hold harmless and defend its directors and officers and the City of San Angelo, its Councilmembers, officers, agents, and employees, from and against liability or expense for any and all claims, liens, suits, demands, and/or actions for damages, injuries to persons (including death), property damage (including loss of use), and expenses including court costs and attorneys' fees and other reasonable costs arising out of or resulting from Corporation's functions or activities and from any liability arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of the corporation. This indemnity shall apply even if one or more of those to be indemnified was negligent or caused or contributed to cause any loss, claim, action, or suit. Specifically, it is the intent of these Bylaws to require the Corporation to indemnify those named for indemnification, even for the consequences of the negligence of those to be indemnified which caused or contributed to cause any liability.

SECTION 2. INSURANCE.

The Corporation shall purchase or acquire through the City of San Angelo and maintain insurance on behalf of its directors, officers, employees, or agents of the Corporation, against any liability asserted against that person and incurred by that person in any such capacity or arising out of any such status with regard to the Corporation, whether or not the Corporation has the power to indemnify that person against liability for any of those acts.

ARTICLE V EXECUTIVE DIRECTOR

SECTION 1. APPOINTMENT OF AN EXECUTIVE DIRECTOR.

- A. Executive Director Position. The duly appointed Director of Economic Development for the City of San Angelo shall serve as the Executive Director of the Corporation. The City Manager shall appoint the Director of Economic Development in consultation with the Corporation's Board of Directors.
- B. Selection Process. As outlined in Article V, Section 1(A), the Board shall participate in the selection process when a vacancy arises in the Executive Director position. The Board President (or their designee) shall serve on the selection panel alongside the City Manager and his or her designees. The Board President may also appoint up to two additional Board Members to serve on the selection panel. In no event shall a quorum of the Board participate on a selection panel for the Executive Director Position in violation of the Texas Open Meetings Act.

SECTION 2. POWERS AND DUTIES OF THE EXECUTIVE DIRECTOR

- A. The Executive Director shall have the powers and authority set forth below so that the Executive

Director may transact the general business of the Corporation and efficiently carry out the Corporation's programs, oversee the administrative functions of the Corporation, and otherwise oversee the Corporation's affairs. In addition to specific authority granted to the Executive Director through motion or resolution duly passed by the Board, the Executive Director is authorized to take the following actions:

1. Make expenditures of corporate funds and enter into contracts for the purchase of goods and services, so long as said expenditures and contracts do not exceed the amounts set forth in the Corporation's approved annual budget, and provided that expenditures greater than \$25,000 require Board approval before the expense may be made or obligated under contract. In entering into contracts and making expenditures under this provision, the Executive Director shall follow the City of San Angelo Purchasing Policy and Procedures Manual, as amended. Additionally, the City Manager, or his designee, shall ratify all contracts executed by the Executive Director under this provision to satisfy the requirements of Texas Local Government Code Section 501.073. This provision shall not apply to "project" expenditures and contracts under the Texas Local Government Code, which shall require Board and City Council approval regardless of amount.
2. Supervise the Corporation's contracted employees and perform any and all duties incident to the City of San Angelo Director of Economic Development position. The delegated authorities enumerated in this Article shall not limit the Executive Director/Director of Economic Development from exercising the authority ordinarily granted to a Department Director in the City of San Angelo's policies and procedures.

ARTICLE VI MISCELLANEOUS

SECTION 1. CONSTRUCTION/AMENDMENT OF BYLAWS.

- A. Legal Authorities Governing Construction of Bylaws. In the event of any conflict between the applicable provisions of Texas Development Corporation Act and these bylaws, then the applicable provisions of such Act shall control.
- B. Legal Construction. If any bylaw or part of a bylaw is held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other bylaw or remaining part(s) of a bylaw, and the bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the bylaws.
- C. Headings. The headings used in the bylaws are used for convenience and shall not be considered substantive in construing the terms of the bylaws.
- D. Effective Date (Amendment). These bylaws, and any subsequent amendments thereto, shall be effective from and after the date upon which approval has been given by the City Council of the City of San Angelo, Texas, of bylaws or amendments to bylaws duly adopted by the Board.

SECTION 2. NOTICE AND WAIVER.

Whenever under the provisions of these bylaws notice is required to be given to any director or officer, unless otherwise provided such notice may be given personally, or it may be given in writing by depositing the same with the U.S. Postal Service, or by email addressed to such director or officer, at such address as appears on the books of the corporation, and such notice shall be deemed to be given one day after deposit with the Postal Service or on the day sent by email. Whenever any notice is required to be given by statute, code, charter, law, or by these bylaws, a waiver thereof in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to notice.

SECTION 3. NEGOTIABLE INSTRUMENTS.

All checks, drafts, notes, or other obligations of the Corporation shall be signed by such of the officers of the corporation or by such person or persons as may be authorized from time to time by the Board of Directors.

SECTION 4. RESIGNATIONS.

Any director or officer of the corporation may at any time resign. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of receipt of the written notice of resignation by the corporation's President or Secretary. Formal acceptance of a resignation shall not be a condition to make it effective, unless expressly so provided in the written notice of resignation.

SECTION 5. CITY APPROVAL.

To the extent that these bylaws refer to any action, approval, advice, or consent by the City or refer to action, approval, advice or consent by the City Council, such action, approval, advice, or consent shall be evidenced by a motion, resolution or ordinance duly passed by the City Council and reflected in the minutes of the City Council.

SECTION 6. ORGANIZATIONAL CONTROL.

The City Council of the City of San Angelo, at its sole discretion, and at any time, may alter or change the structure, organization or procedures of the Corporation as permitted under the Texas Development Corporation Act, or order an election on termination the corporation, as provided under the Act.

SECTION 7. CORPORATE SEAL.

The Board may obtain a corporate seal which shall bear the words "Corporate Seal of the City of San Angelo Development Corporation" and the Board may thereafter use the corporate seal and corporate name; but these bylaws shall not be constructed to require the use of the corporate seal.

SECTION 8. GIFTS.

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purpose or for any special purposes of the Corporation so long as such acceptance is not contrary to the provisions of any applicable state law or city policy governing city officers and employees.

**ARTICLE VIII
DISSOLUTION OF CORPORATION**

Upon the dissolution of the Corporation after payment of all obligations of the Corporation, all remaining assets of the Corporation shall be transferred to the City of San Angelo, Texas, as permitted or required under the Texas Development Corporation Act for a section 4B Corporation.

DULY ADOPTED by the Board of the City of San Angelo Development Corporation, SUBJECT TO APPROVAL of the City Council of the City of San Angelo, Texas, this ____ day of _____, 2022.

Max Puello, President

ATTEST:

Nora Nevarez, Secretary

APPROVED AND ADOPTED BY the City Council for the City of San Angelo, Texas, this ____ day of _____, 2022.

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Michael Dane, Interim Economic
Development Director

Brandon Dyson, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Parks and Recreation, 325-657-4450

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

Update and direction on the Buffalo Soldiers Memorial project, led by the local unit of the NAACP, at El Paseo de Santa Angela Park, including clarification of the City property that is encompassed by the project (Presentation made by Parks & Recreation Director Carl White)

Staff Recommendation:

Direction from Council

Summary/History:

The purpose of this item is to provide an update on the Buffalo Soldiers Memorial project and seek clarification and direction regarding the City property encompassed by the project.

For clarification, Exhibit "A" is attached to this item. Exhibit "A" shows the City property that is to be used for the Buffalo Soldiers Memorial project. It is outlined in red in the image and is within, and adjacent to, El Paseo de Santa Angela Park.

On April 5, 2022, City Council adopted a resolution stating:

Section 1: That the City of San Angelo authorizes the San Angelo Chapter of the National Association for the Advancement of Colored People (NAACP) to use City property located at El Paseo de Santa Angela Park for the purpose of erecting a Buffalo Soldiers memorial and interpretive space.

Section 2: That the NAACP shall be responsible for raising all funds necessary for the project and all plans shall be approved by the City of San Angelo Director of Parks and Recreation prior to installation.

Section 3: Upon completion of the Project, the City of San Angelo shall accept the Project and be responsible for the repair and maintenance of the site.

On July 19, 2022, City Council approved a Memorandum of Understanding between the San Angelo Area Foundation and the City, facilitating the construction of the Buffalo Soliders Memorial at El Paseo de Santa Angela Park and authorizing the City Manager to negotiate and execute all related documents.

The following information is provided by the San Angelo Area Foundation as an update: Funding has been secured; construction documents and costs have been determined; and McCrea Construction has been chosen to begin construction with construction documents being executed last week. The permitting process begins this week. The funding secured allows for the main section of the memorial to be constructed. (This is the section that includes the sidewalks, lights, memorial columns running east to west) as well as planting of trees on the corner lot during the February/March timeline. The corner lot landscaping portion of this project

is only partially funded as of today and we are awaiting grant awards in March to hopefully proceed with completion of landscaping the corner lot after March, to coincide with the completion of the project by the end of June. (about \$50k short to finish everything).

The purpose of this memorial is to recognize and commemorate the history of the Buffalo Soldiers, especially here at Fort Concho and our community. Included will be interpretive panels with text and images as well as dedication markers and plaques. The NAACP will bear all efforts to raise funds for the project. The City's role will be providing use of City property and facilitation of the proposal, as well as maintenance of the site once the project is completed.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The NAACP would bear all efforts to raise funds for the project, estimated initially at \$300,000. The City's role would be use of City property and facilitation of the proposal, as well as maintenance of the site.

Attachments:

- | | | |
|----|---|---|
| 1. | Buffalo Soldiers Memorial presentation January 17, 2023 | Buffalo Soldiers Memorial presentation January 17, 2023.pptx |
| 2. | BUFFALO SOLDIER MEMORIAL - CONSTRUCTION DRAWINGS 10-31-22 | BUFFALO SOLDIER MEMORIAL - CONSTRUCTION DRAWINGS 10-31-22.pdf |
| 3. | Exhibit A | Exhibit A.docx |

Presentation:

Carl White

Approvals/Reviews:

Carl White
Theresa James
Julia Antilley

Created/Initiated
Approved
Final Approval



City Council

January 17, 2023

Buffalo Soldiers
Memorial Update

Carl White
Parks & Recreation

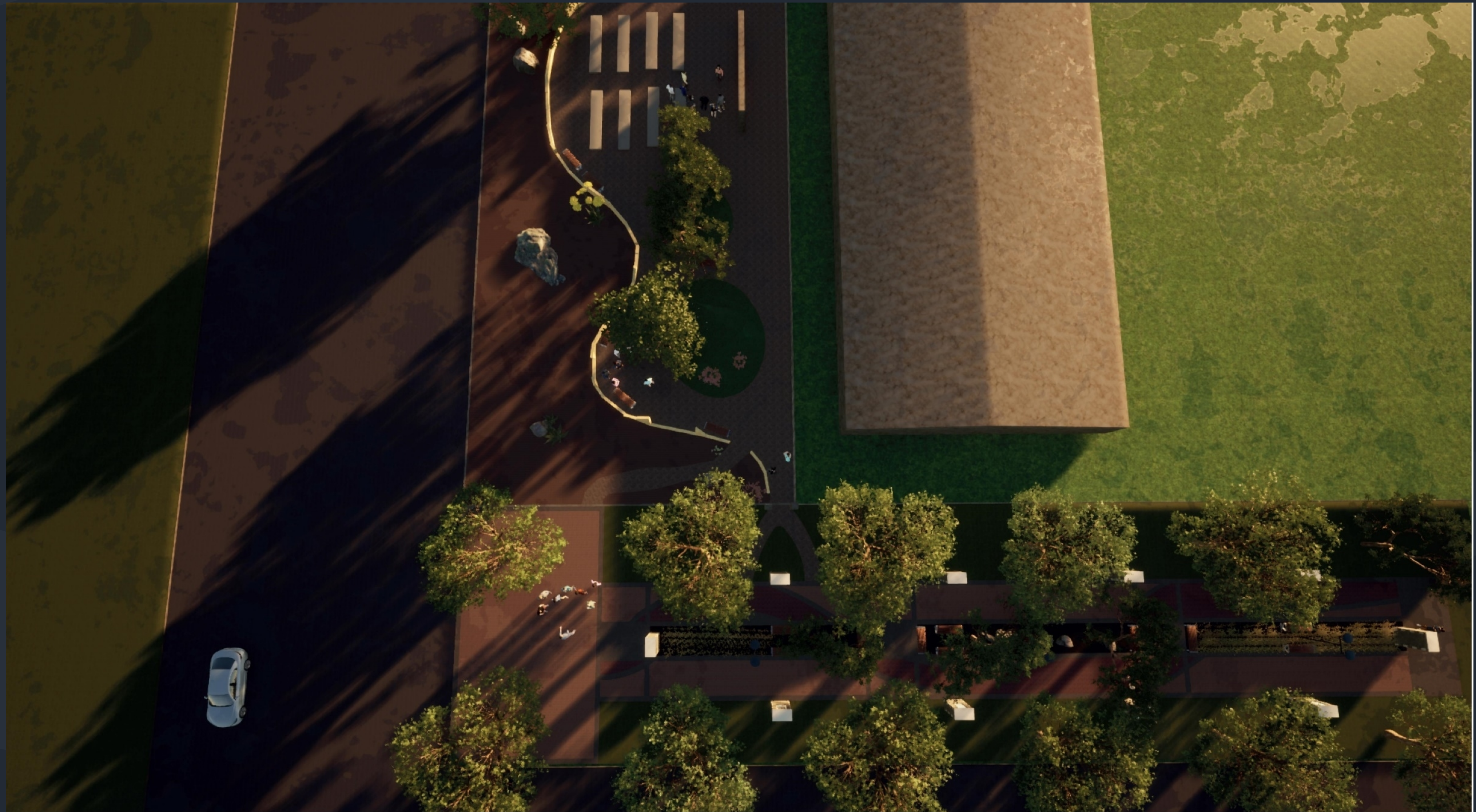
Buffalo Soldiers Memorial

- **Local Unit of the NAACP leading the efforts.**
- **Resolution supporting the project and use of the space on April 5, 2022.**
- **City Council authorized negotiation of an MOU with the SAAF for implementation of the project.**
- **Primary area at El Paseo de Santa Angela to be used for memorial / interpretive space.**
- **Secondary, adjacent area to be landscaped.**
- **Funding in place and construction documents developed.**

Location for Buffalo Soldiers Memorial



Buffalo Soldiers Memorial



Buffalo Soldiers Memorial



Buffalo Soldiers Memorial



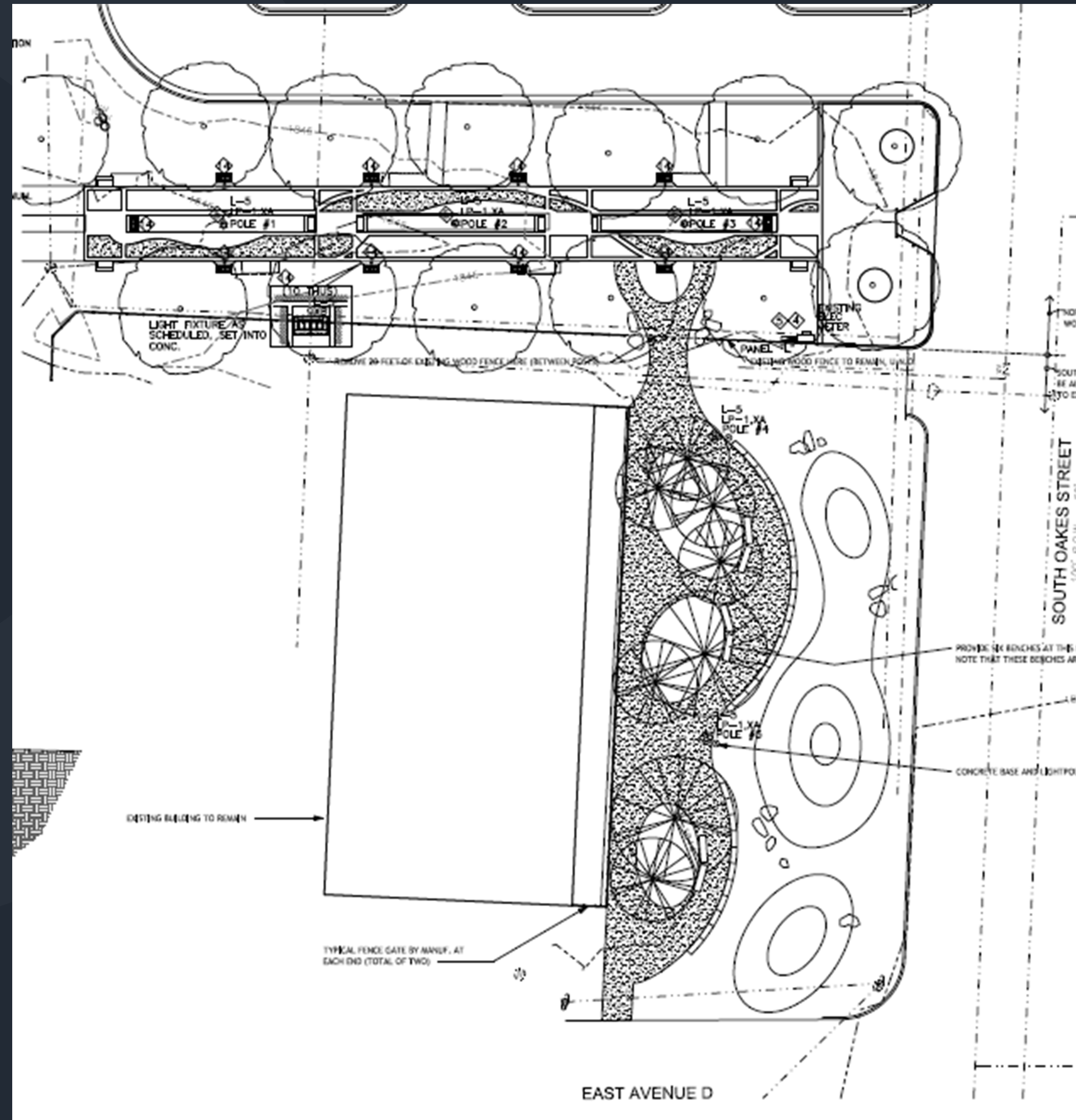
Buffalo Soldiers Memorial



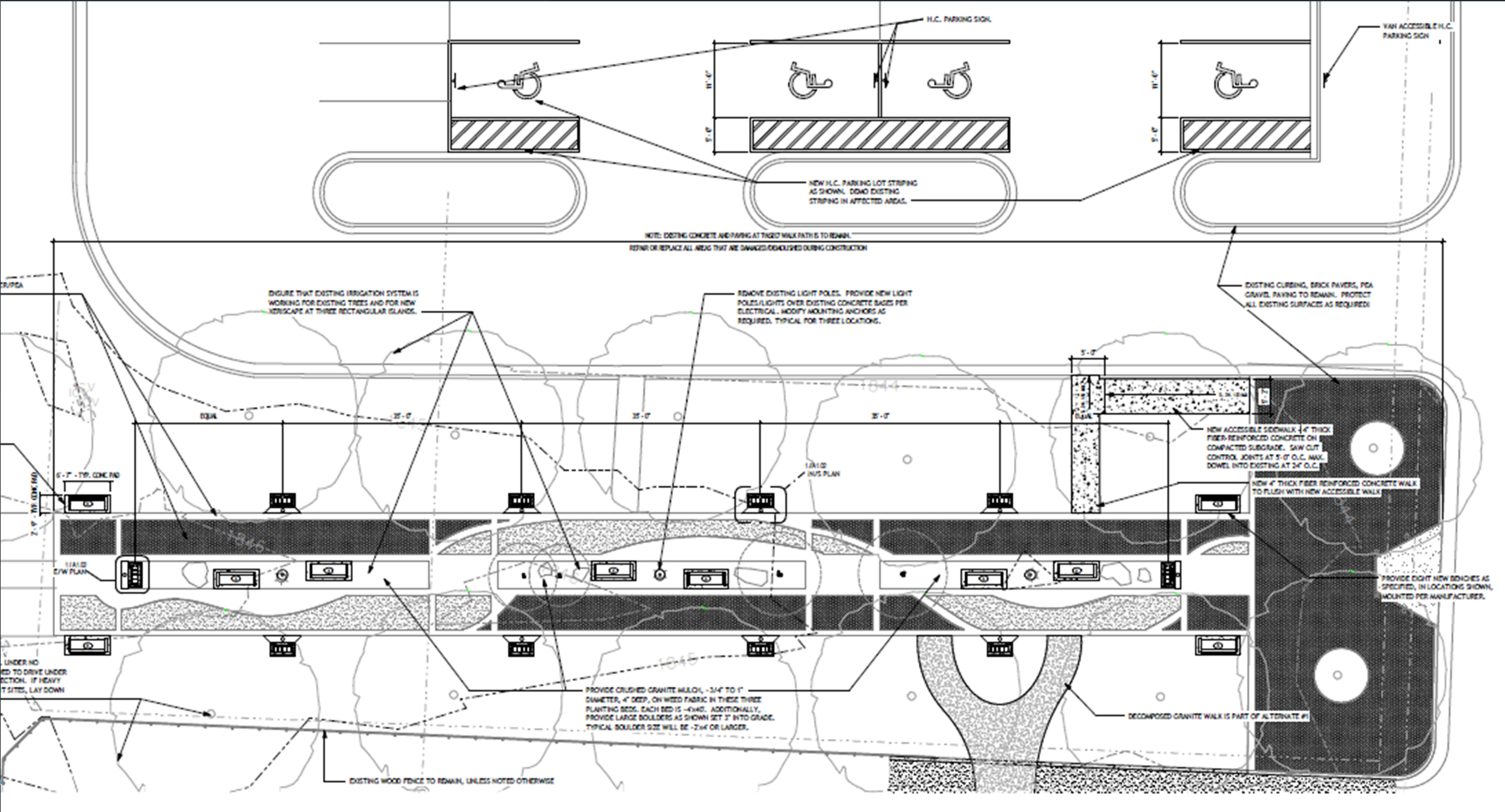
Buffalo Soldiers Memorial



Buffalo Soldiers Memorial



Buffalo Soldiers Memorial



1 ALTERNATE 1 PLAN - NORTH
1/8" = 1'-0"

NOTE: ALL WORK ON THIS SHEET IS PART OF ADD ALTERNATE #1 - UNLESS NOTED OTHERWISE

Furniture Schedule

Type Mark	Manufacturer	Model	Size / Alt
A	LANDSCAPE FORMS	LANDSIDE - BACKED BENCH - GRASS INSERT	BASE BID
B	LANDSCAPE FORMS	LANDSIDE - BACKED BENCH - GRASS INSERT	ALTERNATE 1

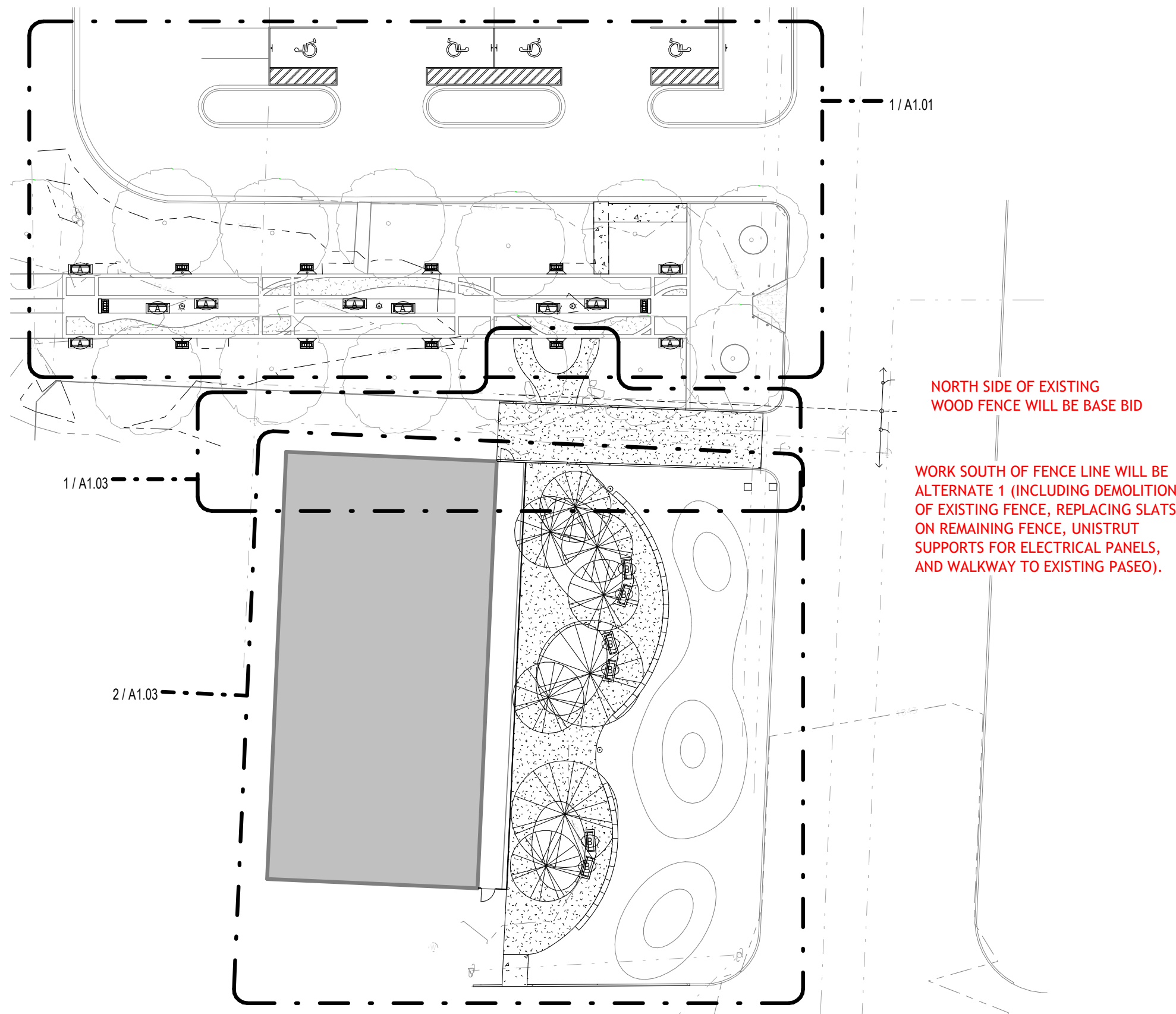
Key Annotations and Details:

- MONUMENT IS PART OF BASE BID.**
- BENCH AND CONCRETE PAD ARE PART OF BASE BID.**
- 4" TALL ALUMINUM LANDSCAPE EDGING AROUND D.G. PATH.**
- LANDSCAPE BOULDERS AS SHOWN.**
- WALK PATH CONNECTING PAVED TO NEW PARK AREA.**
- 4" DECOMPOSED GRANITE ON WEED BARRIER ON COMPACTED SUBGRADE. REMOVE EXISTING TOPSOIL AS REQUIRED TO HAVE D.G. FLUSH WITH EXISTING GRADE.**
- PROVIDE LOOKABLE OUTDOOR COMMERCIAL RATED IRRIGATION CONTROL PANEL NEXT TO ELECTRICAL BOXES AT UNISTRUT SUPPORTS. THIS CONTROLLER WILL BE FOR TURF IRRIGATION AND DRIP IRRIGATION AT ELLIPSE BEDS.**
- INSTALL NEW UNISTRUT SUPPORTS AT EXISTING PANEL AND METER. REFER TO SET.**
- 6" WIDE X 6" DEEP CONCRETE CURB TO BORDER ALLEY S.O.W. INSTALL CONT. #5 REINFORCING STEEL. (PART OF ALT #1)**
- INSTALL NEW 1" WATER METER AT EXISTING VALVE TO SERVE IRRIGATION.**
- INSTALL NEW DOUBLE CHECK BACK FLOW PREVENTER MIN 5' FT FROM NEW METER.**
- 4" HIGH ALUMINUM EDGING (WHERE ROCKS AND GRANITE MEET), SET FLUSH WITH TURF/GRAVITY.**
- NEW CONCRETE BASE AND LIGHT POLE PER ELECTRICAL.**
- WATCH LINE.**
- 6" TALL TYPICAL RED CEDAR FENCE WITH VERTICAL SLATS AND GALVANIZED METAL PIPE COLLARS SET IN CONCRETE PIERS. RUN FULL LENGTH OF EXISTING BUILDING.**
- CREATE ELLIPSE (3 TOTAL) AS SHOWN WITH 4" HIGH ALUM. EDGING (FLUSH WITH GRANITE). CREATE PLANTING BED WITH 4" TOPSOIL. THIS PLANTING BED WILL BE SLOPED UP 12" TO CREATE SLIGHT RISE AT CENTER. PROVIDE GROUND COVER PER ARCHITECT.**
- EXISTING PIPE BRACES (TO HOLD UP WALL) WILL REMAIN. DO NOT DISTURB.**
- AT ELLIPSE PLANTING BEDS INSTALL NETAFIM DRIP IRRIGATION TO EACH TREE AND TO ELLIPSE PLANTING BEDS. INSTALL ON SEPARATE ZONE FROM TURF IRRIGATION.**
- AT ELLIPSE PLANTING BEDS INSTALL TREES OF VARIOUS HEIGHT AND SPECIES. SPECIES SHOULD BE NATIVE OR HARDY TO THIS REGION. CONSULT WITH ARCHITECT AND OWNER FOR FINAL SELECTION.**
- EXISTING BRADING TO REMAIN. SEE CAUTION NOT TO DISTURB IN ANYWAY.**
- 4" WIDE CEDAR FENCE GATE.**
- 4" HIGH ALUMINUM EDGING (WHERE TURF AND GRANITE MEET), SET FLUSH WITH TURF/GRAVITY.**
- CONCRETE. SLOPE UP 1:20 MAX TO MEET GRADE.**
- NEW CONCRETE CURB PER COSA STANDARDS. CONTINUE FROM END OF EXISTING CURB TO PROPERTY LINE. SLOPE DOWN TO MEET CONCRETE WALK.**
- NEW CONCRETE BASE AND LIGHT POLE PER ELECTRICAL.**
- WATCH LINE.**
- 2" HIGH BERM.**
- HATCHED AREA DENOTES 4" THICK DECOMPOSED GRANITE ON WEED BARRIER ON COMPACTED SUBGRADE. REMOVE EXISTING TOP SOIL AS REQUIRED TO INSTALL D.G. FLUSH WITH EXISTING GRADE.**
- AT ENTIRE AREA EAST SIDE OF STONE BLOCKS: INSTALL BERTALDA SOD ON 4" NEW TOPSOIL. REMOVE EXISTING TOP SOIL AS REQUIRED TO INSTALL NEW SOD FLUSH WITH TOP OF CURB. IRRIGATE SODDED AREA PER COSA STANDARDS WITH RAINBOW HP ROTORS.**
- BENCHES ANCHORED TO 5" THICK FIBER REINFORCED CONCRETE PAD AS SCHEDULED. BACK EDGE OF CONC. PAD WILL ALIGN WITH ELLIPSE.**
- CREATE 7" HIGH BERM.**
- NEW CONCRETE BASE AND LIGHTPOLE PER ELECTRICAL.**
- 4" HIGH ALUMINUM EDGING (WHERE ROCKS AND GRANITE MEET), SET FLUSH WITH TURF/GRAVITY.**
- 18" X 18" Limestone BLOCKS SET END TO END AS SHOWN TO CREATE SEPARATION (TOTAL OF THIRTY). SET BLOCKS ON LEVEL GROUND SO THAT TOPS OF BLOCKS ARE LEVEL AND FLUSH WITH EACH OTHER.**
- 2" HIGH BERM.**
- SEED NOTES: TOP 4" OF ALL BERMS TO BE NEW TOP SOIL. CONSTRUCT ALL BERMS SUCH THAT A ZERO TURN MOWER CAN EFFECTIVE MOW THE TURF SITE WITHOUT SCALPING THE TOPS OF THE BERMS.**
- INSTALL NEW 1" WATER METER AT EXISTING VALVE TO SERVE IRRIGATION.**
- INSTALL NEW DOUBLE CHECK BACK FLOW PREVENTER MIN 5' FEET.**
- EXISTING CURB TO REMAIN.**
- S. OAKES ST.**
- E. AVE. D.**

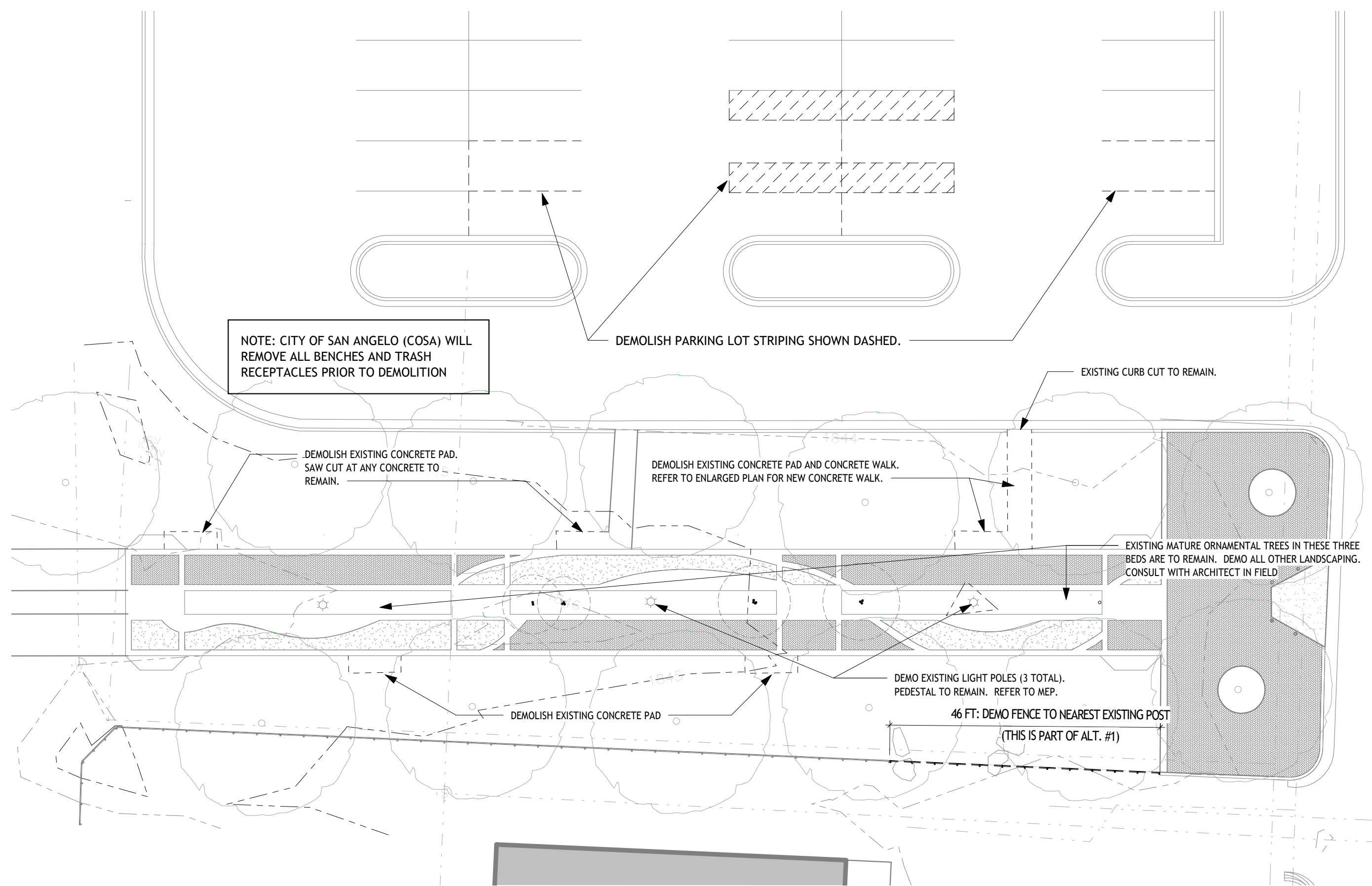
Location of Buffalo Soldiers Memorial







1 OVERALL SITE PLAN
1/32" = 1'-0"



2 DEMO PLAN
1/16" = 1'-0"

SHEET LIST	
Sheet Number	Sheet Name
ARCHITECTURAL	
A0.00	COVER SHEET
A1.01	BASE BID AT NORTH SIDE - PLAN
A1.02	PLANS, ELEVATIONS, SECTION
A1.03	ALTERNATE #1
STRUCTURAL	
S1.01	MONUMENT PLANS AND SECTIONS
MPE	
MPE-1	SITE LIGHTING PLAN
ELECTRICAL	
E-1	ELECTRICAL COVER SHEET
E-2.0	ELECTRICAL SPECIFICATIONS
E-2.1	ELECTRICAL SPECIFICATIONS

ALTERNATE SCHEDULE

ADD ALTERNATE #1:
DEVELOPMENT OF VACANT LOT AT NORTHWEST CORNER OF S. OAKES STREET AND EAST AVENUE D. THIS INCLUDES ALL LANDSCAPING, LIGHTING, SITE CONCRETE, IRRIGATION, DEMOLITION AND ELECTRICAL AS SHOWN ON SHEET A1.03.

BUFFALO SOLDIER'S MEMORIAL SPACE

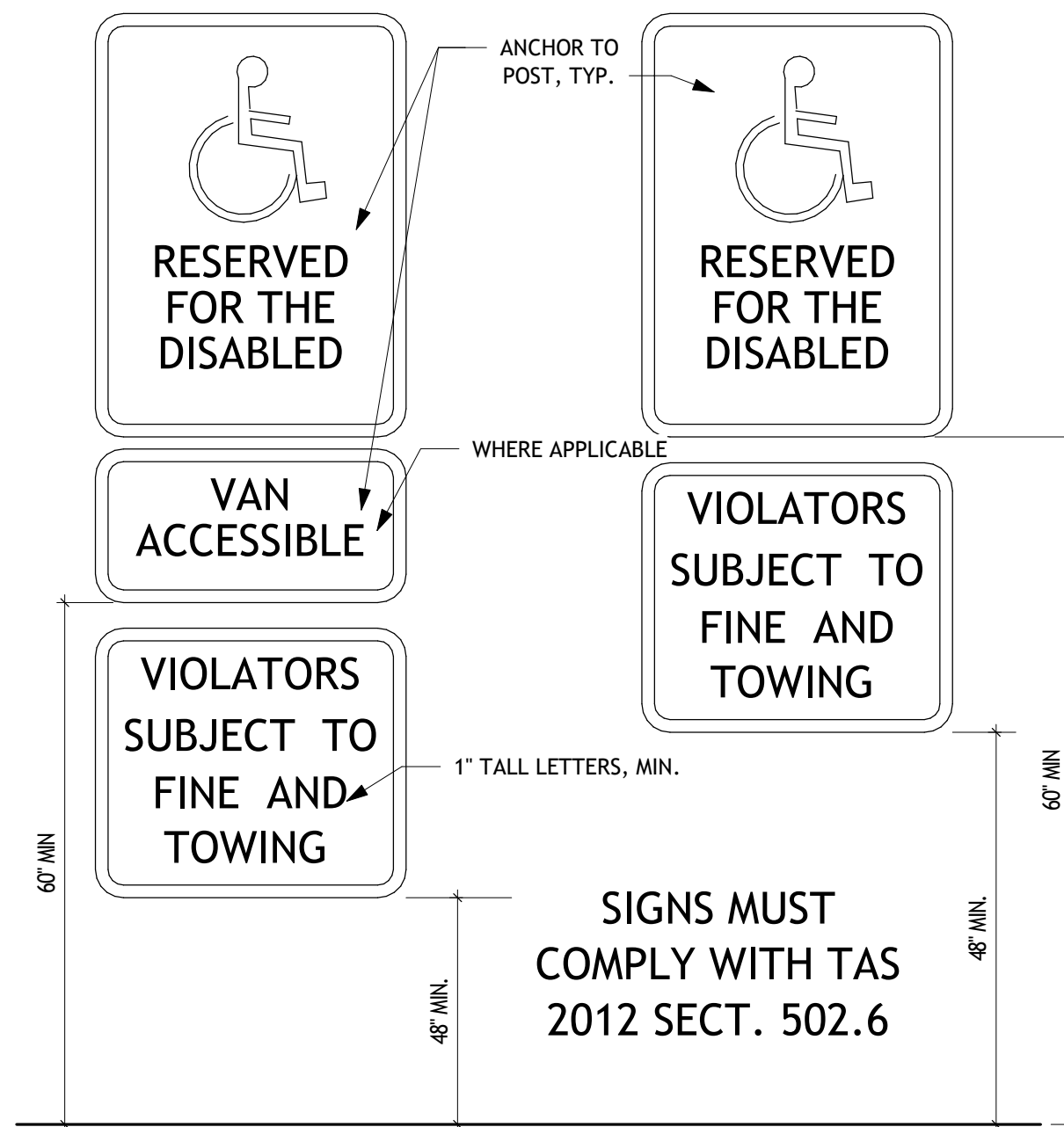
711 SOUTH OAKES STREET; SAN ANGELO, TEXAS 76903

LOCATION MAP



SITE GENERAL NOTES:

- COORDINATE ANY SECURITY MEASURES WITH OWNER.
- COORDINATE STAGING AREAS WITH OWNER.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PROTECT THE EXISTING PASEO WALKWAY THAT IS TO REMAIN DURING CONSTRUCTION. THE UTILITY LINES SHOWN ON THESE PLANS ARE LOCATED AS PER ORIGINAL PLOT PLAN DRAWINGS OR SURVEY, THEREFORE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF UTILITY LINES AND SERVICES ON THE JOB SITE. IF CONTRACTOR HAS A NEED TO REVIEW, ARCHITECT HAS A SURVEY OF THE SITE AND ORIGINAL CONSTRUCTION DOCUMENTS IN THEIR OFFICE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND JOB CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BID.
- THE CONTRACTOR IS TO FOLLOW ALL TESTING REQUIREMENTS FOR ALL SITE COMPONENTS IN REGARDS TO BACKFILLING, COMPACTED SUBGRADE, COMPACTED SELECT FILL, ETC. AS NOTED IN THE STRUCTURAL DOCUMENTS OF THIS CONTRACT DOCUMENT SET.
- CONTRACTOR WILL USE EXTREME CAUTION TO PROTECT TREES ON SITE AND ADJACENT PROPERTY. UNDER NO CIRCUMSTANCES WILL ANY VEHICLES BE DRIVEN BELOW TREE CANOPY UNLESS THERE IS PRIOR PERMISSION GRANTED. WHEN EQUIPMENT MUST BE USED UNDER TREES, CONTRACTOR WILL PROVIDE PLYWOOD AS A DRIVING SURFACE (TO HELP ELIMINATE SOIL COMPACTION).
- THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE TO REMAIN, PARTICULARLY IN THOSE AREAS NOT IN DIRECT PROXIMITY TO THE CONSTRUCTION PROCESS AND PROVIDE T-POSTS AND WIRE FENCING @ DRIP LINES OF TREES, WHERE SHOWN.
- THE CONTRACTOR SHALL PLACE EROSION CONTROL COIR LOGS OR SILT FENCING AS REQUIRED.
- CONTRACTOR WILL HAVE USE OF ENTIRE BUILDING SITE DURING CONSTRUCTION.
- USE CAUTION WHILE EXCAVATING FOR THE FOUNDATION/PIERS OF PEDESTAL MONUMENTS AS THERE MAY BE IRRIGATION OR ELECTRICAL LINES SUBSURFACE. COORDINATE WITH ARCHITECT TO REVIEW POSSIBLE LOCATIONS BEFORE EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING SYSTEMS.
- IRRIGATION SYSTEMS FOR AREA ARE CURRENTLY OPERATIONAL. TAKE CARE NOT TO DISRUPT THE SYSTEM. CONTRACTOR IS LIABLE TO REPAIR ALL SYSTEMS SO THAT THEY ARE FULLY FUNCTIONAL UPON COMPLETION OF WORK.



3 TYP. H.C. PARKING SIGNS
1 1/2" = 1'-0"

PROJECT TEAM

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SAN ANGELO NAACP UNIT 6219

CITY OF SAN ANGELO

SAN ANGELO AREA FOUNDATION

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KFW
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NAACP
Buffalo Soldier's
Memorial Space

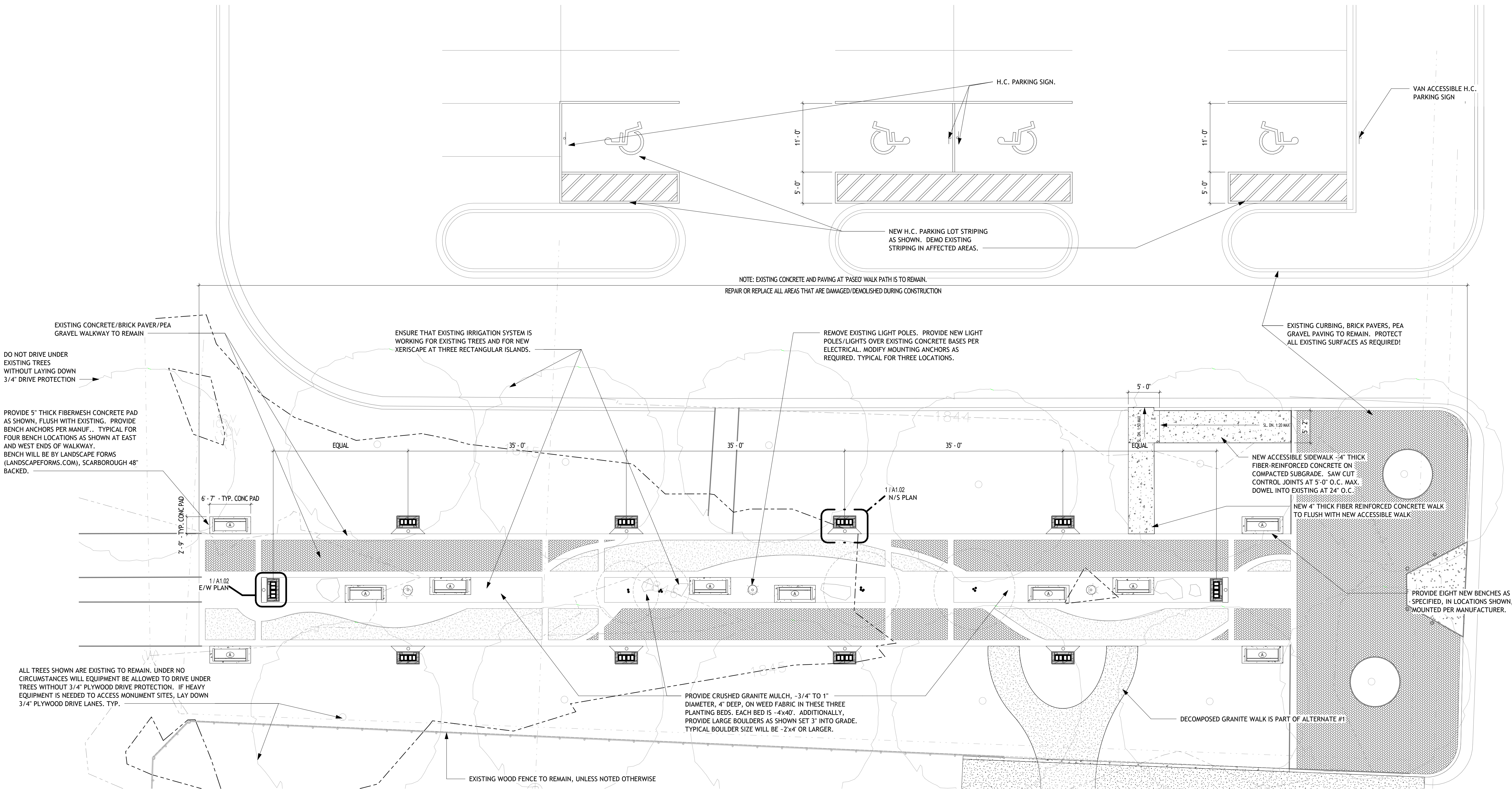
Project No. 318-08-0322

Date 10-31-2022

Sheet Number

A0.00

Furniture Schedule			
Type Mark	Manufacturer	Model	BASE/ALT
A	LANDSCAPE FORMS	LAKESIDE - BACKED BENCH - GRASS INSERT	BASE BID
B	LANDSCAPE FORMS	LAKESIDE - BACKED BENCH - GRASS INSERT	ALTERNATE 1



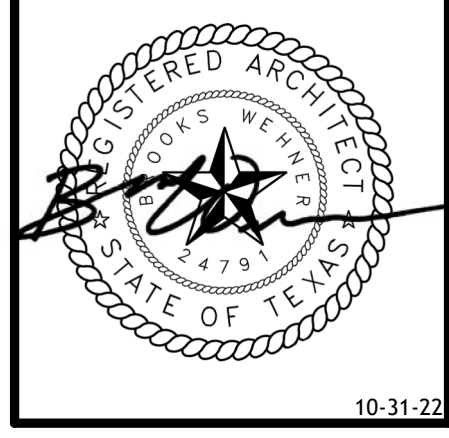
1 SITE PLAN - BASE BID

1/8" = 1'-0"

SKG ENGINEERING
STRUCTURAL ENGINEER
POWER SYSTEMS
MECHANICAL ENGINEER

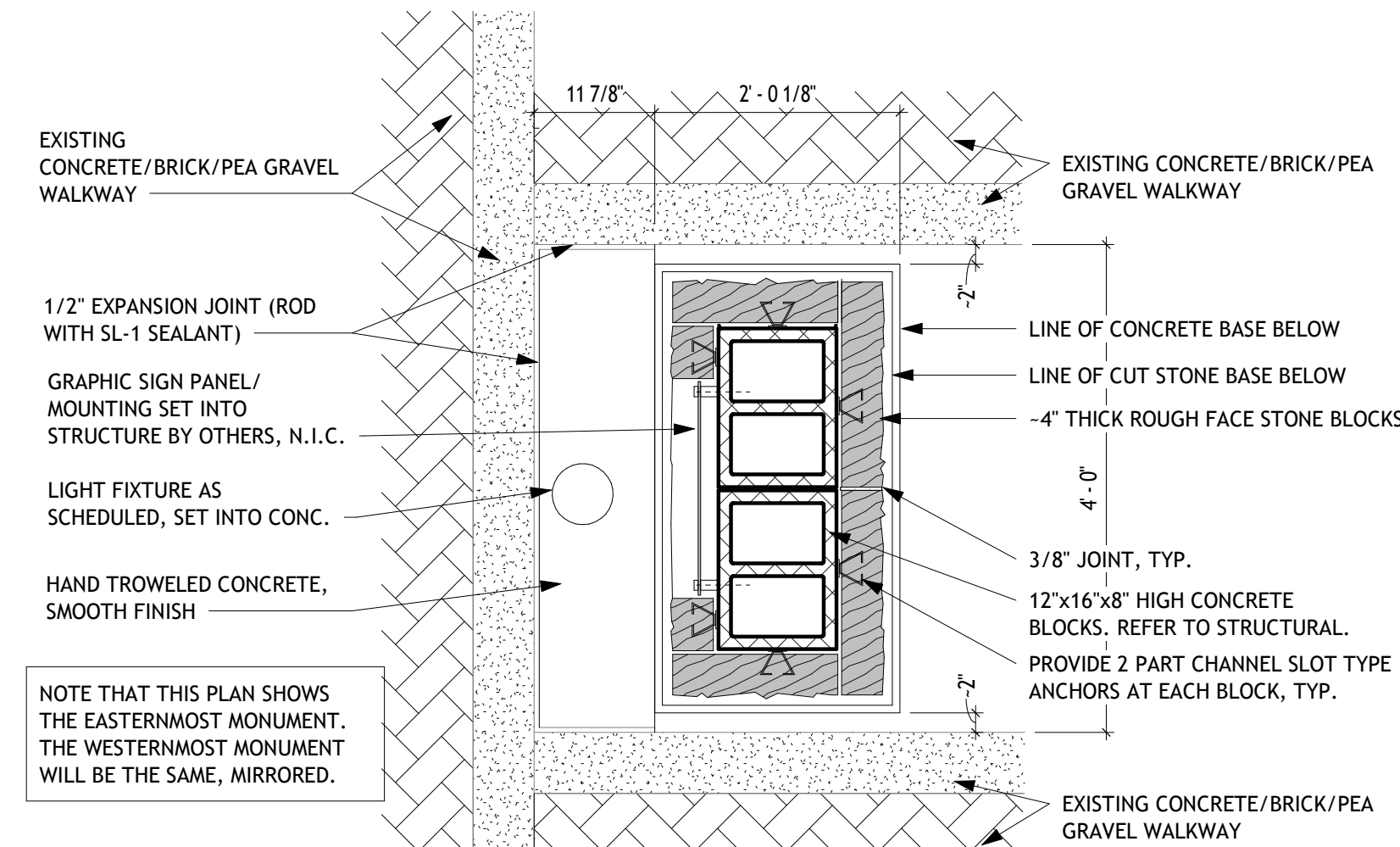
378 W. CONCHO AVE
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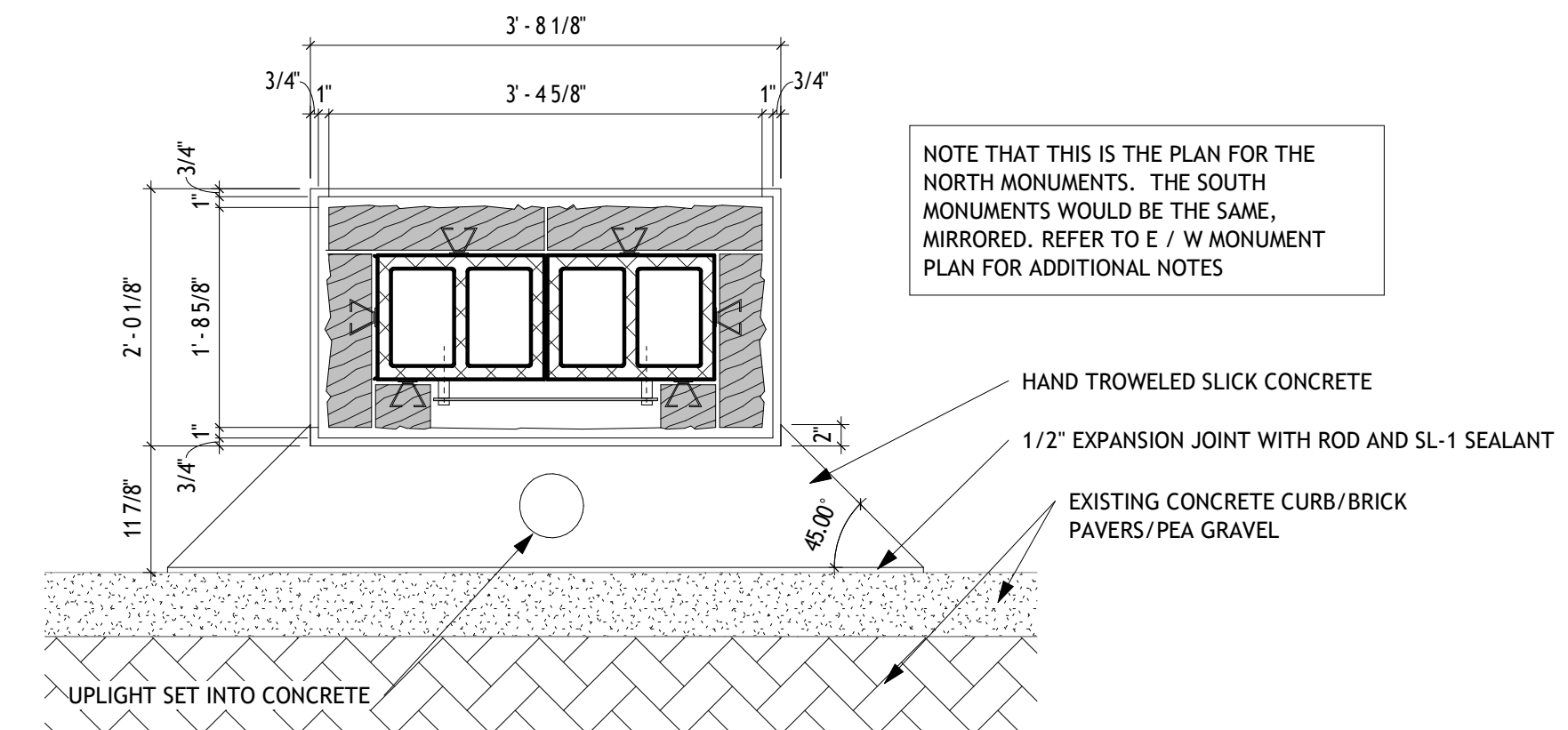


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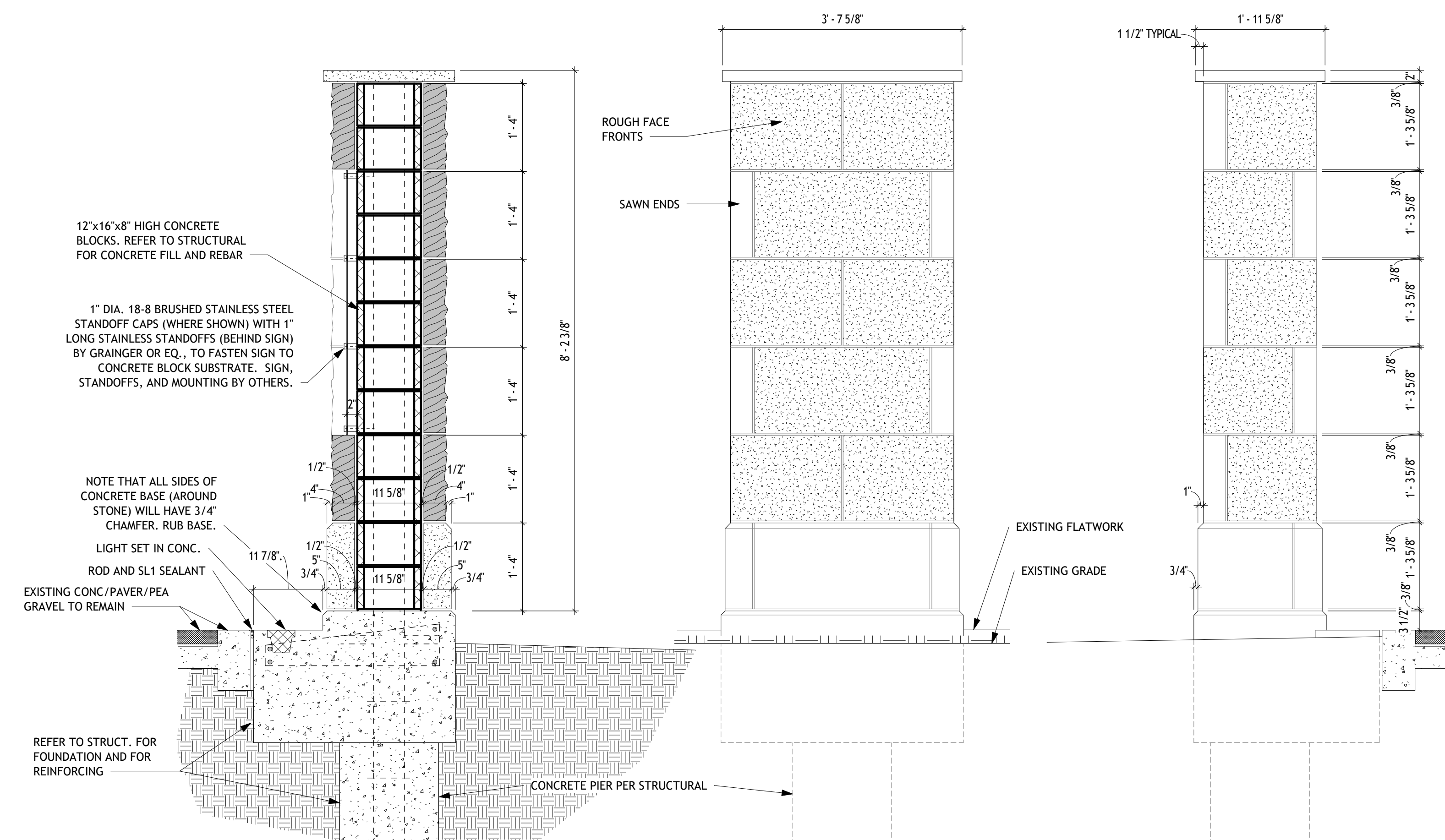
Project No. 318-08-0322
Date 10-31-2022
Sheet Number A1.01



PLAN AT E / W END MONUMENTS



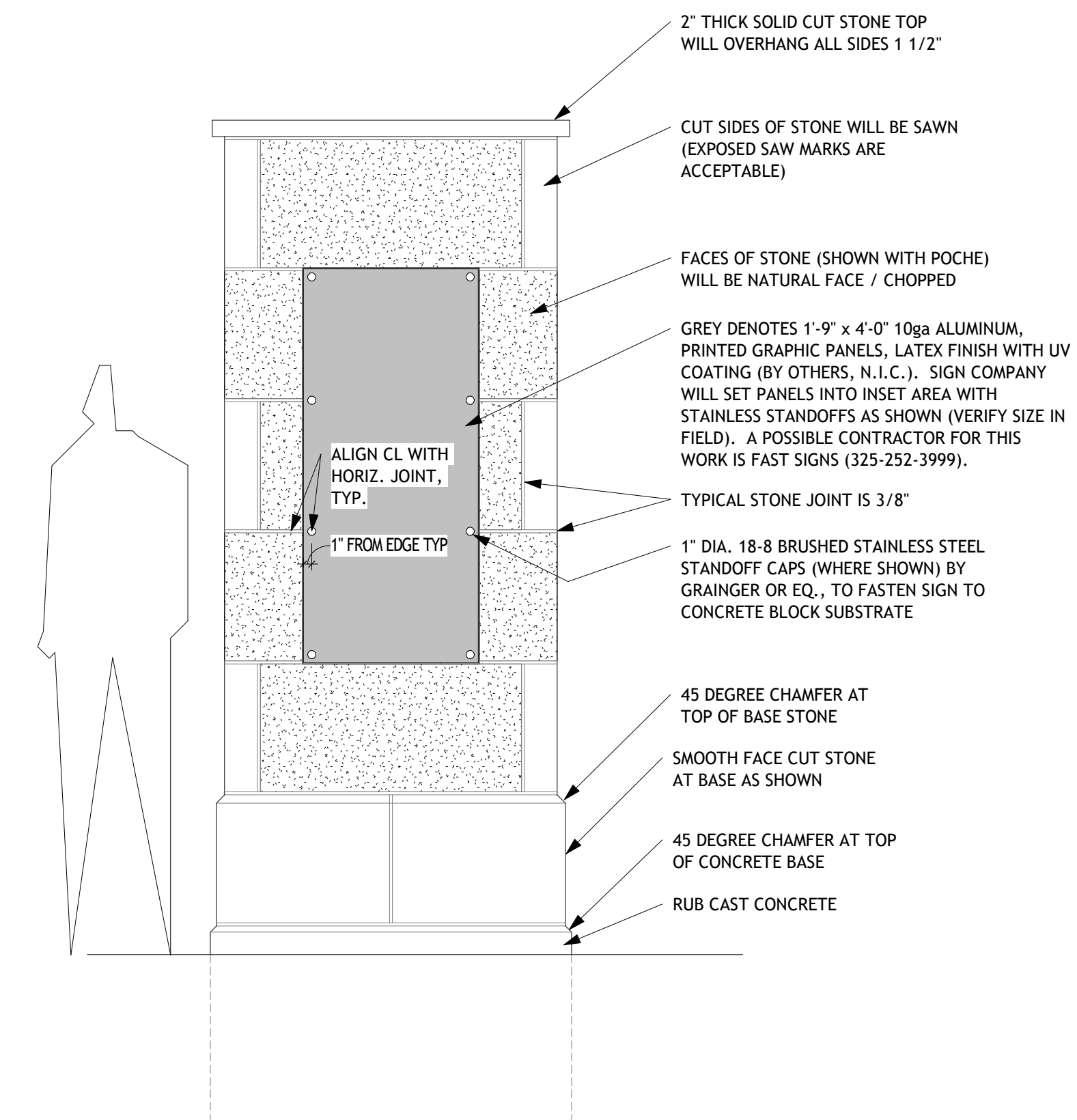
PLAN AT N / S MONUMENTS



SECTION AT MONUMENT

REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION

1 Plans, Elevations, and Section

3/4" = 1'-0"

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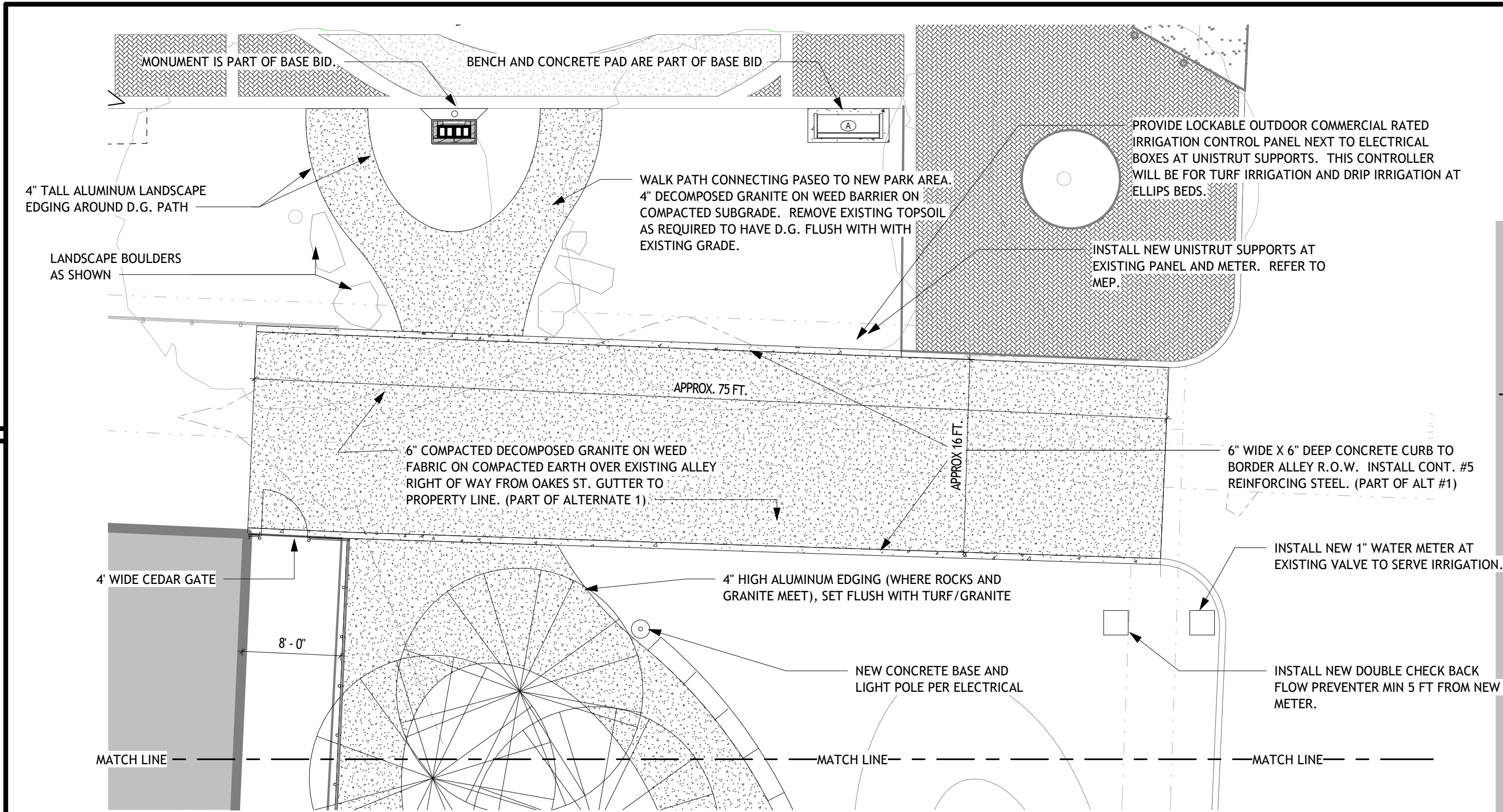
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Memorial Space

Project No. 318-08-0322

Date 10-31-2022

Sheet Number

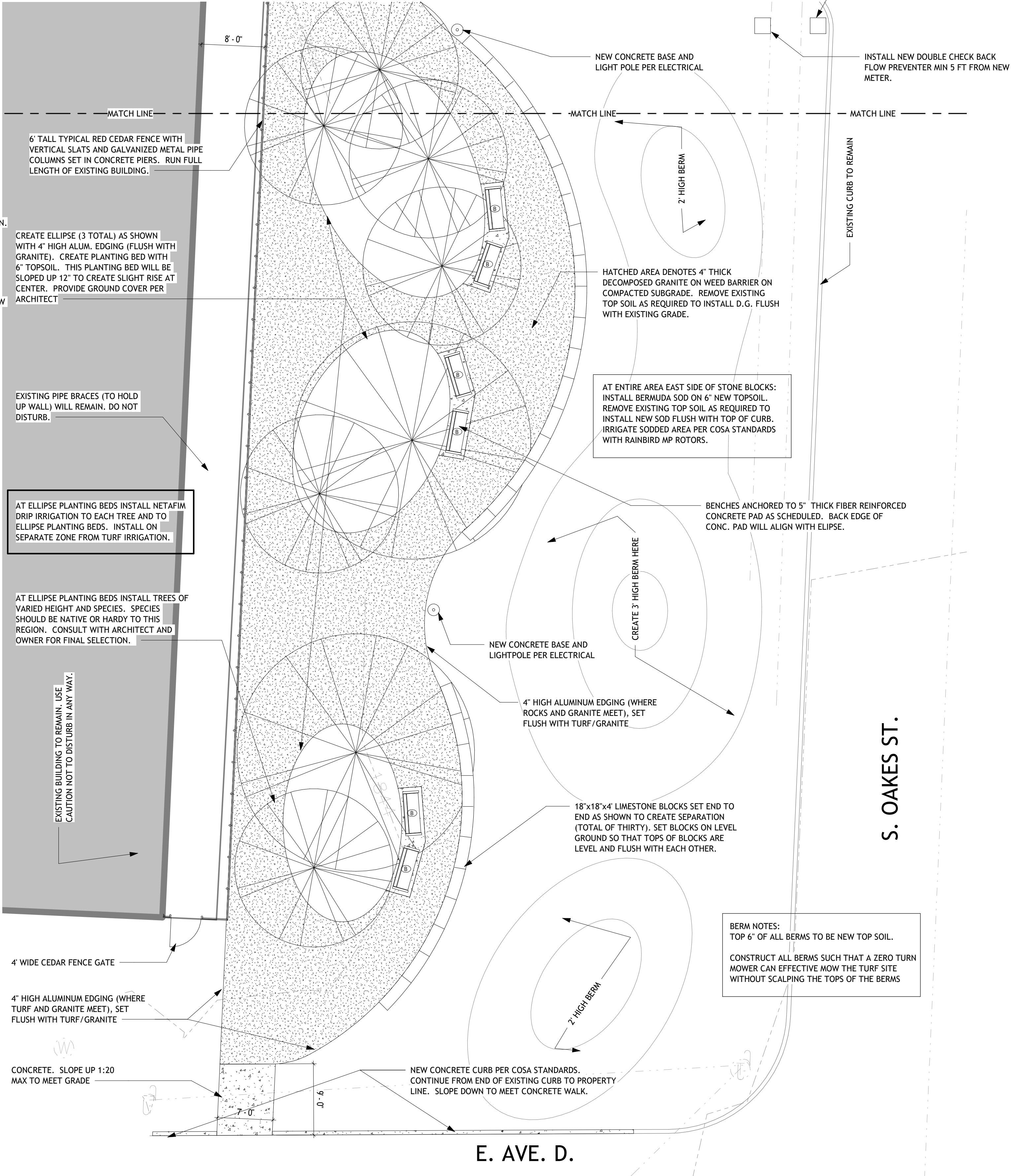
A1.02



1 ALTERNATE 1 PLAN - NORTH
1/8" = 1'-0"

NOTE: ALL WORK ON THIS SHEET IS
PART OF ADD ALTERNATE #1 -
UNLESS NOTED OTHERWISE

Furniture Schedule			
Type Mark	Manufacturer	Model	BASE/ALT
A	LANDSCAPE FORMS	LAKESIDE - BACKED BENCH - GRASS INSERT	BASE BID
B	LANDSCAPE FORMS	LAKESIDE - BACKED BENCH - GRASS INSERT	ALTERNATE 1



2 ALTERNATE 1 PLAN - SOUTH
1/8" = 1'-0"

SKG ENGINEERING
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KFW ARCHITECTS AIA

REGISTERED ARCHITECT
BOB'S WEIR
STATE OF TEXAS
4479
10-31-22

NAACP
Buffalo Soldier's
Memorial Space

Project No. 318-08-0322
Date 10-31-2022
Sheet Number
A1.03

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GENERAL NOTES:

- A. GENERAL
- DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
 - VERIFY EXISTING CONDITIONS AND DIMENSIONS WITH OWNER PRIOR TO BEGINNING WORK.
 - REFERENCE ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING, ANCHORS, ETC., AND THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
 - COORDINATE WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND VERIFY THE LOCATION OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, WALL OPENINGS, AND OTHER PROJECT REQUIREMENTS.
 - CONCRETE TRUCKS, CRANES, FORKLIFTS OR ANY VEHICLE WITH A WHEEL LOAD GREATER THAN 2,000 POUNDS SHALL NOT BE PERMITTED ON THE STRUCTURAL SLAB OR SLAB-ON-GRADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
 - CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGNED LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT OBTAINED DESIGN STRENGTH.
 - IF A CONFLICT ARISES, THE MORE PROHIBITIVE CONDITION SHALL TAKE PRECEDENCE AND BE CONSIDERED THE INTENT OF THE PROJECT DOCUMENTS. SKG ENGINEERING SHALL BE NOTIFIED IMMEDIATELY IF CONFLICTS ARE NOTED.
 - COORDINATE WITH THE SITE PLAN, GRADING PLAN, SITE CONDITIONS, OWNERS, ENGINEERS, AND ARCHITECTS' REQUIREMENTS TO ENSURE THAT THE EXPOSED PORTIONS OF THE FOUNDATION AND ALL ASSOCIATED ELEMENTS ARE PROPERLY FORMED AND FINISHED IN A MANNER THAT ACCOUNTS FOR THE FINISHED GRADES ADJACENT THERETO. SUCH THAT NO EARTH FORMED PORTION OF THE FOUNDATION IS REVEALED (OR WITHIN 4" OF BEING REVEALED).

- B. DESIGN CRITERIA AND BUILDING CODE
- INTERNATIONAL BUILDING CODE, 2015, INCLUDING AMENDMENTS AND ADDITIONS.

- C. FOUNDATION AND SUB-GRADE PREPARATION
- THE SUBGRADE INFORMATION AND FOUNDATION DESIGN ARE BASED UPON A GEOTECHNICAL INVESTIGATION CONDUCTED BY SKG ENGINEERING.
 - MAINTAIN THE SUBGRADE AND FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED TO THE GREATEST EXTENT POSSIBLE.
 - USE TEMPORARY CASING IF REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE HOLE, OR PREVENT INFILX OF GROUND WATER.
 - DO NOT PLACE FOOTINGS OR SLABS AGAINST A SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
 - WHERE EXISTING SLOPES EXCEED TEN HORIZONTAL TO ONE VERTICAL, THE CROSS SLOPE SHOULD BE BENCHMARKED TO PROVIDE A MINIMUM OF 8'-0" BENCH WIDTH.
 - BUILDING PADS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

- D. CAST - IN - PLACE CONCRETE
- WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318, CURRENT VERSION, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
 - UNLESS OTHERWISE NOTED, ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, UNIT WEIGHT APPROXIMATELY 145 PCF.
 - SLABS ON GRADE SHALL HAVE CONSTRUCTION JOINTS AND CONTROL JOINTS AS SHOWN ON THE DRAWINGS. OBTAIN WRITTEN APPROVAL FROM ENGINEER IF REQUESTING ADDITIONAL CONSTRUCTION JOINTS.
 - CLEAN ALL CONSTRUCTION JOINTS THOROUGHLY AND PURPOSELY ROUGHEN THE SURFACE TO 1/4" AMPLITUDE PRIOR TO PLACING ADJACENT CONCRETE.
 - APPLY A GRAY COLOR, HORIZONTAL JOINT SEALANT IN ALL CONSTRUCTION AND SAWN JOINTS IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
 - PLACEMENT OF SLEEVES AND OPENINGS THROUGH BEAMS, COLUMNS, OR JOISTS IS NOT PERMITTED UNLESS INDICATED ON STRUCTURAL DRAWINGS OR APPROVED, IN WRITING, BY ENGINEER. OPENINGS 12" SQUARE OR SMALLER MAY BE PLACED WITHOUT WRITTEN APPROVAL.
 - CAREFULLY COORDINATE THE PLACEMENT OF ALL CAST-IN-PLACE EMBEDS AND ANCHOR BOLTS. ANCHOR BOLTS SHALL BE SET WITH A TEMPLATE. ALL EMBED ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR REINFORCING.
 - CONCRETE MIX DESIGNS SHALL CONFORM TO THE FOLLOWING:

A. SLAB ON GRADE, GRADE BEAMS, PIERS AND PILASTERS.

 - 1-1/2 INCH MAXIMUM COARSE AGGREGATE;
 - MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI;
 - MAXIMUM WATER-TO-CEMENTITIOUS MATERIAL RATIO OF 0.53;
 - SUMP BETWEEN 4 AND 6 INCHES;
 - AIR CONTENT SHALL BE 2% TO 4% FOR EXTERIOR CONCRETE;
 - NO AIR SHALL BE USED FOR INTERIOR CONCRETE;
 - USE OF FLY-ASH AND/OR GROUND-GRANULATED-BLAST-FURNACE-SLAG IS LIMITED TO 20% SUBSTITUTION BE WEIGHT OF CEMENT.
 - ALL EXPOSED CONCRETE SURFACES SHALL HAVE A TOOLED FINISH UNLESS NOTED ELSEWHERE IN THE PLANS OR CONSTRUCTION DOCUMENTS.
 - ADDITION OF WATER TO BATCHED CONCRETE AT THE JOB SITE IS LIMITED TO THE CASE WHEN THE WORKABILITY OF DELIVERED CONCRETE IS INSUFFICIENT FOR PRACTICAL PLACEMENT AND ALL OF THE WATER ALLOWED BY THE MIX DESIGN HAS NOT BEEN ADDED AT THE START OF MIXING. IN NO CASE SHALL THE SPECIFIED WATER-TO-CEMENTITIOUS MATERIAL RATIO OR SLUMP BE EXCEEDED. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO THE CONCRETE MIXTURE AFTER PART OF THE BATCH HAS BEEN DISCHARGED.
 - PIPES AND CONDUITS EMBEDDED IN CONCRETE SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAT 1/3 OF THE OVERALL THICKNESS OF THE SLAB. PIPING WITHIN THE SLAB SHALL NOT BE PLACED CLOSER THAN 3 DIAMETERS ON CENTER.
 - FOR BARE CONCRETE FLOORS THAT DO NOT RECEIVE PAINT, STAIN, OR ANY OTHER COATING, A SPRAY-ON CONCRETE CURING COMPOUND SHALL BE APPLIED TO HELP REDUCE THE RATE OF MIX-WATER EVAPORATION NEAR THE SURFACE. APPLICATION SHALL TAKE PLACE AS SOON AS THE FREE WATER ON THE SURFACE HAS EVAPORATED AND ACCORDING TO MANUFACTURER SPECIFICATIONS.

- E. CONCRETE CONTROL TESTS
- MAKE TEST CYLINDERS FROM CONCRETE MIXED AND AT THE DIRECTION OF ARCHITECT/ENGINEER. A MINIMUM OF THREE (3) TEST CYLINDERS SHALL BE MADE FOR EACH POUR.
 - TEST SPECIMEN SHALL BE TAKEN AND TESTED BY AN APPROVED TESTING LABORATORY, IN ACCORDANCE WITH ASTM SPECIFICATIONS FOR COMPRESSION TEST OF CONCRETE. CRUSH ONE (1) TEST CYLINDER AT SEVEN DAYS AND (2) AT TWENTY EIGHT DAYS. CONCRETE TESTED WHICH FALLS BELOW THE STRENGTH SPECIFIED SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 - MAKE SLUMP TEST FOR EACH OF THE CYLINDERS SLUMP, DETERMINED WITH A STANDARD SLUMP CONE IN ACCORDANCE WITH ASTM RECOMMENDATIONS BY AN APPROVED TESTING COMPANY.
 - LABORATORY REPORTS SHALL INCLUDE:

A. DATE OF POUR;

B. LOCATION OF POUR, SO THAT IDENTIFIED ON PLANS;

C. BY WHOM CYLINDERS TAKEN, INCLUDING NAME OF INDIVIDUAL;

D. SLUMP;

E. TEMPERATURE;

F. RESULTS OF COMPRESSION TEST;
 - DISTRIBUTION OF TEST RESULTS: ONE COPY TO STRUCTURAL ENGINEER AND ONE COPY TO BUILDER. TEST RESULTS WHICH DO NOT INCLUDE THE ABOVE INFORMATION ARE NOT ACCEPTABLE, UNLESS ACCOMPANIED BY LETTER EXPLAINING REASONS FOR NON-COMPLIANCE.

- F. REINFORCING STEEL
- PROVIDE NEW BILLET STEEL REINFORCING CONFORMING TO ASTM A615, GRADE 60.
 - PROVIDE WELDED WIRE FABRIC CONFORMING TO ASTM A195. LAP LENGTH FOR WELDED WIDE IS 12" MINIMUM
 - CONCRETE CLEAR COVER OVER REINFORCING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318-99 AS FOLLOWS:

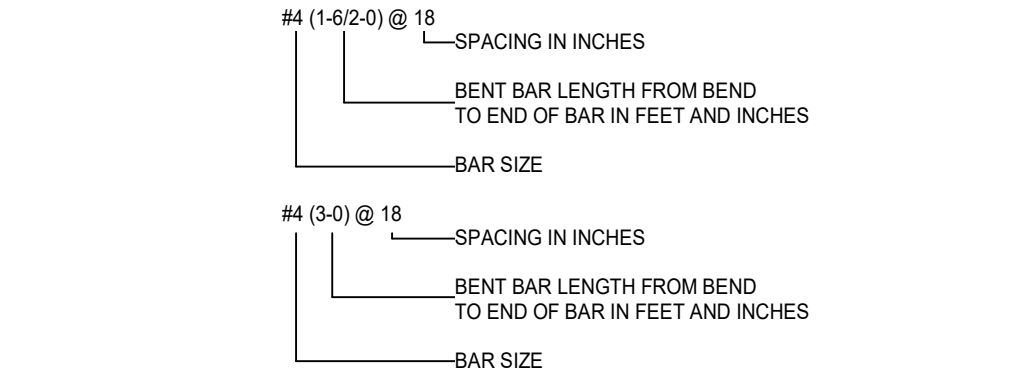
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 in.

B. EXPOSED TO EARTH OR WEATHER, # 8 BAR AND LARGER: 2 in.

C. EXPOSED TO EARTH OR WEATHER, #5 BAR AND SMALLER: 1 1/2 in.

D. SLABS, WALLS, JOISTS NOT EXPOSED TO EARTH OR WEATHER: 3/4 in.

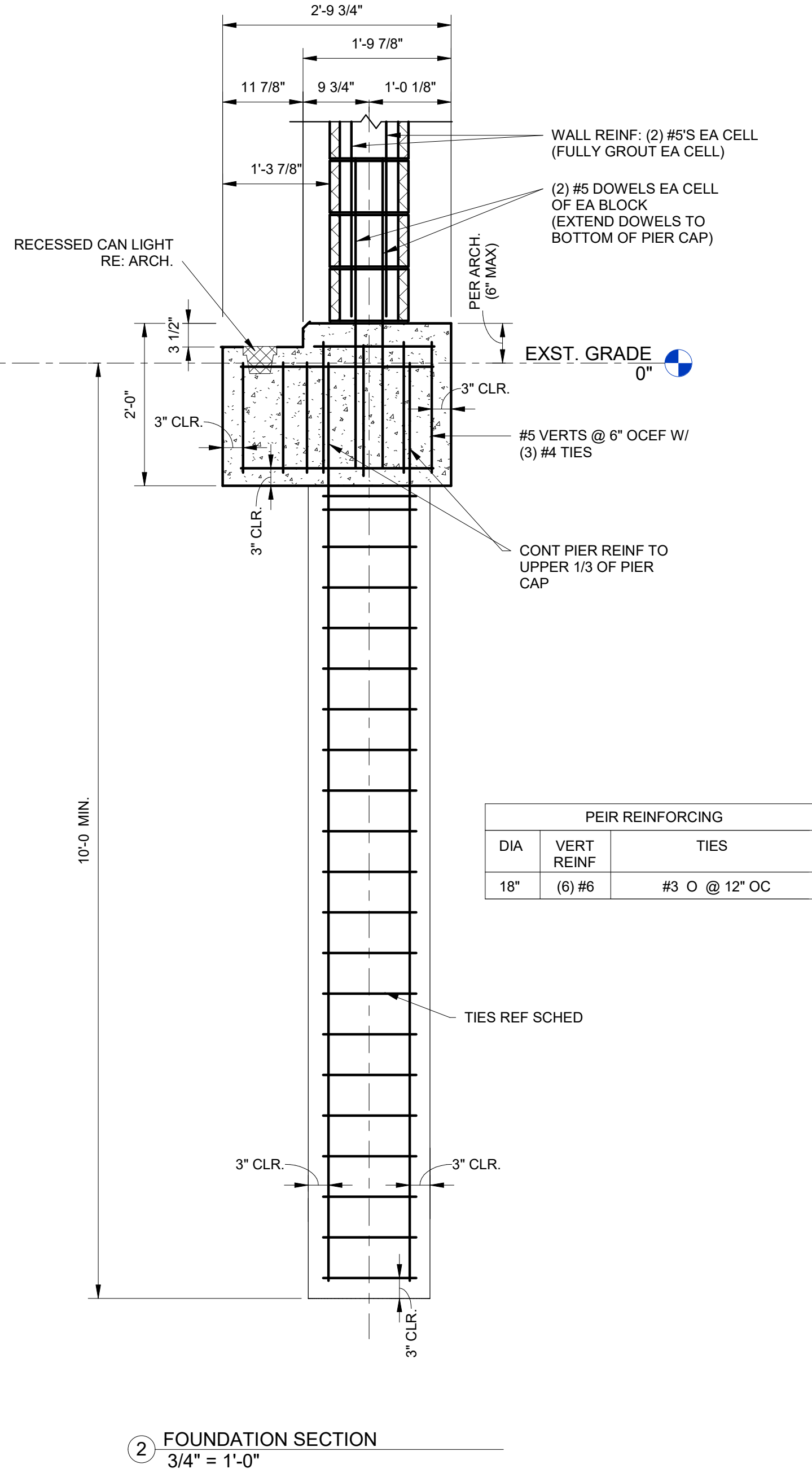
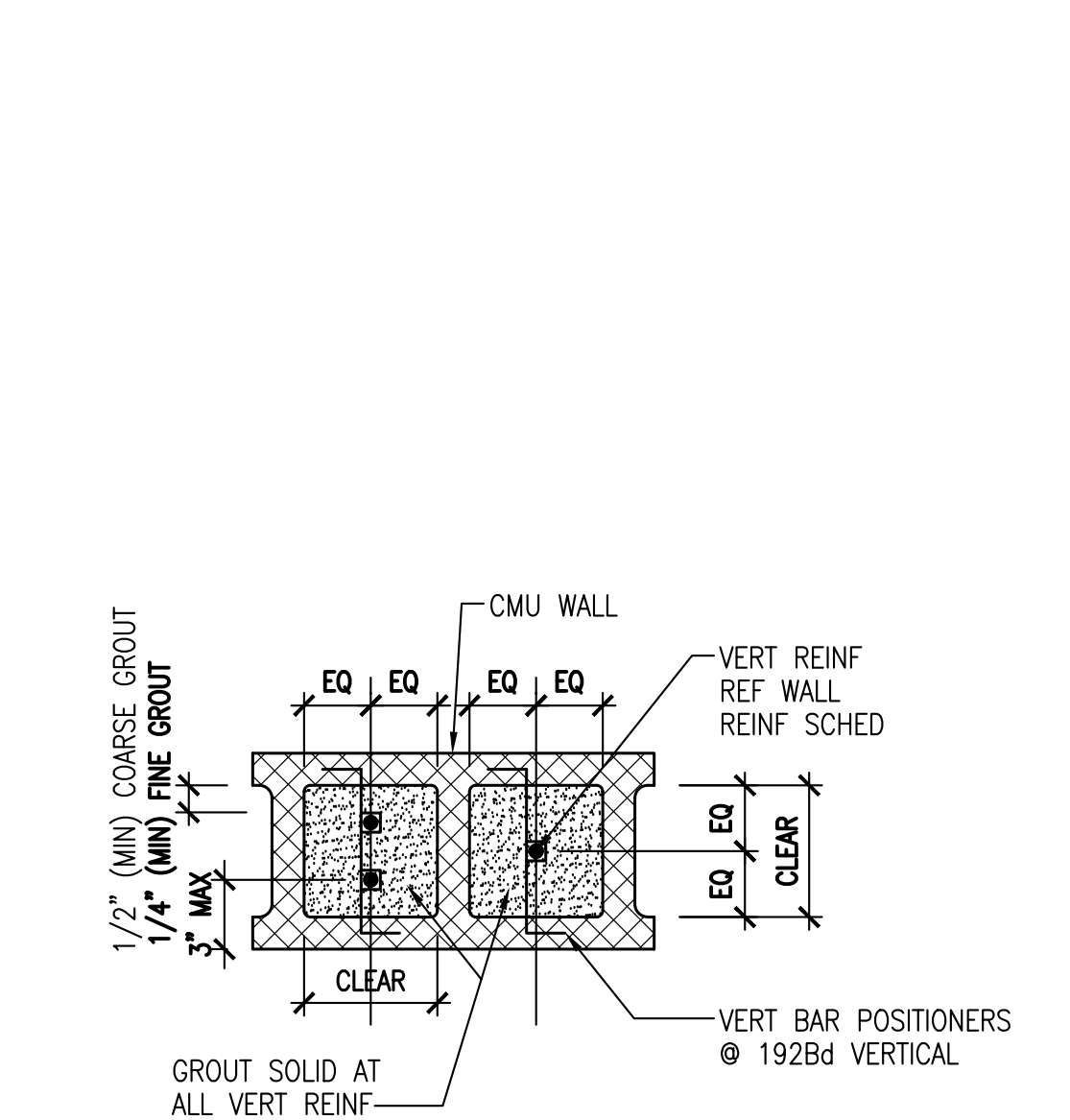
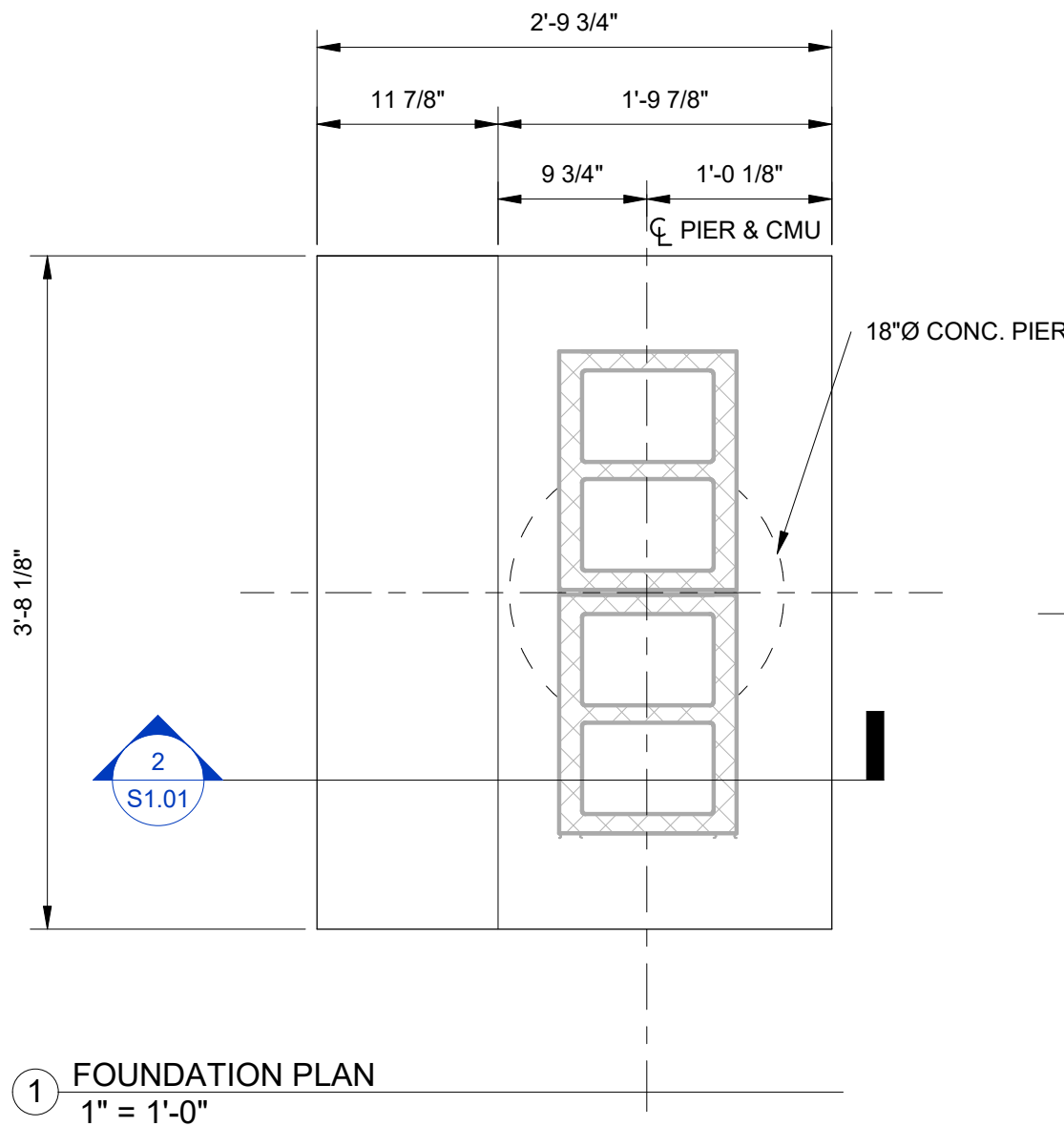
E. BEAMS, COLUMNS NOT EXPOSED TO EARTH OR WEATHER: 1 1/2 in.
 - ALL REINFORCING SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. PROVIDE CLASS "B" REINFORCING SPLICES. PROVIDE STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318-99, UNLESS NOTED OTHERWISE. STAGGER SPLICES UNLESS SPECIFICALLY NOTED.
 - WHERE REQUIRED, PROVIDE DOWELS MATCHING SIZE AND SPACING OF MAIN REINFORCEMENT.
 - ALL REINFORCING SHALL BE PLACED USING APPROPRIATE CHAIRS. PROVIDING THE MINIMUM REQUIRED CLEARANCE FROM THE GROUND. NO REINFORCING SHALL BE DRIVEN INTO THE EARTH THAT WILL RESULT IN MOISTURE FROM THE SOIL COMING IN CONTACT WITH THE REINFORCING.
 - REINFORCING LEGEND:



- G. MISCELLANEOUS
- IT IS THE INTENT OF THESE PLANS TO PROVIDE GRADE BEAMS UNDER ALL LOAD BEARING WALLS.
 - WE RECOMMEND EXPANSION JOINTS IN THE EXTERIOR VENEER AT A MAXIMUM SPACING OF 20' ON CENTER TO ACCOMMODATE FOUNDATION MOVEMENT.
- H. INSPECTIONS
- PLEASE CONTACT SKG ENGINEERING TO PERFORM A STEEL REINFORCING INSPECTION A MINIMUM OF 48 HOURS PRIOR TO PLACING CONCRETE.
 - THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE CITY OF SAN ANGELO PERMITTING AND INSPECTIONS DEPARTMENT FOR ALL INSPECTIONS REQUIRED BY THAT ENTITY.

CMU NOTES:

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 - CONCRETE TRUCKS, CRANES, FORKLIFTS OR ANY VEHICLE WITH A WHEEL LOAD GREATER THAN 2,000 POUNDS SHALL NOT BE PERMITTED ON THE STRUCTURAL SLAB OR SLAB-ON-GRADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
 - CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGNED LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT OBTAINED DESIGN STRENGTH.
- B. CONCRETE MASONRY UNITS
- STRUCTURAL CONCRETE MASONRY TO BE IN ACCORDANCE TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI530-99/ASCE 5-99/TMS 402-99, SPECIFICATION FOR MASONRY STRUCTURES ACI530.1-99/ASCE 5-99/TMS 602-99, AND ACI531.1-76, 1983 SPECIFICATIONS FOR CONCRETE MASONRY CONSTRUCTION.
 - HOLLOW CONCRETE MASONRY UNITS TO BE LIGHT OR NORMAL WEIGHT, GRADE N, TYPE 1 MEETING THE REQUIREMENTS OF ASTM C90. CONCRETE MASONRY UNITS TO BE MOISTURE CONTROLLED, TYPE 1 WITH A MINIMUM NET-AREA COMPRESSIVE STRENGTH OF 1,500 PSI.
 - PROVIDE MASONRY MORTAR MEETING THE REQUIREMENTS OF ASTM C270 OR ASTM C476. THE MINIMUM 28-DAY MORTAR COMPRESSIVE STRENGTH SHALL BE 1,800 PSI.
 - PROVIDE MASONRY GROUT WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1019. GROUT TO MEET THE MINIMUM REQUIREMENTS SPECIFIED IN ASTM C476.
 - PROVIDE HORIZONTAL JOINT REINFORCING IN WALLS ABOVE GRADE AT 16" ON CENTER VERTICAL SPACING AND IN WALLS BELOW GRADE AT 8" ON CENTER VERTICAL SPACING. JOINT REINFORCING TO BE NO. 9 GAGE TRUSS TYPE WITH CROSS TIES AT 16" ON CENTER. GALVANIZE WITH 0.8 OUNCE ZINC COATINGS.
 - LAY HOLLOW UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. BED WEBS, WHERE THEY ARE ADJACENT TO CELLS, TO BE REINFORCED OR FILLED WITH GROUT. CELLS WHICH CONTAIN REINFORCING STEEL SHALL BE FILLED SOLIDLY WITH 2,500 PSI CONCRETE OR GROUT, INCLUDING BOND BEAMS, LINTELS, AND PILASTERS.
 - VERTICAL CELLS TO BE FILLED WITH GROUT TO BE ALIGNED TO PROVIDE A CONTINUOUS UNOBSTRUCTED OPENING OF THE DIMENSIONS SHOWN ON DRAWINGS. GROUT TO BE CONSOLIDATED BY VIBRATION OR OTHER METHODS TO ENSURE COMPLETE FILLING OF CELLS.
 - REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS UNLESS NOTED OTHERWISE.
 - INSTALL ANCHORS, ACCESSORIES, AND OTHER ITEMS TO BE BUILT IN AS WORK PROGRESSES.
 - SPLICE VERTICAL REINFORCING A MINIMUM OF 48 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
 - FIELD DRILLED EXPANSION BOLTS TO BE KWIK BOLT, BY HILTI, INC., OR WE-IT BOLTS, BY WE-IT CORPORATION. INSTALL BOLTS IN ACCORDANCE WITH THE CURRENT ICBO REPORT FOR THE BOLT AND THE RECOMMENDATIONS OF THE MANUFACTURER.
 - FIELD DRILLED MASONRY ANCHORS TO BE HIT HY20 INJECTION ADHESIVE ANCHOR SYSTEM, BY HILTI, INC., OR APPROVED EQUAL. INSTALL ANCHORS IN ACCORDANCE WITH THE CURRENT ICBO REPORT FOR THE ANCHOR AND THE RECOMMENDATIONS OF THE MANUFACTURER.
 - ALL CUTTING AND FITTING OF MASONRY SHALL BE DONE BY MASONRY MECHANICS WITH MASONRY SAWS.
 - TOLERANCES FOR PLUMBNESS OF MASONRY WALLS OR COLUMNS SHALL BE ±1/4" IN 10 FEET, ±3/8" IN 20 FEET, AND ±1/2" MAXIMUM. THEY SHALL ALSO MAINTAIN TRUE TO LINE WITHIN THE SAME TOLERANCES AS VARIATIONS FROM PLUMB. EACH COARSE SHALL REMAIN LEVEL WITHIN A SLOPE OF ±1/4" IN 10 FEET, BUT NO MORE THAN ±1/2".
 - INITIAL BED JOINT THICKNESS SHALL BE BETWEEN 1/4" MIN. AND 3/4" MAXIMUM. BED JOINT THICKNESS SHALL BE 3/8" ±1/8". HEAD JOINT THICKNESS SHALL BE 3/8" (-1/4" TO +3/8").
 - PROVIDE TEMPORARY BRACING AS REQUIRED DURING THE CONSTRUCTION PROCESS AS REQUIRED BY LAW.



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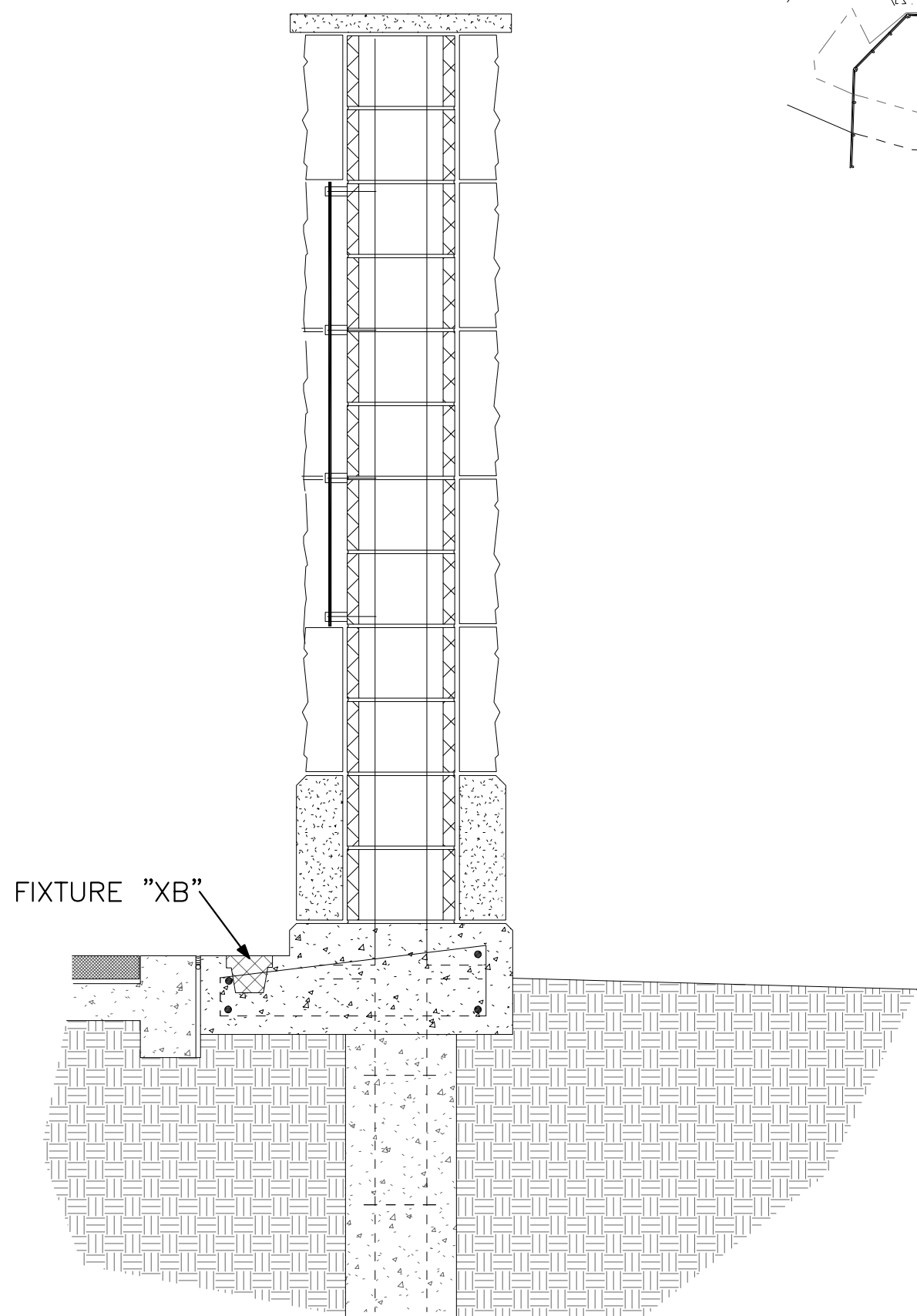
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Project No. 318-08-0322
Date 10/3/2022

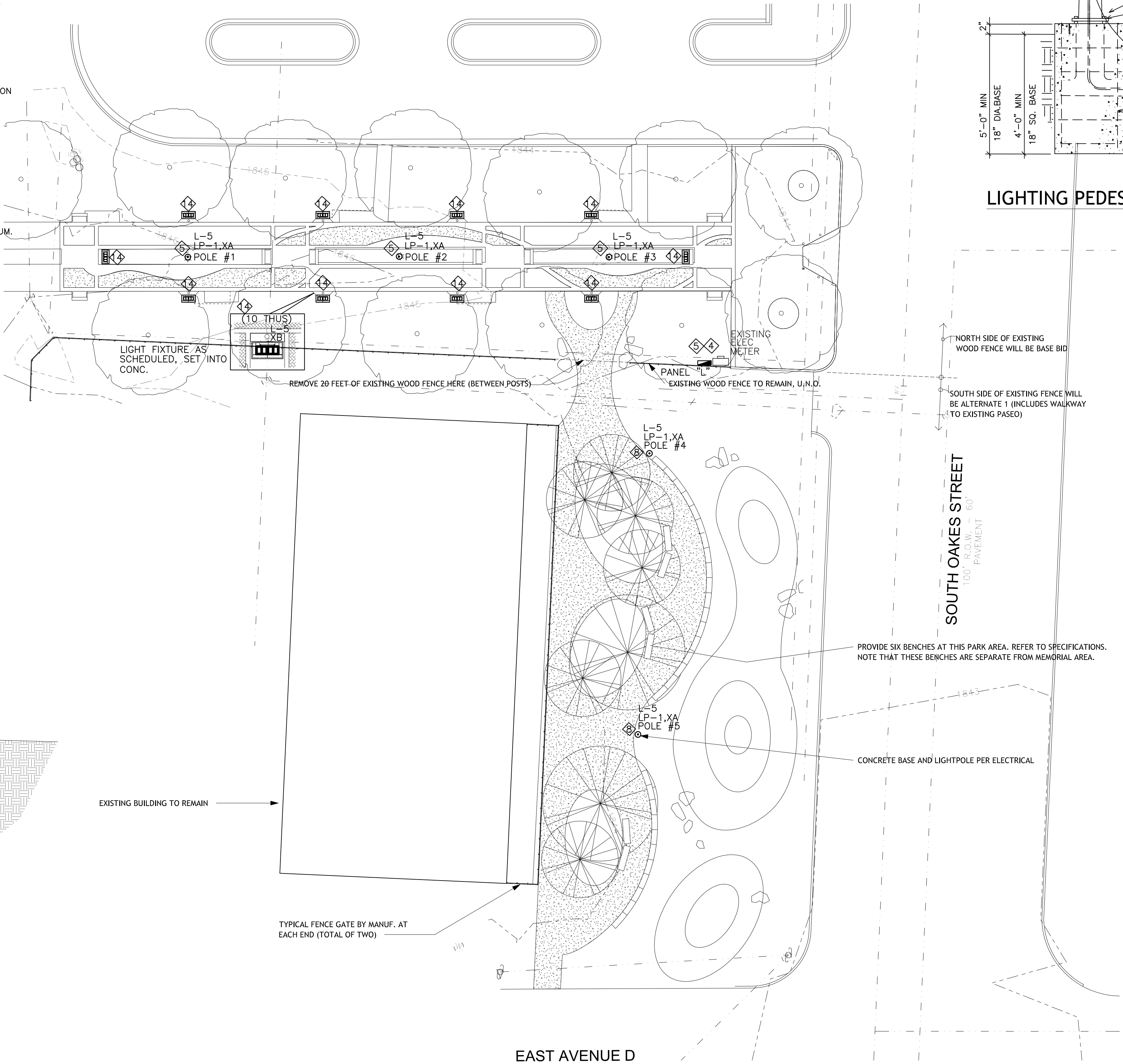
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UTILITY NOTES:

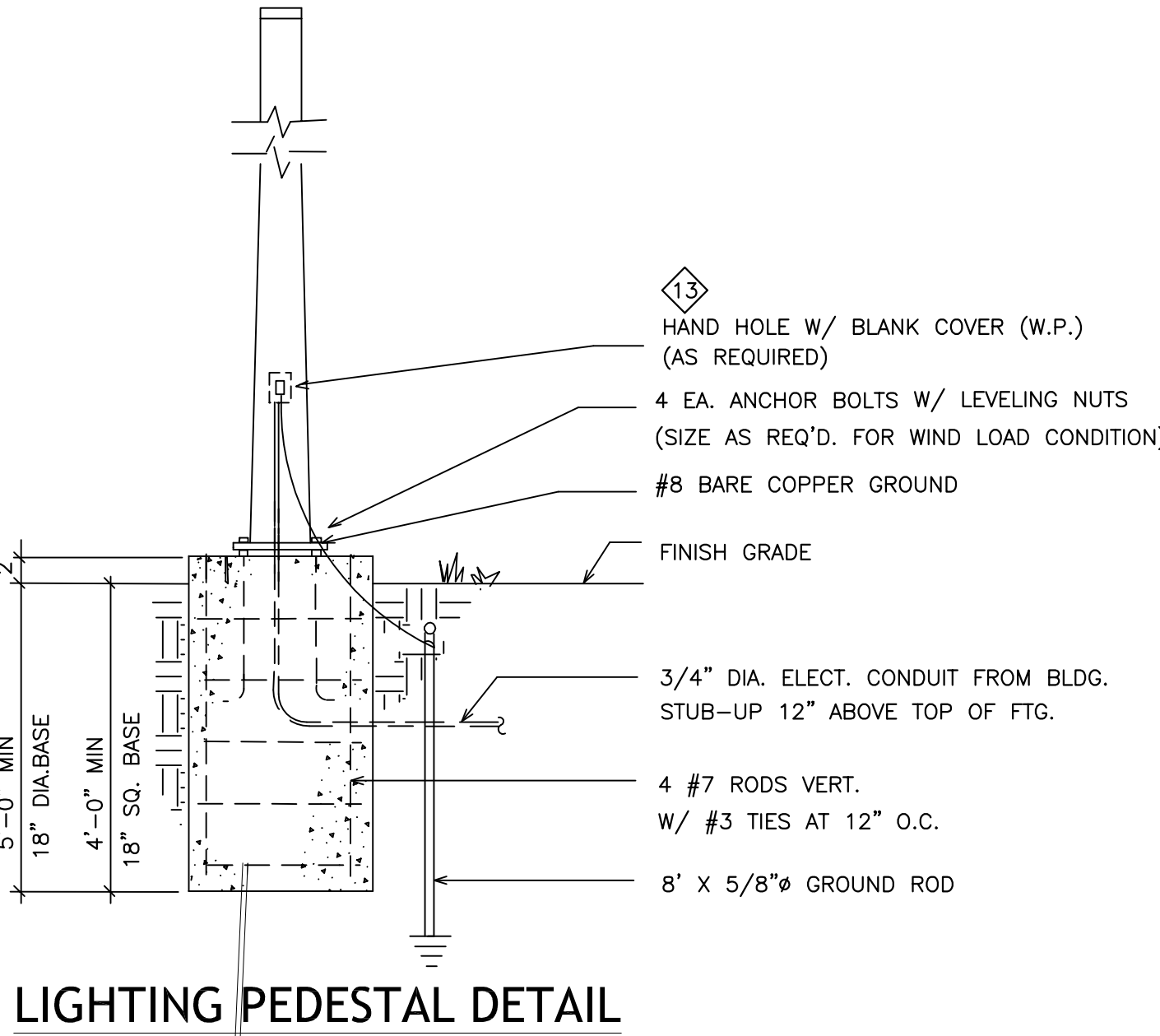
- 1
- FOLLOW ALL NATIONAL, STATE AND LOCAL CODES FOR UTILITY INSTALLATION. EXISTING UTILITY LOCATIONS ARE REPRESENTATIVE IN NATURE ONLY. THIS SHEET IS INTENDED TO ILLUSTRATE NEW WORK ONLY.
- 2
- MAINTAIN MINIMUM 10'-0" WORKING CLEARANCE FROM OVERHEAD POWER LINES TO ANY SIGNS OR STRUCTURES.
- 3
- MAINTAIN MINIMUM SEPARATION BETWEEN SEWER AND WATER LINES OF 5'-0". MAINTAIN MINIMUM SEPARATION BETWEEN GAS AND ELECTRIC LINES OF 3'-0". MAINTAIN REQUIRED CLEARANCES BETWEEN ALL OTHER UTILITIES.
- 4
- UNDER ALTERNATE 1, REINSTALL THE ELECTRICAL METER, PANEL "L" AND ALL APPURTENANCES TO A UNISTRUT RACK BECAUSE THE FENCE SECTION WILL BE REMOVED. POLES #4 & #5 SHALL BE INSTALLED UNDER ALTERNATE 1.
- 5
- ELECTRICAL SERVICE DELIVERY IS EXISTING. SERVICE VOLTAGE IS 120/240 VOLT, SINGLE PHASE, CONNECTED LOAD IS 100 AMPS. CONTACT GARY PITTMAN, AEP, (325) 657-2866, TO COORDINATE WORK. POLES #1, #2 & #3 HAVE EXISTING POLES AND FIXTURES. THESE SHALL BE CAREFULLY REMOVED & RETURNED TO AEP. POLES #1, #2 & #3 ARE CURRENTLY SERVED WITH AN AEP STREET LIGHTING CIRCUIT. COORDINATE WITH AEP TO TERMINATE THIS STREET LIGHTING CKT TO THE WEST. POLES #1, #2 & #3 WILL RECEIVE NEW POLES AND LIGHTS ON EXISTING CONCRETE BASES AND A NEW SOURCE OF POWER (CKT L-5).
- 6
- CONTACT WITH CITY OF SAN ANGELO ROGER HAVLAK, 325-650-9361.
- 7
- COORDINATE INSTALLATION WITH GARY PITTMAN, AEP.
- 8
- REFER TO LIGHT POLE PIER DETAILS THIS SHEET, FOR LIGHT POLE PEDESTAL INSTALLATION FOR POLE #4 & POLE #5 UNDER ALTERNATE #1. MATCH THE EXISTING CONCRETE PEDESTALS FOR POLES #1, #2 AND #3.
- 9
- APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 10
- CONTROL INPUTS FOR NEW LIGHTS SHALL COME FROM EXISTING TIMECLOCK & RELAY. ENTIRE PANEL "L" IS CONTROLLED BY THIS TIME CLOCK.
- 11
- ALL BRANCH CIRCUITS TO LIGHTS AND POLES SHALL BE INSTALLED AT 24" DEEP MINIMUM.
- 12
- PROVIDE MARKING TAPE IN ALL TRENCHES.
- 13
- PROVIDE IN USE COVER FOR RECEPTACLE ASSEMBLY.
- 14
- REFER TO DETAIL, THIS SHEET, FOR MOUNTING THE "XB" FIXTURES IN FRONT OF THE MONUMENTS.



SECTION AT MONUMENT DETAIL
SCALE: 3/4" = 1'-0"



SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"



LIGHTING PEDESTAL DETAIL

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50732

10-28-22

NAACP
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Memorial Space

Project No. Project Number

Date 10-28-22

Sheet Number

MPE-1
1 OF 4

GENERAL ELECTRICAL NOTES

A. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE 2014 NATIONAL ELECTRICAL CODE AND LOCAL CODES.

B. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MINIMIZE CONFLICTS.

C. ALL WIRE AND CABLE SIZES ARE FOR COPPER. ALUMINIUM WILL NOT BE ALLOWED. MINIMUM WIRE SIZE IS #12. MINIMUM CONDUIT SIZE IS 3/4 INCH. ALL POWER CONDUCTORS SHALL BE INSTALLED IN CONDUIT.

D. NO CONDUCTOR SHALL BE LOADED BEYOND ITS ALLOWABLE AMPACITY.

E. CONFIRM WITH LOCAL CODES, MECHANICAL CONTRACTOR AND EQUIPMENT VENDORS ON THE LOCATION AND MOUNTING METHOD FOR DISCONNECT SWITCHES, MANUAL MOTOR STARTERS, COMBINATION STARTER/DISCONNECTS, ETC. PRIOR TO ELECTRICAL ROUGH-IN AND INSTALLATION. COMPLY WITH ADA MOUNTING HEIGHTS.

F. ELECTRICAL CONTRACTOR SHALL DOUBLE CHECK ALL FEEDER CONDUCTOR AND CONDUIT SIZES WITH NEC AND LOCAL CODES PRIOR TO BID, ORDERING OR CUTTING CONDUCTORS.

G. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.

H. UNLESS OTHERWISE NOTED, BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER (THHN OR EQUAL) SIZED AS FOLLOWS:

BREAKER RATING	WIRE SIZE
20 AMP	#12 AWG
30	#10
40	#8
50	#8
60	#6
70	#4
80	#4
90	#3
100	#2
110	#2
125	#1
150	#1/0
175	#2/0
200	#3/0

I. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OWNER PROVIDED EQUIPMENT.

J. ALL J-BOXES SHALL BE ACCESSIBLE FOR FUTURE SERVICE PER NEC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES AND POINTS OF ACCESS.

K. PERMANENTLY CONNECTED EQUIPMENT NOT SUPPLIED WITH ON/OFF UNIT SWITCH TO SERVE AS A DISCONNECTING MEANS SHALL BE SUPPLIED WITH DISCONNECT AS PER N.E.C. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH ALL DISCONNECTS.

L. INSTALL MARKING TAPE IN TRENCH FOR ALL UNDERGROUND UTILITIES.

M. SEAL AROUND ALL EXTERIOR WALL PENETRATIONS.

N. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND ALL OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.

ALL BRANCH CIRCUITS WITH AN OVERALL LENGTH IN EXCESS OF 75 FEET SHALL BE INCREASED IN WIRE SIZE TO ACCOMMODATE VOLTAGE DROP.

EXTERIOR LIGHT FIXTURE SCHEDULE				
TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
LP-1	COOPER	BWR1282RT5		12' POLE, BROADWAY STYLE COLOR BY ARCHITECT
XA	MCGRAW-EDISON	GAT-080-LED-E1-5-UUA	99W LED 4000° K 5500 LUMENS	GENERATION SERIES AVENUE, COLOR BY ARCHITECT
XB	HUNZA	DWL/L-D10-SS-25-4000K-GS05	6W LED 4000° K 600 LUMENS	LOW VOLTAGE DRIVEWAY LITE, STAINLESS STEEL, GLARE SHIELD MOUNT XFMR IN CABINET

NOTES:

1. SUBSTITUTION OF FIXTURES PERMITTED WITH ARCHITECT'S APPROVAL.

2. ALL EXTERIOR LIGHTING FIXTURES SHALL BE PROVIDED WITH 4000°K LAMPS, TYPE AS NOTED.

PANEL "L" SITE LIGHTING												
CKT	CKT BRKR	WIRE	SERVES	CONTINUOUS VA		NON-CONT. VA	SERVES	WIRE	CKT BRKR	CKT		
				LIGHTS	OTHER	RECEPT	OTHER					
1	30/1	#12	EXISTING CKT IN USE					#12	20/1	2		
3	20/1	#12	EXISTING CKT IN USE					#12	20/1	4		
5	20/1	#12	NEW SITE LIGHTS	560				#12	20/1	6		
7			SPACE					#12	20/1	8		
9			SPACE					#12	30/1	10		
11			SPACE					#12	20/1	12		
TOTAL NON-CONTINUOUS VA						20,000		X1.0	20,000			
TOTAL CONTINUOUS VA				1,000				X1.25	1,250			
SERVICE: 120/240, 1Ø, 3W, 60HZ						TOTAL CONN. VA	21,000					
MAINS: 125 AMP MLO						TOTAL CONN. AMPS	88					
A.I.C. = 10,000 AMPS						CALC. PANEL VA		21,250				
PANEL "L" NOTES												
[1] SQUARE D TYPE "NQ" OR EQUAL NEMA-3R CABINET, SURFACE MOUNT.												
[2] PANEL IS SERVED FROM TIMECLOCK PANEL.												
							CALC. VA	CALC. AMPS				
							PHASE A	10,625	88			
							PHASE B	10,625	88			

CALCULATION NOTES:

1. NEC 220-3: LIGHTING & GEN. RECEPT. FIGURED AT 3 VA PER SQ. FT. OR ACTUAL LOAD WHICHEVER IS GREATER.

2. NEC 220-10: LIGHTING LOADS AND CONTINUOUS LOADS CALCULATED AT 125% FOR CIRCUIT RATING.

3. NEC 220-13: RECEPTACLE LOADS CALCULATED AT 100% FOR FIRST 10 KVA; 50% FOR REMAINDER OVER 10 KVA.

4. NEC 220-14: MOTOR LOADS CALCULATED IN ACCORDANCE WITH NEC 430.

5. NEC 220-32: APARTMENT BRANCH & FEEDER LOADING CALCULATED IN ACCORDANCE WITH TABLE 220-32.

NOTES:

1. INSTALLATION SHALL COMPLY WITH 2014 NATIONAL ELECTRICAL CODE AND LOCAL CODES. EXISTING IRRIGATION ELECTRICAL PANEL WILL SERVE AS OUTDOOR MAIN DISCONNECT.

2. ALL PANEL BUSES AND CONNECTIONS TO BE COPPER OR ALUMINUM AT CONTRACTOR'S OPTION.

3. PANELBOARD "L" SHALL BE SQUARE D TYPE NQ OR EQUAL.

4. ALL EQUIPMENT SHALL HAVE INTERRUPTING RATINGS AS SHOWN ON PANEL SCHEDULES AND LISTED ON SERVICE EQUIPMENT DIAGRAM. VERIFY MAXIMUM FAULT CURRENT AVAILABLE WITH ELECTRIC UTILITY. UL RATING MAY BE REDUCED IF UTILITY COMPANY DEMONSTRATES LOWER FAULT CURRENT IS AVAILABLE.

5. PROVIDE NEW 20/1 CIRCUIT BREAKER IN IRRIGATION ELECTRICAL PANEL FOR A NEW IRRIGATION CONTROL PANEL TO BE INSTALLED BY OTHERS.

6. PROVIDE UNISTRUT MOUNTING RACK WITH POSTS SET IN CONCRETE TO REPLACE EXISTING FENCE MOUNTING. FENCE WILL BE REMOVED.

MISCELLANEOUS SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	DUPLEX RECEPTACLE 20A/120V 18" AFF UON	
	RECEPTACLE MOUNTED ABOVE COUNTERTOP	
	FOURPLEX RECEPTACLE 20A/120V 18" AFF UON	
	WEATHER-PROOF RECEPTACLE 18" AFF UON	
	DUPLEX RECEPTACLE W/SURGE SUPPRESSION 20A/125V 18" AFF UON	
\$	SINGLE POLE SWITCH 20A, 48" AFF UON	
\$3	THREE-WAY SWITCH 20A, 48" AFF UON	
\$	SINGLE POLE KEY OPERATED SWITCH 20A, 48" AFF UON	
\$	DIMMER SWITCH, 48" AFF UON	
\$	SWITCH WITH PILOT LIGHT, 48" AFF UON	
	RECEPTACLE WITH GROUND FAULT INTERRUPTER, 18" AFF UON	
	DUPLEX RECEPTACLE, LOWER HALF SWITCHED	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

DISTRIBUTION SYMBOL SCHEDULE		
SYMBOL	DESCRIPTION	REMARKS
	PHOTOCELL	
	DISCONNECT SWITCH, AMP/POLE/NEUTRAL/FUSE/ENCLOSURE	
	POWER AND/OR LIGHTING PANELBOARD, REFER TO PANELBOARD SCHEDULE	
	SWITCHBOARD, REFER TO SWITCHBOARD SCHEDULE OR RISER	

NOTE: ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

ELECTRICAL ABBREVIATIONS

A	AMPERES	MAX	MAXIMUM
A/C	AIR CONDITIONING	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AUX	AUXILIARY	MCP	MAIN DISTRIBUTION PANEL
ATS	AUTOMATIC TRANSFER SWITCH	MECH	MECHANICAL
AWG	AMERICAN WIRE GAGE	MIN	MINIMUM
		MISC	MISCELLANEOUS
		MLO	MAIN LUG ONLY
		MSB	MAIN SWITCHBOARD
		MTD	MOUNTED
BLDG	BUILDING		
C	CONDUIT		
CB	CIRCUIT BREAKER		
CCTV	CLOSED CIRCUIT TELEVISION	NEC	NATIONAL ELECTRICAL CODE
CKT	CIRCUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
CLG	CEILING	NF	NON FUSED
		NIC	NOT IN CONTRACT
		N.C.	NORMALLY CLOSED
		N.O.	NORMALLY OPEN
DWG	DRAWING	NO	NUMBER
EA	EACH	NTS	NOT TO SCALE
EC	ELECTRICAL CONDUIT		
EF	EXHAUST FAN		
ELEC	ELECTRIC/ELECTRICAL		
EMT	ELECTRICAL METALLIC TUBING		
EPO	EMERGENCY POWER OFF	OC	ON CENTER
EQUIP	EQUIPMENT		
EWC	ELECTRIC WATER COOLER	PF	POWER FACTOR
FA	FIRE ALARM	PH	PHASE
FACP	FIRE ALARM CONTROL PANEL	PNL	PANEL
		PVC	POLYVINYL CHLORIDE
G	GROUND	RECEPT	RECEPTACLE
GFI	GROUND FAULT INTERRUPT	RE-	REFER TO
		RGS	RIGID GALVANIZED STEEL
HP	HORSEPOWER		
HVAC	HEATING/VENTILATION/ AIR CONDITIONING	TYP	TYPICAL
		UL	UNDERWRITER'S LABORATORIES
IG	ISOLATED GROUND		
IMT	INTERMEDIATE METAL	UON	UNLESS OTHERWISE NOTED
J-BOX	JUNCTION BOX	V	VOLTS
		VA	VOLT-AMPERES
KVA	KILOVOLT-AMPERES	WP	WEATHERPROOF
KW	KILOWATTS		

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Project No. Project Number

Date 10-28-22

Sheet Number

E-1
2 OF 4

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ELECTRICAL COVER SHEET
SCALE: NONE

SECTION 16010
BASIC ELECTRICAL
REQUIREMENTS

PART	1	GENERAL
1.01	GENERAL	A. The Contractor shall furnish all materials, labor, and equipment necessary to completely install electrical and related work indicated on the Drawings and in these Specifications.
1.02	CODES	A. All equipment, wiring, and the entire installation shall be in accordance with the applicable provisions of the latest edition of the National Electrical Code (NEC), OSHA requirements, Life Safety Code, and all applicable local and state laws and ordinances. B. The Contractor's attention is called to Article 90-1. Paragraph (a), (b), of the NEC. Where differences between the minimum requirements of the NEC and the Contract Documents occur, the most stringent requirements shall be followed and incorporated into the Work. C. The Contractor shall pay all inspection fees and permits required for this work. D. Make all payments for fees, permits and deposits for electrical work. Coordinate with local electrical utility to provide all equipment and pay all costs required to extend underground service from power company facilities to building including meter bases and conduit for meter conductors, CT meter cabinets, and other equipment deemed necessary by the utility company.
1.03	LOCATION OF EQUIPMENT	A. The Drawings show, in general, the location of transformers, panels, fixtures, motors, switches, etc. It is the responsibility of the Contractor to check the final locations of equipment for possible structural or mechanical conflicts, and obtain the Owner's approval for final locations if substantially different than shown on the plans. B. The Contractor shall note that the Electrical Drawings are intended to indicate only the extent diagrammatically, general character, and location of the work. Work intended, but having minor details obviously omitted, shall be furnished and installed complete by this Contractor at his expense. C. The Contractor shall visit the site of the Work and thoroughly familiarize himself with all existing conditions, and shall thoroughly review all Drawings, Specifications, and possible addenda prior to bidding on this work. No extras to his contract will be allowed for failure to comply with this requirement.
1.04	RELATED DOCUMENTS	A. The Drawings and general provisions of the Contract, including Instructions to Bidders, General and Supplementary Conditions, and Division 1 Specification Sections, apply to work of this Section.
1.05	ROUGH-IN	A. Verify final locations for rough-ins with shop drawings, field measurements, and with the requirements of the actual equipment to be connected prior to rough-in of the Work. B. Refer to equipment specifications for rough-in requirements.
1.06	INSTALLATION	A. All equipment and materials shall be installed in a neat and first class manner, level and plumb, and securely supported. The entire installation, and manner of installation shall meet with the complete satisfaction of the Owner, or it shall be removed and reworked as directed by the Owner at the Contractor's expense. All wiring shall be in conduit. B. Coordinate electrical equipment and materials installation with other building components. C. Verify all dimensions by field measurements. D. Arrange for chases, slots, and openings in other building components to allow for electrical installations. E. Coordinate the installation of required supporting devices and sleeves to be sit-in, poured-in-place concrete and other structural components, as they are constructed. F. Sequence, coordinate, and integrate installations of electrical materials and equipment for efficient flow of the Work, with particular attention to large equipment requiring positioning prior to closing in the building. G. Coordinate the cutting and patching of building components to accommodate installation of electrical equipment and materials. H. Install electrical equipment to facilitate maintenance and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations. I. Coordinate the installation of electrical materials and equipment above ceilings with suspension system, mechanical equipment and systems, and structural components. J. Coordinate connection of electrical systems with exterior underground and overhead utilities and services, comply with requirements of governing regulations, franchised service companies, and controlling agencies. Provide required connection for each service.
1.07	CUTTING AND PATCHING	A. All cutting and patching required for the installation of electrical work shall be the responsibility of the electrical contractor. B. Refer to the General Specifications, for general requirements for cutting and patching. C. Do not endanger or damage installed work through procedures and processes of cutting and patching. D. Arrange for repairs required to restore other work, because of damage caused as a result of electrical installations. E. No additional compensation will be authorized for cutting and patching work that is necessitated by ill-timed, defective, or non-conforming installations. F. Perform cutting, fittings, and patching of electrical equipment and materials required to: 1. Uncover work to provide for installation of ill-timed work. 2. Remove and replace defective work. 3. Remove and replace work not conforming to requirements of the Contract Documents. 4. Remove samples of installed work as specified for testing. 5. Install equipment and materials in existing structures. 6. Upon written instructions from the Owner, uncover and restore work to provide for Owner observation of concealed work.
1.08	ELECTRICAL SUBMITTALS	A. Refer to the General Specifications, for submittal definitions, requirements, and procedures. B. Submittal of Shop Drawings, Product Data, and Samples will be accepted only when submitted by the General Contractor. Data submitted from Subcontractors and material suppliers directly to the Owner will not be processed. C. In addition to the requirements of Division 1, the following applies to Submittals of this Division: 1. No electrical equipment shall be installed in the Project until Submittals have been acceptably reviewed by the Owner and stamped accordingly. 2. Make all electrical submittals at one time and within 45 calendar days of Owner's "Notice to Proceed" to the General Contractor. 3. Submit five complete sets. One set shall remain with the Owner, one set shall be delivered to the Architect, and the others will be returned to the Contractor to copy and distribute as necessary. 4. Any item in the Submittal is "Not Acceptable" for any reason, it shall automatically void the entire set. The Contractor shall resubmit as required to obtain acceptance of all items. 5. Each set shall be bound and indexed into groups such as Fixtures, Panels, Wiring Devices, Disconnect Switches, etc. 6. Each set shall be identical. 7. The Electrical Contractor shall review Submittals for compliance with the Contract Documents prior to submitting to the General Contractor - Owner and shall so mark each set. 8. Submittals of cut sheets and technical data shall be made on the following items: Lighting Equipment, Panels, Wiring Devices, Disconnect Switches, Motor Starters, Transformers, Buss Duct, Motor Control Center, and Sound/T.V. Systems. 9. All submittals shall be originals; copies of cut sheets are not acceptable. 10. In case of discrepancies between sets of Submittals, the set retained by the Owner shall have precedence.

1.09	PRODUCT OPTIONS AND SUBSTITUTIONS	A. Refer to the "Instructions to Bidders" and the Division 1 Section, "Products and Substitutions" for requirements in selecting products and requesting substitutions. B. When requesting a substitution, prepare and submit: 1. A comparison of the specified product vs. proposed substitute product including: electrical characteristics, finishes, sizes, weight, materials, performance curves, etc. 2. Cut sheets on the specified product and the proposed substitution. 3. Samples if requested. 4. Installation instructions/requirements of the proposed substitution. C. Provide products which are compatible within systems and other connected items.
1.10	DATA NAMEPLATE	A. Provide permanent operational data nameplate on each item of power equipment, indicating manufacturer, product name, model number, serial number, capacity, operating and power characteristics, labels of tested compliances, and similar essential data. Locate nameplate in an accessible location.
1.11	IDENTIFICATION NAMEPLATE	A. Furnish and install nameplate on all items of electrical equipment. Nameplate shall be made from white engraving stock with black four edge bevel. Wordings shall suitably describe item and nameplates shall be attached using proper size and type stainless steel ties. Glue on, tape on, or tape- type nameplates are not acceptable.
1.12	OWNER FURNISHED EQUIPMENT	A. This Contractor shall electrically connect all Owner furnished equipment as required to insure proper operation of such equipment including all required materials and labor.
1.13	ORDERING, DELIVERY, STORAGE, AND HANDLING	A. After Contract is awarded, the successful Contractor shall order required electrical equipment and devices to insure availability and timely completion of project. B. Deliver product in clean, properly identified and adequately packaged and protected to prevent damage during shipment, storage, and handling. C. Store equipment and materials at the site, unless off-site storage is authorized in writing. Protect stored equipment and materials from damage. D. Coordinate deliveries of electrical materials and equipment to minimize construction site congestion.
1.14	RECORD DOCUMENTS	A. Refer to the General Specifications, for requirements. The following paragraphs supplement the requirements of Division 1. 1. Work Drawings to indicate revisions to conduit size and location both exterior and interior; the actual equipment locations, dimensional from column lines; concealed equipment, dimensional to column lines; distribution and branch electrical circuitry; fuse and circuit breaker size and arrangements; support and hanger details; Change Orders; concealed control system devices. 2. Work Specifications to indicate approved substitutions, Change Orders, actual equipment, and materials used.
1.15	OPERATION AND MAINTENANCE DATA	A. Refer to the General Specifications for procedures and requirements for preparation and submittal of maintenance manuals. B. Prior to acceptance of work by the Owner, furnish two complete sets of electrical system materials and workmanship to the Owner, including: Shop Drawings, parts lists, serial numbers and inventory of equipment, manufacturer's operating and maintenance instructions for electrical systems, and a list of equipment. Each set shall be grouped and indexed as noted in this section for electrical submittals. C. Complete wiring diagrams and operating instructions for the Alarm and Sound Systems shall be framed under glass and mounted near the main equipment as directed by the Owner.
1.16	WARRANTIES	A. Refer to the - General Specifications, for procedures and submittal requirements for warranties. Refer to individual equipment specifications for warranty requirements. B. The Contractor shall be responsible for complete and satisfactory test and adjustment of electrical systems and related work furnished and installed by the Electrical Contractor. C. Requirements include: 1. Test of all circuits with a Megohmmeter insulation tester to determine that insulation resistance conforms to Article No. 110-7 of the National Electrical Code. 2. Cleaning of electrical equipment, conduit, panel boards, lighting fixtures, etc. 3. Checking of all motor controllers to determine that proper overload are installed. 4. Checking of all fused safety switches to determine that proper size and type fuses are installed. 5. Checking of all fixtures to determine that they are properly connected and check operation with the Plumbing and Mechanical Contractors. 6. Checking of all electrical power and control wiring, interlocks, etc., related to Mechanical installations to determine that all wiring is correct. 7. All lighting fixtures shall be checked for proper switching and lamp operation. 8. All convenience outlets shall be checked with a Ground Loop impedance Tester. 9. Auxiliary electrical systems shall be tested for proper operation and operating personnel made thoroughly familiar with operating procedure of each auxiliary system, utilizing factory trained representatives of equipment manufacturers to instruct personnel. 10. Tests and adjustments shall be made prior to acceptance of electrical work by the Owner, and Contractor shall provide a certificate of inspection and acceptance of electrical installations by local inspection authorities. 11. All equipment furnished by this Contractor, which tests prove to be defective or operating improperly shall be remedied by this Contractor at no additional cost to the Owner. 12. Results of all tests shall be logged and a typewritten copy of the log, certified by the Contractor, as being true and correct, shall be turned over to the Owner at the completion of the Project. 13. Information in the log shall include equipment name and location, nameplate ratings, test performed and test results, persons present during testing, instruments (make and model number) used for testing, and dates of test. 14. No test shall be made until the electrical installation is complete.
1.17	CLEANING	A. Regularly remove refuse and debris accumulating from electrical construction and prior to acceptance of this work, leave the premises "broom clean" insofar as affected by electrical work. B. Refer to the General Specifications, for general requirements for final cleaning. C. Clean all light fixtures, lamps, and lenses prior to final acceptance. Replace all inoperative lamps.
1.18	TEST AND ADJUSTMENT	A. Furnish all labor, material, instruments, etc. and all other services required for complete and satisfactory test and adjustment of electrical systems and related work furnished and installed by the Electrical Contractor. B. Requirements include: 1. Test of all circuits with a Megohmmeter insulation tester to determine that insulation resistance conforms to Article No. 110-7 of the National Electrical Code. 2. Cleaning of electrical equipment, conduit, panel boards, lighting fixtures, etc. 3. Checking of all motor controllers to determine that proper overload are installed. 4. Checking of all fused safety switches to determine that proper size and type fuses are installed. 5. Checking of all fixtures to determine that they are properly connected and check operation with the Plumbing and Mechanical Contractors. 6. Checking of all electrical power and control wiring, interlocks, etc., related to Mechanical installations to determine that all wiring is correct. 7. All lighting fixtures shall be checked for proper switching and lamp operation. 8. All convenience outlets shall be checked with a Ground Loop impedance Tester. 9. Auxiliary electrical systems shall be tested for proper operation and operating personnel made thoroughly familiar with operating procedure of each auxiliary system, utilizing factory trained representatives of equipment manufacturers to instruct personnel. 10. Tests and adjustments shall be made prior to acceptance of electrical work by the Owner, and Contractor shall provide a certificate of inspection and acceptance of electrical installations by local inspection authorities. 11. All equipment furnished by this Contractor, which tests prove to be defective or operating improperly shall be remedied by this Contractor at no additional cost to the Owner. 12. Results of all tests shall be logged and a typewritten copy of the log, certified by the Contractor, as being true and correct, shall be turned over to the Owner at the completion of the Project. 13. Information in the log shall include equipment name and location, nameplate ratings, test performed and test results, persons present during testing, instruments (make and model number) used for testing, and dates of test. 14. No test shall be made until the electrical installation is complete.

1.19	MOUNTING HEIGHTS TO COMPLY WITH ADA REGULATIONS:	A. Install all mechanical and electrical components regulated by ADA regulations at heights required. Coordinate the height of any component not listed below. B. Plumbing Fixtures: 1. Water Closets: 17" to 19" (measured to top of seat). 2. Water Closet Control: 44" maximum. 3. Lavatories: 27" minimum (measured to bottom of bowl) or 29" minimum (measured at bottom of front lip). 4. Drinking Fountains: 36" maximum (measured at spout) and 27" minimum (measured under front lip). C. Electrical Components: 1. Light Switches: 48" maximum (measured to top of box). 2. Receptacles and Telephone Jacks: 15" minimum (measured from floor to bottom of box). 3. Thermostats: 48" maximum (measured from floor to top of box). 4. Audio/Visual Warning Devices: 80" maximum (measured from floor to center of device) or 6" below ceiling, whichever is lower.
1.20	UTILITY CONNECTIONS	A. Verify power company services requirements for this project. B. Pay all power company charges for the underground electrical service. Secure price from local utility company.

END OF SECTION

SECTION 16110
RACEWAYS

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. Extent of raceway work is indicated diagrammatically on the Drawings and in the schedules. 1. When size is not indicated on plans, conduit shall be sized or conductors in accordance with Tables 3 (A) (B) (C), Chapter 9 of the NEC. 2. The routing and method of installation of all conduits shall be coordinated so as not to interfere with other equipment installations and shall meet with the complete satisfaction of the Owner. B. Types of raceways specified in this Section include the following: 1. Electrical metallic tubing (EMT). 2. Flexible metal conduit. 3. Liquid-tight flexible metal conduit. 4. Rigid metal conduit. 5. Rigid nonmetallic conduit (P.V.C.).
PART	2	PRODUCTS
2.01	CONDUIT AND TUBING (MINIMUM SIZE: 1/2" DIAMETER)	A. Rigid Steel Conduit: Provide rigid steel, zinc-coated, threaded type conforming to the latest ANSI, UL Standards, and NEC Article 346. 1. Provide zinc coating fused to inside and outside walls. B. Flexible Metal Conduit: Conforming to the latest UL standards and NEC Article 350. Formed from continuous length of spirally wound interlocked zinc-coated strip steel. C. Liquid-Tight Flexible Metal Conduit: Provide liquid-tight flexible metal conduit; construct of single strip, flexible, continuous, interlocked, and double-wrapped steel; galvanized inside and outside; coat with liquid-tight jacket of flexible polyvinyl chloride (PVC). D. Rigid Non-Metallic Conduit (P.V.C.): Schedule 40, 90 deg. C, UL-rated, construct of polyvinyl chloride and conforming to the latest NEMA standards, for direct burial, or normal above ground use, UL-listed and in conformity with NEC Article 347. Schedule 80 to be used under driveways. E. Electrical Metallic Tubing (EMT): Conforming to the latest ANSI, UL standards, and NEC Article 348. F. Rigid Metal Conduit Fittings: Cast malleable iron, galvanized or cadmium plated. G. Flexible Metal Conduit Fittings: Provide conduit fittings for use with flexible steel conduit and of the threadless hinged clamp type. H. Liquid-Tight Flexible Metal Conduit Fittings: Provide cadmium plated, sealing rings, with insulated throat. I. EMT Fittings: Steel compression or set screw type. Use insulated throat connectors. 1. Die cast or pot metal type are not acceptable. J. Conduit Bodies: Provide galvanized cast-metal conduit bodies of types, shapes, and sizes as required to fulfill job requirements and NEC requirements. Construct conduit bodies with threaded conduit entrance ends, removable covers, either cast or of galvanized steel, and corrosion-resistant screws.
PART	3	EXECUTION
3.01	INSTALLATION OF CONDUITS	A. All conduits in the building shall be installed concealed, except in equipment room, chases, or as indicated in the Drawings. All conduits, exposed and concealed shall be run parallel and perpendicular to building lines and shall be grouped together as much as possible, even above lay-in ceilings. B. A separate grounding conductor shall be installed in all runs. Refer to SECTION 16170 - GROUNDING. C. Mechanically fasten together metal conduits, enclosures, and raceways for conductors to form a continuous electrical conductor. Connect to electrical boxes, fittings, and cabinets to provide electrical continuity and firm mechanical assembly. D. Avoid use of dissimilar metals throughout system to eliminate possibility of electrolysis. Where dissimilar metals are in contact, coat surfaces with corrosion inhibiting compound before assembling. E. Install miscellaneous fittings such as reducers, chase nipples, 3-piece unions, split couplings, and plugs that have been specifically designed and manufactured for their particular application. Install expansion fittings in raceways every 200 linear feet of run or wherever structural expansion joints are crossed. F. Use rough-in dimensions of electrically operated equipment furnished by others. Set conduit and boxes for connection to equipment only after review of dimensions and after checking location with other trades. G. Provide nylon pull cord in empty conduits. H. Conduit installation: 1. Use rigid metal conduit for all weather exposed work and for all sub-up-ins in kitchen area. 2. Use E.M.T. for all interior concealed and for exposed work not subject to mechanical injury. 3. Use P.V.C. for all underground work or work installed in concrete or masonry. Use rigid metal conduit elbows in shut-up locations. 4. Use flexible conduit in movable partitions and from outlet boxes to recessed lighting fixtures, and final 24" of conduit before wrapping in plastic tape. If race-wrapped in the shop and then cut and joined on the job, wrap all joints on the job, overlapping pipe wrapping 3" on both sides of joints. I. CONDUIT SUPPORTS: 1. Support Spacing: Use minimum spacing as directed by National Electrical Code, but space hangers more closely where required by conditions. 2. Individual Conduits: Support conduits running vertically or horizontally with galvanized malleable iron one-hole clamps. Carry individual supported horizontally conduits 1-1/4" and larger on Kindor No. 150 or Steel City No. C-149 hangers. Use no perforated strap or iron as hanger material. Where conduits smaller than 1-1/4" are installed above non-removable type ceilings, they may be supported on ceiling runner channels. If attached to the ceiling and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported. 3. Multiple Conduits: Where multiple raceways are run horizontally at the same elevations, they may be supported on trapezes formed of sections of Unistrut angle iron or channels suspended on rods or pipes. Size trapeze members including the suspension rods for the number and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported.

6.	Cut conduits straight, properly ream, and cut threads for heavy wall conduit deep and clean.
7.	Field bend conduit with benders designed for purpose so as not to distort nor vary internal diameter.
8.	Size conduits to meet NEC, except no conduit smaller than 3/4 inch embedded in concrete or masonry, or in kitchen areas.
9.	Fasten conduit terminations in junction boxes or enclosures by two locknuts, and terminate with bushing. Install locknuts inside and outside enclosure.
10.	Conduits are not to cross pipe shafts, or ventilating duct openings.
11.	Keep conduits a minimum distance of 6" from parallel runs of flues, hot water pipes or other sources of heat. Wherever possible, install horizontal raceway runs above water piping.
12.	Support riser conduit at each floor level with clamp hangers.
13.	Use of running threads at conduit joints and terminations is prohibited. Where required, use 3-piece union or split coupling.
14.	Complete installation of electrical raceways before starting installation of cables/wires within raceways.
I.	Concealed Conduits:
1.	For floors-on-grade, install conduits under concrete slabs.
2.	Install underground conduits minimum of 24" below finished grade.
J.	Conduits in Concrete Slabs:
1.	Place conduits between bottom reinforcing steel and top reinforcing steel.
2.	Place conduits either parallel, or at 90 degrees, to main reinforcing steel.
3.	Separate conduits by not less than diameter of largest conduit to ensure proper concrete bond.
4.	Conduits crossing in slab can be 1/2" as required. Install conduits so as not to damage or run through structural members. Avoid horizontal or cross runs in building partitions or side walls.
K.	Exposed Conduits:
1.	Install exposed conduits and extensions from concealed conduit systems neatly, parallel with, or at right angles to walls of building.
2.	Install exposed conduit work as not to interfere with ceiling inserts, lights, ventilation ducts, or outlets.
3.	Support exposed conduits by use of hangers, clamps, or clips. Support conduits on each side of bends and on spacing not to exceed NEC requirements.
4.	Run conduits for outlets on water-proof walls exposed. Set anchors for supporting conduit on waterproof wall in wetproof cement.
5.	Above requirements for exposed conduits also apply to conduits installed in space above hung ceilings and in crawl spaces.
M.	EXCAVATION
1.	Perform all excavation work required in connection with the installation of the work under this Division. After the electrical work has been installed, tested and approved, backfill all excavations with suitable material. Include the cutting of all sidewalks, streets and other pavements and repairing the openings in them to return to the surface to approximately its original condition.
2.	Perform all excavations of every description of whatever substances encountered and to the depths required for installation of the work.
3.	During excavation, stack material suitable for backfilling in an orderly manner a sufficient distance from the banks of the trenches to prevent slides or cave-ins. Remove all excavated material not required or suitable for backfill, or waste as directed. Control grading to prevent surface water from flowing into excavations and remove any water accumulating therein by pumping.
4.	Use open-cut trenches and make trenches of the necessary width for proper installation of the lines with banks as nearly vertical as possible.
5.	Grade the bottom of trenches accurately to provide uniform bearing and support for conduit or duct on undisturbed soil at every point along its entire length.
N.	BACKFILLING
1.	Carefully backfill trenches with earth, sandy clay, sand and gravel, safe shale or other approved material free from large clods of earth or stone, deposited in thoroughly and carefully rammed 6-inch layers. Do not use blasted rock. Compaction with water will be permissible and will be a requirement when so directed. Re-open any trenches improperly filled or where settlement occurs to the depth required for proper compaction, then refill, mound over and smooth off.
2.	Backfill open trenches across roadways or other areas to be paved as specified on drawings. Backfill the entire depth of trench shall be backfilled in 6-inch layers; each layer moistened and compacted to a density of not less than 95% Standard Proctor in place. Backfilling shall be done in the composition of the filled trench together with the adjoining earth to provide the required bearing value and permit paving of the area immediately after backfilling is completed. Along all other portions of the trenches, grade the ground to a reasonable uniformity and leave the mounding over the trenches in a uniform and neat condition.
O.	INSTALLATION OF UNDERGROUND PLASTIC CONDUIT
1.	Plastic conduit approved for direct burial (Schedule 40) may be used in or under slab-on-grade or for Underground branch circuits if local codes permit. Minimum size is 3/4 inch.
2.	Install exterior conduits 24 inches below finished grade unless noted to the contrary. Assemble and install raceways in accordance with manufacturer's instructions. Make joints with couplings and solvent cement. Fabricate bends of 30 degrees or more with factory-made elbows, or make field bends with proper heating equipment. Bends showing signs of overheating or flattening are unacceptable. Ream ends of all conduit before joining.
3.	Snake plastic conduit in trench, from side to side, with a complete cycle every 40 feet for expansion and contraction. Maintain this configuration during backfilling.
4.	Where conduit turns up out of earth, or floor slabs, change from plastic to rigid galvanized steel conduit below grade. Do not extend any plastic conduit above grade. Wrap all steel conduits and fittings buried in earth as specified elsewhere herein.
P.	INSTALLATION OF UNDERGROUND STEEL CONDUIT
1.	All steel conduit in earth shall be rigid galvanized steel conduit. Wrap such conduit with 3M Company 0-020 inch thick No. S1 "scotchwrap" vinyl plastic tape, half lapped to give a double thickness wrap. Remove oil, grease and dirt from conduit with a suitable solvent, and clean and dry conduit before wrapping. If conduit is race-wrapped in the shop and then cut and joined on the job, wrap all joints on the job, overlapping pipe wrapping 3" on both sides of joints.
Q.	CONDUIT SUPPORTS:
1.	Support Spacing: Use minimum spacing as directed by National Electrical Code, but space hangers more closely where required by conditions.
2.	Individual Conduits: Support conduits running vertically or horizontally with galvanized malleable iron one-hole clamps. Carry individual supported horizontally conduits 1-1/4" and larger on Kindor No. 150 or Steel City No. C-149 hangers. Use no perforated strap or iron as hanger material. Where conduits smaller than 1-1/4" are installed above non-removable type ceilings, they may be supported on ceiling runner channels. If attached to the ceiling and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported.
3.	Multiple Conduits: Where multiple raceways are run horizontally at the same elevations, they may be supported on trapezes formed of sections of Unistrut angle iron or channels suspended on rods or pipes. Size trapeze members including the suspension rods for the number and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported.

END OF SECTION

SECTION 16120
WIRES AND CABLES

PART	1	GENERAL
1.10	DESCRIPTION OF WORK	A. Extent of electrical wire and cable work as indicated on the Drawings and schedules. B. Types of electrical wire, cable, and connectors specified in this Section include the following: 1. Copper conductors. 2. Fixture wires. 3. Split-bolt connectors. 4. Wirenut connectors.
PART	2	PRODUCTS
2.01	CONDUCTORS	A. General: Provide electrical wires, cables, and connectors of manufacturer's standard materials, as indicated by published product information; designed and constructed as recommended by manufacturer, for a complete installation, and for application indicated. Provide copper conductors with conductivity of not less than 95% at 68 degrees F. B. Building Wires: Provide factory fabricated wires of sizes, ampacity ratings, and materials for applications and services indicated. All wires to have THHN insulation. 1. All feeder control and branch circuit conductors shall have 600 volt insulation. 2. Conductors No. 10 AWG and larger shall be stranded. 3. Conductors shall be no smaller than No. 12 AWG for lighting and power. 4. Control conductors shall be No. 14 AWG in colors not used for power or lighting circuits. 5. All wiring shall be in conduit, UL listed, and in accordance with recognized industry practices. 6. Color Coding for power and lighting circuits shall be as follows: a. 120/208V System Phase A - Black, Phase B - Red, Phase C - Blue, N - White, and GND - Green. b. 277/480V System Phase A - Brown, Phase B - Yellow, Phase C - Purple, N - Natural Gray, and GND - Green. 7. Separate conduit systems shall be installed for separate voltage systems and separate lighting systems. 8. Conductors No. 8 AWG and larger shall have black insulation their entire length and shall have their entire exposed portions in boxes, etc. tape coated with tape of the colors noted above. C. Connectors: Provide UL-type factory-fabricated, metal connectors of sizes, ampacity ratings, materials, types, and classes for applications and for services indicated. Split bolt connectors on wire size #8 AWG and larger.
2.02	WIRE CONNECTIONS AND DEVICES	A. All feeder and sub-feeder wiring connections shall be made with compression connectors by Square D or acceptable equivalent. B. All branch wiring connections shall be 3M Scotch Lock connectors or acceptable equivalent. C. Where cable connections require insulation, Scotch #33 electrical tape shall be used for wrapping.
PART	3	EXECUTION
3.01	INSTALLATION	A. General: Install electrical cables, wires, and wiring connectors as indicated, in compliance with applicable requirements of NEC, UL, and in accordance with recognized industry practices. 1. Pull conductors simultaneously easy where more than one is being installed in the same raceway. 2. Use pulling compound or lubricant, where necessary; compound must be applied to conductors and to the raceway. 3. Use pulling means including fish tape, cable, and basket weave wire/cable grips which will not damage cables or raceway. 4. Keep conductor splices to a minimum. B. Install splices and taps which possess equivalent, or better, mechanical strength and insulation ratings than conductors being spliced. 1. Use splice and tap connectors which are compatible with conductor material. 2. Feeders: Run all feeders their entire length in continuous pieces without joints or splices, insofar as practical. C. Tighten electrical connectors and terminals, including screws and bolts, in accordance with manufacturer's published torque tightening values. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards.

END OF SECTION

SECTION 16130
BOXES AND FITTINGS

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. Extent of electrical box and associated fitting work as indicated on the Drawings and schedules. B. Types of electrical boxes and fittings specified in this section include the following: 1. Outlet boxes. 2. Junction boxes. 3. Pull boxes. 4. Floor boxes. 5. Knockout closures.
PART	2	PRODUCTS
2.01	OUTLET BOXES	A. Ceiling: 4" square, 2-1/8" deep for exposed or furred work. Provide plaster rings or fixture studs where required. B. Wall: 4" square, 2-1/8" deep boxes; provide extension rings or covers of sufficient depth to bring covers flush with the finished surface. C. Masonry: For flush mounted boxes in exposed masonry or tile, provide covers with square corners on the raised portion and with sufficient depth to trim out flush with finish surface. D. Interior Exposed: For exposed wiring, provide 4" square boxes with galvanized steel covers containing the device(s). E. Exterior Exposed and Kitchen Equipment: Provide Type FS or FD boxes, with suitable weatherproof covers.
2.02	PULL BOXES AND JUNCTION BOXES	A. Provide boxes where required to facilitate the pulling of wires or cables. Boxes shall be sized in accordance with Article 370 of NEC. B. Boxes shall be constructed of code gauge galvanized steel. Boxes shall have covers secured with screws. Flush mounted boxes shall be installed so that covers will be flush with finished wall or ceiling along all edges. C. Fabricated pull or junction boxes shall have all seams welded and shall have completely gasketed covers. D. All pull and junction boxes shall have wording stenciled on their covers to identify the conductors therein. Wordings shall be as follows:

MEP PROJECT #2217
PowerSystems
P.O. Box 2863
San Angelo, Texas 76902
325-659-2235
FIRM NO. F-6257

If this document is not SIGNED and DATED on the set, then it is NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL E. WILKINSON, P.E. 50732 ON OCTOBER 26, 2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

ORDINANCES

THIS DRAWING IS REPRESENTATIVE IN NATURE ONLY. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, COUNTY, MUNICIPAL AND FEDERAL LAWS AND/OR ORDINANCES GOVERNING THE PROJECT. IF IN ANY INSTANCE THE PLANS AND SPECIFICATIONS ARE IN DIRECT CONFLICT WITH SUCH LAWS AND/OR ORDINANCES, THE LAWS AND/OR ORDINANCES SHALL HAVE JURISDICTION.

STRUCTURAL ENGINEER

CIVIL ENGINEER

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NAACP

Buffalo Soldier's Memorial Space

Project No.

Project Number

Date

10-28-22

Sheet Number

E-2.0

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	1. Sound system boxes – "SOUND SYSTEM" in black. 2. TV boxes – "TV" in black. 3. Telephone boxes – "TELE." in black. 4. 120V. Lighting boxes – "120V. – LTS." in black. 5. 120V. Power boxes – "120V. –PWR" in black. 6. 208V. Power boxes – "208V. – PWR" in black.
2.03	ACCESSORIES A. Bushings, Knockout Closures, and Locknuts: Provide corrosion resistant box knockout closures, conduit locknuts, and malleable iron conduit bushings, offset connectors, of types, and sizes, to suit respective installation requirements and applications.
2.04	LOCATION OF OUTLETS A. In general, the various outlets are to be located at the following heights above finished floor to the center line of the box, unless noted otherwise at an individual outlet on the Drawings. 1. Wall switches (Vert. mtg.) 48" 2. Receptacles (Vert. mtg.) 18" 3. Phone outlets (Vert. mtg.) 18" 4. TV outlets (Vert. mtg.) 18" 5. Outlets above counters 6" above backsplash (Horizontal mounting) A. Outlet mounting heights indicated on the Drawings at outlets take precedence. Refer to the Drawings for details of other equipment mounting heights. Mounting heights for flush outlets in back walls may be changed for each installation. Consult Owner in field prior to any such installation.

PART	3	EXECUTION
3.01	INSTALLATION OF ELECTRICAL BOXES AND FITTINGS	A. General: Install electrical boxes and fittings as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC and in accordance with recognized industry practices to fulfill project requirements. B. Coordinate installation of electrical boxes and fittings with wire/cable, wiring devices, and raceway installation work. C. Provide knockout closures to cap unused knockout holes where blanks have been removed. D. Install electrical boxes in those locations which ensure ready accessibility to enclosed electrical wiring. E. Avoid installing boxes back-to-back in walls. Provide not less than 24" separation in rated walls. F. Avoid installing electrical products in concrete. G. Position recessed outlet boxes accurately to allow for surface finish thickness. H. Fasten electrical boxes firmly and rigidly to substrates, or structural surfaces to which attached, or solidly embed electrical boxes in concrete or masonry.

END OF SECTION

SECTION 16140

CONNECTIONS FOR EQUIPMENT

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. Extent of electrical connections for equipment as indicated on the Drawings. B. Applications of electrical power connections specified in this Section include connections to any and all items requiring electrical connections. C. Refer to Division 15 sections for motor starters and controllers furnished integrally with equipment; not work of this section. D. Refer to Division 15 sections for control system wiring; not work of this section.
PART	2	PRODUCTS
2.01	MATERIALS AND COMPONENTS	A. General: For each electrical connection indicated, provide complete assembly of materials, including but not necessarily limited to, pressure connectors, terminals (lugs), electrical insulating tape, electrical solder, electrical soldering flux, heat shrinkable insulating tubing, cable ties, solderless wire terminations of types indicated.
2.02	INSTALLATION OF ELECTRICAL CONNECTIONS	A. Install electrical connections required, in accordance with equipment manufacturer's written instructions and with recognized industry practices, and complying with applicable requirements of UL, and to ensure that products fulfill requirements. B. Coordinate with other work to properly interface installation of electrical connections for equipment with other work. C. Connect electrical power supply conductors to equipment conductors in accordance with equipment manufacturer's written instructions and wiring diagrams. Mate and match conductors of electrical connections for proper interface between electrical power supplies and installed equipment. D. Cover splices with electrical insulating material equivalent to, or of greater insulation resistivity rating, than electrical insulation rating of those conductors being spliced. E. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturers published torque tightening values for equipment connectors. Accomplish tightening by utilizing proper torquing tools, including torque screwdriver, beam type torque wrench, and ratchet wrench with adjustable torque settings. Where manufacturer's trounging requirements are not available, tighten connectors and terminals to comply with torquing values contained in the latest UL standards.
2.03	MOTORS	A. All motors will, unless otherwise noted, be furnished under other Divisions of the specifications, or will be furnished by the Owner. Where motors are mounted integrally with items of equipment, they may be erected in place with such equipment ready for electrical connection.
2.04	MOTOR STARTERS	A. All motor starters (controllers) will, unless otherwise noted, be furnished under other divisions of the specifications, or will be furnished by the Owner. B. Install under this Division, including supporting structures, all motor starters and control equipment which are not shipped integrally mounted with the controlled equipment. Provide and install all wiring of every character, for both power and control, except that which is factory installed and shipped as an integral part of assembled equipment.

		END OF SECTION
		SECTION 16145
		WIRING DEVICES
PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. The extent of wiring device work as indicated on the Drawings and schedules. Wiring devices are defined as single discrete units of electrical distribution systems which are intended to carry but not utilize electric energy. B. Types of electrical wiring devices in this section include the following: 1. Receptacles. 2. Ground-fault circuit interrupters. 3. Switches. 4. Wall plates. 5. Dimmer. 6. Plugs and connectors.
1.02	QUALITY ASSURANCE	A. NEC Compliance: Comply with NEC as applicable to installation and wiring of electrical wiring devices. B. UL Compliance: Comply with applicable requirements of the latest UL standards pertaining to installation of wiring devices. Provide wiring devices which are UL listed and labeled.

END OF SECTION

SECTION 16170

GROUNDING

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. The extent of wiring device work as indicated on the Drawings and schedules. Wiring devices are defined as single discrete units of electrical distribution systems which are intended to carry but not utilize electric energy. B. Types of electrical wiring devices in this section include the following: 1. Receptacles. 2. Ground-fault circuit interrupters. 3. Switches. 4. Wall plates. 5. Dimmer. 6. Plugs and connectors.
1.02	QUALITY ASSURANCE	A. NEC Compliance: Comply with NEC as applicable to installation and wiring of electrical wiring devices. B. UL Compliance: Comply with applicable requirements of the latest UL standards pertaining to installation of wiring devices. Provide wiring devices which are UL listed and labeled.

END OF SECTION

SECTION 16170

GROUNDING

1.03	SUBMITTALS	A. Product Data: Submit manufacturer's data on electrical wiring devices.
PART	2	PRODUCTS
2.01	ACCEPTABLE MANUFACTURERS	A. Available Manufacturers: Subject to compliance with requirements. Manufacturers offering wiring devices which may be incorporated in the Work include the following: 1. General Electric Co. 2. Hubbell Inc. 3. Leviton Mfg. Co.
2.02	FABRICATED WIRING DEVICES	A. General: Provide factory-fabricated wiring devices, in types, colors, and electrical ratings for applications indicated and which comply with the latest NEMA standards. B. Receptacles: Provide 20 amperes, 125 volt grounded type receptacles, Hubbell 5362, ivory or brown. For either application refer to the Drawings. Mount all receptacles vertically unless otherwise noted. C. Switches: Provide local lumbar switches of 120/277 volt, 20 ampere, UL approved without derating for tungsten lamp loads. Hubbell 1221 series. Ivory or brown. D. Covers: Provide plain pattern plates for all devices with appropriate mounting arrangements for gauged devices. For telephone outlets, provide bushed hole type covers. Provide plates in 302 brushed stainless steel. 1. Install 302 stainless steel cover plates in all service areas such as kitchen, food preparation, storage, work areas, and restrooms. 2. Install smooth ivory cover plates in office areas where wood beams and paneling are installed. 3. Install ivory receptacles and switches where stainless steel and ivory covers are used. 4. Install brown receptacles and switches where brown covers are used.
PART	3	EXECUTION
3.01	INSTALLATION OF WIRING DEVICES	A. Install wiring devices as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC and in accordance with recognized industry practices to fulfill project requirements. B. Coordinate with other work, including painting, electrical boxes and wiring work, as necessary to interface installation of wiring devices with other work. C. Install wiring devices only in electrical boxes which are clean, free from excess building materials, dirt, and debris. D. Install galvanized steel wall plates in unfinished spaces. E. Install wiring devices after wiring work is completed. F. Install wall plates after painting work is completed. G. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for wiring devices. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. Use properly scaled torque indicating hand tool.
3.02	TESTING	A. Prior to energizing circuitry, test wiring devices for electrical continuity and for short-circuits. Ensure proper polarity of connections is maintained. Subsequent to energization, test wiring devices to demonstrate compliance with the requirements.

PART	3	EXECUTION
3.01	INSTALLATION OF WIRING DEVICES	A. Install wiring devices as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC and in accordance with recognized industry practices to fulfill project requirements. B. Coordinate with other work, including painting, electrical boxes and wiring work, as necessary to interface installation of wiring devices with other work. C. Install wiring devices only in electrical boxes which are clean, free from excess building materials, dirt, and debris. D. Install galvanized steel wall plates in unfinished spaces. E. Install wiring devices after wiring work is completed. F. Install wall plates after painting work is completed. G. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for wiring devices. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. Use properly scaled torque indicating hand tool.
3.02	TESTING	A. Prior to energizing circuitry, test wiring devices for electrical continuity and for short-circuits. Ensure proper polarity of connections is maintained. Subsequent to energization, test wiring devices to demonstrate compliance with the requirements.

END OF SECTION

SECTION 16160

CIRCUIT AND MOTOR DISCONNECTS

PART	1	GENERAL
1.01	RELATED DOCUMENTS	A. Drawings and general provisions of Contract, including General and Supplementary Conditions, and Division 1 Specification Sections, apply to work of this section. B. Division 16 Basic Electrical Materials and Methods Sections, apply to work of this section.
1.02	DESCRIPTION OF WORK	A. Extent of circuit and motor disconnect switch work as indicated on the Drawings and schedules. B. Wires/Cables, raceways, electrical boxes, and fittings required in connection with circuit and motor disconnect work are specified in other Division 16 Basic Electrical Materials and Methods Sections. C. NEC Compliance: Comply with NEC requirements pertaining to construction and installation of electrical circuit and motor disconnect devices. D. UL Compliance: Comply with requirements of the latest UL standards, "Enclosed and Dead Front Switches". Provide circuit and motor disconnect switches which have been UL listed and labeled.
1.03	SUBMITTALS	A. Product Date: Submit manufacturer's data on circuit and motor disconnect switches.
PART	2	PRODUCTS
2.01	ACCEPTABLE MANUFACTURERS	A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering circuit and motor disconnects which may be incorporated in the work include, but are not limited to, the following: 1. Square D Company 2. Control Electric Co. 3. ITE. B. Heavy Duty Safety Switches: Provide surface mounted, heavy duty type, sheet steel enclosed safety switches, of types, sizes, and electrical characteristics indicated, and incorporating quick make, quick break type switches, so that switch blades are visible in "off" position with door open. Equip with operating handle which is integral part of enclosure base and whose operating position is easily recognizable and is padlockable in "OFF" position. Construct current carrying parts of high conductivity copper, and silver tungsten type switch connects. Provide NEMA Type 3R enclosure for all exterior mounting and interior mounting where indicated.
PART	3	EXECUTION
3.01	INSTALLATION OF CIRCUIT AND MOTOR DISCONNECT SWITCHES	A. Install circuit and motor disconnect switches as indicated, complying with manufacturer's written instructions, applicable requirements of NEC, NEMA, and in accordance with recognized industry practices. B. Install disconnect switches for use with motor driven appliances, motors, and controllers within sight of the controller position and within 50'.
3.02	FIELD QUALITY CONTROL	A. Subsequent to completion of installation of electrical disconnect switches, energize circuitry and demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at project site, then retest to demonstrate compliance; otherwise remove and replace with new units and retest.

PART	2	PRODUCTS
2.01	ACCEPTABLE MANUFACTURERS	A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering circuit and motor disconnects which may be incorporated in the work include, but are not limited to, the following: 1. Square D Company 2. Control Electric Co. 3. ITE. B. Heavy Duty Safety Switches: Provide surface mounted, heavy duty type, sheet steel enclosed safety switches, of types, sizes, and electrical characteristics indicated, and incorporating quick make, quick break type switches, so that switch blades are visible in "off" position with door open. Equip with operating handle which is integral part of enclosure base and whose operating position is easily recognizable and is padlockable in "OFF" position. Construct current carrying parts of high conductivity copper, and silver tungsten type switch connects. Provide NEMA Type 3R enclosure for all exterior mounting and interior mounting where indicated.
PART	3	EXECUTION
3.01	INSTALLATION OF CIRCUIT AND MOTOR DISCONNECT SWITCHES	A. Install circuit and motor disconnect switches as indicated, complying with manufacturer's written instructions, applicable requirements of NEC, NEMA, and in accordance with recognized industry practices. B. Install disconnect switches for use with motor driven appliances, motors, and controllers within sight of the controller position and within 50'.
3.02	FIELD QUALITY CONTROL	A. Subsequent to completion of installation of electrical disconnect switches, energize circuitry and demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at project site, then retest to demonstrate compliance; otherwise remove and replace with new units and retest.

PART	3	EXECUTION
3.01	INSTALLATION OF CIRCUIT AND MOTOR DISCONNECT SWITCHES	A. Install circuit and motor disconnect switches as indicated, complying with manufacturer's written instructions, applicable requirements of NEC, NEMA, and in accordance with recognized industry practices. B. Install disconnect switches for use with motor driven appliances, motors, and controllers within sight of the controller position and within 50'.
3.02	FIELD QUALITY CONTROL	A. Subsequent to completion of installation of electrical disconnect switches, energize circuitry and demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at project site, then retest to demonstrate compliance; otherwise remove and replace with new units and retest.

END OF SECTION

SECTION 16170

GROUNDING

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. SERVICE AND EQUIPMENT GROUNDING 1. Provide adequate and permanent service neutral and equipment grounding in accordance with the National Electrical Code, and subject to the following additional requirements. 2. Connect the service ground and equipment ground to a common point within the metallic enclosure containing the main service disconnecting means. From the common point of connection of the service ground and equipment ground, run in conduit a combined service and equipment grounding conductor without joint or splice to the main water service pipe and connect it thereto with an approved bolted pressure clamp. Clean all contact surfaces thoroughly before connection, to assure good metal to metal contact. Bond the conduit to the grounding conductor at each end. 3. Supplement the water pipe ground with an additional electrode which shall be 10' long by 3/4 inch diameter copper clad steel ground rod. Attach the electrode to the water pipe and to the service/equipment grounding conductor. 4. Size grounding conductors in accordance with National Electrical Code Tables 250-94 and 250-95. 5. The building structure steel frame shall be grounded to the building service ground electrode, using the conductor size specified in National Electrical Code Section 250-94 (a).
	B.	GROUNDING RACEWAYS
		1. Assure the electrical continuity at all metallic raceway systems, pulling up all conduits and/or locknuts wrench tight. Where the flexible metallic conduit is employed, provide a green-insulated grounding jumper installed in the flexible conduit. Install a separate green-insulated conductor in each non-metallic conduit. 2. Provide grounding bushings on all service raceways terminating within panelboards, cabinets, and all other enclosures. Provide grounding conductors from such bushings to the frame of the enclosure and to the ground bus or equipment grounding strap. Size grounding conductors in accordance with NEC Table 250-95.
	C.	EQUIPMENT GROUNDING CONDUCTORS
		1. Provide a separate, green-insulated copper grounding conductor, with insulation of the same rating as phase conductors, for each feeder and for each branch circuit indicated. Install the grounding conductor in the same raceway with the related phase and neutral conductors, and connect the grounding conductor to pull boxes at intervals of 100 feet or less, to each raceway. Connect all grounding conductors to bare grounding bars in panelboards, and to ground buses in service equipment to the end that there will be an uninterrupted grounding circuit from the point of a ground fault back to the point of connection of the equipment ground and system neutral. Size all these grounding conductors per NEC Table 250-95.

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. Extent of panelboards, enclosure, cabinets, and cutout boxes as indicated on the Drawings and schedules. A. Extent of raceway work is indicated diagrammatically on the Drawings and in the schedules. 1. 277/480V-3 phase-4W-5N panelboards – Square D. "I-Line" Type. 2. 120/208V-3 phase – 4W-5N panelboards – Square D. "MOOD" or "I-Line"
PART	2	PRODUCTS
2.01	ACCEPTABLE MANUFACTURERS	A. Manufacturers: Subject to compliance with requirements, provide panelboard products of one of the following: 1. Square D Company 2. General Electric Co.
2.02	PANELBOARDS	A. General: Except as otherwise indicated, provide panelboards, enclosures, and auxiliary components, of types, sizes, and rating indicated, which comply with manufacturer's standard materials; design and construction in accordance with published product information; equip with proper number of unit panelboard devices as required for complete installation. B. Panelboards: Provide dead front safety constructed factory assembled circuit breaker type panelboards in sizes and ratings as indicated. Equip with panelboard unit devices, of types, ratings, and characteristics indicated. Bus structure and main lugs or main bus bars shall have load and short circuit ratings as shown on the schedule, such ratings shall be established by test conducted in accordance with the latest Underwriter's Laboratories standards. The use of conductor dimensions will not be accepted in lieu of actual heat tests. Bus bar connections to the branch circuit breakers shall be "Phase sequence" type. Three phase, four wire bussing shall be such that any three adjacent single pole breakers are individually connected to each of the three different phases in such a manner that two or three pole breakers can be installed at any location. All current carrying parts of the bus assembly shall be plated copper with conductivity of not less than 95%. A neutral terminal bar, 100% rating of panelboard, and ground terminal bar shall be furnished. Each terminal bar shall be equipped with equal amount of terminal connections as circuits. C. Panelboard Enclosures: Provide galvanized sheet steel cabinet type enclosures, in sizes and NEMA types as indicated, code gage, minimum 16 gage thickness. Construct with multiple knockouts and wiring gutters. Provide fronts with adjustable trim clamps, and doors with flush locks and keys, all panelboard enclosures keyed alike, with concealed piano door hinges. Equip with interior circuit directory frame, and cord with clear plastic covering. Provide baked gray enamel finish over a rust inhibitor coating. Design enclosures for recessed or surface mounting as indicated. Provide enclosures fabricated by same manufacturer as panelboards, which mate properly with panelboards to be enclosed, minimum depth of 5 3/4" and minimum width of 20".
PART	3	EXECUTION
3.01	INSPECTION	A. Installer must examine areas and conditions under which panelboards and enclosures are to be installed, and notify Contractor in writing of conditions detrimental to proper completion of work.
3.02	INSTALLATION OF PANELBOARDS	A. General: Install panelboards and enclosures as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC Standards and in compliance with recognized industry practices to ensure that products fulfill requirements. B. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements or are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. C. Anchor enclosures firmly to walls and structural surfaces, ensuring that they are permanently and mechanically secure. D. Fill out panelboard's circuit directory card using typewriter upon completion of installation work accurately indicating items served.

END OF SECTION

SECTION 16470

PANELBOARDS

PART	1	GENERAL
1.01	DESCRIPTION OF WORK	A. Extent of panelboards, enclosure, cabinets, and cutout boxes as indicated on the Drawings and schedules. A. Extent of raceway work is indicated diagrammatically on the Drawings and in the schedules. 1. 277/480V-3 phase-4W-5N panelboards – Square D. "I-Line" Type. 2. 120/208V-3 phase – 4W-5N panelboards – Square D. "MOOD" or "I-Line"
PART	2	PRODUCTS
2.01	ACCEPTABLE MANUFACTURERS	A. Manufacturers: Subject to compliance with requirements, provide panelboard products of one of the following: 1. Square D Company 2. General Electric Co.
2.02	PANELBOARDS	A. General: Except as otherwise indicated, provide panelboards, enclosures, and auxiliary components, of types, sizes, and rating indicated, which comply with manufacturer's standard materials; design and construction in accordance with published product information; equip with proper number of unit panelboard devices as required for complete installation. B. Panelboards: Provide dead front safety constructed factory assembled circuit breaker type panelboards in sizes and ratings as indicated. Equip with panelboard unit devices, of types, ratings, and characteristics indicated. Bus structure and main lugs or main bus bars shall have load and short circuit ratings as shown on the schedule, such ratings shall be established by test conducted in accordance with the latest Underwriter's Laboratories standards. The use of conductor dimensions will not be accepted in lieu of actual heat tests. Bus bar connections to the branch circuit breakers shall be "Phase sequence" type. Three phase, four wire bussing shall be such that any three adjacent single pole breakers are individually connected to each of the three different phases in such a manner that two or three pole breakers can be installed at any location. All current carrying parts of the bus assembly shall be plated copper with conductivity of not less than 95%. A neutral terminal bar, 100% rating of panelboard, and ground terminal bar shall be furnished. Each terminal bar shall be equipped with equal amount of terminal connections as circuits. C. Panelboard Enclosures: Provide galvanized sheet steel cabinet type enclosures, in sizes and NEMA types as indicated, code gage, minimum 16 gage thickness. Construct with multiple knockouts and wiring gutters. Provide fronts with adjustable trim clamps, and doors with flush locks and keys, all panelboard enclosures keyed alike, with concealed piano door hinges. Equip with interior circuit directory frame, and cord with clear plastic covering. Provide baked gray enamel finish over a rust inhibitor coating. Design enclosures for recessed or surface mounting as indicated. Provide enclosures fabricated by same manufacturer as panelboards, which mate properly with panelboards to be enclosed, minimum depth of 5 3/4" and minimum width of 20".
PART	3	EXECUTION
3.01	INSPECTION	A. Installer must examine areas and conditions under which panelboards and enclosures are to be installed, and notify Contractor in writing of conditions detrimental to proper completion of work.
3.02	INSTALLATION OF PANELBOARDS	A. General: Install panelboards and enclosures as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC Standards and in compliance with recognized industry practices to ensure that products fulfill requirements. B. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements or are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. C. Anchor enclosures firmly to walls and structural surfaces, ensuring that they are permanently and mechanically secure. D. Fill out panelboard's circuit directory card using typewriter upon completion of installation work accurately indicating items served.

PART	3	EXECUTION
3.01	INSPECTION	A. Installer must examine areas and conditions under which panelboards and enclosures are to be installed, and notify Contractor in writing of conditions detrimental to proper completion of work.
3.02	INSTALLATION OF PANELBOARDS	A. General: Install panelboards and enclosures as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC Standards and in compliance with recognized industry practices to ensure that products fulfill requirements. B. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements or are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. C. Anchor enclosures firmly to walls and structural surfaces, ensuring that they are permanently and mechanically secure. D. Fill out panelboard's circuit directory card using typewriter upon completion of installation work accurately indicating items served.

PART	3	EXECUTION
3.01	INSPECTION	A. Installer must examine areas and conditions under which panelboards and enclosures are to be installed, and notify Contractor in writing of conditions detrimental to proper completion of work.
3.02	INSTALLATION OF PANELBOARDS	A. General: Install panelboards and enclosures as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC Standards and in compliance with recognized industry practices to ensure that products fulfill requirements. B. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements or are not indicated, tighten connectors and terminals to comply with tightening torques specified in the latest UL standards. C. Anchor enclosures firmly to walls and structural surfaces, ensuring that they are permanently and mechanically secure. D. Fill out panelboard's circuit directory card using typewriter upon completion of installation work accurately indicating items served.

END OF SECTION

SECTION 16700

COMMUNICATIONS (N/A)

END OF SECTION

SECTION 16700

COMMUNICATIONS (N/A)

3.03	LOAD BALANCING	A. The contractor shall carefully balance his electrical loads between the various phases, when the facilities are under use at their heaviest loading periods, tests shall be run on the "hot" conductors in each feeder to a panel and any unbalance shall be corrected to a point that no conductor's load shall be more than 10% high or low (maximum unbalance of 20%) in amperes.
3.04	SPARES	A. Where a circuit protective device is scheduled as a "spare", provide the device complete for operation. Where such a device is scheduled as a "space" or "space only", provide proper space and all necessary connectors for future installation of the size of device scheduled. Where a breaker or switch is scheduled to serve a "future" load, provide the device complete for operation.
3.05	FIELD QUALITY CONTROL	A. Prior to energization of circuitry, check all accessible connections to manufacturer's lightning torque specifications. B. Prior to energization, check panelboards for electrical continuity of circuits, and for short circuits.

END OF SECTION

SECTION 16510

LIGHTING FIXTURES

PART	1	GENERAL
1.01	RELATED DOCUMENTS	A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work specified in this section. B. Division 16 Basic Electrical Materials and Methods Sections apply to work specified in this section.
1.02	DESCRIPTION OF WORK	A. Extent of interior lighting fixture work as indicated on the Drawings and schedules. B. Types of interior lighting fixtures in this Section are indicated on the Drawings. 1. High-Intensity-discharge (HID) Fluorescent 2. Incandescent C. Applications of interior lighting fixtures required for project include the following: 1. General lighting 2. Supplementary lighting 3. Task lighting 4. Emergency lighting
1.03	SUBMITTALS	A. Product Data: Submit manufacturer's technical Product Data on lighting fixtures.
1.04	ORDERING, DELIVERY, STORAGE, AND HANDLING	A. After contract is awarded, the successful lighting package supplier shall order required electrical equipment and devices to insure availability and timely completion of project. B. Deliver products to project properly identified and adequately packaged and protected to prevent damage during shipment, storage, and handling. C. The Electrical Contractor shall store equipment and materials of the site, unless off-site storage is authorized in writing. Protect stored equipment and materials from damage. D. Coordinate deliveries of electrical materials and equipment to minimize construction site congestion.
PART	2	PRODUCTS
2.01	LIGHTING FIXTURES	A. General: Provide lighting fixtures, of sizes, types, and ratings indicated, complete with, but not limited to, housings, energy efficient ballasts, starters, and wiring. Ship fixtures factory assembled, with parts required for a complete installation. B. Fluorescent Lamp Ballasts: Provide low energy fluorescent lamp ballasts, capable of operating lamp types indicated, with high power factor, rapid start, and low noise features, conforming to the latest sound ratings. Provide electronic ballasts and T-8 lamps, where possible. Ballasts shall have a minimum power factor of 85% and total harmonic distortion not to exceed 16%. C. Hish Intensity Discharge Lamp Ballasts: Provide HID lamp ballasts, capable of operating lamp types with ratings indicated, reformation; equip with proper number of unit panelboard devices as required for complete installation. D. Lamps: Fully equip each fixture with a full set of new lamps at the completion and acceptance of the work. 1. Provide fluorescent lamps of energy saving, cool white, warm white, and types as indicated. 2. Provide high-pressure sodium or metal halide lamps in wattages indicated. 3. Provide incandescent lamps in wattages indicated and rated 130V.
2.02	LIGHTING CONTACTORS	A. Electrically held with 120 volt coil in NEMA 1 Enclosure. B. Allen Bradley, ASCO, Square D. C. Control for contractor shall be photocell and optionally, remote switch mounted at owner specified location..
PART	3	EXECUTION
3.01	INSPECTION	A. Examine areas and conditions under which lighting fixtures are to be installed, and substrate for supporting lighting fixtures.
3.02	INSTALLATION OF LIGHTING FIXTURES	A. Install interior lighting fixtures at locations and heights as indicated, in accordance with fixture manufacturer's written instructions, applicable requirements of NEC, and with recognized industry practices to ensure that lighting fixtures fulfill requirements. B. Provide fixtures and/or fixture outlet boxes with hangers to properly support fixture weight. C. Install flush mounted fixtures to eliminate light leakage between fixture frame and finished surface. D. Provide plaster frames for recessed fixtures installed in other than suspended grid type acoustical ceiling systems. Brace frames temporarily to prevent distortion during handling.
3.03	ADJUSTING AND CLEANING	A. Clean interior lighting fixtures of dirt and debris upon completion of installation. B. Protect installed fixtures from damage during remainder of construction period.
3.04	FIELD QUALITY CONTROL	A. Upon completion of installation of interior lighting fixtures, and after building circuitry has been energized, apply electrical energy to demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and proceed with retesting. B. At Date of Substantial Completion, replace lamps in interior lighting fixtures which are observed to be noticeably dimmed after Contractor's use and testing, as judged by the Owner.

PART	2	PRODUCTS
2.01	LIGHTING FIXTURES	A. General: Provide lighting fixtures, of sizes, types, and ratings indicated, complete with, but not limited to, housings, energy efficient ballasts, starters, and wiring. Ship fixtures factory assembled, with parts required for a complete installation. B. Fluorescent Lamp Ballasts: Provide low energy fluorescent lamp ballasts, capable of operating lamp types indicated, with high power factor, rapid start, and low noise features, conforming to the latest sound ratings. Provide electronic ballasts and T-8 lamps, where possible. Ballasts shall have a minimum power factor of 85% and total harmonic distortion not to exceed 16%. C. Hish Intensity Discharge Lamp Ballasts: Provide HID lamp ballasts, capable of operating lamp types with ratings indicated, reformation; equip with proper number of unit panelboard devices as required for complete installation. D. Lamps: Fully equip each fixture with a full set of new lamps at the completion and acceptance of the work. 1. Provide fluorescent lamps of energy saving, cool white, warm white, and types as indicated. 2. Provide high-pressure sodium or metal halide lamps in wattages indicated. 3. Provide incandescent lamps in wattages indicated and rated 130V.
2.02	LIGHTING CONTACTORS	A. Electrically held with 120 volt coil in NEMA 1 Enclosure. B. Allen Bradley, ASCO, Square D. C. Control for contractor shall be photocell and optionally, remote switch mounted at owner specified location..
PART	3	EXECUTION
3.01	INSPECTION	A. Examine areas and conditions under which lighting fixtures are to be installed, and substrate for supporting lighting fixtures.
3.02	INSTALLATION OF LIGHTING FIXTURES	A. Install interior lighting fixtures at locations and heights as indicated, in accordance with fixture manufacturer's written instructions, applicable requirements of NEC, and with recognized industry practices to ensure that lighting fixtures fulfill requirements. B. Provide fixtures and/or fixture outlet boxes with hangers to properly support fixture weight. C. Install flush mounted fixtures to eliminate light leakage between fixture frame and finished surface. D. Provide plaster frames for recessed fixtures installed in other than suspended grid type acoustical ceiling systems. Brace frames temporarily to prevent distortion during handling.
3.03	ADJUSTING AND CLEANING	A. Clean interior lighting fixtures of dirt and debris upon completion of installation. B. Protect installed fixtures from damage during remainder of construction period.
3.04	FIELD QUALITY CONTROL	A. Upon completion of installation of interior lighting fixtures, and after building circuitry has been energized, apply electrical energy to demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and proceed with retesting. B. At Date of Substantial Completion, replace lamps in interior lighting fixtures which are observed to be noticeably dimmed after Contractor's use and testing, as judged by the Owner.

PART	2	PRODUCTS
2.01	LIGHTING FIXTURES	A. General: Provide lighting fixtures, of sizes, types, and ratings indicated, complete with, but not limited to, housings, energy efficient ballasts, starters, and wiring. Ship fixtures factory assembled, with parts required for a complete installation. B. Fluorescent Lamp Ballasts: Provide low energy fluorescent lamp ballasts, capable of operating lamp types indicated, with high power factor, rapid start, and low noise features, conforming to the latest sound ratings. Provide electronic ballasts and T-8 lamps, where possible. Ballasts shall have a minimum power factor of 85% and total harmonic distortion not to exceed 16%. C. Hish Intensity Discharge Lamp Ballasts: Provide HID lamp ballasts, capable of operating lamp types with ratings indicated, reformation; equip with proper number of unit panelboard devices as required for complete installation. D. Lamps: Fully equip each fixture with a full set of new lamps at the completion and acceptance of the work. 1. Provide fluorescent lamps of energy saving, cool white, warm white, and types as indicated. 2. Provide high-pressure sodium or metal halide lamps in wattages indicated. 3. Provide incandescent lamps in wattages indicated and rated 130V.
2.02	LIGHTING CONTACTORS	A. Electrically held with 120 volt coil in NEMA 1 Enclosure. B. Allen Bradley, ASCO, Square D. C. Control for contractor shall be photocell and optionally, remote switch mounted at owner specified location..
PART	3	EXECUTION
3.01	INSPECTION	A. Examine areas and conditions under which lighting fixtures are to be installed, and substrate for supporting lighting fixtures.
3.02	INSTALLATION OF LIGHTING FIXTURES	A. Install interior lighting fixtures at locations and heights as indicated, in accordance with fixture manufacturer's written instructions, applicable requirements of NEC, and with recognized industry practices to ensure that lighting fixtures fulfill requirements. B. Provide fixtures and/or fixture outlet boxes with hangers to properly support fixture weight. C. Install flush mounted fixtures to eliminate light leakage between fixture frame and finished surface. D. Provide plaster frames for recessed fixtures installed in other than suspended grid type acoustical ceiling systems. Brace frames temporarily to prevent distortion during handling.
3.03	ADJUSTING AND CLEANING	A. Clean interior lighting fixtures of dirt and debris upon completion of installation. B. Protect installed fixtures from damage during remainder of construction period.
3.04	FIELD QUALITY CONTROL	A. Upon completion of installation of interior lighting fixtures, and after building circuitry has been energized, apply electrical energy to demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and proceed with retesting. B. At Date of Substantial Completion, replace lamps in interior lighting fixtures which are observed to be noticeably dimmed after Contractor's use and testing, as judged by the Owner.

PART	2	PRODUCTS
2.01	LIGHTING FIXTURES	A. General: Provide lighting fixtures, of sizes, types, and ratings indicated, complete with, but not limited to, housings, energy efficient ballasts, starters, and wiring. Ship fixtures factory assembled, with parts required for a complete installation. B. Fluorescent Lamp Ballasts: Provide low energy fluorescent lamp ballasts, capable of operating lamp types indicated, with high power factor, rapid start, and low noise features, conforming to the latest sound ratings. Provide electronic ballasts and T-8 lamps, where possible. Ballasts shall have a minimum power factor of 85% and total harmonic distortion not to exceed 16%. C. Hish Intensity Discharge Lamp Ballasts: Provide HID lamp ballasts, capable of operating lamp types with ratings indicated, reformation; equip with proper number of unit panelboard

Exhibit "A"
Location for Buffalo Soldiers Memorial

The City property outlined in red in the image below, within and adjacent to El Paseo de Santa Angela Park, is part of the Buffalo Soldiers Memorial project site.



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Parks and Recreation, 325-657-4450

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

Consider a resolution supporting the private fundraising efforts to construct splash pads at City parks
(Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Adopt

Summary/History:

We received a proposal from All-Tex Irrigation and Supply to consider the development of two splash pad facilities at City parks. Kirby Community Park and Unidad/College Hills Park are the two recommended locations. All-Tex has committed to funding the facilities up to \$200,000 and leading efforts to raise the other funds needed. This proposal was considered by the Parks and Recreation Advisory Board. After much discussion, the Board recommended the City Council consider supporting the fundraising for this project, estimated at \$850,000.

Splash pads were identified as the number one priority for outdoor amenities in the adopted 2020 Parks and Recreation Master Plan.

Funding Source(s):

Financial Impact:

If the resolution is adopted and all of the required funds raised, the maintenance costs of the splash pad facilities are estimated at \$87,576 annually. This includes anticipated costs for repairs, utilities (electricity and water), and operational supplies, as well as labor.

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. 23-0065 - DRAFT Resolution_Splash Pad | 23-0065 - DRAFT Resolution_Splash Pad.docx |
| 2. Splash pad proposal and resolution for private fundraising efforts | Splash pad proposal and resolution for private fundraising efforts.pdf |

Presentation:

Carl White

Approvals/Reviews:

Carl White
Carl White
Tina Dierschke
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL SUPPORTING ALL-TEX IRRIGATION & SUPPLY, LLC'S PRIVATE FUNDRAISING EFFORTS TO CONSTRUCT SPLASH PAD FACILITIES AT CITY PARKS

WHEREAS, there are no splash pad facilities located at a City park ("Park"); and

WHEREAS, citizens of San Angelo have requested that splash pad facilities be constructed at a Park; and

WHEREAS, in order to fund the splash pad facilities, All-Tex Irrigation & Supply, LLC. will be submitting grant applications and seeking donations totaling \$850,000 for the design work, site work including installation of utilities, and construction costs of the splash pads; and

WHEREAS, should the project be funded and constructed, the City of San Angelo would be responsible for the costs of operation and maintenance of the facilities which is estimated to be \$87,576 per year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SAN ANGELO, TEXAS:

- Part 1: That the City of San Angelo supports All-Tex Irrigation & Supply, LLC's community fundraising efforts for \$850,000 for design work, site work, and construction of splash pad facilities at City Parks.
- Part 2: The designation of the parks for the installation of the splash pads will be at the sole discretion of the City of San Angelo.
- Part 3: That the City Manager is authorized to negotiate and execute all agreements related to construction and acceptance of the facilities.
- Part 4: This overall project may be separated into two phases: 1) smaller splash pad facility and 2) larger splash pad facility. The cost for the smaller splash pad is estimated at \$385,000 and construction for this facility may proceed should 385,000 be raised.
- Part 5: That if the project is funded and construction is completed, in part or in full, the City of San Angelo agrees to fund the operation and maintenance of the facilities.

PASSED and APPROVED THIS _____, 2023.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney



City Council

January 17, 2023

Splash pads project proposal

- Proposal from All-Tex Irrigation and Supply:
 - Committed to funding splash pad facilities up to \$200,000.
 - All-Tex will have the naming rights for the splash pads, for the life of the facilities.
 - Proposing two splash pads to be built, one at Kirby Community Park and one at Unidad/College Hills Park.
 - City to take on the maintenance and operation of the facilities.

Kirby Park

Kirby Community Park

Edmund Blvd.



Kirby Park



www.cosatx.us



Kirby Park, San Angelo, TX

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WATERPLAY[®]
BY 

Kirby Park, San Angelo, TX

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Kirby Park



Unidad Park



Unidad Park



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Unidad Park, San Angelo, TX

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Unidad Park



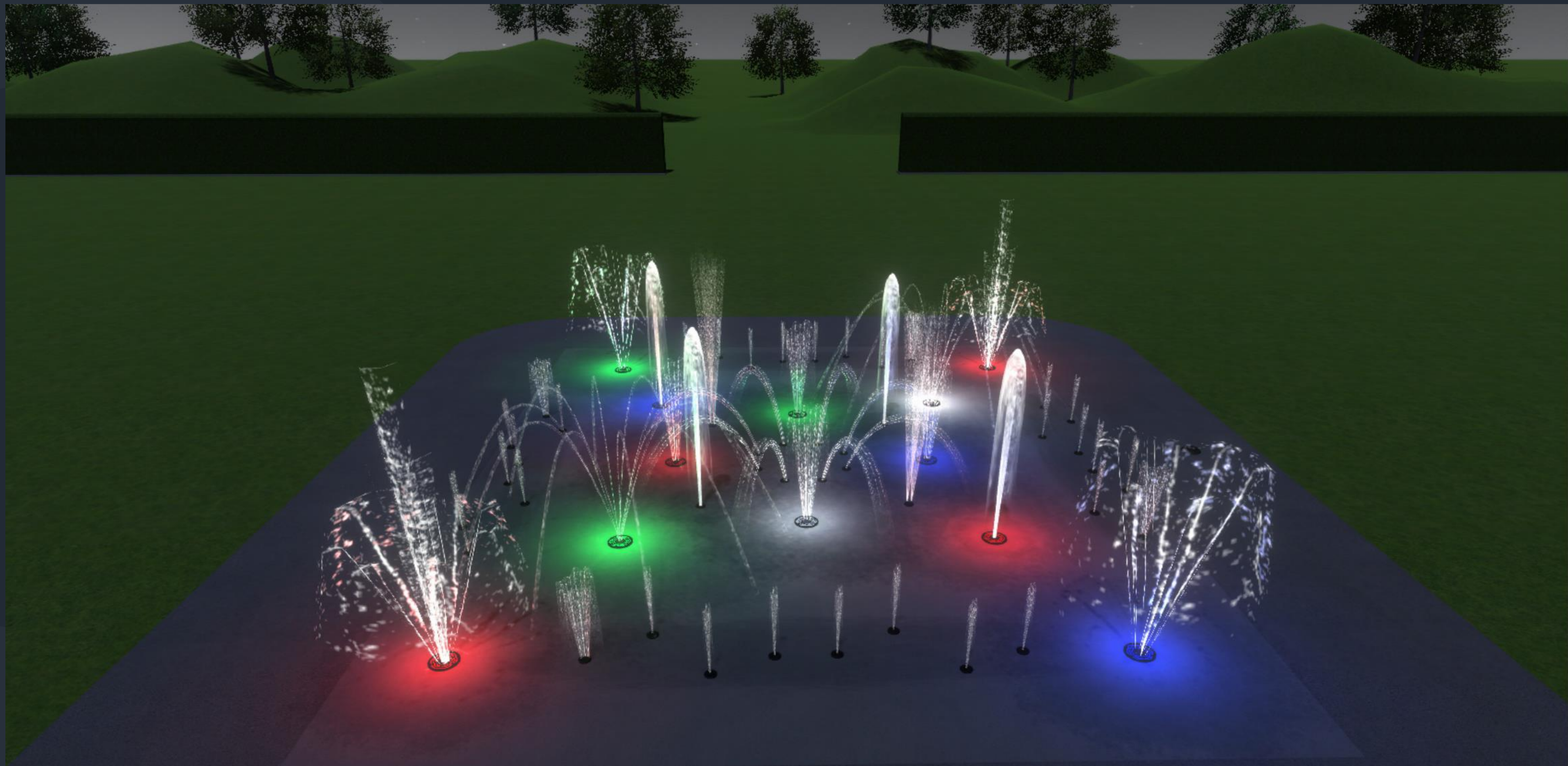
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Splash pads projects, overall budget estimated

Kirby site pad (site work included)		334,857.38
Unidad site pad (site work included)		255,587.38
Costs for both sites:		
Plans: site and MEP		60,000.00
Permits, DHRC, TDLR		2,000.00
Housing for equipment		50,000.00
Utility runs (electrical and water)		20,000.00
Shaded sitting areas		50,000.00
Connecting walkways		15,000.00
Signs: rules and site		6,000.00
Irrigation adjustments/sodding		5,000.00
Contingency		50,000.00
Both sites sub-total		258,000.00
Total estimate		848,444.76

Splash pads operations

- Maintain adequate disinfectant level in water.
 - Minimum free available chlorine of 2.0 ppm.
 - Adequate cyanuric acid levels.
 - Minimum total bromine of 3.0 ppm.
- Maintain pH 7.2 – 7.8.
- Conduct daily inspections before opening.
 - Ensure disinfectant, secondary disinfectant (such as UV and ozone), and recirculation system and filters are operating correctly.

Splash pads operations, cont.

- Inspect for and remove biofilm on splash pad surface (such as tank, spray nozzles, and drains); as required.
- Test free available chlorine and pH every 2 - 4 hours while open to public .
- Ensure drains prevent standing water from collecting in water play area.
- Inspect tank regularly and clean as needed.
- Document operation and management activities such as water testing results.

Splash pads operations expenses

Splash pads maintenance costs annual, estimated

Full-time technician, base salary			40,583.00
Full-time technician, benefits			18,393.00
Personnel costs:			58,976.00
Water			7,500.00
Electricity			3,100.00
Chemicals			9,000.00
Minor tools and equipment			2,500.00
Professional services			4,000.00
Outsourced maintenance			2,500.00
Operation costs:			28,600.00
Total estimate			87,576.00

Splash pads project funding

- Funding needed -- \$850,000 (All-Tex to lead efforts)
 - All-Tex Irrigation's commitment of \$200,000
 - Grant applications
 - Crowdfunding
 - San Angelo Gives
 - Private donations

Splash pads project resolution

- Adopt a resolution supporting the private fundraising efforts (led by All-Tex) to construct splash pads at City parks – Kirby Community Park and Unidad/College Hills Park.
- The resolution does not commit the City to provide funds for development of the splash pads.
- This overall project may be separated into two phases: 1) smaller splash pad facility and 2) larger splash pad facility. The cost for the smaller splash pad is estimated at \$385,000 and construction for this facility may proceed should 385,000 be raised.
- The City commits to taking on full maintenance and operation of the splash pad facilities including utilities, repairs, inspections, labor, and more. The annual cost of maintenance is estimated at \$87,576.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Billy Clemons, Fire Marshal, Fire Marshal, 325-657-4358

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

First public hearing and consideration of the following ordinances:

1. amending Chapter 6 "Fire and Rescue" of the San Angelo Code of Ordinances by amending Article 6.03, Section 6.03.031 "Adoption and Amendments" and amending Article 6.06 "Open Burning" (Presentation made by Fire Marshal Billy Clemons)
2. amending Chapter 4 "Building and Construction" of the San Angelo Code of Ordinances by deleting and replacing Article 4.04 "Technical and Construction Codes and Standards" by adopting the International Codes 2021 and the National Electrical Code 2020 with amendments (Presentation made by Building Official Charlie Kemp)

Staff Recommendation:

Adopt

Summary/History:

This ordinance adopts the 2021 International Code Council version of the International Fire Code with certain amendments and exceptions. The last code adopted by the City of San Angelo was the 2015 version on January 5, 2016.

This ordinance adopts the 2021 I-Codes (including building, residential, swimming pool, mechanical, plumbing, existing building, and energy code) and the 2020 NEC (electrical code), including local amendments.

Funding Source(s):

Financial Impact:

No Fiscal Impact.

Other Information/Recommendation:

The code committees and Fire Marshal recommend adoption of these ordinances.

The code committees and the Construction Board of Adjustment and Appeals have reviewed the 2021 I-Codes and 2020 NEC and recommend adoption of these ordinances.

Attachments:

- | | |
|---|---|
| 1. Report to Council (Building Codes & NEC) | Report to Council (Building Codes & NEC).docx |
| 2. Summary of Fire Code Key changes | Summary of Fire Code Key changes.docx |

- | | | |
|----|------------------------------------|---|
| 3. | Fire Code Enacting Ordinance | Fire Code Enacting Ordinance.docx |
| 4. | Fire Code Changes Exhibits A and B | Fire Code Changes Exhibits A and B.docx |
| 5. | Building Code Enacting Ordinance | 2021 Building Code adoption enacting ordinance - revised.docx |
| 6. | Building Code Changes Exhibit A | Exhibit A to 2021 I-Codes Ordinance (8).docx |

Presentation:

Billy Clemons

Approvals/Reviews:

Billy Clemons	Created/Initiated
Charlie Kemp	Approved
Jon James	Approved
Patrick Brody	Approved
Holly Voth	Approved
Theresa James	Approved
Julia Antilley	Final Approval

Requestor: Charlie Kemp, Planning and Development Services

Meeting Date: January 17, 2023

Item type: Regular

Caption:

First public hearing and consideration of introducing an Ordinance amending the San Angelo Code of Ordinances by amending Chapter 4, Article 4.03 and amending Article 4.04 by adopting the International Codes 2021 and the National Electrical Code 2020 with amendments.

Summary:

City staff has held multiple meetings with stakeholders to discuss the proposed new codes and review local amendments. Below is a summary of those meetings:

- 08/17/2022, Met with some of the Home Builders Association (HBA) members and a couple of the board members at the HBA office - [The meeting included Kristen Oliver with HBA, Chad Decker, Jim Clark, Wesley Doss, Rocky Templin, Tony Jones, another member of the HBA \(no name provided\), Brooks Weiner, Ms. Calvert, Assistant Building Official Austin Ayers, and Building Official Charlie Kemp.](#)
- 9/07/2022, Met with contractors and inspectors in the East Mezzanine of City Hall - [The meeting included Kristen Oliver with HBA, Chad Decker, Jim Clark, Wesley Doss, Rocky Templin, Tony Jones, Rocky Templin Jr, Gary Cortese, and Brooks Weiner](#)
- 9/21/2022, The regular Development Task Force meeting included a discussion of the codes – [Attendees included Kristen Oliver, Rocky Templin, Rocky Templin Jr, Tony Jones, Jim Clark, and Wesley Doss](#)
- 10/22/2022, Staff e-mailed Kristen Oliver of the HBA to ask for updates and she indicated she didn't have any at that time.
- 11/03/2022, The regular meeting of the Construction Board included an agenda item to discuss the Codes – [Attendees included Tony Jones, Kristen Oliver, Rocky Templin Jr., Rocky Templin, Gary Cortese, Jim Clark, Chad Meeks, and Wesley Doss.](#)
- 11/16/2022, Meeting to review requested amendments for the National Electrical Code 2020 – [Attendees included Rocky Templin, Russell Socha, Chris Giroux, and Aaron Brosh](#)
- 12/01/2022, The regular meeting of the Construction Board included an agenda item to discuss the Codes - [Discussed the proposed amendments to the codes. Three HBA members \(Gary Cortese, Rocky Templin, Jr., and Tony Jones\) presented an alternative in the Energy Code regarding ceiling insulation. The Board voted to recommend the codes as recommended by staff, BUT with the amendment proposed by the three HBA members. That vote was 4 in favor and one opposed \(who supported the staff recommendation in full\).](#)

As noted above, the only outstanding issue of disagreement is in regard to the required minimum R-value for the insulation in the ceiling systems. The Construction Board was in favor (4-1) of leaving the R-value as is for the ceiling and wall systems as recommended by Gary Cortese, Tony Jones and Rocky Templin Jr.

Staff is recommending going with a higher R-value for the ceiling system to move from the 2009 standard to the 2015 standard. This moves us closer to the new 2021 standard by keeping us 6 years behind the new code rather than 12 years behind. A comparison of the 2009, 2015, and 2021 standards are provided on the following page.

Table N1102.1.2 (R402.1.2) Equivalent U-Factors and Table N1102.1.3(R402.1.3), Insulation and Fenestration Requirements by Component

Climate 3	2009	2015	Amendments to the 2015	2021	Staff Proposed Amendments to the 2021
Fenestration U-Factor	0.50	.35	.40	.30	.30
Skylight U-Factor	0.65	.55	.50	.55	.55
Glazed Fenestration SHGC	0.35	.40	.30	.25	.30
<i>Ceiling R-Value</i>	30	38	30	49	38
Wood Frame Wall R-Value	13	20 or 13+5	15 or 13+1	20 or 13+5	15 or 13 +1
Mass Wall R-Value	5/8	8/13	5/8	8/13	5/8
Floor R-Value	19	19	19	19	19
Basement wall R-Value	5/13	5/13	5/13	5 continuous insulation or 13 f	5/13
Slab R-Value&Depth	0	0	0	10 continuous insulation / 2ft	0
Crawl space wall R-value	5/13	5/13	5/13	5 continuous insulation or 13f	5/13

Staff is recommending adopting the new codes, with many local amendments that have been carried over from the previous code adoption. However, below are the sections that are being proposed for new local amendments. New proposed local amendments are **highlighted and bold**, along with an explanation for each:

Section 111.1, entitled “Use and Occupancy,” which shall instead read as follows:

111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing type of business use with additional requirements as indicated in chapter 3 “Use and Occupancy Classification,” or a change in the occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exceptions:

- 1) Changes in ownership where the use and/or occupancy remain the same and **occupied within the past 24 months** are not required to obtain a change of occupancy;

Explanation: Added this exception to address long-term vacancies and ensuring that a use that has been vacant more than 24 months would require a new certificate of occupancy.

Section R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room
2. Outside each separate sleeping area **within 12 feet of the outside edge of the bedroom door.**

Explanation: Added to clarify what is meant by “outside” each sleeping area.

Section R315.3 Carbon monoxide alarms-Location

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area **within 12 feet of the outside edge of the bedroom door**. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Explanation: Added to clarify what is meant by “outside” each sleeping area.

Section 210.8 (A), Dwelling Units

Explanation: removed 250-volt requirement for outdoor condensing units, which has been removed under the 2023 National Electrical Code.

Section 406.12 Tamper-Resistant Receptacles

All 15- and 20-ampere, 125- volt non-locking type receptacles in the areas specified in 406.12 (3), (4), (8) shall be listed tamper-resistant receptacles.

Explanation: This removes the requirement for tamper proof receptacles, except in childcare facilities, preschools, educational facilities, and assisted living.

SUMMARY FIRE CODE KEY CHANGES

2018 International Fire Code Changes. For anyone needing to make use of the previous edition of this code, some of the major changes to the IFC-2018 are included in the 2021 Edition.

- Hazards related to outdoor pallet storage, higher education laboratories, mobile food trucks, and plant processing and extraction activities were addressed by new provisions. (New Chapters)
- New thresholds related to fire areas have been introduced for sprinkler protection of Group E occupancies. (Added-Any fire area that exceeds a 300-person occupant load and any floor other than the floor on the level of exit discharge requires fire sprinklers.)
- Manual fire alarm systems in Group A occupancies became needed not only when the occupant load is 300 or more but also where the occupant loads exceed 100 above or below the lowest level of exit discharge. (-Exception: not required if fully sprinklered with occupant notification devices that activate during a sprinkler waterflow.)
- A manual fire alarm system and an automatic smoke detection system became no longer needed in Group R-4 occupancies. Mass Notification Requirements for college and university buildings was added. -This section was removed in the 2018 IFC and we felt it was necessary to keep this section to protect Group R-4 occupancies. (Group R-4 – Alcohol and drug centers, assisted living facilities, congregate care facilities, group homes, halfway houses, residential board and care facilities, social rehabilitation facilities).
- New Chapter 12 on Energy Systems- for the installation, operation, and maintenance of energy systems used for generating or storing energy- was added. (-Batteries, generators, solar panel/photovoltaic power systems and battery storage)
- Guidelines for gas detection systems were revised to more accurately reflect industry practice. (Systems that are built into a building.

The 2021 IFC contains regulations to safeguard life and property from fires and explosion hazards. Topics include general precautions, emergency planning and preparedness, fire department access and water supplies, automatic sprinkler systems, fire alarm systems, special hazards, and the storage and use of hazardous materials. Key changes to the IFC include:

- Requirements for Additive Manufacturing (3-D Printing) equipment and operations for both non- industrial and industrial applications are now provided. (-3D printing dust collection and venting to prevent hazardous conditions.)
- Flame propagation performance of permanently installed artificial combustible vegetation is required to be verified when exceeding certain heights located on roofs or in close proximity to buildings. (-artificial decorations over 6ft tall and permanently installed within 5 ft of a building or rooftop.)
- Provisions of emergency responder communication were revised to reflect the expansion of such systems beyond radios and the need for increased performance of such systems.

- Sprinkler requirements for the storage, manufacture and sale of upholstered furniture and mattresses were updated and clarified. Part of this update is a new exception for single-story self-storage facilities accessed directly from the exterior.
- An automatic sprinkler system is now required for open parking garages exceeding a certain fire area threshold. (-Open parking garage exceeds 48,000 sq. ft.)
- The requirements for energy storage system (ESS) were further refined to reflect the variety of new technologies and applications (in building and standalone) and the need for proper commissioning and decommissioning of such systems. (-Battery storage rooms- max capacity per room/2-hour fire separation/must have automatic fire extinguishing system)
- A new chapter was added that provides clarification and specific requirements for the storage of distilled spirits and wines in barrels and casks. (Sprinkler systems required for F-1 manufacturing and S-1 storage are used for bulk storage.)
- The provisions for construction fire safety were reorganized and expanded with an emphasis on the owner's responsibilities. The new language requires a site safety plan and designation of a site safety director.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN ANGELO, TEXAS BY AMENDING CHAPTER 6 “FIRE AND RESCUE”, ARTICLE 6.03 “FIRE CODE”, DIVISION 2 “CODE”, SECTION 6.03.031 “ADOPTION AND AMENDMENTS”; BY DELETING AND REPLACING CHAPTER 6 “FIRE AND RESCUE”, ARTICLE 6.06 “OPEN BURNING”; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, Chapter 6 “Fire and Rescue”, Article 6.03 “Fire Code”, Division 2 “Code”, Section 6.03.031 “Adoption and Amendments” of the Code of Ordinances of the City of San Angelo, Texas is hereby amended as set out in Exhibit “A”, attached hereto and made part of this ordinance for all purposes.

2) THAT, Chapter 6 “Fire and Rescue”, Article 6.06 “Open Burning” is hereby amended as set out in Exhibit “B”, attached hereto and made part of this ordinance for all purposes.

3) THAT, the following severability clause is adopted with this amendment:

SEVERABILITY: That the terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

4) THAT, the following penalty clause is adopted with this amendment:

PENALTY: Any person who violates any provisions of this article shall be guilty of a misdemeanor and upon conviction shall be subject to a fine as provided for in Section 1.01.009 of this Code. Each day of such violation shall constitute a separate offense.

5) THAT, this Ordinance shall be effective on, from and after the date of adoption and publication as required by law.

INTRODUCED on the ____ day of _____, 2023, and finally PASSED, APPROVED and ADOPTED on this the ____ day of _____, 2023.

CITY OF SAN ANGELO

BY: _____
Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

Approved as to form:

Theresa James
City Attorney

Exhibit “A”

Amend Chapter 6, “Fire and Rescue”, Article 6.03 “Fire Code”, Division 2 “Code”, Section 6.03.031 “Adoption and Amendments” as follows:

Sec. 6.03.031 Adoption and amendments

The following code, as published by the National Fire Protection Association, is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Fire Code, 2021 edition in its entirety, save and except sections 903.3.1.3, 907.2.9, 1024 and appendices A, B, C, E, F, G, H, J, and K, and save and except:

Section 307.4 entitled “Location,” which shall instead read as follows:

307.4 Location. The location for open burning shall not be less than 350 feet (106,680 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 350 feet (106,680 mm) of any structure.

EXCEPTIONS:

1. Fires in approved containers that are not less than 15 feet (4,572 mm) from a structure.
2. The minimum required distance from a structure shall be 25 feet (7,620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

Section 307.4.1 entitled “Bonfires,” which shall instead read as follows:

307.4.1 Bonfires. A bonfire shall not be conducted within 350 feet (106,680 mm) of a structure or combustible material unless the bonfire is contained in a barbeque pit. Conditions which could cause a fire to spread within 25 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Section 503.3 entitled “Marking,” which shall be amended by adding the following:

Pavement markings for fire lanes shall be a six-inch red stripe with four-inch white lettering stating “NO PARKING—FIRE LANE” to be marked at 15-foot intervals along the length of the striping.

Section 507.1 entitled “Required water supply,” which shall instead read as follows:

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided as soon as city water service is extended to within two hundred feet (200') of the property upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Section 507.5.1 entitled "Where required," which shall instead read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

EXCEPTIONS:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with §903.3.1.1 or §903.3.1.2, the distance requirement shall be 600 feet (183 m).
3. For buildings or structures constructed in areas not developed with provision for city water service, installation of an approved fire hydrant system shall not be required until such time as city water service has been extended to within two hundred feet (200') of the property.

Section 903.2.8 entitled "Group R," which shall instead read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with 903.3 shall be provided throughout all buildings with a Group R fire area.

EXCEPTIONS:

1. For buildings within the Downtown Fire Safety Zone which are Type R or Type R and B mixed occupancy above the first floor:
 - a. if one to three stories in height:
 - i. there must be a 30minute fire barrier for each floor, and
 - ii. there must be a smoke detection system that is monitored.
 - b. if more than three stories in height, the structure must be sprinklered pursuant to the International Fire Code.

Section 907.2.10 of the International Fire Code, 2015 edition is being retained, and reads as follows:

907.2.10 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.10.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 2.1. The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 2.2. The notification appliances will activate upon sprinkler water flow.
 - 2.3. Not fewer than one manual fire alarm box is installed at an approved location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.10.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens.

Exceptions:

1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

907.2.10.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

Appendix D, Section D104.3, entitled "Remoteness," which shall instead read as follows:

D104.3 Remoteness. Where two access roads are required, and where it is physically impossible to be one half the diagonal dimension apart, the secondary access road will be approved if at least one of the following conditions are met:

1. The two separate fire apparatus access roads must be separated as far as physically and practically possible;
2. The two separate entrances must be a minimum of 150 feet apart measured in a straight line between accesses; or
3. The fire code official has authorized a reduced remoteness dimension based on topography, floodplains, intervening structures, properties, or other unusual or unique circumstance.

The two separate entrances are allowed to share a common path of travel on the complex site so long as blockage in any one area of this path does not block access from both the primary and secondary access simultaneously. Each of the two separate fire apparatus roads shall meet the requirements of the 2021 IFC, section 503, Fire Apparatus Access Roads.

Appendix D, Section D107.1, entitled “One- or two-family dwelling residential developments” which shall instead read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 75 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of section D104.3, as modified herein.

EXCEPTIONS:

1. Where there are more than 75 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall be increased from 76 to 165 in the event fire apparatus access roads will connect with future development, as shown on an approved preliminary plat, an approved final plat, the City’s Master Thoroughfare Plan, or as determined by the fire code official.
3. The number of dwelling units may be increased from 166 to 275 in the event an Unimproved Secondary Access as defined herein as a 20-foot-wide temporary fire lane with no less than 4 inches of compacted limestone, caliche or approved engineered based materials which can be removed upon completion of the project or covered with the proper permanent materials, in addition to the single fire apparatus access road.
4. The number of dwelling units may exceed 275 in the event two separate and approved fire apparatus access roads are provided. An approved fire apparatus access road is one with an improved surface covered with proper permanent materials.

5. Upon application, the director of development services (director) may grant relief from the requirements of the ordinance from which this section derives for any development project initiated on or before the date of the adoption of the ordinance from which this section derives. The decision of the director of development services shall be final.

Appendix L, entitled “Requirements for Fire Fighter Air Replenishment Systems”, which shall have the following language added at the beginning:

The provisions of Appendix L shall only be required for the following:

1. New construction of buildings which meet or exceed 75 feet in height from the lowest level of fire department vehicle access to the floor plate of the top floor of the building or structure;
2. Existing buildings if renovations are made, and if the renovations constitute fifty (50) percent or more of the total square footage of the building;
3. New and existing buildings that have two or more sub-floors; or
4. New and existing buildings with a total square footage of 500,000 square feet or more.

Appendix M, entitled “High-Rise Buildings – Retroactive Automatic Sprinkler Requirement,” which shall have the following language added at the beginning:

The provisions of Appendix M for retroactive requirements shall only be required as buildings are occupied. The fire code official may work with the building owner or operator on a phased approach to meet this requirement.

Exhibit “B”

Amend Chapter 6, “Fire and Rescue” by deleting and replacing Article 6.06 “Open Burning” as follows:

ARTICLE 6.06 OPEN BURNING

In addition to the section adopted by the City in the 2021 International Fire Code, Section 307 entitled “Open Burning, Recreational Fires and Portable Outdoor Fireplaces,” the following shall also apply:

Sec. 6.06.001 General Regulations

Open burning shall mean the burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include grills used for cooking, road flare, smudgepots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or use of portable outdoor fireplaces such as outdoor conversation fire pits and outdoor fireplaces.

Sec. 6.06.002 Recreational Fires

Recreational fires shall mean an outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, barbecue grill or barbecue pit and has a total fuel area of three feet or less in diameter and two feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

Sec. 6.06.003 Fuel Sources

The use of propane as a controlled method for outdoor cooking is recommended, but charcoal and wood burning cooking is permitted.

Sec. 6.06.004 Burning of Building Materials Prohibited

The burning of construction materials is strictly prohibited in the City of San Angelo as well as the State of Texas, and is in violation of the rules adopted by the Texas Commission on Environmental Quality (TCEQ), Subchapter B, Section 111.219(7), under general requirements. Electrical insulation, treated lumber, plastics, non-wood construction/demolition materials, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned. The only exception is for firefighter training.

Sec. 6.06.005 Ground Fires

Ground fires are prohibited and are considered open burning.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN ANGELO, TEXAS BY DELETING AND REPLACING ARTICLE 4.04 “TECHNICAL AND CONSTRUCTION CODES AND STANDARDS”, TO ADOPT THE 2021 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL EXISTING BUILDING CODE, AND THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of San Angelo recognizes that minimum requirements must be established to safeguard the public, safety and general welfare of the community through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations; and

WHEREAS, the City Council finds that the International Code Council and the NFPA have published multiple model codes that suggest guidelines and rules regarding protection of the health, safety and general welfare of the public for the built environment; and

WHEREAS, such model codes are updated from time-to-time and the City Council desires to adopt the 2021 editions of the International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, and the 2020 edition of the National Electrical Code; and

WHEREAS, the City Council further desires to adopt local amendments to such model codes and to amend the San Angelo Code of Ordinances accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

1) THAT, the Code of Ordinances of the City of San Angelo, Texas, Chapter 4 “Building and Construction”, Article 4.04 “Technical and Construction Codes and Standards”, is hereby deleted and replaced as set out in Exhibit “A”, attached hereto and made part of this ordinance for all purposes.

3) THAT, the following severability clause is adopted with this amendment:

SEVERABILITY: That the terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

4) THAT, the following penalty clause is adopted with this amendment:

PENALTY: Any person who violates any provisions of this article shall be guilty of a misdemeanor and upon conviction shall be subject to a fine as provided for in Section 1.01.009 of this Code. Each day of such violation shall constitute a separate offense.

5) THAT, this Ordinance shall be effective on, from and after the date of adoption and publication as required by law.

INTRODUCED on the ____ day of _____, 2023, and finally PASSED, APPROVED and ADOPTED on this the ____ day of _____, 2023.

CITY OF SAN ANGELO

ATTEST: BY: _____
Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved as to form:

Theresa James
City Attorney

Exhibit “A”

Delete and replace Chapter 4 “Building and Construction”, Article 4.04 “Technical and Construction Codes and Standards” to read as follows:

ARTICLE 4.04 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

Division 1. Generally

Sec. 4.04.001 Conflicting provisions

The local amendments to the codes adopted within this chapter shall prevail over any conflicting provisions of such codes.

Sec. 4.04.002 Definitions

In the adopted codes:

- (1) Jurisdiction shall mean the City of San Angelo, Texas;
- (2) References to a fee schedule shall mean appendix A of the Code of Ordinances of the city.

Sec. 4.04.003 Penalty

Violation of any provision of the adopted codes as amended is a class C misdemeanor offense punishable by fine only as established in section 1.01.009 of the Code of Ordinances of the city, and shall be read as if revised therein. Additional technical revisions of the adopted codes may be found within the sections applicable to each code.

Secs. 4.04.004–4.04.030 Reserved

Division 2. Building*

Part I. In General

Sec. 4.04.031 Building official

The administrator of the inspections and permits department is the designated building official of the city.

Sec. 4.04.032 Building numbering

- (a) Owner or occupant to number buildings.

- (1) Placement of number. The owner, occupant or builder of each building or building site in the city shall place and maintain on the building **and/or site during construction** an official building number in a conspicuous place that can be clearly seen from the public street. This requirement does not apply to accessory buildings. The number must be in place prior to final inspection.
 - (2) Official numbering plan to be followed. Buildings must be numbered in compliance with this section and in accordance with the plan delineating and prescribing the method of numbering buildings that is on file in the inspections and permits office of the city.
 - (3) Designation of number. The inspections and permits department shall designate the official number that is to be placed on each building. A person may request an official number designation by submitting a legal description of the property to this department.
- (b) Specifications for numbers. An official building number, placed pursuant to this section, must be at least four inches (4") high and one-half inch (0.5") wide in the thickness of stroke, composed of a durable material and of a color which provides a contrast to the background.
- (c) Odd and even numbers.
- (1) Odd numbers shall be assigned to the south side and even numbers assigned to the north side of streets and public accesses running east and west or substantially in that direction. Odd numbers shall be assigned to the west side and even numbers assigned to the east side of streets and public accesses running north and south or substantially in that direction.
 - (2) When a street shall substantially change direction, yet retain one name, the numbering of buildings shall follow the pattern established at the beginning of the street, the beginning being that point where the building with the lowest numbers are located.
- (d) Basic units of space for numbering. The basic unit of space for numbering along public streets and public accesses is twenty-five feet (25'). However, in shopping centers, townhouse areas, apartment areas and other building complexes where the inspections and permits department determines that the twenty-five-foot (25') unit is not adequate, it may assign a basic unit of ten feet (10').
- (e) Numbering within building complexes.
- (1) A building complex composed of multiple structures must have an official number assigned to each building. Each unit within each building must also be assigned an official number. If there is sufficient street frontage, each unit or building may be assigned an official street address number. The official number must be permanently

posted on the building so that it is visible, where possible, from the nearest vehicular access. The official number for each unit must be conspicuously posted on the unit.

(2) If a building is situated within a complex in such a way that it is not visible from a vehicular access, the owner shall post and maintain directional signs along the nearest vehicular access indicating the location of the building and unit numbers.

(f) Directional signs within building complexes.

(1) In a building complex composed of multiple structures that contains internal vehicular accesses, if each official building number is not discernible from the public street, the owner of the building complex shall post directional signs at each entrance to the complex and at each intersection of vehicular accesses, other than public streets, within the complex.

(2) For the purpose of this section, an entrance to a complex is a point at which vehicular access to the complex, other than a public street, intersects with a public street.

(3) The directional signs must indicate the direction to buildings and units by number, must be legible from the vehicular access, and must be of a color that is in contrast to the background.

(g) Diagram of mall areas. The owner of a building complex that contains a mall area shall submit to the police and fire departments a diagram of the complex indicating the location of each business. When a change in a business location is made, the owner shall advise the police and fire departments in writing of the change.

Sec. 4.04.033 Wood shingles and shakes

(a) Untreated wood shingles and shakes are prohibited as a roof and/or wall covering. Treated wood shingles and shakes are allowed and are defined as those wood shingles and shakes that are factory impregnated by a UL or other nationally recognized testing agency approved method for rendering such shingles and shakes fire retardant. In addition, such treated shingles and shakes shall carry at least a class C roof covering rating, and shall be installed on a solid deck, in accordance with the building code.

(b) Roofs existing at the effective date of this section may be repaired with a roof covering of the same type as the original roof, provided that such repair does not exceed fifty (50) percent of the surface area of the roof and does not result in an increase in the total surface area of the roof. Repairs shall not exceed fifty (50) percent of the roof surface area within any twelve (12) month period unless class C or better roof covering is utilized.

Sec. 4.04.034 House or building moving

The owner of any house, building or structure proposed to be moved shall make all necessary improvements required in order for said house, building or structure to comply with the requirements of this code within 90 days from the date of the issuance of the moving permit. Extensions of such time as deemed reasonable may be granted by the building official upon a showing of delay caused by matters beyond the control of the owner or house mover. The owner or house mover shall file with the building official a written request for such an extension. The inspections and permits department shall inspect the house, building or structure which is the subject of the permit to determine the cause of delay. After inspection, the inspections and permits department shall submit its findings to the building official. The building official may, as it determines appropriate, extend the time period of the original permit or deny any extensions. The application for the moving permit shall be accompanied by an application for a building permit, accompanied by complete plans and specifications showing the changes or conditions of said house, building or structure as the same is proposed to be when moving, and all contemplated improvements, signed by the owner or the owner's agent.

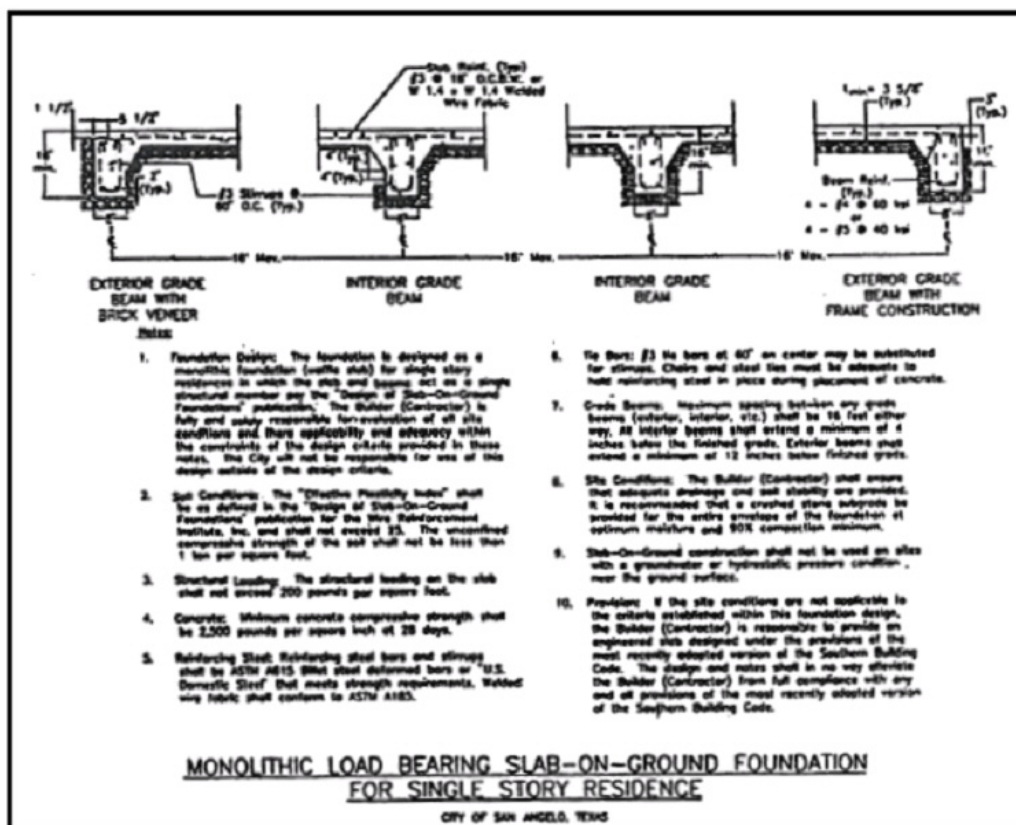
Sec. 4.04.035 Concrete slab and foundation construction

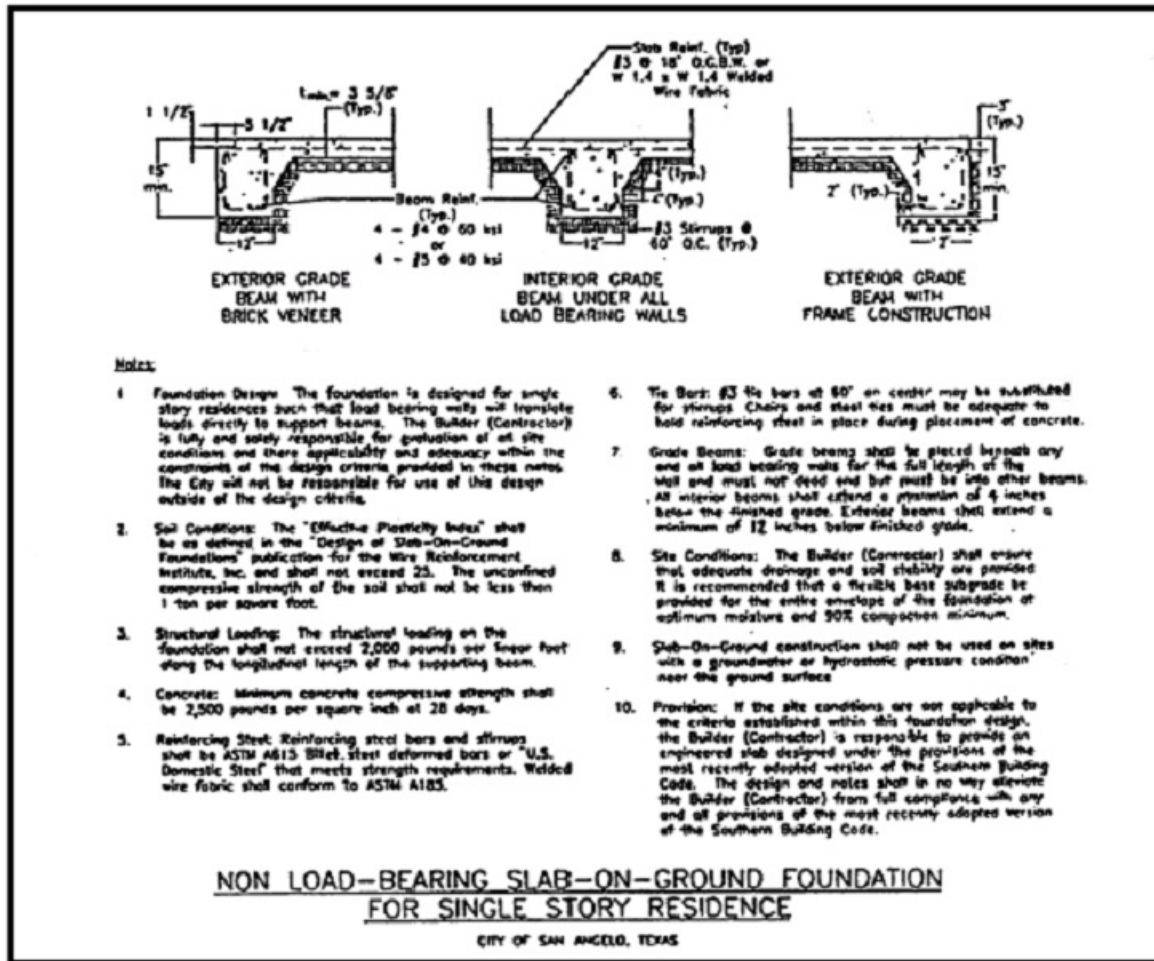
- (a) The purpose of this section is to provide concrete slab and foundation specifications for typical residential construction.
- (b) When slab-on-ground construction is proposed, the site shall be suitable for such purposes. Slab-on-ground construction shall not be used on sites with a groundwater or hydrostatic pressure condition near the ground surface.
- (c) The minimum slab and foundation requirements and specifications shall be as pictured in exhibits 1 and 2, which are incorporated herein for all purposes.
- (d) Prior to a foundation being poured, rectilinear lots shall be staked out according to the property pins, with a string pulled delineating where the property line is. For curved lots, the "survey table for curved lots" of this section shall be used to determine if a survey, showing the proposed foundation, shall be submitted to the building official, or his designee. Alternatively, a licensed surveyor or engineer may certify that the foundation is located outside of the required setbacks on a form provided by the city that must be signed/sealed.

SURVEY TABLE FOR CURVED LOTS

		Curve Radius						
		50'	400'	500'	800'	1000'	2000'	3000'
Lot Width	40'	yes	no	no	no	no	no	no
	50'	yes	yes	yes	no	no	no	no
	60'	yes	yes	yes	yes	no	no	no
	70'	yes	yes	yes	yes	no	no	no
	80'	yes	yes	yes	yes	yes	no	no
	90'	yes	yes	yes	yes	yes	no	no
	100'	yes	yes	yes	yes	yes	no	no
	120'	yes	yes	yes	yes	yes	yes	no
	140'	yes	yes	yes	yes	yes	yes	yes

CONCRETE SLAB ILLUSTRATION #1





Sec. 4.04.036 Trench safety

(a) On all construction projects, public or private, in which trench excavation will exceed a depth of five feet, within its boundaries of the city, or within the extraterritorial jurisdiction, the bid document and the contract shall contain:

- (1) Detailed plans and specifications for adequate safety systems that meet OSHA standards; and
- (2) A pay item for those safety systems.

(b) This requirement shall not apply to persons subject to safety standards adopted under V.T.C.A., Utilities Code, section 121.201 et seq., and subject to the administrative penalty provisions of V.T.C.A., Utilities Code, section 121.206 et seq.

Secs. 4.04.037–4.04.060 Reserved

Part II. Code

Sec. 4.04.061 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Building Code, **2021** edition, in its entirety, save and except chapters **13, 27**, 28, 29 and **32**, and appendices A, B, D, E, H, **I**, J, and section 101.4.4, and save and except:

Section 109.1.2, entitled “Existing building inspections,” which shall be added and read as follows:

109.1.2 Existing building inspections. Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. The building official shall inspect all buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, during and upon completion of the work for which a permit was issued, except that eligible work done on mechanical systems by persons participating in a permit voucher program authorized by the city council may be inspected on a random basis in accordance with the requirements of the authorized program. The building official shall make a record of every such examination and inspection and of all violations of the technical codes.”

Section 111.1, entitled “Use and Occupancy,” which shall instead read as follows:

111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing type of business use with additional requirements as indicated in chapter 3 “Use and Occupancy Classification,” or a change in the occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exceptions:

- 1) Changes in ownership where the use and/or occupancy remain the same and **remained vacant for the past 24 months** are not required to obtain a change of occupancy;
- 2) A new occupancy by a like or similar use where additional restrictions are not required by chapter 3 are not required to obtain a change of occupancy;

- 3) Certificates of occupancy are not required for work exempt from permits under section 105.2.

Section 1612.3, entitled “Establishment of flood hazard areas,” which shall instead read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for San Angelo, Texas” dated June 19, 2012, as amended or revised, with the accompanying flood insurance rate map (FIRM) and flood boundary and floodway map (FBFM) and related supporting data, along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Secs. 4.04.062–4.04.090 Reserved

Division 3. Residential Code*

Sec. 4.04.091 Building official

The administrator of the inspections and permits department is the designated building official of the city.

Sec. 4.04.092 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Residential Building Code, **2021** edition, in its entirety, save and except chapters 34, **35, 36, 37, 38, 39, 40, 41, 42, 43, and appendices AA, AB, AC, AF, AI, AL, AM, AO and AP, and N1101.14 Certificate (Mandatory)**, and save and except:

Section R101.1. Title., which is amended to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the City of San Angelo, and shall be cited as such and will be referred to herein as “this code”.

Table 301.2(1), which is amended to read as follows:

Ground Snow Load: 5 psf

Wind Speed: Nominal Design = 90 mph

Ultimate Design = 115 mph

Seismic Design: Category 0

Weathering: Moderate

Frost Line: 12 inches

Termite: Slight to Moderate

Winter Design Temp: 32 degrees F

Ice Barrier Underlayment Required: No

Flood Hazards: First Ordinance Adopted, July 27, 1976

Date of Current Map, June 19, 2012

Air Freezing Index: 50

Section R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room
2. Outside each separate sleeping area **within 12 feet of the outside edge of the bedroom door.**
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in *dwelling units* where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.

Section R315.3 Carbon monoxide alarms – Location

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area **within 12 feet of the outside edge of the bedroom door.** Where a fuel burning appliance is

located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Section R403.1.6, entitled “Foundation anchorage,” which shall instead read as follows:

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates anchored to the foundation. Anchorage of cold-formed steel framing and sill plates supporting cold-formed steel framing shall be in accordance with this section and Section R505.3.1 or R603.3.1.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum ½ -inch- diameter anchor bolts spaced a maximum of 6 feet on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to ½-inch-diameter anchor bolts. Bolts shall be a minimum of 8” long and shall extend a minimum of 5 inches into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameter from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318.

Exceptions:

1. **Walls 24 inches total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).**
2. **Connection of walls 12 inches total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3 (1).**

Section R602.6.1, entitled “Drilling and notching of top plate,” which shall instead read as follows:

R602.6.1 Drilling and notching of top plate. Where piping or ductwork is placed in or partly in an exterior wall or interior loadbearing wall,

necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inches thick (1.37 mm) (16ga) and 1-1/2 inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than four 8d nails at each side or equivalent. The metal tie must extend not less than 6 inches past the opening. See Figure R602.6.1.

Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

Table N1102.1.2, and Table N1102.1.3, which shall be changed to read as follows:

**Table N1102.1.2 (R402.1.2)
Equivalent U-Factors**

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor	Floor U-Factor	Basement Wall U-Factor	Crawl Space Wall U-Factor
3	30	0.55		0.070	0.098	0.047	0.091	0.136

**Table N1102.1.3(R402.1.3)
Insulation and Fenestration Requirements by Component**

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
3	0.30	0.55	0.30	30	15 or 13 + 1	5/8	19	5/13	0	5/13

N1102.4.1.2 (R402.4.1.2)Testing, which is deleted in its entirety and replaced to read as follows:

N1102.4.1.2 Testing – Visual Inspection option. Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.

N1103.3.3 (R403.3.3)Duct testing, which is deleted in its entirety and replaced to read as follows:

N1103.3.3 Duct testing. Duct testing and installation shall be considered acceptable when the prescriptive requirements of Section N1103.3, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the duct system shall inspect the air barrier and insulation.

Section M1411.3.1.1, entitled “Water level monitoring devices,” which shall instead read as follows:

M1411.3.1.1 Water level monitoring devices. On down-flow units and all other coils that have no secondary drain and no means to install an auxiliary drain pan, a water-level

monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Externally installed devices and devices installed in the drain line shall be permitted.

Secs. 4.04.093–4.04.120 Reserved

Division 4. Plumbing*

Part I. In General

Sec. 4.04.121 Code official

The administrator of the inspections and permits department is the designated code official for enforcement of the International Plumbing Code and the provisions of this division.

Sec. 4.04.122 Permits

- (a) Licensed plumber obtaining permit for another.** It shall be unlawful for any licensed plumber to allow any person not directly and regularly employed by and working under the direction of such licensed plumber to perform any plumbing work on a project for which such licensed plumber has obtained a permit.
- (b) Emergency plumbing work. In case of an emergency that necessitates the performance of plumbing work that requires a permit, at a time when the inspections and permits department is closed, such plumbing work may be performed before a permit is obtained. A permit shall be applied for during the first day the inspections and permits department is open following commencement of such plumbing work. The work shall be subject to inspection when completed.**

Sec. 4.04.123 Homeowner's permit

To qualify for a homeowner's permit, only the homeowner or members of the homeowner's immediate family, who reside at the dwelling for which the permit has been obtained, may perform plumbing work under the homeowner's permit. Violations by any person, firm, corporation, or associate of any of the stated conditions or requirements shall be cause for revocation of the permit. A homeowner's permit will be issued only if all of the following conditions are met:

- (1) The structure on which the plumbing work is to be performed is a residential dwelling.
- (2) The person receiving the permit is the owner and occupant of such dwelling.
- (3) The dwelling for which the permit is issued is not rental property.
- (4) The person receiving the permit has received a homestead exemption from the tax assessor/collector office at the county courthouse.

Sec. 4.04.124 License number to be displayed on vehicles

The number of any plumbing license issued under the provisions of this code shall be printed on both sides of any vehicle used by the person or firm to whom such license is issued. Said license number shall be in plain block numerals at least two inches (2") high and in a color which contrasts with the background. These numbers are to be located within three (3) feet of the front passenger door and the driver door.

Sec. 4.04.125 Schedule of permit fees

On all plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application in accordance with the fee schedule found in appendix A of this code.

Sec. 4.04.126 Insurance requirements

(a) Requirements. Before any owner, authorized agent, contractor or corporation that is required to obtain a plumbing permit shall perform the work for which the permit is required, such owner, authorized agent, contractor or corporation shall provide to the inspections and permits department a certificate of insurance in the amount of at least one hundred thousand dollars (\$100,000.00) combined single limit liability per occurrence for bodily injury and property damage. This insurance shall be carried with a company licensed to do business in Texas.

(b) Exceptions. The following persons shall not be required to furnish insurance:

- (1) Maintenance workers or engineers who do work incidental to and in connection with the business in which they are employed or engaged.
- (2) Railroad employees who do construction, installation and maintenance work on the premises or equipment of a railroad.
- (3) Public service company employees engaged in laying, maintaining and operating service mains or lines.
- (4) A liquid petroleum gas installer when working and licensed under chapter 113, Natural Resources Code, as amended.
- (5) A property owner doing work in a building owned or occupied as the owner's homestead.

Sec. 4.04.127 Sewer connections

(a) For new service, the city shall tap all city mains and laterals for private connections and run the service to the property line. The property owner shall thereafter be responsible for all maintenance of the sewer line to the tap.

(b) For existing service, the property owner shall be responsible for all maintenance of the sewer line to the tap. All repairs to the sewer line to the tap shall be the responsibility of the property owner.

(c) If the repair involves that portion of the service line within the public right-of-way, the property owner shall be responsible for the paving cut. The person obtaining the paving cut permit shall be responsible for providing payment to the city for the paving cut repair costs, in accordance with established procedures.

(d) The city may, if that portion of the line within the right-of-way fails due to a lack of maintenance of the right-of-way, participate in the costs of repair for that portion of the line within the right-of-way.

Sec. 4.04.128 Lawn sprinklers and irrigation piping systems

(a) Lawn sprinkler systems and irrigation piping systems shall be equipped with an approved backflow preventer to protect against contamination of the potable water system. The following devices shall be acceptable:

(1) Anti-siphon vacuum breakers, reduced pressure zone backflow preventer, double check type back pressure backflow preventer equipped with gate valves and test cocks.

(2) Atmospheric type vacuum breakers shall be installed downstream of the last control valve at least 6 inches above the level of the highest sprinkler head.

(3) All protective devices shall be installed in an accessible location to allow for inspection and maintenance and to isolate the sprinkler system from all other piping in the system.

(b) All lawn sprinkler systems, irrigation piping systems and piping for domestic use, whether connected to the city's water system or other water wells, shall be subject to the permit and inspection requirements of this code, as well as all other requirements applicable to irrigation systems, including subsection (a) above.

Secs. 4.04.129–4.04.150 Reserved

Part II. Code

Sec. 4.04.151 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Plumbing Code, **2021** edition, in its entirety, save and except for Appendix A, and save and except:

Section 109.3, entitled “Fee refunds,” which shall instead read as follows:

109.3 Fee refunds. The code official shall authorize the refunding of fees as outlined in the fee schedule (Appendix A) of the City of San Angelo Code of Ordinances.

Section 305.4.1, entitled “Sewer depth,” which shall instead read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 6 inches (101.6 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 4 inches (101.6 mm) below grade.

Section 308.7, entitled “Anchorage,” which shall instead read as follows:

308.7 Anchorage. Anchorage shall be provided to restrain drainage piping and water stub-outs from excessive axial movement.

Section 312.2, entitled “Drainage and vent water test”, which shall instead read as follows:

312.2 Drainage and vent water test. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 10-foot head of water. In testing successive sections, at least the upper 10 feet of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet of the system, shall have been submitted to a test of less than a 10-foot head of water. This pressure shall be held for not less than 15 minutes. The system shall then be tight at all points.

Exception: A water test shall not be required at the top out inspection. The Permits Division shall document a visual inspection or a water test was performed during the top out inspection, if performed.

Section 407.2, entitled “Bathtub waste outlets and overflows”, which shall instead read as follows:

407.2 Bathtub waste outlets and overflows. Bathtubs shall be equipped with a waste outlet. The outlets shall be connected to waste tubing or piping not less than 1 ½ inches in diameter. The waste outlet shall be equipped with a water-tight stopper.

Section 410.4, entitled “Substitution”, which shall instead read as follows:

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers or bottled water

dispensers provided free of charge shall be permitted to be substituted for the first of such required drinking fountains and not more than 50 percent of the remaining required drinking fountains.

Section 421.3, entitled “Shower waste outlet,” which shall instead read as follows:

421.3 Shower waste outlet. Waste outlets serving showers shall be at least 2 inches (38 mm) in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches (76 mm) in diameter with strainer openings not less than 0.25 inch (6.4 mm) in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located, and the floor pitched so that the waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

Section 603.2, entitled “Separation of water service and building sewer,” which shall instead read as follows:

603.2 Separation of water service and building sewer. Water service pipe shall be sleeved when located in the same trench as the building sewer. Where a water service pipe crosses a sewer pipe, provided the water service is sleeved to a point not less than 5 feet horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials listed in Table 605.3, 702.2 or 702.3.

Section 607.2, entitled “Hot or tempered water supply to fixtures,” which shall instead read as follows:

607.2 Hot water supply temperature maintenance. Where the developed length of hot water piping from the source of hot water supply to the farthest fixture exceeds 100 feet, the hot water supply system shall be provided with a method of maintaining the temperature in accordance with Chapter 11 of the International Residential Code.

Section 903.1.1 entitled “Roof extension unprotected,” which shall instead read as follows:

903.11 Roof Extension Unprotected. Open vent pipes that extend through a roof shall be terminated not less than 6 inches (152.4 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck, or similar purposes, open vent pipes shall terminate not less than 7 feet (2,134 mm) above the roof.

Sec. 4.04.152 Definitions

Section 202 is amended by adding:

Board. The word “board” shall mean the construction board of adjustments and appeals of the city created pursuant to the International Building Code.

City. The word “city” shall mean the City of San Angelo, Texas.

Code. The word “code,” when used alone, shall mean all of the provisions of this division of the city Code of Ordinances and the International Plumbing Code.

Council. The word “council” shall mean the city council of the City of San Angelo, Texas.

Inspections and permits department. The department assigned the responsibility by the city of enforcing and administering the International Plumbing Code and this chapter of the Code of Ordinances of the city.

Plumbing inspector. The designee of the code official assigned the responsibility of enforcing this code.

Secs. 4.04.153–4.04.180 Reserved

Division 5. Electricity*

Part I. In General

Sec. 4.04.181 Code official

The administrator of the inspections and permits department is the designated code official for enforcement of the International Electrical Code and the provisions of this division.

Sec. 4.04.182 Definitions

Board. The construction board of adjustments and appeals.

City. The City of San Angelo, Texas.

Code. When used alone, shall mean all of the provisions of this division of the city Code of Ordinances.

Conduit. Shall have the same meaning as “raceway” as defined in article 100 of the National Electrical Code.

Consumer. One who uses electricity on premises.

Council. The city council of the City of San Angelo, Texas.

Electrical inspector. A person employed by the city to perform electrical inspections and related duties.

Electrical work. Any work involving the installation of electrical materials or devices. It includes, but is not limited to, work involving installation of the following:

(1) Power and lighting systems, secondary services, distribution panels, lighting panels, conduits, junction boxes, pull boxes, outlets, feeders, sub-feeders, wiring devices, service fittings, lighting fixtures, lamps or other devices.

(2) All power and control wiring and any other electrical installations incidental to any equipment furnished by any other contractors, owners or their agents. Electrical work does not include such minor work as repairing flush switches, replacing fuses and changing lamp sockets and receptacles.

License. Written authorization from the state to engage in a particular activity. It shall signify that the recipient has satisfactorily demonstrated he is competent in a particular field. It does not mean that the city guarantees or warrants the licensee's competence. All references in this code to a "license" or someone who is "licensed" shall be references to a license issued by the city or the state, unless another meaning is specifically stated.

Secretary. The secretary of the construction board of adjustments and appeals.

Sec. 4.04.183 Electrical contractors

(a) Registration required. Any person desiring to engage in the business of electrical contracting shall register in the inspections and permits department the name, address and telephone number under which they will be doing business and meet all other such requirements more fully enumerated within this chapter.

(b) Master electrician required. Any person engaged in the electrical contracting business shall have a master electrician license, or must employ a full-time licensed master electrician. All master electricians shall register in the inspections and permits department their name, address, telephone number and the name of the electrical contracting company, and such master who obtains the permit shall be responsible for carrying out the provisions of this division in its entirety.

(c) Extenuating circumstances. In case of the death, disability or termination of a master license holder, the firm will be allowed to complete all work for which permits have been issued, provided the board determines that they have adequate supervision and provided that such work is completed within six (6) months of the death, disability or termination of the master license holder.

(d) Insurance. Each registered electrical contractor shall furnish the city with a certificate of insurance sufficient to demonstrate financial responsibility in amounts equal to or greater than those required by state law at the time of registration and upon renewal.

(e) Supervision. A licensed master shall maintain adequate supervision over all journeymen and other persons working directly under or for the master on any project or job for which a permit has been secured by the master electrician. Adequate supervision for the purposes of this subsection shall mean that the master electrician shall maintain such contact with a job or project for which the master electrician has obtained a permit as necessary to assure that those electricians and others under the master electrician's control and direction are complying and have complied with all applicable provisions of the electrical code of the city.

Sec. 4.04.184 General electrical construction requirements

(a) Disconnects.

(1) Requirements. Outside main disconnects shall be required on all new structures and on new main service to existing structures.

(2) Exceptions.

(A) In buildings with sprinklers throughout, in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, disconnects may be installed in accordance with NFPA 70, National Electrical Code.

(B) The building official may require an outside disconnect for safety concerns when the building or structure is constructed of at least Type IV construction and is normally unoccupied.

(b) Temporary meter location and power permit.

(1) Temporary power and/or lighting shall meet all requirements of this code and, when a meter installation is necessary, the meter shall be attached to a substantially mounted and braced pole.

(2) If from ground mount transformer, the power drop shall conform to the requirements of this code.

(3) All installations of temporary meter locations and/or temporary power shall be required to obtain an electrical permit. This may be a part of the initial electrical permit for the job. The electrical inspector shall approve and inspect the temporary meter location and/or temporary power at the first required inspection or at the rough-in inspection, whichever is appropriate.

(c) Temporary power permit for buildings or premises under construction. Subject to all of the requirements for obtaining a general permit, a temporary power permit to temporarily energize the permanent service in a new building or structure, or in a building or structure being remodeled, may be issued. This permit may be issued for the time necessary to complete the construction that requires electrical power, for a period of time not to exceed ninety (90) days. Upon the expiration of the temporary power permit, the electrical inspector shall have the authority to order the electrical power to the premises for which the permit was issued disconnected. If necessary to complete construction, more than one temporary power permit for construction may be issued per construction job.

(d) Change of occupancy. If the occupancy classification of an existing building changes, the electrical system shall be made to conform to the intent of this code as required by the building official.

Sec. 4.04.185 Electrical permits

(a) Homeowner's permit. Only the homeowner or members of the homeowner's immediate family, who reside at the single-family dwelling for which the permit has been obtained, may perform electrical work under the homeowner's permit. A violation by any person, firm, corporation or association of any of the stated conditions or requirements shall be cause for revocation of the permit. A homeowner's permit will be issued only if all of the following conditions are met:

- (1) The structure on which the electrical work is to be performed is a single-family dwelling;
- (2) The person receiving the permit is the owner of such single-family dwelling;
- (3) The single-family dwelling for which the permit is issued is not rental property;
- (4) The person receiving the permit has received a homestead exemption from the tax assessor/collector's office at the county courthouse.

(b) Who may obtain an electrical permit. A permit to perform electrical work may be obtained by a homeowner who qualifies for a homeowner's permit under the foregoing provisions.

Sec. 4.04.186 Electrical permit fee schedule

The fees applicable to all electrical work performed in the city are as provided for in the fee schedule found in appendix A of this code. The fees shall be paid to the city through the inspections and permits department.

Sec. 4.04.187 Prohibited acts

(a) Master obtaining permit for another. It shall be unlawful for any licensed electrical contractor to allow any person not directly and regularly employed by, and working under the direction of, such contractor to perform electrical work on a project for which such contractor has obtained a permit.

(b) Non-concealment of work required. It shall be unlawful for any person, firm, corporation or association to lath, seal or in any manner conceal any electrical work until such work has been inspected and approved by an electrical inspector. It shall be unlawful for any person, firm, corporation, or association who has performed electrical work in violation of this division to intentionally and knowingly attempt to cover or camouflage said violations in an effort to pass the electrical inspection.

(c) Approval for electrical power connection. It shall be unlawful for any person, firm, corporation or association to connect electrical power to any public or commercial premises before obtaining approval from an electrical inspector. Where electrical power has been disconnected to public or commercial premises, approval is necessary before reconnection.

(d) Failure to comply with state licensing. Failure to comply with all applicable state laws and regulations promulgated under authority granted in the Texas Occupations Code related to electricians shall constitute a violation of this code.

Sec. 4.04.188 Required inspections

(a) The master electrician or homeowner shall be responsible for notification to the inspections and permits department when the following electrical installations are ready for required inspections:

(1) Slab rough-in inspection. An electrical installation shall be considered ready for slab rough-in inspection at such time that all raceways and outlet boxes are installed and prior to pouring of concrete and concealment.

(2) Rough-in inspection. An electrical installation shall be considered ready for rough-in inspection at such time that all raceways, panel board cabinets, service equipment, outlet boxes, junction boxes, conductors and conductor splices are installed and before concealment.

(3) Minor extension exception. For minor extensions and additions, for which, in the previously expressed judgment of the electrical inspector, adequate inspection is possible after completion of the work, a rough-in inspection may not be required.

(4) Final inspection. An electrical installation shall be considered ready for final inspection upon completion of all electrical installation work and prior to a certification of compliance being issued.

(5) Additional inspections. The electrical inspector may, when necessary to assure compliance with this division, require additional inspections to the slab rough-in, rough-in, and final inspections.

(6) Presence of representative of contractor. The electrical inspector on any inspection may require the presence of a person representing the electrical contractor or homeowner to whom the permit is issued, at the inspection.

(b) It shall be unlawful for the electrical contractor or homeowner to fail to request a required inspection.

Sec. 4.04.189 Wiring methods

(a) All wiring inside a building shall be installed in a continuous conduit system except that steel metal clad cable, as listed in article 330 of the **2020** edition of the National Electrical Code, shall be permitted.

(b) A continuous conduit system shall not be necessary for wiring in one- and two-family dwellings, and in multifamily dwellings. Number twelve (#12) wire shall be the minimum size and conductor used, except in the case of low voltage conductors.

Secs. 4.04.190–4.04.210 Reserved

Part II. Code

Sec. 4.04.211 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

National Electrical Code, **2020** edition, in its entirety, and save and except:

Section 210.8 (A),-Dwelling Units All 125-Volt, single-phase, 15-and 20-ampere which is amended to read as follows:

Under 210.8, part A, item (2), add the following exceptions:

Exception No. 1: Receptacles that are not readily accessible.

Exception No. 2: A single receptacle or a duplex receptacle **each** for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A).

Receptacles installed under the exceptions to 210.8(A)(2) shall not be considered as meeting the requirements of 210.52(G).

Section 210.8 (A)(5) “Basements” which is to be deleted.

Section 210.8 (A)(7) “Sinks” which is which is amended to read as follows:

(7) Sinks – where receptacles are installed within 6 feet of the outside edge of the sink.

Exceptions:

1. Dishwashers and Disposals

Section 210.8 (A)(10) “Laundry Areas” which is to be deleted.

Section 210.8 (D) “Kitchen Dishwasher Branch Circuit” which is to be deleted.

Section 210.8 (F) “Outdoor Outlets” which is to be deleted.

Section 210.12 (A) “Dwelling Units” which is amended to read as follows:

(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit bedroom and bedroom closet shall be protected by any of the means described in 210.12 (A) (1) through (6):

Section 210.12(D) “Branch circuit extensions or modifications” which is amended to read as follows:

Dwelling unit Bedroom and bedroom closet, dormitory units and guest suites.

Section 210.52 (G) (1) “Garages” which is amended to read as follows:

(1) Garages. In each attached garage and in each detached garage with electric power.

Section 230.67 Delete this section – Surge Protection

Section 300.5, Subsection (D)(3), which is amended to read as follows:

(3) Service Conductors. All underground electrical installation shall be marked with red electrical warning ribbon, except for low voltage and communication wiring. Warning ribbon shall be installed under the NEC 2020 Sec. 300.5 subsection D3.

Section 406.9 (A), “Damp Locations”, which is amended to read as follows:

(A) Damp Locations. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed).

An installation suitable for wet locations shall also be considered suitable for damp locations.

A receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies, marquees, and the like, and will not be subjected to a beating rain or water runoff.

Section 406.12 Tamper-Resistant Receptacles, which is amended to read as follows:

All 15- and 20-ampere, 125- volt non-locking type receptacles in the areas specified in 406.12 (3), (4), (8) shall be listed tamper-resistant receptacles.

Secs. 4.04.212–4.04.240 Reserved

Division 6. Mechanical Work*

Part I. In General

Sec. 4.04.241 Permits

(a) Licensed mechanical contractor obtaining permit for another. It shall be unlawful for any licensed mechanical contractor to allow any person not directly and regularly employed by and working under the direction of such licensed mechanical contractor to perform any mechanical work on a project for which such licensed mechanical contractor has obtained a permit.

(b) Emergency mechanical work. In case of an emergency that necessitates the performance of mechanical work that requires a permit, at a time when the inspections and permits department is closed, such mechanical work may be performed before a permit is obtained. A permit shall be applied for during the first day the inspections and permits department is open following commencement of such mechanical work. The work shall be subject to inspection when completed.

Sec. 4.04.242 Schedule of permit fees

On all mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the fee schedule found in [appendix A](#) of this code, which is incorporated herein by reference for all purposes.

Sec. 4.04.243 Who may obtain a mechanical permit

Only those individuals licensed by the state to do mechanical work (including proper endorsements), or those persons who fall within an exemption from licensing, may obtain a permit to do mechanical work.

Sec. 4.04.244 Homeowners Permit

To qualify for a homeowner's permit, only the homeowner or members of the homeowner's immediate family, who reside at the dwelling for which the permit has been obtained, may perform mechanical work under the homeowner's permit. Violations by any person, firm, corporation, or associate of any of the stated conditions or requirements shall be cause for revocation of the permit. A homeowner's permit will be issued only if all of the following conditions are met:

- (1) The structure on which the mechanical work is to be performed is a residential dwelling.**
- (2) The person receiving the permit is the owner and occupant of such dwelling.**
- (3) The dwelling for which the permit is issued is not rental property.**

(4) The person receiving the permit has received a homestead exemption from the tax assessor/collector office at the county courthouse.

Secs. 4.04.245–4.04.270 Reserved

Part II. Code

Sec. 4.04.271 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Mechanical Code, **2021** edition, in its entirety, save and except appendix B, and save and except:

Section 109.6, entitled “Fee refunds,” which shall instead read as follows:

109.6 Fee refunds. The code official shall authorize the refunding of fees as outlined in the fee schedule (Appendix A) of the City of San Angelo Code of Ordinances.

Section 307.2.3.1, entitled “Water-level monitoring devices,” which shall instead read as follows:

307.2.3.1 Water-level monitoring devices. On down-flow units and all other coils that do not have a secondary drain and do not have a means to install an auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Externally installed devices and devices installed in the drain line shall be permitted.

Section 501.3 Exhaust discharge, which is amended to read as follows:

501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

- 1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.**
- 2. Commercial cooking recirculating systems.**
- 3. Where installed in accordance with the manufacturer’s instructions and where mechanical or natural ventilation is otherwise provided in accordance with**

Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.

- 4. In one- and two-family dwellings, bathroom exhausts shall be permitted to exhaust into an attic or crawl space.**

Section 602.1 General, which is amended to read as follows:

602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces and mechanical equipment rooms. Plenums shall be limited to one fire area. Fuel-fired appliances shall not be installed within a plenum.

Section 805.4 Factory-built chimney offsets which is amended to read as follows:

804.3 Factory-built wood chimney offsets. Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Section 1101.9 Locking access port caps which is amended to read as follows:

Section 1101.9 Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type-tamper resistant caps or shall be otherwise secured to prevent unauthorized access. Exception. This section shall not apply to the refrigerant circuit access ports on equipment installed in controlled areas such as enclosed yards or roofs with locked access hatches or doors.

Sec. 4.04.272 Definitions

The International Mechanical Code, chapter 2, section 202, is amended by adding:

Board. The word “board” shall mean the construction board of adjustments and appeals.

City. The word “city” shall mean the City of San Angelo, Texas.

Code. The word “code,” when used alone, shall mean all of the provisions of this division of the official code of the city.

Council. The word “council” shall mean the city council of the City of San Angelo, Texas.

Inspections and permits department. The department assigned the responsibility by the city of enforcing and administering the mechanical code.

Mechanical inspector. The person assigned the responsibility of enforcing this code.

Mechanical system. Mechanical system includes, but is not limited to, any heating, ventilating or air conditioning product, system, or equipment. The term does not include a portable or self-contained ductless air conditioning or heating product that has a cooling capacity of three (3) tons or less or a heating capacity of 36,000 British thermal units or less.

Mechanical work. Mechanical work means activity that includes, but is not limited to, designing, installing, constructing, maintaining, servicing, repairing, altering or modifying any heating, ventilating, or air conditioning product, system, or equipment. The term does not include the design, installation, construction, maintenance, service, repair, alteration, or modification of a portable or self-contained ductless air conditioning or heating product that has a cooling capacity of three (3) tons or less or a heating capacity of 36,000 British thermal units or less.

Secs. 4.04.273–4.04.300 Reserved

Division 7. Energy Conservation*

Part I. In General

Sec. 4.04.301 Title

This code shall be known as the International Energy Conservation Code of San Angelo and shall be cited as such. It is referred to herein as “this code.”

Sec. 4.04.302 Code official

The administrator of the inspections and permits department is the designated code official for enforcement of the International Energy Conservation Code and the provisions of this division.

Secs. 4.04.303–4.04.330 Reserved

Part II. Code

Sec. 4.04.331 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Energy Conservation Code, **2021** edition, Commercial Provisions Chapters 1 through 6 and Index, in its entirety, save and except:

Delete C402.4.2 Minimum skylight fenestration area in its entirety.

C405.2.1 Occupant sensor controls, which is amended to read as follows:

C405.2.1 Occupant sensor controls. Occupant sensor controls shall be installed to control lights in the following space types:

1. **Classrooms/lecture/training rooms**
2. **Conference/meeting/multipurpose rooms**
3. **Copy/print rooms**
4. **Lounges**
5. **Employee lunch and break rooms**
6. **Restrooms**
7. **Storage rooms**
8. **Janitorial Closets**
9. **Locker rooms**
10. **Warehouses**

Delete R404.2 Interior lighting controls in its entirety.

Secs. 4.04.333–4.04.360 Reserved

Section R402 Building Thermal Envelope:

Delete Tables R402.1.2 and R402.1.3 and add Table 402.1.4 to show the following prescriptive method minimum requirements for new construction and additions:

<u>Fenestration U-factor</u>	<u>.30</u>
<u>Skylight U-factor</u>	<u>.55</u>
<u>Glazed fenestration SHGC</u>	<u>.30</u>
<u>Ceiling Value</u>	<u>R-38</u>
<u>Wood frame wall value</u>	<u>R-15 or 13+1</u>
<u>Floor Value (pier and beam)</u>	<u>R-19</u>
<u>Slab on grade</u>	<u>0</u>
<u>R404.2 Interior lighting controls (Delete section in its entirety)</u>	

Division 8. Existing Building Code

Sec. 4.04.361 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

The International Existing Building Code, **2021** edition, in its entirety.

Secs. 4.04.362–4.04.390 Reserved

Division 9. Fuel Gas Code*

Sec. 4.04.391 Adoption and amendments

The following code, as published by the International Code Council, Inc., is hereby adopted by reference as though it were copied herein fully, including all appendices, except where expressly excluded herein:

International Fuel Gas Code, **2021** edition, in its entirety, save and except appendix C.

Secs. 4.04.392–4.04.420 Reserved

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving the abandonment of approximately 4,060-ft. of the right-of-way of Cox Ln., beginning near 1861 Cox Ln. and extending 2,330-ft. to the west, then 1,730-ft. south, ending approximately 320-ft. north of the intersection of Sunset Dr. and Foster Rd. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has applied to abandon a portion of Cox Lane beginning near 1861 Cox Lane going west and south for approximately 4,060 feet. The purpose of the abandonment is to allow proposed development in the area to access Foster Road and eliminate the duplicate roadway of Cox Lane where it parallels Foster. Although necessary for the proposed development, the developer and staff believe that this abandonment is in the long-term best interest of the community and traffic patterns for the area. The applicant's representative brought forth a proposal to the Planning Department to realign Cox Lane and reposition it to better address the elevation disparity between Foster Road and Cox Lane and to address the drainage in the area as well as the traffic movement issues. Their developer is hoping to annex into the City of San Angelo and develop the large 30+ acre area into a residential neighborhood. Their plan is to realign Cox Lane and connect their streets to the existing streets in Trails Subdivision and the Capitol Heights Addition.

Funding Source(s):

Financial Impact:

The removal of this duplicated road segment will decrease the long-term costs of road maintenance in this area.

Other Information/Recommendation:

At their December 12, 2022 Planning Commission meeting, the Commission recommended approval of the abandonment, as requested and recommended by Staff, by a vote of 5 in favor and 2 opposed (Chair Stribling and Commissioner Gomez opposed).

Attachments:

1. Staff Report, Cox Lane Abandonment

Staff Report, Cox Lane Abandonment.docx

2. Ordinance, Cox Abandonment

Ordinance, Cox Abandonment.docx

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey

Zachary Rainbow

Jon James

Brandon Dyson

Jon James

Theresa James

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT
CITY COUNCIL – January 17, 2023



APPLICATION TYPE:	CASE:		
Street Right-of-Way Abandonment	Beginning near 1861 Cox Lane going west and south for approximately 4,060 feet		
SYNOPSIS:			
The applicant has applied to abandon a portion of Cox Lane beginning near 1861 Cox Lane, going west and south for approximately 4,060 feet. The purpose of the abandonment is to allow for the repositioning and redevelopment of the Cox Lane right-of-way to address the disparity of Cox Lane and Foster Road and to allow for the development of the 30+ acres to the south. The applicant's representative brought forth a proposal to the Planning Department to realign Cox Lane and reposition it to better address the elevation disparity between Foster Road and Cox Lane and to address the drainage in the area as well as the traffic movement issues. They are hoping to annex the area into the City of San Angelo and develop the large 30+ acre area into residential areas, and a commercial service area. Their plan would be to realign Cox lane and connect their new streets to the existing streets in the Trails Subdivision and the Capitol Heights Addition.			
LOCATION:	LEGAL DESCRIPTION:		
South and east of the existing Cox Lane along Foster Road	Approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road."		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District #1 – Tommy Hiebert Rio Vista Neighborhood	None	Neighborhood	4,060 feet in length
THOROUGHFARE PLAN:			
Foster Road – Major Collector, 70 Feet in width/56 Feet Minimum Parkview Drive – Minor Collector, 60 Feet in Width, 52 Feet Minimum			
NOTIFICATIONS:			
31 notifications were mailed within a 200-foot radius of the property on November 25, 2022. Five responses have been received in opposition to the proposal and none in favor at this time.			
STAFF RECOMMENDATION:			
If the Planning Commission recommends approval of the street right-of-way abandonment of 4,060 extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road, Staff has recommendations for Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Casey Poynor Cox Property Development, LLC			
STAFF CONTACT:			
Sherry Bailey Senior Planner (325) 657-4210, Ext. 1546 Sherry.bailey@cosatx.us			

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of this portion of Cox Lane. There are multiple reasons for realigning Cox Lane, connecting interior roads to the existing streets in the adjacent housing developments, correcting elevation issues and drainage issues. There are multiple steps that need to occur with this larger piece of property including annexation into the city. The developer is looking for direction and agreement from the city that the project is desired and can meet community needs.

If Cox Lane is to be abandoned there are conditions that must be accounted for, including when the road is removed, the design of the replacement solution, the timing of the replacement, and the access of the last large lot on the east/west stretch of Cox before Cox turns. That property only has access to the existing Cox Lane and would not have access to the proposed street orientation. An access solution will have to be provided.

The proposed abandonment would not contradict any applicable City Ordinance. The realignment of Cox Lane would have to be reconstructed to City standards. All connecting roads to Foster Road would also have to meet all City standards. Traffic studies and drainage studies would be part of the required information for this development as part of the development review process.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. In fact, removal of the portion of Cox Lane that parallels Foster Rd would eliminate this duplication. A condition of approval will be that the applicant replat the abandoned area into the adjacent properties. Through the platting process, the applicant can dedicate required easements. Staff believes that construction of the new road and adjoining roads would have to be done before the Cox Lane abandonment could take effect. The logistics of that process would be part of the approval process of any proposed new development.
- *Utilities:* Utility providers with poles, lines, and equipment in the right-of-way (City of San Angelo, AEP and Altice) would have to be part of the abandonment if easements are provided.
- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned, assuming that proposed new roads maintain adequate access to all existing and new properties. Any new development proposals will need to address timing of construction of the new roads as it relates to removal of the current roads.
- *Public Benefit:* Abandoning this street portion would meet the public need of correcting an existing traffic concern, addressing a drainage issue, and benefitting development in that area of the city.

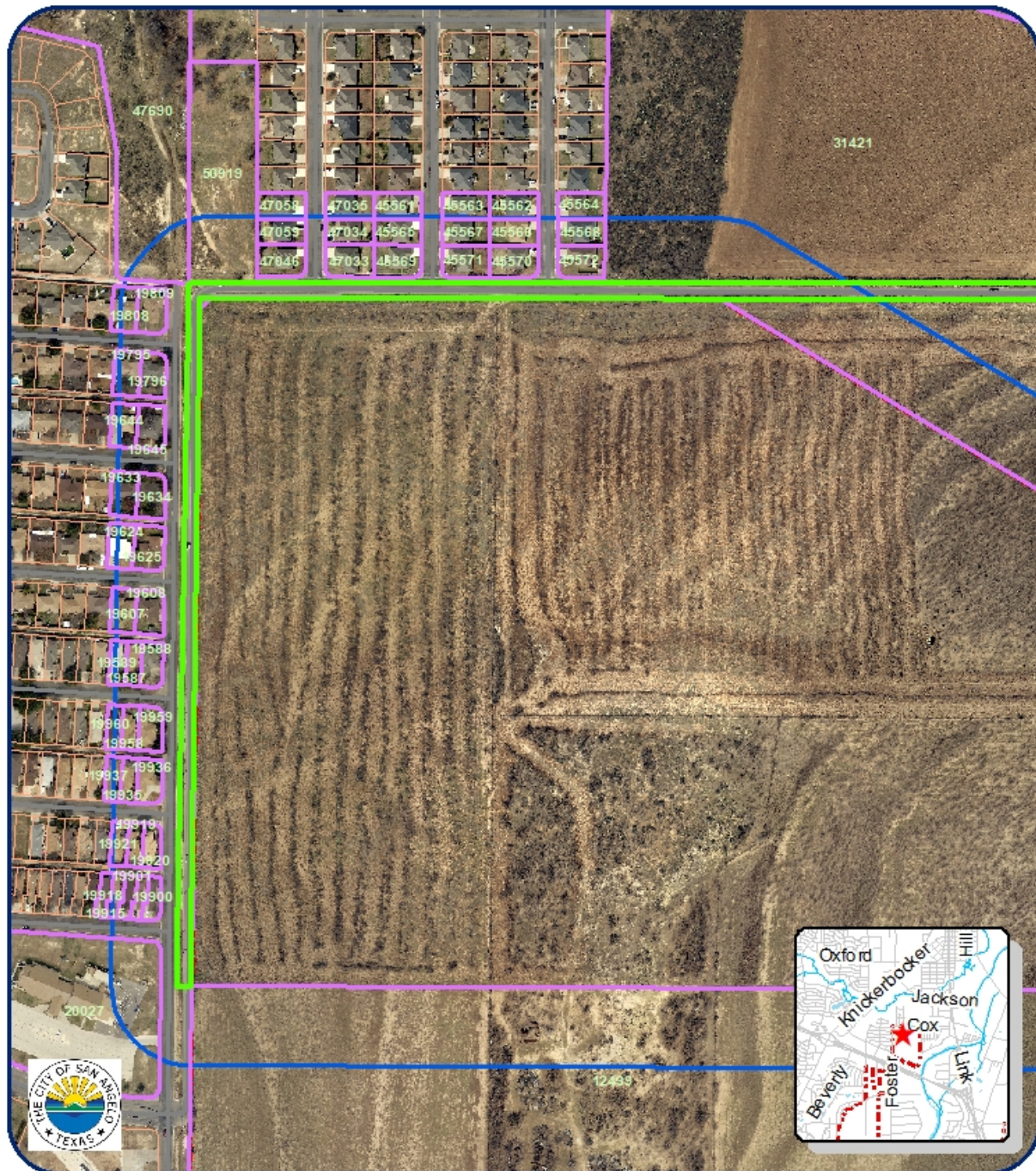
Recommendation:

Staff recommends **the following conditions** of the Right-of-Way Abandonment of 4,060 extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road if the Planning Commission recommends approval of the abandonment to City Council.

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.
2. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) shall be provided.
3. The abandonment of Cox Lane shall not be in effect until connecting streets have been built to ensure access to all of the properties on the north side of the existing Cox Land and ensuring continued connectivity to Foster Road.
4. Ensuring continued access, consistent with Land Development and Subdivision Ordinance requirements, for the property at the end of the existing Cox Lane east/west portion identified as 2.146, Abst: A-1641 S-0176.25, Survey: J MC NEESE, 2.146 ACRES.

Attachments:

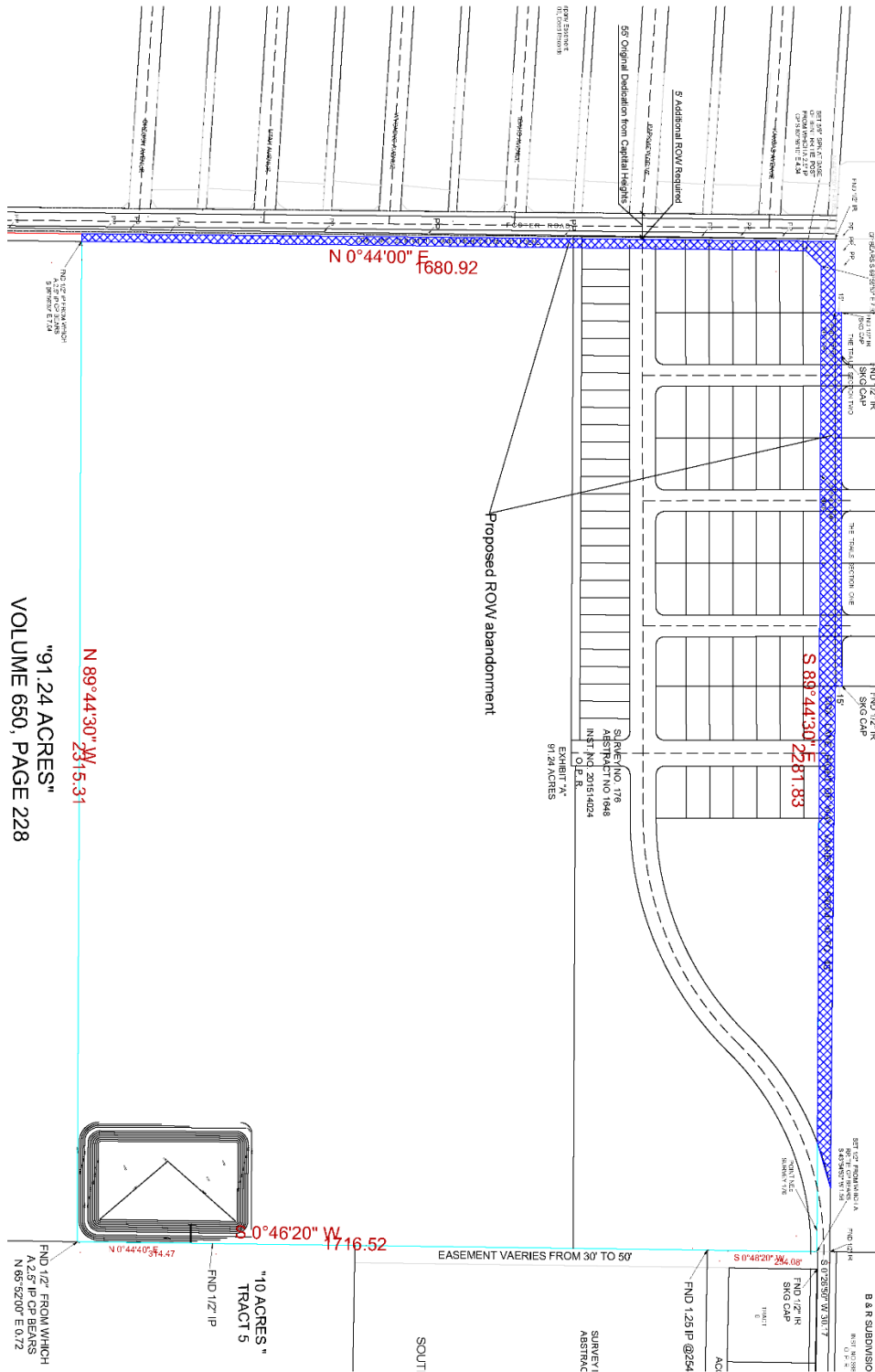
Aerial Map
Abandonment Area Plan
Concept Plan
Application



200' Notification Map
Right-of-Way Abandonment-Cox Ln
 Council District: 1 Hiebert
 Neighborhood: Rio Vista
 Scale: 00.01 0.03 0.06 0.09 0.12 Miles
 Subject Properties: —
 200' Buffer: —
 Notified Properties: —

N


Abandonment Area Plan



"91.24 ACRES"
VOLUME 650, PAGE 228

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
**Application to Abandon Right-of-way for
Street(s) and/or Alley(s)**



Section 1: Basic Information

Name of Applicant(s): Cox Property Development, LLC

☒ Owner ☐ Representative (Affidavit Required)

4705 S. Chadbourne St. San Angelo TX 76904

Mailing Address City State Zip Code

325-245-1500 hillary.bueker@doradoconstructiongroup.com

Contact Phone Number Contact E-mail Address

1861 Cox Ln. San Angelo TX 76904

Subject Property Address City State Zip Code

Abst: A-1648 S-0176, Survey: V MULLER, 84.7410 ACRES IN V MULLER SURVEY AND IN HARNBURG SURVEY # 175 &

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Abst: A-1648 S-0176, Survey: V MULLER, 6.5000 ACRES IN V MULLER SURVEY & IN HARNBURG SURVEY #175

Lot Size: 91.241 Zoning: R&E / Unzoned

Section 2: Site Specific Details

Subdivision Name: N/A

Lots and/or Blocks Affected*: N/A

General Description of Location*: Beginning near 1861 Cox Ln. and continuing approx. 2,330 ft to the west then 1,730 ft south, terminating at the Cox Property Development, LLC property line, approx. 320 ft north of the intersection of Sunset Dr. and Foster Rd.

Reason for Abandonment*: This abandonment will allow reconfiguration of streets in this area to spur development.

*Use attachment if necessary.

Effective January 3, 2017

Section 3: Applicant's acknowledgement

I/We the undersigned acknowledge that the information provided above is true and correct.

Casey Poynor

11-10-2022

Signature of licensee or authorized representative
affirming the truth of the above statement.

Date

Casey Poynor

Printed name of licensee or authorized representative

Cox Property Development, LLC

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: ____/____/____

Non-Refundable Fee: \$____ Receipt #: ____ Date paid: ____/____/____

Date of hearing by Planning Commission: ____/____/____ Date of hearing by City Council: ____/____/____

Reviewed/Accepted by: _____

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF STREET RIGHT-OF-WAY COMPRISING OF APPROXIMATELY 4,060 FEET OF THE RIGHT-OF-WAY OF COX LANE, BEGINNING NEAR 1861 COX LANE AND EXTENDING 2,330 FEET TO THE WEST, THEN 1,730 FEET SOUTH, ENDING APPROXIMATELY 320 FEET NORTH OF THE INTERSECTION OF SUNSET DRIVE AND FOSTER ROAD; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public street right-of-way described above, is no longer needed for public use and therefore deems it advisable to abandon said portion of street right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public street right-of-way to the abutting property owners;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

SECTION 1: The public street right-of-way located in the City of San Angelo, comprising of approximately 4,060 feet of the right-of-way of Cox Lane, beginning near 1861 Cox Lane and extending 2,330 feet to the west, then 1,730 feet south, ending approximately 320 feet north of the intersection of Sunset Drive and Foster Road, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.
2. Per the Schedule of Fees and Charges adopted by City Council Resolution 2020-004, dated January 7, 2020, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned alley(s).
3. The abandonment of Cox Lane shall not be in effect until proposed new streets have been constructed ensuring continued access to all existing lots with access using Cox Lane; except that portions of Cox Lane may be abandoned in phases so long as such access to existing lots is accommodated.
4. The abandonment of Cox Lane shall not be in effect unless access is provided for the property at the end of the existing Cox Lane east/west portion identified as 2.146, Abst: A-1641 S-0176.25, Survey: J MC NEESE, 2.146 ACRES.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this

adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **17th day of January, 2023**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of February, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

[illegible]

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-23 to rezone properties from the Single-Family Residential zoning district to the Two-Family Residential zoning district, being 2.129 acres, located at the northwest corner of Travis St. and E. 30th St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

This property is presently zoned RS-1, Single-Family Residential, and the applicant is asking to rezone to RS-2, Two-Family Residential, in order to build duplexes. In this area, there is a mix of housing types and uses from RS-3 to RS-2 to Manufactured Housing subdivisions to CO, Commercial Office. The existing Vision Plan identifies this area as "Neighborhood", which is consistent with this requested rezoning.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their December 12, 2022, Planning Commission meeting, the board unanimously recommended approval of the request, 7-0.

Attachments:

- | | |
|--------------------------|----------------------------|
| 1. Staff Report (Z22-23) | Staff Report (Z22-23).docx |
| 2. Ordinance (Z22-23) | Ordinance (Z22-23).docx |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved

Brandon Dyson
Jon James
Theresa James
Julia Antilley

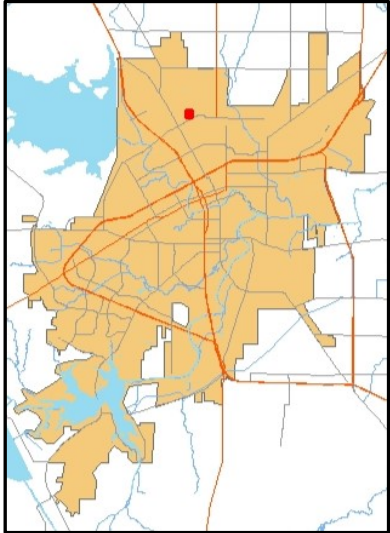
Approved
Approved
Approved
Final Approval



STAFF REPORT - Z22-23

City Council 1st reading: January 17, 2023

City Council 2nd reading: February 7, 2023

APPLICATION TYPE:		CASES:	
Rezoning		Z22-23: 3061 Travis Street (Day Addition, Section One, Lots 1-11)	
SYNOPSIS:			
The representative for the owner of the property 3061 Travis Street (Day Addition, Section One, Lots 1 -11 Final Plat) submitted a request to the Planning Staff for a rezoning from Single-Family Residential (RS-1) to Two-Family Residential District (RS-2). This property is presently zoned RS-1 Single-Family Residential, the applicant is asking to rezone to RS-2, Two-Family Residential in order to build duplexes. In this area, there is a mix of housing types and uses from RS-3 to RS-2 to Manufactured Housing subdivisions to CO Commercial Office. The existing Vision Plan identifies this area as Neighborhood. Therefore, the rezoning to RS-2 is in keeping with the future land use.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of Travis Street and E. 30 th Ave.		Day Addition, Section One, Lots 1 – 11—plat (proposed).	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Lake View Neighborhood	RS-1: Single-Family Residential	Neighborhood	2.129
NOTIFICATIONS:			
16 notifications for Z22-23 were mailed within a 200-foot radius on November 21, 2022. No responses in favor and two (2) responses against have been received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Single-Family Residential (RS-1) to Two-Family Residential (RS-2), for the property located at 3061 Travis Street and in Day Addition, Section One, Lots 1 - 11; southwest corner and west along E. 30 th Street and Travis Street.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Erica Carter - Carter Fentress Eng. For Concho Villa Holdings, LLC. – Donald Sinclair			
STAFF CONTACT:			
Sherry L Bailey Senior Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

Additional Information: Staff met with the applicant's representative concerning the proposed rezoning and the accompanying plat map. The owner would like to develop 11 duplexes on these lots. The property is next door to the Day Elementary School, and the need for rental property close to schools is a demonstrated need. This area is a mix of residential zonings with RS-3, RS-2 and Manufactured Home Subdivisions within the area. Commercially zoned property is within three blocks of this property which contributes to the transitional nature of the neighborhood and the affordable opportunities that are available in this area.

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan identifies this area as Neighborhood. Given the existing mix of uses, the proposal is in keeping with that use.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** RS-1 and the proposed RS-2 are very similar in requirements and use. The proposal will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** As noted above, the properties in this area are a mix of zoning districts, from single-family to two-family to townhome development. In surveying the area, the one thing that all uses have in common is they are all smaller in scale. As such, they complement the area and the various uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** This area is constantly changing. That is part of what keeps it a vital alive area.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Staff believes that this residential area meets an identified need for family housing in smaller development sites, that are affordable. Recent studies have born this out. The duplex development meets that target audience.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property in question is an infill project in an older part of town. The proposed lots are 50 ft. wide, and duplex development benefits both the Applicant and the Community while utilizing previous unused property.

Recommendation:

Staff recommends **APPROVAL** of a rezoning from Single-Family Residential Zone (RS-1) to Two-Family Residential Zone (RS-2) on the property listed as 3061 Travis Street – Day Addition, Section One, Lots 1 thru 11.

Attachments:

Site Photos
Aerial/Notification Map
Zoning Map
Future Land Use Map

Site Photos



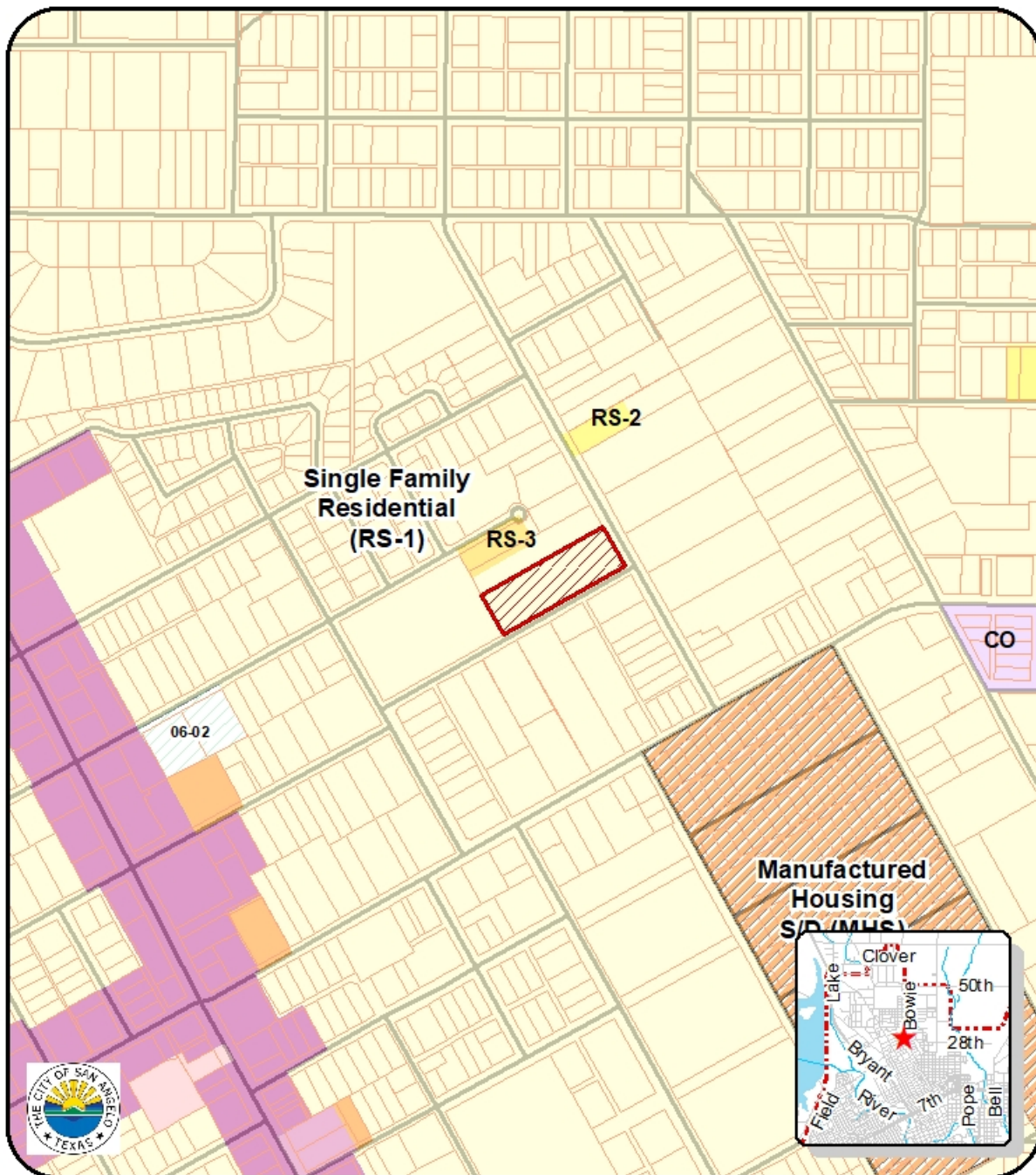
INTERSECTION OF TRAVIS STREET AND E. 30TH STREET



E. 30TH STREET ON WHICH THE LOTS WILL FRONT



DAY ELEMENTARY SCHOOL- WHICH IS ADJACENT TO THE INTENDED DUPLEX LOTS



Proposed Zoning - RS-2 Two - Family Residential

3061 Travis Street/Day Addition

Council District: #2 Tom Thompson

Neighborhood: Lake View

Scale: 0.0 0.02 0.05 0.1 0.15 0.2 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —

N





Future Land Use - Neighborhood

3061 Travis Street/Day Addition

Council District: #2 Tom Thompson

Neighborhood: Lake View

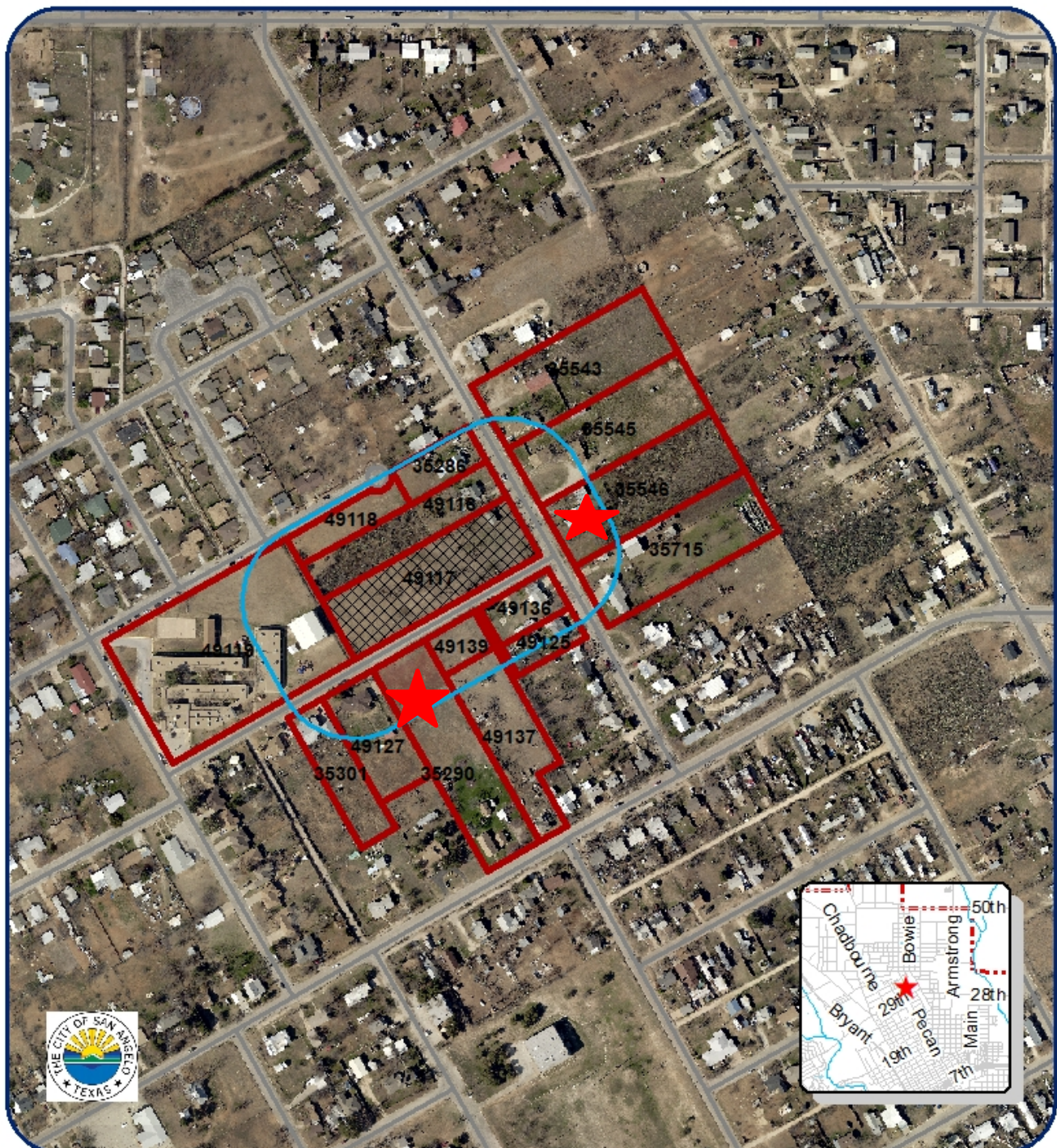
Scale: 0.01 0.025 0.05 0.075 0.1 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





200' Notification Map

Z22-23 3061 Travis Street

Council District: #2 Tom Thompson

Neighborhood: Lake View

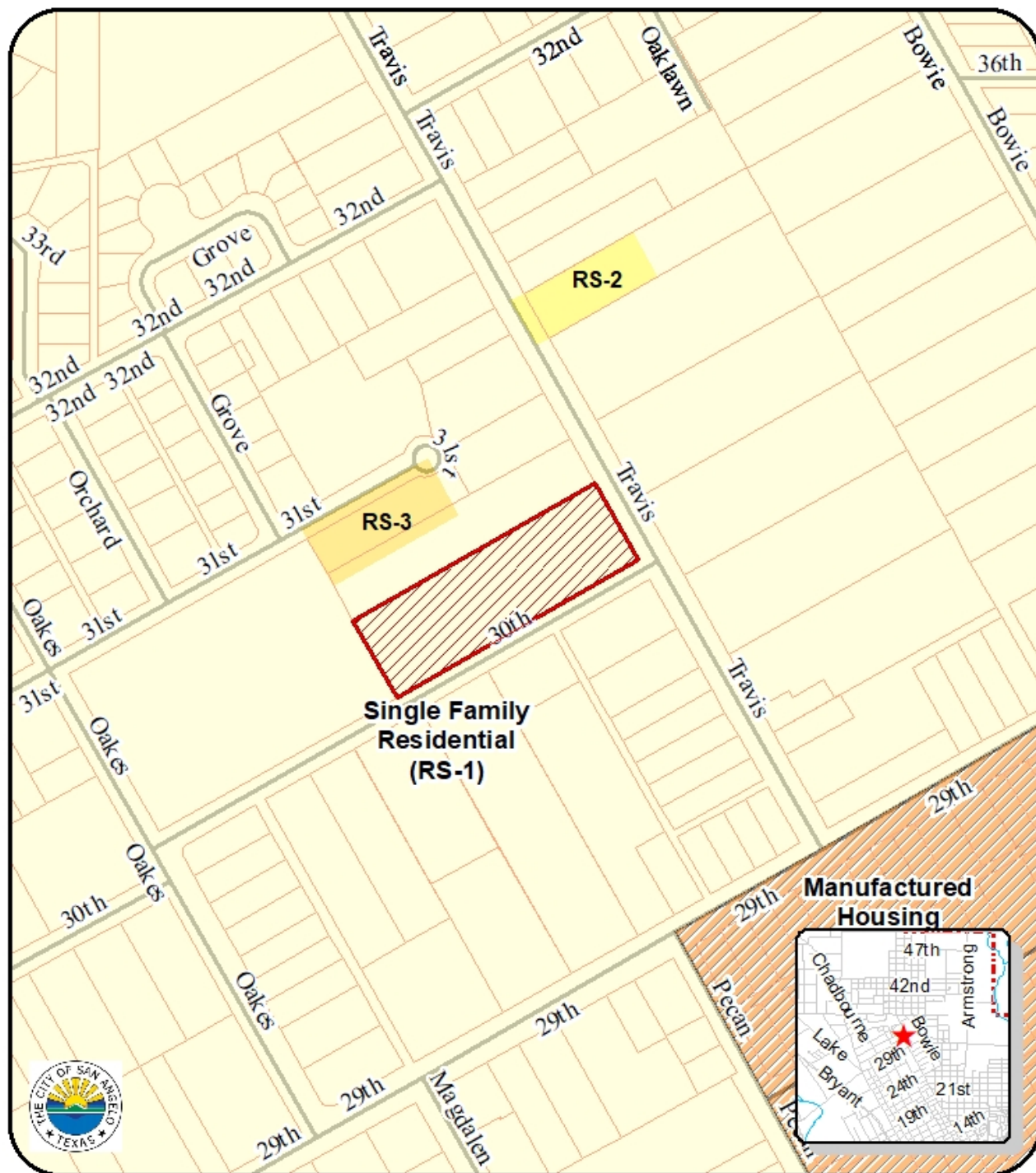
Scale: 00.016.03 0.06 0.09 0.12
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





Proposed Zoning - RS-2 Two - Family Residential

3061 Travis Street/Day Addition

Council District: #2 Tom Thompson

Neighborhood: Lake View

Scale: 0.0125 0.05 0.075 0.1 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 2.129 ACRES LOCATED AT 3061 TRAVIS STREET (DAY ADDITION SECTION ONE LOTS 1-11)**; FROM THE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (RS-1) TO THE TWO-FAMILY RESIDENTIAL ZONING DISTRICT (RS-2); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z22-23: 3061 TRAVIS STREET

WHEREAS, on the 12th day of December, 2022, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Two-Family (RS-2) Zoning District; and,

WHEREAS, on the 17th day of January, 2023, City Council held a public hearing on Z22-23, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT;

The real property generally located at the northwest corner of Travis Street and East 30th Street, described as Lots 1 – 11, Day Addition Section One; being 2.129 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Two-Family Residential (RS-2) Zoning District.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended herein shall remain in full force and effect.

SECTION 5: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **17th day of January, 2023**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of February, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

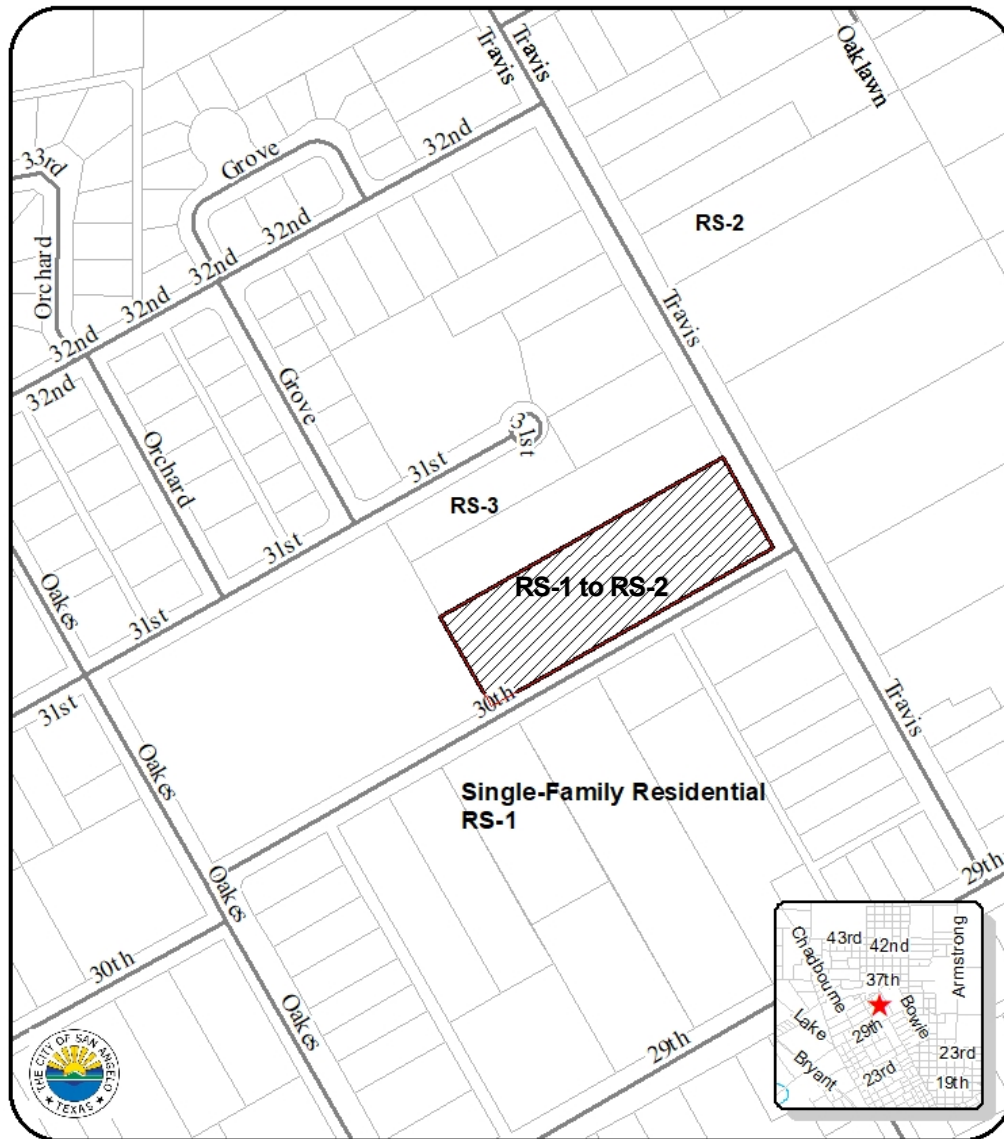
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A"



Proposed Zoning - RS-2 Two - Family Residential

3061 Travis Street/Day Addition

Council District: #2 Tom Thompson

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08

Miles

Subject Properties: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

First reading and public hearing of ordinances on the following cases for property being 0.58 acres located at 3707 N. Chadbourne St.:

1. CP22-06, a request for approval of an amendment to the Comprehensive Plan, changing the Future Land Use from Neighborhood to Commercial;
2. Z22-24, a request for approval of a rezoning from the Single-Family Residential zoning district to the General Commercial zoning district (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has submitted associated Comprehensive Plan amendment and rezoning applications to rezone half a piece of property from Single Family Residence (RS-1) to General Commercial (CG) on the back half of an L-shaped piece of property with General Commercial/Heavy Commercial zoning on the front half on the property with frontage at 3707 N. Chadbourne Street. The interior half of the property is zoned RS-1. The interior portion does not have frontage on a street and can only be accessed from the front half of the property with access on N. Chadbourne. When this area of N. Chadbourne was rezoned years ago it was a straight line rezoning 200 feet from the street center line of the street, that left properties like this one with split zoning. Many existing pieces of property along N. Chadbourne Street were similarly divided into two zoning districts, The Vision Plan also bisected parcels so pieces of property were split without regard to ownership or actual property boundaries.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their December 12, 2022, Planning Commission meeting, the board unanimously recommended approval of the request, 7-0.

Attachments:

1. Staff Report (CP22-06 & Z22-24)

Staff Report (CP22-06 & Z22-24).pdf

2. Ordinance (CP22-06)
3. Ordinance (Z22-24)

Ordinance (CP22-06).docx
Ordinance (Z22-24).docx

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey
Zachary Rainbow
Jon James
Brandon Dyson
Jon James
Theresa James
Julia Antilley

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval



STAFF REPORT – CP22-06/Z22-24

Scheduled Hearings:

Planning Commission: December 12, 2022

City Council 1st reading: January 17, 2023

City Council 2nd reading: February 7, 2023

APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP22-06/Z22-24: 3707 N Chadbourne Street	
SYNOPSIS:			
The applicant has submitted associated Comprehensive Plan Amendment (CPA) and Rezoning applications to rezone half a piece of property from Single Family Residence [RS-1] to General Commercial (CG) on the back half of an L shaped piece of property with General Commercial/Heavy Commercial on the front half with frontage at 3707 N. Chadbourne Street. The interior half of the property is zoned RS-1. The interior portion does not have frontage on a street and can only be accessed from the front half of the property that has access on N. Chadbourne. When this area of N. Chadbourne was rezoned years ago it was a straight line about so many feet from the street center line was zoned CG/CH. Many existing pieces of property along N. Chadbourne Street were divided into two zoning districts, The Vision Plan also bisected parcels so pieces of property were split without regard to ownership or actual boundaries.			
LOCATION:		LEGAL DESCRIPTION:	
3707 N Chadbourne Street		Abst: A-1868 S-0316, Survey: C SANDER, 1.079 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Riverside Neighborhood	RS-1 to CG	Neighborhood	0.58 Acres of a 1.079-acre piece
NOTIFICATIONS:			
21 notifications for CP22-06 and Z22-24 were mailed within a 200-foot radius on November 22, 2022. Two responses have been submitted in support, but there have been no responses in opposition at this time.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an amendment to the City of San Angelo Comprehensive Plan, changing 0.58 acres from Neighborhood Land Use to Commercial Land Use; and APPROVAL of a rezoning on the Single-Family (RS-1)) Zoning District to the General Commercial (CG) Zoning District.			
PROPERTY OWNER/PETITIONER:			
<i>Applicants:</i> Carter-Fentress Engineering, LLC			
STAFF CONTACT:			
Sherry L. Bailey Senior Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			



Additional Information: The applicant is wanting to construct a building for his garage door commercial business and then plans on building a storage building in the back for his inventory. The front half of the property is zoned CG/CH which meets his requirements for his main business building. The back half of the property is presently zoned RS-1. Rezoning it the General Commercial (CG) would allow the construction of a building in which to house his residential and commercial inventory securely. He does not want or need outdoor storage which the CG zoning would only allow 10 percent of the lot so it is very compatible with his needs. He is aware that the property will have to be fenced. This L shaped property (the rear half) is landlocked. The only access to the back property is off N. Chadbourne St. Using it as residential is not practical. CN, Neighborhood Commercial does not work well with the access or the front CG/CH zoning. CG seemed to meet the needs of the applicant and the neighborhood based on the limitations within the zoning ordinance.

Comprehensive Plan Amendments and Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believes changing the Comprehensive Plan designation from Neighborhood to Commercial is not consistent with the policies stated in the Plan. Usually, when looking at an area that was part of a Comprehensive Plan Amendment the city looks at similar areas adjacent that have changed designation because of growth impacts. In this case, there was one directly north of this property. It was also zoned CG/CH. In this case, the CG zoning is more compatible with the residential adjoining properties.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning change from Single Family Residence to General Commercial would accommodate the owner's needs as well as the surrounding residential properties.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** The CG zoning is significantly smaller in size but will act as a buffer for the residential property uses.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The applicant is seeking to introduce meet his business needs while being aware of the close residentially zoned property and uses.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water**

and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment. The area would be impacted by the commercial development but restrictions within the zoning requirements would work to mitigate the commercial use.

6. **Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need. Staff believes this is a small area with a one owner request. It has been demonstrated that there is an identified community need for his product and development in this area.
7. **Development Patterns.** Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community. The development patterns for the area are well established large commercial use intended for this area. This proposal is an introduction into an area that will have a smaller impact.

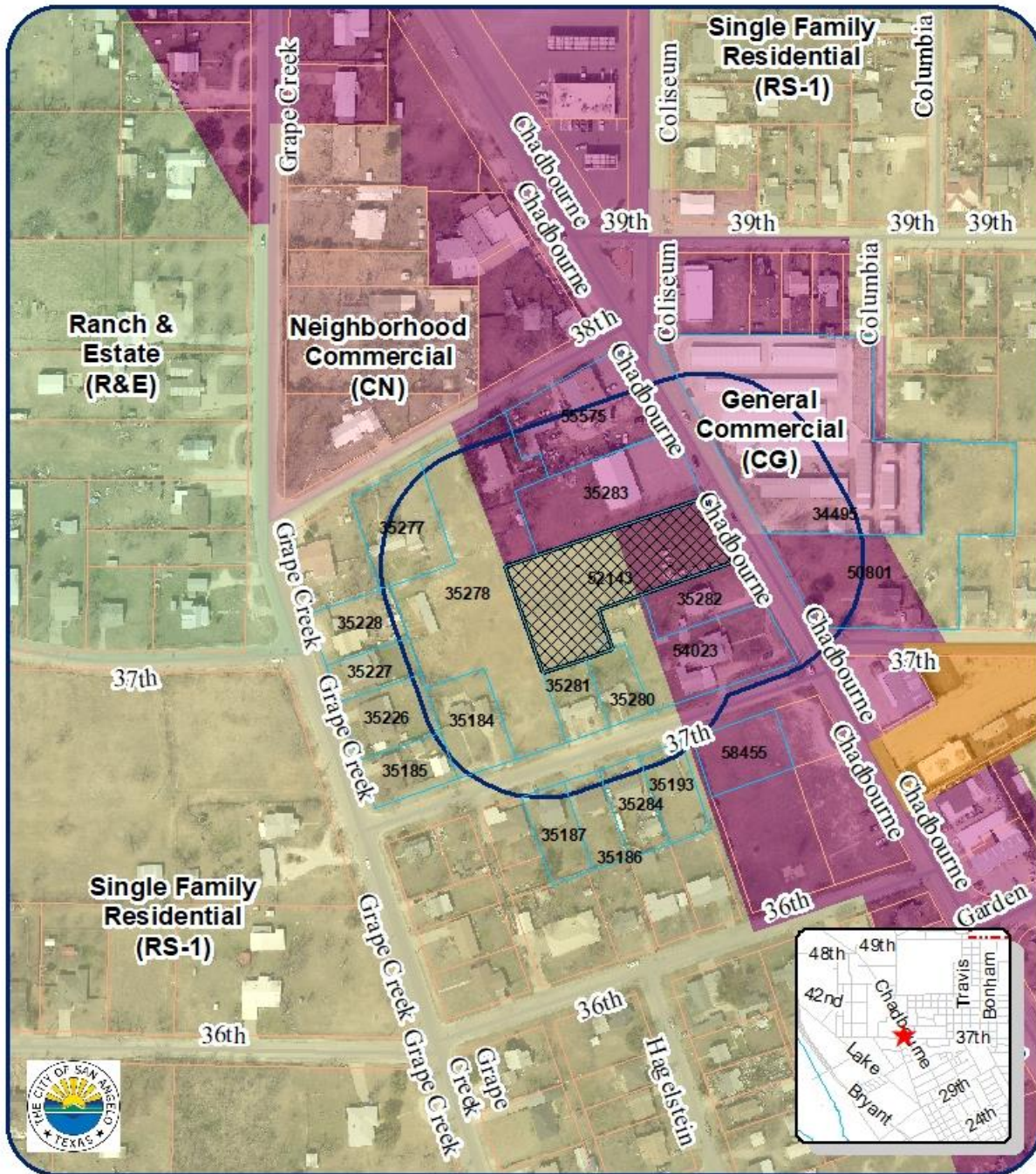
Recommendation:

Staff recommends **APPROVAL** of an amendment to the City of San Angelo Comprehensive Plan, changing 0.58 acres from the “Neighborhood” Future Land Use to the “Commercial” Future Land Use; and **APPROVAL** of a rezoning on the 0.58 acres from the Single Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District.

Future Land Use Map

Zoning Map

Applications



Zoning Map

CP22-06 & Z22-24

Council District: #2 Tom Thompson

Neighborhood: Riverside

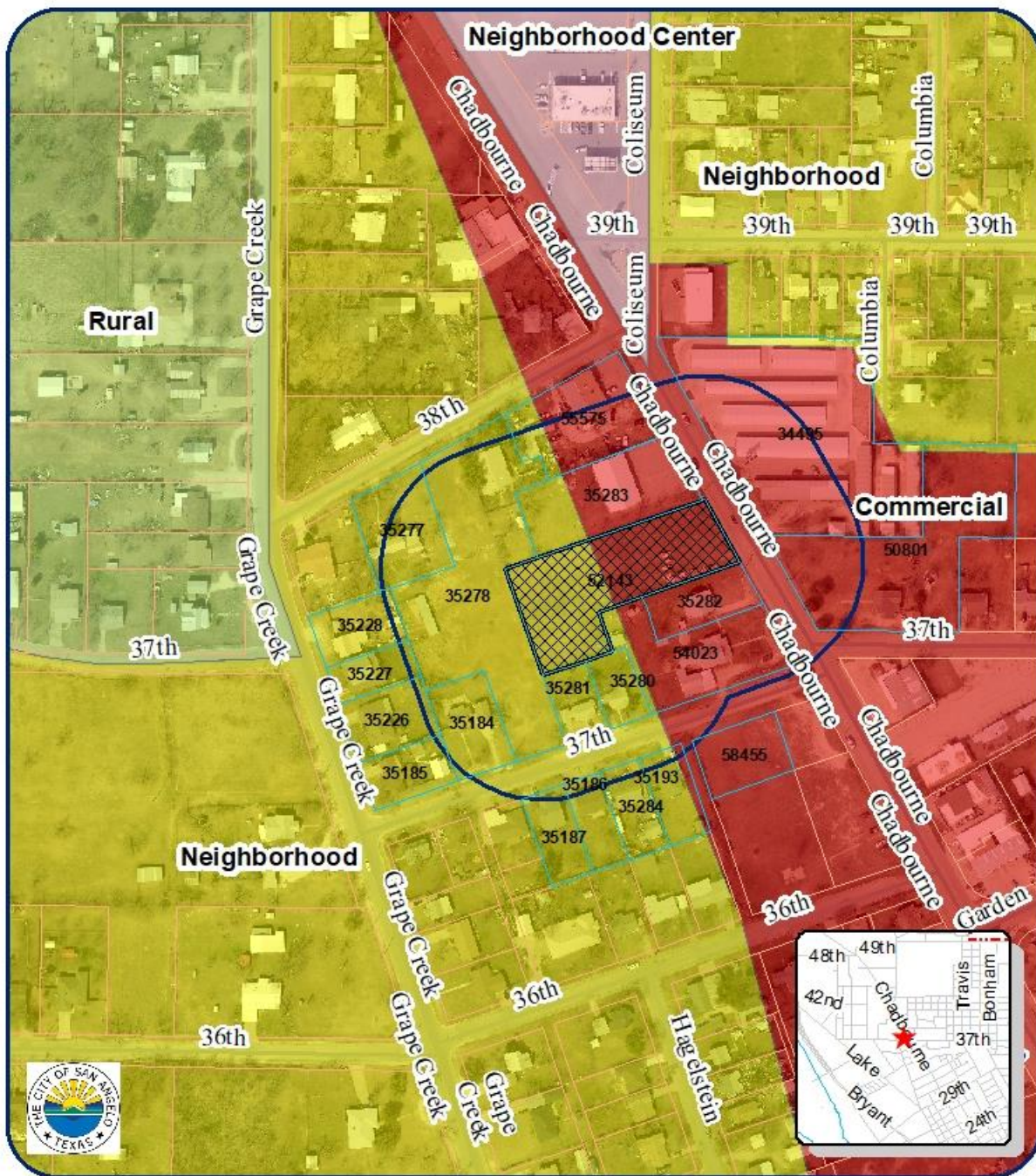
Scale: 0 0.01 0.02 0.04 0.06 0.08
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 





Future Land Use Map

CP22-06 & Z22-24

Council District: #2 Tom Thompson

Neighborhood: Riverside

Scale: 0 0.01 0.02 0.04 0.06 0.08
 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —







Adjacent property



Property in question

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT 3707 NORTH CHADBOURNE STREET, BEING A TOTAL OF 0.58 ACRES IN ABST: A-1868 S-0316, SURVEY: C SANDER, FROM "NEIGHBORHOOD" TO "COMMERCIAL" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP22-06: 3707 NORTH CHADBOURNE STREET

WHEREAS, the City Council for the City of San Angelo, Texas, in accordance with the City Charter and Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan (Vision Plan and Future Land Use Map within the San Angelo Strategic Plan adopted by City Council as updated on October 20, 2009) to guide the long-range development of the City, manage the future growth of the City and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real properties located 250 feet north of the intersection of W. 37th Street and N. Chadbourne, being a total of 0.58 acres in ABST: A-1868 S-0316, SURVEY: C SANDER, at 3707 North Chadbourne Street, Tom Green County, Texas; from “Neighborhood” to “Commercial”.

SECTION 2: The Director of the Planning and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **17th day of January, 2023**, and finally ADOPTED on this the **7th day of February, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

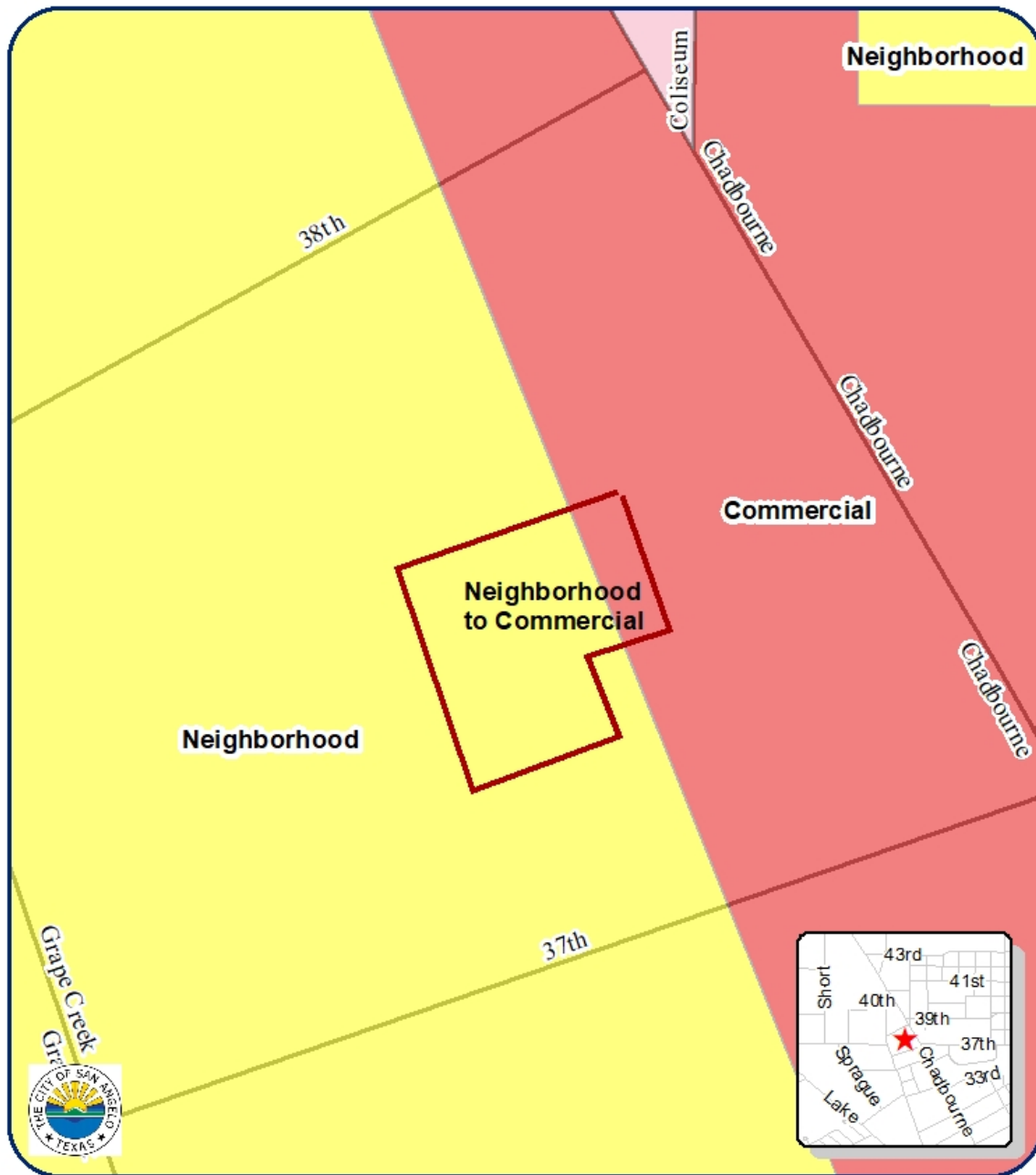
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A"



City Council Ordinance Map

CP22-06 & Z22-24

Council District: #2 Tom Thompson

Neighborhood: Riverside

Scale: 0.000 0.01 0.02 0.03 0.04
Miles

Subject Properties: —



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.58 ACRES LOCATED AT 3707 NORTH CHADBOURNE STREET (ABST. A-1868 S-0316, SURVEY C.SANDER)**; FROM THE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (RS-1) TO THE GENERAL COMMERCIAL ZONING DISTRICT (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z22-24: 3707 NORTH CHADBOURNE STREET

WHEREAS, on the 12th day of December, 2022, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial (CG) Zoning District; and,

WHEREAS, on the 17th day of January, 2023, City Council held a public hearing on Z22-24, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned GENERAL COMMERCIAL (CG) ZONING DISTRICT;

The real property generally located 250 feet north of the intersection of W. 27th Street and N. Chadbourne Street on the west side of N. Chadbourne, described as ABST. A-1868 S-0316, SURVEY C.SANDER; being 0.58 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: General Commercial (CG) Zoning District.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance.

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended herein shall remain in full force and effect.

SECTION 5: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **17th day of January, 2023**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of February, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

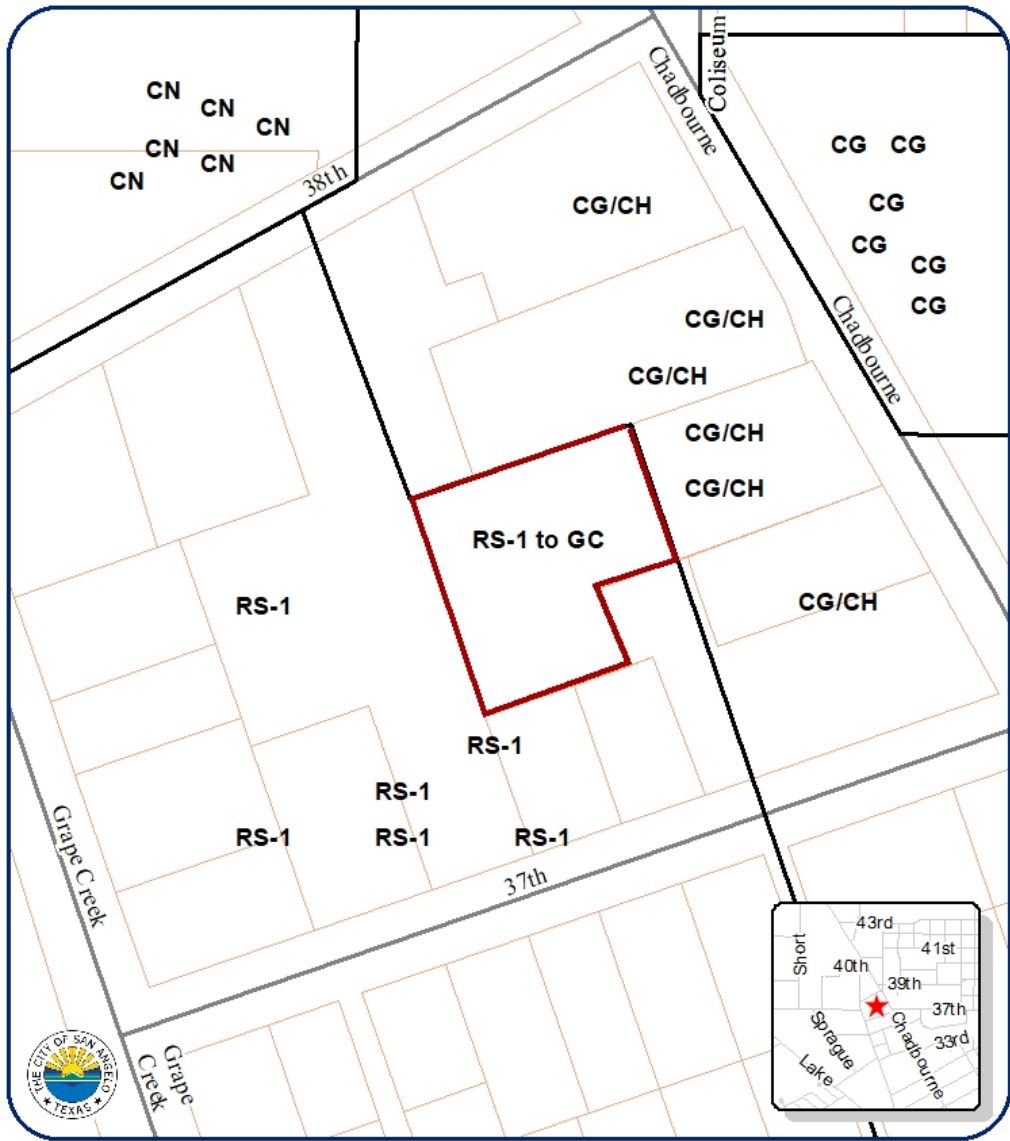
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit “A”



City Council Ordinance Map
CP22-06 & Z22-24
Council District: #2 Tom Thompson
Neighborhood: Riverside
Scale: 0.0008 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bryan Kendrick, Director of Human Resources/Risk Management, Human Resources/Risk Management, 325-657-4221

Meeting Date: January 17, 2023

Item type: Regular Item

Caption:

Update on employment vacancy rate (Requested by Council Member Miller) (Presentation made by Human Resources Director Bryan Kendrick)

Staff Recommendation:

Accept

Summary/History:

This will be a presentation to update City Council on how the vacancy rate has changed since August 2022, when the vacancy rate was 18.39% overall.

Funding Source(s):

Financial Impact:

There is no direct fiscal impact with this agenda item.

Other Information/Recommendation:

There is no action requested at this time.

Attachments:

Presentation:

Bryan Kendrick

Approvals/Reviews:

Bryan Kendrick
Theresa James
Julia Antilley

Created/Initiated
Approved
Final Approval

NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name: Laurie Dicello

Address:

ZIP code: 76901

Home/mobile phone:

Office/mobile phone:

Resident of San Angelo 2015

since: (year)

City Council Single-member SM6

District in which you reside:

Registered San Angelo yes

voter? (yes or no)

Occupation/business retired

affiliation:

Occupation/business none

address:

Title/position: retired

Email:

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

01/04/2023

4. Applying for:

(o) Civic Events Advisory Board

5. Recommended by:

(Name): Harry Thomas

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version of the application/Board Ordinance on our website?](#)

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

Hammel College, Akron OH
Akron Central-Hower High School

Current municipal and civic organization memberships (positions and dates):

Park and Recreation Board Member 2022-2017
Concho Valley Master Gardener present - 2016

Previous municipal experience (positions, dates, where):

Cuyahoga Valley National Park Trailblazer 2015 - 2009
Akron Board of Education, OH Ohio School Facilities Commission Specialist 2015 - 1997

What personal qualifications can you bring to the board?

Resident of San Angelo and interested in a thriving city

What is your personal vision for the City?

San Angelo to provide opportunity, prosperity and quality of life to its citizens in a cost effective way.

Why do you want to serve on this board?

New opportunity

Is there anything else you would like to share about yourself?

Happily married to my husband Paul Dicello.

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. If you been

convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at [325-657-4405](tel:325-657-4405).

Thank you,
City of San Angelo, TX

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name: Billie DeWity
Address: [REDACTED]
ZIP code: 76901
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 2001
City Council Single-member SMD 6
District in which you reside:
Registered San Angelo voter? (yes or no) yes
Occupation/business affiliation: Retired
Occupation/business address: 1117 Ashford Drive
Title/position: Retired
Email: [REDACTED]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

January 10, 2023

4. Applying for:

(o) Civil Service Commission

5. Recommended by:

(Name): Not answered

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version of the application/Board Ordinance on our website?](#)

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

High School Graduate - San Angelo Central High School

College Graduate - Bachelor of Business Administration - Angelo State University

Current municipal and civic organization memberships (positions and dates):

NAACP - Member and Assistant Secretary

Previous municipal experience (positions, dates, where):

Served as City Council Representative for Single Member District 6 - 2017-2021

Served as Council Representative on the Concho Valley Transit Board

Concho Valley Workforce Development Board

What personal qualifications can you bring to the board?

I am an honest, reliable, results oriented professional who is conscientious with strong organizational and interpersonal skills.

With over 30 years experience as a Human Resources Professional, I have managerial experience at three different locations for Johnson and Johnson in areas such as Labor Relations, Policy and Procedures Administration, Compensation and Benefits Administration, Project Management, Budget Management, etc.

What is your personal vision for the City?

To continue to grow and thrive with managed areas of development.

To continue to monitor and seek additional water resources.

Improved community support of the City's leadership team and first responders.

Why do you want to serve on this board?

I believe I can make a valuable contribution to this board because of my professional background and my service as City Council Representative.

Is there anything else you would like to share about yourself?

I am a born-again believer and my spiritual/moral value system factor into all my decisions and actions.

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at [325-657-4405](tel:325-657-4405).

Thank you,
City of San Angelo, TX

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Kenna Archer
Address:	[REDACTED]
ZIP code:	76904
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	2007
City Council Single-member District in which you reside:	District 1 - Tommy Hiebert
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Angelo State University
Occupation/business address:	ASU Station #10897 San Angelo, TX 76909-0897
Title/position:	Assistant Professor

Email:

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

12/19/2022

4. Applying for:

(o) Design and Historic Review Commission

5. Recommended by:

(Name): Rae Lineberry

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version](#) of the application/Board Ordinance on our [website](#)?

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

I am an Assistant Professor of History at Angelo State University. I specialize in American History and Environmental History with secondary specializations in Colonial, Revolutionary, and Texas history. I also have a graduate degree in environmental studies.

Ph.D. in American History - 2012 (Texas Tech)

M.E.S. in Environmental Studies - 2007 (Baylor)

B.A. in the University Scholars Program - 2004 (Baylor)

Current municipal and civic organization memberships (positions and dates):

Board of Review, Texas Historical Commission (Jan 2022 - present)

Member, Phi Beta Kappa Association of West Texas/Eastern New Mexico (2017 - present)

Previous municipal experience (positions, dates, where):

N/A

Previous civic experience:

Grant Review Panel, San Angelo Cultural Affairs Council (2013)

Member, Scholarship Committee, San Angelo Community Band (2014 – 2015)

Board of Directors, San Angelo Symphony Orchestra (2012 – 2014)

Board of Directors, San Angelo Community Band (2009 – 2017)

What personal qualifications can you bring to the board?

Trained historian, experience in preservation work

Very experienced in editorial work

What is your personal vision for the City?

As far as what is relevant, I would like to see the continued preservation and promotion of locally and/or culturally significant sites, and I would like to see continued cultural development in the city

Why do you want to serve on this board?

I have a passion for this type of work and the relevant background

Is there anything else you would like to share about yourself?

I also sit as a historical expert on the Board of Review for the Texas Historical Commission

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all members shall comply with the laws of the nation, the State of Texas and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at [325-657-4405](tel:325-657-4405).

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City of San Angelo, TX

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Tracy J. Simpson
Address:	[REDACTED]
ZIP code:	76904
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	2019
City Council Single-member District in which you reside:	District 6
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	344th Military Intelligence Battalion
Occupation/business address:	340 Fort Lancaster Ave, Goodfellow AFB
Title/position:	Management Support Assistant

Email:

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

08/18/2022

4. Applying for:

(o) Fort Concho Museum Board

5. Recommended by:

(Name): Brandon Allen

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version](#) of the application/Board Ordinance on our [website](#)?

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

I am an Army Field Artillery Veteran and Retiree with 20 years Active Duty. I earned Bachelor's Degree in Arts and Applied Sciences, from the University of Incarnate Word.

Current municipal and civic organization memberships (positions and dates):

None

Previous municipal experience (positions, dates, where):

None

What personal qualifications can you bring to the board?

I have 20 years of Army experience as well as a knowledge and interest in the history of the Army, and the US military. I have read several books on The Revolutionary War, and the Civil War in particular.

What is your personal vision for the City?

I would like to see more outside interest in the Fort, and San Angelo in general. I think this would be a great place for retirees to finish their careers. Small town atmosphere with all the vibes of big cities. Friendly and inviting.

Why do you want to serve on this board?

I think it would be a nice opportunity to learn about how boards operate. It would be a way to expand my knowledge of San Angelo and the area around us.

Is there anything else you would like to share about yourself?

I would like to say that I can be the point of contact for the Army Battalion on Goodfellow AFB. I work directly with the Battalion Command Team. I enjoy being a member of a good team.

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name: Tommy Earnest

Address:

ZIP code: 76904

Home/mobile phone:

Office/mobile phone: Retired

Resident of San Angelo since: (year) 1965

City Council Single-member 1

District in which you reside:

Registered San Angelo voter? (yes or no) Y

Occupation/business affiliation: Retired

Occupation/business address: Retired

Title/position: Retired

Email:

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

11/21/2022

4. Applying for:

(o) Fort Concho Museum Board

5. Recommended by:

(Name): Tommy Hiebert

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version](#) of the application/Board Ordinance on our [website](#)?

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

Graduate of San Angelo Lake View HS, attended Angelo State University.

Current municipal and civic organization memberships (positions and dates):

Treasurer of Water Valley Pioneer Cemetery Assn. 2019-present, Meal delivery driver for Meals for the Elderly 2019-present

Previous municipal experience (positions, dates, where):

None

What personal qualifications can you bring to the board?

Project management skills from former employer, Concho Valley Electric Cooperative.

What is your personal vision for the City?

For the City to be a top tier location to live in or visit.

Why do you want to serve on this board?

Very interested in the history of Fort Concho and what it does to bring in tourists and locals.

Is there anything else you would like to share about yourself?

Amateur Radio Operator since 1980. Ended my 39 year career at Concho Valley Electric Cooperative as Supervisor of System Improvements and Communications in 2018. Have donated time and monetary contributions to Angelo Civic Theater, building sets, operating the light board. Interests include photography, computers, astronomy, radio/electronics, welding, early West Texas history, World War 2 history.

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of Texas and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk's Office at [325-657-4405](tel:325-657-4405).

Thank you,
City of San Angelo, TX

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APPLICATION FOR
BOARDS and COMMISSIONS

Name: Helen S Marshall (Suzi)

Address: [REDACTED]

City: San Angelo State: TX Zip: 76904

Phone (Home): [REDACTED] (Office): 325-944-2942

Resident of San Angelo since: 1969 SMD: 4

Are you a registered voter of San Angelo? Yes ☒ No: ☐

Occupation/Business Affiliation: Q's Printing & Design

Occupation/Business Address: 20 Howard St. Ste. 8

Title/Position: Owner

Email: [REDACTED]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Helen Marshall 06-28-22
Applicant's Signature Date

NOTE: This application is a public record. * Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Applying for:

- ☐ Airport Advisory Board
- ☐ Airport Zoning Board
- ☐ Animal Shelter Advisory Committee
- ☐ Civic Events Advisory Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adjustment & Appeals
- ☐ Design & Historic Review Commission
- ☐ Economic Development Corporation
- ☐ Fairmount Cemetery Board
- ☐ Fort Concho Museum Board
- ☐ Keep San Angelo Beautiful Board
- ☐ Park Commission
- ☒ Parks & Recreation Advisory Board
- ☐ Planning Commission
- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by: _____

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses: Central High School Graduate, Attended 2 years Angelo State University
3 Years Air Force College, Graduate Leadership San Angelo, Tom Green County Master Gardner, Gold Star Girl Scout

Current Municipal and Civic Organization Memberships (position and dates): _____

Previous Municipal Experience (position, location, and dates): Served on Permits and Planning Board, 2001

What personal qualifications can you bring to this board? I have been an advocate of the outdoors all my life.
I help my mother Ruth Jordan, president of Friends of State Park, with activities and promotion of the State Park

What is your personal vision for the City? To have a space and place for anyone who wants to enjoy outdoor recreation.

Why do you want to serve on this board? To see that every resident has a place that they can experience the outdoors.
To insure that all the public outdoor spaces are well maintained to ensure public safety.

Additional relevant information: _____

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**APPLICATION FOR
BOARDS and COMMISSIONS**

Name: Alicia Olshanski
 Address: [REDACTED]
 City: San Angelo State: TX Zip: 76904
 Phone (Home): [REDACTED] (Office): [REDACTED]
 Resident of San Angelo since: June 2014 SMD: _____
 Are you a registered voter of San Angelo? Yes: X No: _____
 Occupation/Business Affiliation: All-Tex Irrigation & Supply, LLC.
 Occupation/Business Address: 3727 South Jackson, San Angelo, 76903
 Title/Position: Office Manager
 Email: [REDACTED]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

A. Olshanski 01/05/2023
 Applicant's Signature Date

NOTE: This application is a public record. * Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.

Return to: julia.antillev@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Applying for:

- ☐ Airport Advisory Board
- ☐ Airport Zoning Board
- ☐ Animal Shelter Advisory Committee
- ☐ Civic Events Advisory Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adjustment & Appeals
- ☐ Design & Historic Review Commission
- ☐ Economic Development Corporation
- ☐ Fairmount Cemetery Board
- ☐ Fort Concho Museum Board
- ☐ Keep San Angelo Beautiful Board
- ☐ Park Commission
- ☒ Parks & Recreation Advisory Board
- ☐ Planning Commission
- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by: _____

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? X Yes ☐ No

If no, which criteria (see back page for board criteria): _____

Education and/or Professional Licenses: Bachelors in Business Administration, expected completed Oct. 2023.

Current Municipal and Civic Organization Memberships (position and dates): Santa Rita PTO, 2022-current

Previous Municipal Experience (position, location, and dates): n/a

What personal qualifications can you bring to this board? Professionally interacts and communicates with others effectively; able to respect & maintain confidential information; demonstrates the ability to achieve desired results with accuracy; challenges conventional practices by promoting constructive & practical alternatives; knowledge in irrigation & rain harvesting.
What is your personal vision for the City? To be a sustainable and resilient city that continues to prioritize economic growth through current and prospective businesses, recreational activities, and landmarks. Help with growth utilizing resources available while considering local environmental and infrastructure restrictions.
Why do you want to serve on this board? I am deeply invested in the well-being and growth of the community in which I work, live, and raise my children in. I want to help provide safe and entertaining spaces for people and families alike.

Additional relevant information: _____

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Boards and Commissions application

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name: KANDI POOL

Address: [REDACTED]

ZIP code: 76904

Home/mobile phone: [REDACTED]

Office/mobile phone: " " ; [REDACTED]

Resident of San Angelo since: (year) 1957

City Council Single-member District in which you reside: 6

Registered San Angelo voter? (yes) or no

Occupation/business affiliation: RETIRED CEO/EVP-SAAR; REALTOR

Occupation/business address: 2211 W. BEAUREGARD 76901

Title/position: REALTOR/BROKER

Email: [REDACTED]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(Yes)

3. Date JAN. 4, 2023

4. Applying for:

Airport Advisory Board

Animal Shelter Advisory Committee

Civil Service Commission

Airport Zoning Board

Civic Events Advisory Board

Construction Board of Adjustments and

Economic Development Corporation

Fairmount Cemetery Board

Keep San Angelo Beautiful

Planning Commission

Santa Fe Park Commission

Water Advisory Board*

Appeals

Design and Historic Review Commission

Fort Concho Museum Board

Parks and Recreation Advisory Board

Public Art Commission

Tax Increment Reinvestment Zone Board

Zoning Board of Adjustment

5. Recommended by:

(Name): COUNCILMAN, HARRY THOMAS

6. Based on your board selection, do you meet the membership criteria outlined on the
of the
application/Board Ordinance on our

Yes

No

7. If no, which criteria?

8. Tell us about yourself.

Education and/or professional licenses:

graduate - SA Central High
attended ASU - no degree; Howard College - no degree
licenced 1976 by Texas Real Estate Commission - Agent
" 1979 " TREC - Broker
(Education in real estate to receive licenses - Both Colleges)
Hold a NAR certificate for Professional Standards
Facilitator; REACTOR Certified Executive (RCE)
Continued education for over 45 yrs. in Real Estate subjects

Current municipal and civic organization memberships (positions and dates):

SA Assn. of REALTORS - held all positions including
Exec Vice Pres. 1976 - to current date
Chamber of Commerce - as SAAR Exec. 1996;
and as individual - 2020 to date
Concho Valley Republican Women - 2018 to date

Previous municipal experience (positions, dates, where):

"Sidewalk" Committee - San Angelo - 2013?
"Rental Criteria Committee" - " - 2013?
"Charter Review" Committee - Lyr - " - 2015?
"Mobile Home Park" Committee - " - 2018?
"Police Policy" Committee - " - 2020
"ZBA" Board - " - 10/2020 - 7/2021*
"Charter Review Re: Elected Police Chief" - 2022

* at the Election in May 2022, Incoming SMD5 Member Replaced me with her personal choice.

What personal qualifications can you bring to the board?

I am - Reliable
Honest
Diligent
Outspoken when Needed
an Expert in the field of Real Estate - over 47 yrs exp.
a Dedicated Citizen
I Believe in Right is Right; Wrong is Wrong
a Visionary
am Communicative
Trustworthy
a Leader

What is your personal vision for the City?

Continue on the path of successful accomplishments including water and street updates + revisions.
Ensure all citizens feel well-heard on issues of importance to them; to have the right information to make, then, the best-for-all decisions within the many committees and Boards.
Make "clean up" in/on City property or on streets/roads a priority.
Always strive to be the best City to Live-in in Texas!

Why do you want to serve on this board?

- Has been a Goal of mine for many years; just now have the opportunity to offer my time on this one.
- Believe I have a very good knowledge and understanding of real estate needs and City ordinances to have balance in decisions.
- Willing to give my time and expertise to the City, while a very important and crucial Board for our City, I think I can be of service to citizens too.
- I was asked to apply by a Councilman.

Is there anything else you would like to share about yourself?

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To receive a copy of your submission, please fill out your email address below and submit.

Email Address

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NOTE: This application is a public record.

Public service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Teri Jackson
Address:	[REDACTED]
ZIP code:	76901
Home/mobile phone:	[REDACTED]
Office/mobile phone:	same
Resident of San Angelo since: (year)	1987
City Council Single-member	5
District in which you reside:	
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Teri Jackson, REALTORS
Occupation/business address:	2211 West Beauregard Avenue
Title/position:	Broker/Owner/REALTOR
Email:	[REDACTED]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3. Date

01/10/2023

4. Applying for:

(o) Zoning Board of Adjustment

5. Recommended by:

(Name): Harry Thomas

6. Based on your board selection, do you meet the membership criteria outlined on the [PDF version of the application/Board Ordinance on our website?](#)

(o) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

I am a licensed real estate broker. I am a member of the San Angelo Association of REALTORS, the Texas REALTORS, and the National Association of REALTORS. I am a real estate professional, working with individuals to achieve the goal of homeownership. I also practice farm and ranch real estate, along with commercial real estate. I have been licensed for 17 years.

I have served at the local REALTOR level within our Association and currently serve at the State and National level of the REALTORS Association.

Prior to real estate, my husband and I owned and operated a Fixed Based Operation (FBO) at Mathis Field airport for 14 years. I also have an agricultural background.

Current municipal and civic organization memberships (positions and dates):

I am currently not serving on a municipal or civic organization.

Previous municipal experience (positions, dates, where):

I just completed serving the City of San Angelo as a Planning Commission for approximately 7 years. I served as Chairman of the Commission for several years and have served as Vice Chair for the past 4 years. I enjoyed serving in this capacity.

What personal qualifications can you bring to the board?

I bring real estate knowledge to the board, which includes experience with zoning regulations. I am level headed and practice common sense, which is becoming uncommon.

What is your personal vision for the City?

I would like our City to continue growing "organically". We have families who have been in San Angelo for

several generations and continue living here because of the quality of life that we enjoy. We also have new businesses who are bringing some of their employees with the companies. This gives us an opportunity to broaden our population. Our Mayor and City Council have been doing a wonderful job to grow our City AND, at the same time, keep the friendliness - small town atmosphere alive.

Why do you want to serve on this board?

I would like to serve on the Zoning Board of Adjustment so that I can continue working in the growth of our City. I believe that I served the Planning Commission well and would like the opportunity to work with the Zoning portion of the Planning Department.

Is there anything else you would like to share about yourself?

I strive at being honest and fair. I believe I would be an asset on the Board.

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Thank you,
City of San Angelo, TX

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