



City Council Agenda 7/18/2023

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 18, 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 July 26, 2023 as Americans with Disabilities Act Day
- b. Proclamation of July 28 - 30, 2023 as National Buffalo Soldier Weekend

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 July 6, 2023 City Council meeting minutes (Heather Stastny)
- b. Consider approving a professional service agreement with Dr. Kelly Koenig to provide services as the Emergency Medical Service Director for the San Angelo Fire Department and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)
- c. Consider approving an agreement between the City of San Angelo and Peter Haidinger to instruct Aikido classes at Carl Ray Recreation Center and authorizing the City Manager to negotiate and execute all related documents (John Henry Perez)
- d. Consider approving the 2023 Annual Action Plan for the use of CDBG and HOME grant funds as approved by the City Council on July 6, 2023, and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the allocation of \$654,142 of CDBG and \$305,168 HOME grant funds, and \$14,000 in program income (Bob Salas)
- e. Consider a Resolution supporting the planning and construction of the future Interstate Highway 27 in Texas (Brenda Gunter)
- f. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for projects (Tina Dierschke)

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. Consider approving a Memorandum of Understanding with the Alcohol & Drug Awareness Center for the Concho Valley and the City of San Angelo to receive funds in the amount of

\$188,000 for the replacement of the playgrounds at Mountainview and Bell Parks and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

- b. First reading and public hearing of an ordinance to abandon the approximately 20' x 105' of unimproved alley running north/south parallel to N. Main St., and located half a block west of N. Main St. and south of E. 14th St. (Presentation made by Planning & Development Services Director Jon James)
- c. First reading and public hearing of an ordinance for Z23-05 to rezone property from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, located at 1065 N. Main St. (Presentation made by Planning & Development Services Director Jon James)
- d. First reading and public hearing of an ordinance for Z23-06 to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 2153 Valleyview Dr. (Presentation made by Planning & Development Services Director Jon James)
- e. Consider a resolution amending the Schedule of Fees and Charges to amend charges for Cemetery fees (Presentation made by Finance Director Tina Dierschke)

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. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:
Construction Board of Adjustments and Appeals: Gary Cortese (SMD4) to a first term ending February 2025
Tax Increment Reinvestment Zone Board: Jeana Owens (SMD6) to a first term ending July 2025
- c. Announcements and consideration of Future Agenda Items

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 July 2023, at 4:39 p.m.


Heather Stastny, 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 ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to Heather.Stastny@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

On July 26, 1990, President George H. Bush signed into law the Americans with Disabilities Act (ADA) to ensure the civil rights of people with disabilities. This legislation established a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities.

The ADA has expanded opportunities for Americans with disabilities by reducing barriers and changing perceptions, increasing full participation in community life. However, the full promise of the ADA will only be reached if public entities remain committed in their efforts to fully implement the ADA.

On the 33rd anniversary of the Americans with Disabilities Act, we the City of San Angelo celebrate and recognize the progress that has been made by reaffirming the principals of equality and inclusion and recommitting our efforts to reach full ADA compliance.

Now, therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas do hereby proclaim July 26, 2023, as

Americans with Disabilities Act Day

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 18th day of July 2023.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

On July 28, 1866, after the end of the Civil War, Congress enacted legislation allowing African American men to serve in segregated units in the United States Army. These units consisted of former slaves and African American soldiers who fought in the Civil War. These soldiers were nicknamed “Buffalo Soldiers” by the Native Americans against whom they fought, because of their reputation for toughness and bravery in battle, and the buffalo fur coats they wore in the winter.

In 1868, the first black troops reported to Fort Concho in San Angelo, TX. The initial infantry regiments reporting were the 38th and 41st Infantries and the 9th and 10th Cavalries. The regiments worked in numerous campaigns during their time at the fort until 1885.

Twenty-three Buffalo Soldiers received the Congressional Medal of Honor. Besides their impressive military contributions, the Buffalo Soldiers also had a significant role in the expansion of the West by escorting settlers, cattle herds and railroad crews, exploring and mapping vast areas and stringing hundreds of miles of telegraph lines. Buffalo Soldiers were some of the first park rangers in the newly created national parks, and generally facilitated the civilization of the center of the nation.

A Joint Resolution was proposed and adopted as Buffalo Soldiers Day during the second session of the 102nd Congress of the United States of America, and was held in Washington, DC, on Friday, January 3, 1992. Each year on July 28, this day is observed.

The San Angelo Chapter of the National Association for the Advancement of Colored People (NAACP) and a core team of dedicated community and business leaders have completed the construction of a new memorial dedicated to honor these brave men. It is the only memorial in Texas with this focus.

The new San Angelo NAACP Buffalo Soldier Memorial will be dedicated on July 28, 2023, and over the course of three days, a number of events and awards will be given out to celebrate and recognize their contributions, as well as involve young people in the Boy Scouts and Girl Scouts as Buffalo Soldier Youth Ambassadors.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim July 28-30, 2023 as

NATIONAL BUFFALO SOLDIER DAY WEEKEND

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 18th day of July 2023.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Special City Council Meeting
Thursday, July 6, 2023

Present:

Mayor Brenda Gunter
Mayor Pro tem Lucy Gonzalez, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3 via Zoom
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 special session of the San Angelo City Council to order at 8:39 a.m. on Thursday, July 6, 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

No proclamation/recognitions.

4. Public Comment

Downtown San Angelo Assistant Director Monica Ramos thanked the City for their support of the Star Spangled Banner Concert & Fireworks celebration.

County resident Tony Jones voiced concerns about future residential development and detention pond requirements.

5. Consent Agenda

- a. Approval of the June 20, 2023 City Council meeting minutes (Heather Stastny)
- b. Approval of Change Order #2 to RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc. in the amount of \$166,821.19 utilizing approved contingency funds and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Executive Director of Public Works Shane Kelton)
- c. Award of ES-03-23 Jackson Street Widening Project to Reece Albert, Inc. in the amount of \$4,204,152.95 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- d. Ratification of a lease agreement between the City of San Angelo Development Corporation and CareersGPS, LLC, and authorizing the Board President or their designee to execute all necessary documents (Michael Dane)

- e. Ratification of a lease agreement between the City of San Angelo Development Corporation and Watson Wood Law, PLLC, and authorizing the Board President or their designee to execute all necessary documents (Michael Dane)
- f. Approval of a one-year lease extension with The Vessel Church for spaces at Senior Centers to conduct church services on Sundays at a monthly rate of \$1,450 and authorizing the City Manager to negotiate and execute all related documents (Brent Casey)
- g. Adoption of a resolution approving non-monetary in-kind support for the "March on Washington" 60-year anniversary event to be held August 29, 2023 (Carl White) (Pg. 353, 2023-066)
- h. Adoption of a resolution approving the 2024-2028 Capital Improvement Plan for the City of San Angelo (Kimberly Holle) (Pg. 354, 2023-067)
- i. Second reading and adoption of an ordinance approving the abandonment of two unimproved alleyways and one unimproved street, Rio Grande St., in Blocks 5 & 8, Roslyn Place Addition, between Millspaugh and Guthrie St. and Sherwood Way & San Antonio St. (Jon James) (Pg. 355, 2023-068)

Motion: Council Member Thompson made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda, with exception of items 5d and 5e. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve item 5d, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve item 5e, as presented. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Approval of ADA policies related to service animals, reasonable modifications, and contractors and licensing (Presentation made by City Attorney Theresa James)

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

- b. ~~Discussion of Short Term Rentals and direction on modifications to the Short Term Rental Ordinance (Presentation made by City Attorney Theresa James)~~

Item was removed from agenda, no action taken.

- c. Approval of a proposal to allocate the 2023 CDBG and HOME grant funds for programs and projects and authorizing the City Manager to negotiate and execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$660,142 of CDBG and \$313,168 HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

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.

- d. Adoption of a resolution supporting The Friends of Fairmount Cemetery's fundraising efforts to replace the fence and make landscape improvements at Fairmount Cemetery along the northern boundary, Ave. N frontage (Presentation made by Parks and Recreation Director Carl White) (Pg. 358, 2023-069)

Motion: Council Member Miller 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.

- e. Adoption of a resolution supporting the private fundraising efforts to replace the modular skate park equipment at Bart DeWitt Park (Presentation made by Parks and Recreation Director Carl White) (Pg. 359, 2023-070)

Citizen Kevin Little (SMD 5) provided brief history of skate park and needed updates.

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

- f. Adoption of a resolution amending the Schedule of Fees and Charges to amend charges for Building and Construction related fees; Business related fees; Fees for Abatement of Junk and Impoundment and Sale of Property; Planning related fees; Cemetery fees; and Facility Use fees (Presentation made by Finance Director Tina Dierschke)

1. Code Compliance (Pg. 360, 2023-071)

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

2. Fairmount Cemetery

Direction: Staff was directed to bring item to Council at a later date after further review.

3. Fort Concho (Pg. 362, 2023-072)

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

4. Planning (Pg. 365, 2023-073)

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

5. Permits & Inspections (Pg. 368, 2023-074)

Citizen Rocky Templin (SMD 6) and County residents Tony Jones and Kristen Oliver requested clarification of presented fees.

Motion: Council Member Thompson made a motion, seconded by Council Member Hesse Smith, to approve the item, as presented. The motion carried unanimously (7) ayes to (0) nays.

- g. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for projects (Presentation made by Finance Director Tina Dierschke)

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

NEW QUORUM:

Quorum for Remainder of Meeting

Mayor Brenda Gunter

Mayor Pro tem Lucy Gonzalez, SMD 4

Council Member Tommy Hiebert, SMD 1

Council Member Tom Thompson, SMD 2

Council Member Karen Hesse Smith, SMD 5

Council Member Larry Miller, SMD 6

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. Section 551.087 - Business prospect negotiations regarding:
 - 1. Project New Wave
 - 2. Project Equipment Share
 - 3. Project Monett
 - 4. Project Stockpile
 - 5. Project Poly
 - 6. Project Tex-IT
 - 7. Project Aqua
- b. Section 551.072 - Deliberations about real property regarding located at 7409 Knickerbocker Road

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

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays.

There being no further business, the meeting adjourned at 12:18 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, 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: Patrick Brody, Fire Chief, Fire Department

Meeting Date: July 18, 2023

Item type: Consent Item

Caption:

Consider approving a professional service agreement with Dr. Kelly Koenig to provide services as the Emergency Medical Service Director for the San Angelo Fire Department and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)

Staff Recommendation:

Approve

Summary/History:

The San Angelo Fire Department has a medical director to oversee protocols for Emergency Medical Services. This individual is a certified emergency room physician. Dr. Koenig is our current medical director. The Fire Department is requesting renewal of the existing contract. The agreement pays \$2,000.00 per month to the medical director. These funds are budgeted within our normal operational budget.

Funding Source(s):

Financial Impact:

Cost is \$24,000.00 per year budgeted in account 101-9000-422.03-20

Other Information/Recommendation:

Attachments:

Presentation:

Patrick Brody

Approvals/Reviews:

Patrick Brody
Patrick Brody
Theresa James
Jeffrey Tomlinson

Created/Initiated
Approved
Approved
Approved

Tina Dierschke
Theresa James
Heather Stastny

Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Brent Casey, Recreation Manager, Recreation

Meeting Date: July 18, 2023

Item type: Consent Item

Caption:

Consider approving an agreement between the City of San Angelo and Peter Haidinger to instruct Aikido classes at Carl Ray Recreation Center and authorizing the City Manager to negotiate and execute all related documents (John Henry Perez)

Staff Recommendation:

Approve

Summary/History:

Recreation Division would like to complete an agreement between the City of San Angelo and Peter Haidinger to teach Aikido classes at Carl Ray Rec Center.

Funding Source(s):

Financial Impact:

Participants will pay \$35 per session, \$25 will come to the Recreation Division and \$10 will go to the instructor, Peter Haidinger.

Other Information/Recommendation:

We are looking to expand classes that are offered in the Rec Centers, Peter has agreed to teach Aikido classes two days each week.

Attachments:

Presentation:

John Perez

Approvals/Reviews:

Brent Casey
Carlton White
Theresa James
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Neighborhood and Family Services

Meeting Date: July 18, 2023

Item type: Consent Item

Caption:

Consider approving the 2023 Annual Action Plan for the use of CDBG and HOME grant funds as approved by the City Council on July 6, 2023, and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the allocation of \$654,142 of CDBG and \$305,168 HOME grant funds, and \$14,000 in program income (Bob Salas)

Staff Recommendation:

Approve

Summary/History:

The 2023 Annual Action Plan (AAP) is a document that is required of all entitlement cities receiving annual Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The AAP is the City's application for its 2023 CDBG and HOME funding. The Plan includes a summary of resources available, objectives and goals as they relate to affordable housing, outcome measures, geographic distribution, and barriers to affordable housing.

Approval of the 2023 AAP will authorize the City Manager to execute the application for Program Year 2023 funding, required certifications, and any other related documents, including the annual funding agreement with HUD, and file all documents with HUD. Funding allocations for 2023 were made by the City Council on July 6, 2023. The City expects to receive \$654,142.00 of CDBG funds and \$305,168.00 of HOME grant funds from the U.S. Department of Housing and Urban Development (HUD) for Grant Year 2023. In addition to the allocation, the City expects to receive approximately \$6,000.00 in CDBG Program Income and \$8,000.00 in HOME Program Income.

Funding Source(s):

Financial Impact:

\$973,310 will be added to the Community & Housing Support Division under the CDBG and HOME grant accounts.

Other Information/Recommendation:

Attachments:

1. AAP Draft 2023

AAP Draft 2023.pdf

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas

Theresa James

Jeffrey Tomlinson

Tina Dierschke

Theresa James

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval



City of San Angelo Community and Housing Support 2023 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning October 1, 2023, and ending September 30, 2024, using federal funds granted to the City of San Angelo by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of San Angelo, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

Specifically, the plan identifies resources, addresses objectives and outcomes for funded activities, provides a description of geographic areas being affected, outlines plans to address the needs of the homeless and special needs citizens, and addresses the city's goals as they relate to affordable housing.

Based on citizen recommendations, the city plans to focus on four major activities: neighborhood revitalization, housing rehabilitation/preservation, clearance, and tenant-based rental assistance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes: These activities address goals set in the 2020-2024 Consolidated Plan and meet one of the three **objectives** of the CDBG program:

1. Creating a Suitable Living Environment
2. Providing Decent Housing
3. Creating Economic Opportunities

Moreover, funded activities will address, and are consistent with, the following three **outcome** categories as outlined by the Outcome Performance Measurement System published in the Federal Register on June 10, 2005 (70FR 34044):

1. Improving availability or accessibility of units or services
2. Improving affordability not just of housing but of other services
3. Improving sustainability by promoting viable communities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of San Angelo recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects and programs, including any funding provided for special circumstances such as response to COVID-19. The City is generally on target for meeting its proposed accomplishments through PY 2023. The City met or will have met all its annual goals for emergency and housing repairs, tenant-based rental assistance, and the Homebuyers Assistance Program (HAP), homeless prevention, and new home construction. It is anticipated that by the end of PY 2023, the City will have completed the objectives set forth in the PY 2023 Annual Action Plan and will have expended at least 85% of its PY 2023 award. All projects including in the PY22 Annual Action Plan and projects funded during the past five years have met a need as identified in the City's Consolidated Plans. Completion data for all projects will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER).

The City of San Angelo is also on target for meeting its proposed accomplishments for all awarded CDBG-CV and HOME ARP funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2020-2024 Five-Year Consolidated Plan. Public participation efforts included several public meetings and hearings, discussions with agencies and groups that provide services, assist, and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2023. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a public comment period was provided from June 30, 2023, thru August 1, 2023.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments at the neighborhood meetings and at the city council meetings were accepted. The citizens who participated in the meeting were in favor of the city continuing to improve the neighborhoods with the current New Construction program (through the CHDO), the Emergency Repair Program, the Minor Repair Program, and the Homebuyer's Assistance Program for first-time home buyers.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of San Angelo accepts all comments and views presented to staff and presents them in the Annual Action Plan.

7. Summary

The City of San Angelo has been an entitlement community for the CDBG grant program since 1990 and the HOME program since 1994. The City has utilized the CDBG and HOME funds to improve the quality of life, housing, and neighborhoods for its low-moderate income residents. Detailed descriptions of the funded activities can be found at AP-35.

During PY2023, the City's CDBG program will fund the following projects in addition to administration:

CDBG Program Use of Funds

Housing Rehab Program	\$127,000
Emergency Repairs Grant	\$110,000
Code Compliance	\$ 45,000
Debt Payment Services	\$130,597

HOME Program Use of Funds

CHS - Homebuyer's Assistance Program	\$ 80,851
CHDO Set Aside*	\$ 151,000
MHMR - Tenant-Based Rental Assistance	\$ 50,000

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Robert Salas, Director of Community & Housing Support - 325-655-0824, robert.salas@cosatx.us

DRAFT

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City launched an in-depth, collaborative effort to consult with community stakeholders, elected offices, City departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan. Public hearings, annual neighborhood public meetings, and annual assessments are regularly conducted by the Community & Housing Support Division to identify community needs. The City of San Angelo Community & Housing Support Division will continue to monitor the needs of the community through these activities and through cooperative efforts undertaken from time to time by other local entities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and housing providers, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

A community needs survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating its Consolidated Plans for federal funds that primarily serve low-to-moderate-income (LMI) residents and areas. The survey polled respondents about the level of need in their respective neighborhoods for various types of improvements.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Concho Valley Homeless Planning Coalition (CVHPC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in San Angelo. The group's primary responsibilities are to coordinate the large-scale implementation of efforts to prevent and end homelessness. The CVHPC is governed by a board that stands as the driving force committed to supporting and promoting systems change approach to preventing and ending homelessness in the City. The board is comprised of the members of local agencies and the City government that provide services to meet affordable housing and community needs.

Members of the CVHPC meet on a monthly basis to discuss services available to the homeless or about to be homeless and opportunities to coordinate these services. One of the issues the group has

investigated is introducing the Operating and Administrating Homeless Management Information System (HMIS) in San Angelo. The CVHPC has taken steps to integrate the HMIS across service providers in order to share information on recipients of these services. Besides meeting and exceeding HUD's requirements for the implementation and compliance of HMIS Standards, the effort will incorporate a rich array of service provider participation to capture and share information on service recipients.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of San Angelo does not receive ESG funds at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Galilee CDC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs data which will assist in the fulfillment of the Consolidate Plan and this year's Action Plan.
2	Agency/Group/Organization	San Angelo Public Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain public housing data to help formulate this year's Action Plan.
3	Agency/Group/Organization	Concho Valley Community Action Agency
	Agency/Group/Organization Type	Housing Utility Payment Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Executive Director to obtain housing needs to help formulate the annual plan.
4	Agency/Group/Organization	Habitat for Humanity of San Angelo, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with board members to obtain housing data to help formulate the plan.
5	Agency/Group/Organization	MHMR of the Concho Valley
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Program Coordinator to obtain housing needs for persons with disabilities to help formulate the plan.
6	Agency/Group/Organization	INSTITUTE OF COGNITIVE DEVELOPMENT
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff contacted Executive Director to obtain information on the need for housing for victims of domestic violence.
7	Agency/Group/Organization	City of San Angelo
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop the plan.
8	Agency/Group/Organization	CONCHO VALLEY WORKFORCE DEVELOPMENT BOARD (CVWDB)
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop the plan.
9	Agency/Group/Organization	San Angelo Development Corporation
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Planning and other departments within the city to obtain data to help develop the plan.
10	Agency/Group/Organization	Tom Green County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed lead-based paint issues to get an understanding of the lead poisoning threat in the county.
11	Agency/Group/Organization	West Texas Organizing Strategy
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed affordable housing issues with WTOS leaders which assisted in the housing needs assessment.
12	Agency/Group/Organization	Small Business Development Center
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the current state of small businesses in the city with the Director, identifying barriers to success.
13	Agency/Group/Organization	Adult Protective Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed issues associated with senior care and housing needs.
14	Agency/Group/Organization	Women, Infants, and Children (WIC)
	Agency/Group/Organization Type	Child Welfare Agency Other government - State Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed nutritional needs for children and pregnant mothers to coordinate state funding for WIC services.

Identify any Agency Types not consulted and provide rationale for not consulting

The city did not consult with agencies that represent public services since the city's focus on expenditure of funds is on housing programs due to continued cuts in federal funding and public sentiment to for the city to focus on housing. In addition, the city did not consult with adjacent units of general local government since there are no adjacent local governments that affect San Angelo's use of federal resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Concho Valley Homeless Planning Coalition	Homeless needs are addressed in both plans.

Table 3 – Other local/regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation: This plan is the product of public outreach consistent with the City of San Angelo's 2020-2024 Five-Year Consolidated Plan. Public participation efforts included two public meetings, a public hearing, discussions with agencies and groups that provide services, assist and/or advocate for low-to-moderate-income citizens.

The Community & Housing Support (CHS) staff provided program information to include eligible activities and funds available for 2022. During these public meetings held throughout the city at various times and locations, public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. In addition, a public comment period was provided from June 30, 2023, thru August 1, 2023.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The general response at the public meeting was support and approval for the programs we currently fund through CDBG and HOME such as homeowner repairs, new construction through the CHDO, Down Payment & Closing Cost Assistance for first-time home buyers.	The comments we received were in favor of the proposed allocations for Emergency repairs, Rehabilitation through minor repairs, new construction through the City's CHDO, and Special needs rental assistance. Citizens who attended were also concerned about using grant funds to pay for a code officer.	All comments were accepted.	

Table 4 – Citizen Participation Outreach
Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Over the past several years, the City of San Angelo has seen an annual reduction in funding for both CDBG and HOME funds with only a few exceptional years where the city saw slight increases in CDBG funds. Although these reductions adversely affect the city's ability to meet the needs of low-to-moderate-income citizens, the city will continue to strive to meet or exceed our goals by finding and taking advantage of synergies with local organizations and government entities wherever possible.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	654,142	6,000	0	660,142	660,142	CDBG funds will be used for the preservation of affordable units for LMI households and services that benefit LMI and special needs households. The expected amount available is the current allocation times the 1 years remaining in the current Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	305,168	8,000	0	313,168	305,168	HOME funds will be used to create, preserve, and acquire affordable housing for low to moderate-income households. The expected amount available is the current allocation times the 1 year remaining in the current Consolidated Plan.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entitlement

When leveraging entitlement funding, the participating jurisdiction combines other local, state, and federal financial resources to maximize the reach and impact of the City's HUD programs. HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leveraging funds is also a way to increase project efficiencies and benefit economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the cost of a project from a source other than the originating HUD program are documented.

The Community and Housing Support Division leveraged other City departments in order to obtain operating support including financial, legal, planning, human resources, and purchasing. The City also leveraged over \$370,000 of local sales tax revenue for gap financing provided to low/moderate-income first-time home buyers. Moreover, the City receives over \$20K annually as a grant from Atmos Energy to continue a housing weatherization program.

Match Requirements

A 25% match is required for HOME funds for the City of San Angelo. The match can be cash, the value of foregone interest, fees, or charges, the appraised value of land or real property, or general funds, and must be available at the time the nonprofit requests reimbursement under its contract. The HOME

program will utilize cash resources to meet the matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable. There is no publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

See discussion above.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (ERP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$110,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Home Ownership (HAP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	HOME: \$80,851	Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	Neighborhood Revitalization (NB,CC)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA City Wide Belaire Lakeview	Affordable Housing	CDBG: \$175,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
4	Affordable Housing (AHAP)	2020	2024	Affordable Housing	BLACKSHEAR FORT CONCHO REAGAN RIO VISTA Belaire Lakeview	Affordable Housing Neighborhood Revitalization	HOME: \$151,000	Homeowner Housing Added: 4 Household Housing Unit
5	Special Needs & Homelessness (TBRA)	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (ERP)
	Goal Description	Emergency Repair Program will assist low-to-moderate income households with emergency repairs required at their home.
2	Goal Name	Home Ownership (HAP)
	Goal Description	Provide down payment and closing cost assistance to low-to-moderate income families purchasing their first home.
3	Goal Name	Neighborhood Revitalization (NB,CC)
	Goal Description	Provide exterior rehabilitation including replacing/repairing roofs, siding, trim, and paint in a targeted neighborhood and providing code compliance within the City of San Angelo.
4	Goal Name	Affordable Housing (AHAP)
	Goal Description	Continue to make housing affordable by assisting first-time homeowners with the construction of a new home within one of the city's targeted neighborhoods.
5	Goal Name	Special Needs & Homelessness (TBRA)
	Goal Description	Assist special needs populations with supportive services, facilities, and housing needs, and expand efforts that eliminate or prevent homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

The mission of the City's Community & Housing Support Division is to help increase homeownership, support community development, eliminate blight and increase access to affordable housing for low-to-moderate-income citizens. We execute the mission through a variety of programs that includes rehabilitation, new home construction, homebuyer's assistance, code compliance, demolition, and emergency repairs.

Whenever possible, the city creates partnerships and synergies with local non-profit organizations that provide services and housing opportunities to low-to-moderate-income citizens. These organizations include Community Housing Development Organizations (CHDO) and Habitat for Humanity.

The City of San Angelo has established three main objectives which are consistent with the 2020-2024

Consolidated Plan and meet one of the three national objectives of the CDBG program:

- Creating a Suitable Living Environment
- Providing Decent Housing
- Creating Economic Opportunities

Our plan to meet these objectives covers a myriad of activities. Some of these activities include increasing code enforcement efforts in low-to-moderate income target neighborhoods, coalescing with non-profit organizations that provide home repair to target citizenship, increasing the number of recreational facilities in target neighborhoods to include parks, expanding access to affordable rental housing, increasing the number of housing rehab projects across the city, increasing demolition activities in blighted areas, and exploring new housing opportunities with housing partners.

As we work to meet these objectives, we anticipate that all funded activities will address, and are consistent with, at least one of three outcomes:

- Improving availability or accessibility of units or services
- Improving affordability not just of housing but of other services
- Improving sustainability by promoting viable communities

Projects

Table 7 - Project Information
Project Summary Information

N o.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	CDBG Admin	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)	City Wide - Local Target area	Affordable Housing	CDBG : \$132,028
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			

	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	72 West College, San Angelo, TX 76903			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration of the CDBG allocation and the programs provided with these funds to include salaries, supplies, and training.			
2	Rehab Administration	Decent Housing (ERP) Neighborhood Revitalization (MR,CC)	City Wide - Local Target area	Affordable Housing	CDBG : \$115,517
	Description	Administration of the CDBG rehab programs including salaries, benefits, training, supplies, and services necessary to execute program activities.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	72 W College, San Angelo, TX 76903			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Program Administration and project delivery activities.			
3	Emergency Repair Program	Decent Housing (ERP)	City Wide - Local Target area	Affordable Housing	CDBG : \$110,000
	Description	Provide emergency repairs to moderate to low-income households in the city limits. Repairs are necessary for the health and safety of the homeowner.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 20 low to moderate-income families will be assisted.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	All activities will take place within the city limits of San Angelo.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Emergency repairs for homeowners.			

	the AP-36 Project Detail screen)				
4	Housing Rehabilitation	Neighborhood Revitalization (MR,CC)	City Wide - Local Target area	Affordable Housing	CDBG : \$127,000
	Description	Minor repairs for homeowners within the city limits of San Angelo.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 16 low to moderate-income families will be assisted with this activity.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	All activities will take place within the city limits of San Angelo in a target area.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities include, but are not limited to repair/replace siding, trim, paint exterior, repair/replace roofs.			
5	Code Compliance	Neighborhood Revitalization (MR,CC)	City Wide - Local Target area	Neighborhood Revitalization	CDBG : \$45,000
	Description	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the 2010 Census.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 1200 households will benefit from this activity.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Code compliance activities will take place within the city limits of San Angelo.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	This officer will be assigned to enforce codes, such as junk, junk vehicles, tall grass and weeds, junk appliances, refuse, unsightly material and temporary signs, and related state laws in low/moderate-income areas defined by the 2010 Census.			
6	Debt Service	Neighborhood Revitalization (MR,CC)	REAGAN - Local Target area	Neighborhood Revitalization	CDBG : \$130,597
	Description	Repayment of principal and interest on Section 108 Loan.			
	Target Date for Completion	09/30/2024			

	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Repayment of Section 108 Loan.			
7	HOME Administration	Affordable Housing (AHAP) Home Ownership (HAP) Special Needs & Homelessness (TBRA)	City Wide - Local Target area	Affordable Housing Neighborhood Revitalization	HOME : \$31,317
	Description	Administration of the HOME program to include salary, benefits, training, supplies, etc.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	72 W College, San Angelo, TX 76903			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
8	Homebuyer's Assistance Program	Home Ownership (HAP)	City Wide - Local Target area	Affordable Housing	HOME : \$80,851
	Description	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 6 families will receive down payment and closing cost assistance.			

	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	All activities will take place within the city limits of San Angelo.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.			
9	MHMR TBRA	Special Needs & Homelessness (TBRA)	City Wide - Local Target area	Affordable Housing	HOME : \$50,000
	Description	Tenant-based rental assistance provided to MHMR clients while on the waiting list to receive Section 8 assistance.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 12 families will benefit from the proposed activities.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	All activities will take place within the city limits of San Angelo.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Tenant-based rental assistance.			
10	Galilee Community Development Corporation CHDO	Affordable Housing (AHAP)	BLACKSHEAR - Local Target area FORT CONCHO - Local Target area REAGAN - Local Target area RIO VISTA - Local Target area Belaire - Local Target area Lakeview - Local Target area	Affordable Housing Neighborhood Revitalization	HOME : \$151,000
	Description	New home construction within a target area for a low-to-moderate income family who are first-time home buyers.			
	Target Date for Completion	09/30/2024			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Approximately 4 families will benefit from the proposed activities.			

Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities will take place within targeted areas of the city.
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	New construction of single-family homes.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

People of Hispanic origin compromise the largest minority in San Angelo. Areas with high concentrations of minority population are defined as block groups consisting of 51% or more minority population. Areas of the City with higher concentrations of low-to-moderate-income households typically tend to be the areas with the greatest concentrations of minority populations. The largest concentrations of minority populations are found in Census Tracts 3, 4, 7, 8, 9, and 14. Some of the Block Groups within these Census Tracts contain high concentrations of the Hispanic population. Further, these are also the Census Tracts with the largest numbers and greatest percentages of low-to-moderate-income residents.

Minority Concentrations - Indeed, the six neighborhoods targeted for revitalization are located in areas with lower-income households and older housing units.

Please refer to the city's NRP online at www.cosatx.us/chs.

Community-wide projects are directed toward low-to-moderate-income persons and are usually carried out throughout targeted low-to-moderate-income Census Tract Block Groups. These projects are offered on a community-wide basis because, while there are distinct areas with high concentrations of low-to-moderate income populations within the City, over the years the low-to-moderate income population has spread throughout the community. This is especially true for the elderly and special needs residents. Out of fairness to all eligible low-to-moderate-income residents, these programs are offered on a city-wide basis.

Community-wide projects:

Emergency Repair Program

Homebuyers Assistance Program

MHMR TBRA Program

Target Area projects consist of those projects conducted in six City Council designated target areas - Rio Vista, Blackshear, Reagan, Fort Concho, Belaire, and Lakeview. New home construction earmarked for the Neighborhood Revitalization Program in addition to the Housing Rehabilitation Neighborhood Paint Blitz program will be concentrated in the target areas only.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2022 CHDO set-aside funds. Although CHDO funds are not limited to target areas, Galilee has decided to focus on the target areas for their operations.

This year, \$278,000 (\$151,000 CHDO new home construction and \$127,000 for Housing Rehabilitation) will be expended specifically in the neighborhoods targeted for revitalization which equates to 38% of total CDBG &

HOME funds available for the program year.

Geographic Distribution

Target Area	Percentage of Funds
BLACKSHEAR	
FORT CONCHO	
REAGAN	
RIO VISTA	
City Wide	
Belaire	
Lakeview	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is allocating resources to the six neighborhoods targeted for revitalization. However, the allocations are based on a first-come first-served project basis, so one neighborhood will receive more than the others. The City cannot determine the percentage of funds to be allocated in a particular neighborhood.

Discussion

See discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

AFFORDABLE HOUSING FOR HOMELESS/SPECIAL NEEDS

The City of San Angelo's actions as they relate to homeless and special-needs households are identified below.

Homeless Needs

With the closure of the only emergency shelter for the general homeless population, the city's main emphasis is focused on providing transitional and permanent housing. This transitional housing program offered by Galilee CDC offers selected participants a place of residence for up to 18 months. This program is designated for families with children under 18 who are homeless or about to become homeless. Also, the city is partnering with the local housing authority to manage a rapid re-housing program that will provide permanent housing for up to 30 individuals to include supportive services and case management thru a Continuum of Care HUD grant.

In addition to the Galilee CDC program, there are two transitional housing programs for men and women managed by the Alcohol & Drug Abuse Council that provide transitional housing for individuals suffering from drug and alcohol addiction. Also, the Institute of Cognitive Development provides transitional housing for families made homeless through domestic violence. These transitional housing programs will continue in 2023.

Moreover, the majority of homeless individuals are associated with mental health issues. The city will assist in addressing this problem through its efforts described below regarding the Special Needs Population.

Housing for Special Needs Population

Elderly, frail elderly, handicapped, disabled and other special needs persons should likewise have the opportunity to live in decent, safe, sanitary affordable housing. Furthermore, this housing should be accessible and barrier-free when required. Housing rehabilitation assistance through the Amy Young barrier removal program will be provided to homeowners with disabilities to fund renovations necessary to make their homes accessible. Additionally, the PHA offers several barrier-free units to those qualified individuals needing accessible housing.

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 16 clients with a chronic mental illness residing within the San Angelo city limits for a year. The HOME funds requested will provide rental assistance, one-time security deposit assistance, and one-time utility deposit assistance. TBRA may be used on any rental property within the City of San Angelo that meets HUD's minimum Housing Quality Standards. Initial and annual inspections of the units are required to assure that the funds are being used for decent, safe, and sanitary properties.

Galilee Community Development Corporation will provide handicap accessibility features in houses constructed

under its HOME-funded New Construction Program when such features are requested by participant families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	12
Total	52

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	4
Rehab of Existing Units	36
Acquisition of Existing Units	0
Total	52

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

The PHA will continue to provide the Housing Choice Voucher (HCV) Rental Assistance Program, formally known as Section 8 to serve qualified low-to-moderate income families in San Angelo. The HCV program administers 1022 vouchers, 30 of these are designated for the Non-Elderly Disabled, 30 for the Family Unification Program, 41 VASH, 10 Homeownership, 26 Mainstream, and 171 Tenant Protect Vouchers (Units Converted from Public Housing under the Section 22 Conversion).

In 2022 the PHA converted 174 public housing units into additional units available to the HCV program under Section 22 of the United States Housing Act of 1937, Streamlined Voluntary Conversion (SVC) via 24 CFR 972, subpart B Section 22 of the Affordable Housing Act. The Developments listed below were part of the conversion process and are now affordable housing properties leased to Forest Park Community, a non-profit under the umbrella of the Housing Authority. The Tenant Protection Vouchers were offered to all PH residents residing in the Public Housing Units at the time of application.

TX21P470-001, Paisano Plaza – located at 22nd and Senisa Sts. in Northeast San Angelo-60 family units - 6 one-bedroom, 24 two-bedroom, 24 three-bedroom, 6 four-bedroom.

TX21P470-002, Rio Vista Villa – located on Julian St. in South San Angelo- 14 elderly units; and Alta Loma Villa – located on Junius St. in Northwest San Angelo - 46 elderly units. This development consists of 52 one-bedroom and 8 two-bedroom units.

TX21P470-003, Presidente Villa – located at Marx and 28th Sts. in Northeast San Angelo - 30 family units - 24 three-bedroom and 6 four-bedroom.

TX21P470-008, Acquisition Villa – located throughout San Angelo - 24 single-family homes - 20 three-bedroom and 4 four-bedroom.

During FY 2002, the Housing Authority sold two of its Affordable Housing Program apartment complexes which resulted in a decrease of affordable housing units operated by the PHA from 221 to 168. Because of a Land Use Restriction Agreement (LURA), the two complexes will continue to benefit 53 lower-income families in the City of San Angelo through private operation until the expiration of the LURA in 12/21/2033. During FY 2004, the Housing Authority sold a third Affordable Housing Program apartment complex to a local hospital. PHA now has 122 affordable housing units under its operation.

In 2015 PHA purchased 12 units from the City of San Angelo. These 12 units have been added to the developments listed above as part of the Forest Park Community. 10 (ten) of these are elderly-specific homes and have been added to the Rio Vista Villas. 2 (two) of these are single-family homes that will be added to the Acquisition Villa.

In 2022 PHA purchased Country Cottages, a 14-unit apartment complex located at 51 N. Koenigheim. The purpose for this purchase is additional units for HCV participants. 8 of these units will be designated as housing

for unsheltered Veterans.

The PHA also administers the Rapid Rehousing Program as a grant subrecipient for the City of San Angelo. This program provides shelter to chronically homeless individuals and is estimated to assist up to 30 families per year with a combination of HCV vouchers pledged as a match to the grant and Tenant Based Rental Assistance.

The San Angelo Public Housing Authority (“PHA”) is responsible for administering the Section 8 Rental Assistance Program, and the Affordable Housing Program for San Angelo residents. By state statute, the mayor appoints the Board of Directors of the PHA, which is the policy-making body for the administration of the Low Rent and Section 8 Programs. Currently, the PHA reports having 1020 housing vouchers through its Section 8 Rental Assistance Program, and 122 Affordable Housing Apartment units.

Actions planned during the next year to address the needs to public housing

The PHA has applied for and been awarded a grant from the City of San Angelo for \$554,000.00 to remodel 8 of the units located in Country Cottages. The remodel of these units will be extensive repairs to both the interior and exterior of the property, new electric and plumbing as well as appliances and windows will be installed. These 8 units will be designated as housing for homeless Veterans. The PHA has been awarded 8 additional VASH Vouchers and will provide additional case management to Veterans when housed.

The Veteran’s Affairs Supportive Housing (VASH) program strives to work with the Big Springs VA office to obtain 100 % utilization of these vouchers. With the addition of these eight vouchers, the PHA now has 41 VASH Housing Choice Vouchers to offer Veterans experiencing homelessness.

Actions to encourage HCV residents to become more involved in management and participate in homeownership

For 2024, the PHA will continue to encourage residents to submit responses both telephonically and in writing concerning any PHA matters. The HCV staff market the Homeownership program and provide resources to budget and homeownership trainings offered in San Angelo

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The annual Point in Time (PIT) homeless count was conducted on January 26, 2023. Results of the count identified 198 homeless individuals in the area, including 171 adults, 19 children, and 10 veterans. The number of homeless doubled in 2023 from 109 in 2022. This snapshot in time provides a general idea of the homeless problem in San Angelo. The Concho Valley Homeless Planning Coalition continues to work with local agencies to introduce HMIS to better support agencies that provide services to homeless citizens. The HMIS monitors outcomes and performance measures for all the homeless services agencies in the county. In addition, the city is partnering with the local housing authority to manage a rapid re-housing (RRH) program to permanently house up to 30 homeless individuals and families. As part of the RRH, a coordinated entry program to better coordinate needs assessments and case management was developed and currently operating.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Concho Valley Homeless Planning Coalition will continue working with local agencies to ensure homeless persons are contacted and provided information on what types of assistance is available. In addition, an annual homeless count will be conducted to assess the needs of homeless persons. Members of the Local Homeless Coalition created an outreach group to reach out to homeless individuals to provide information on available resources and programs to help meet their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Local Homeless Coalition created a program named "Into the Warmth" to shelter the homeless during winter months when the temperature lowers below 32 degrees F. The Into the Warmth is managed by Local Homeless Coalition in partnership with the City, which opens congregate warming shelters during cold weather. In addition, City works with a local women's shelter to provide transitional housing for families made homeless due to domestic violence, and Galilee CDC will continue to offer transitional housing for homeless families with children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City is working with the Concho Valley Homeless Planning Coalition to develop plans to provide additional transitional and permanent housing for homeless persons and families. In addition, the City will also provide funding for MHMR to help clients transition into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue providing affordable housing programs, including emergency housing repair and housing rehabilitation programs that will help keep low-income families from becoming homeless, especially renters who have a higher cost burden than homeowners by percentage. The City will also provide funds in the form of tenant-based rental assistance to help low-income persons transition into permanent housing.

Discussion

Please see the discussion above.

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of San Angelo Council and staff believe that it does not have regulatory provisions that bar or create barriers to affordable housing. The City Council is keenly aware of the need to keep permit fees and property taxes low and is committed to raising fees and taxes only when absolutely necessary for essential services. Council also supports affordable housing programs to include Low-Income Housing Tax Credits in high-opportunity areas of the city and other CDBG/HOME-funded or supported programs.

Slow economic development in San Angelo is another barrier to affordable housing for some citizens. The City of San Angelo has undertaken aggressive measures to remedy the problem. One of those measures was to extend the ½ cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The major barrier to affordable housing is still a lack of funds. While education and/or job training may provide a means to increasing income and improving living conditions for some low-income families, low-income elderly and disabled will not likely be able to achieve these goals through education or job training. Slow economic development in San Angelo is another barrier to affordable housing for some citizens. One of those measures was to extend the half-cent sales tax to fund performance-based job creation and business retention. The City of San Angelo Development Corporation provides grants to businesses interested in setting up or expanding operations in San Angelo. Types of businesses include manufacturing, warehousing/distribution, data processing, telecommunications services, research and development, information services, correctional institutions, mining, and agricultural services.

Discussion:

In addressing the barriers to affordable housing, the City will continue to offer its owner-occupied Housing Rehabilitation Program and the Neighborhood Revitalization/Enhancement Program and will continue its 100% Emergency Repairs Grant Program through the Community & Housing Support Division. The Community & Housing Support Division will also administer the Homebuyers Assistance Program, which offers down payment and closing cost assistance to low to moderate-income homebuyers.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing an institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

During the grant year 2023, the City of San Angelo will take action to address obstacles to meeting underserved needs in several areas as discussed below.

Actions planned to foster and maintain affordable housing

Foster and Maintain Affordable Housing

Low and moderate-income persons should have decent, safe, sanitary, and affordable housing. To address this continuing problem, the City will offer its owner-occupied and rental single-family housing rehabilitation and emergency repairs 100% grant programs. Owner-occupied and rental single-family housing rehabilitation is critical to aging neighborhoods, especially lower-income neighborhoods, in preventing slum/blight conditions from developing. Such neighborhoods have large concentrations of single-parent families and elderly residents who lack the financial and/or physical ability to provide even routine maintenance and repairs. Unless these neighborhoods are addressed, neglect will occur and will ultimately result in the deterioration of the housing stock and contribute to the further decline of these neighborhoods.

The Housing Rehabilitation Program is funded with \$127,000 of 2023 CDBG funds. Rehabilitation assistance to low-to-moderate income persons for the purpose of replacing and/or repairing siding, roofs, etc., and painting the exterior walls to help reduce blight conditions in the neighborhood. In addition, an allocation of \$110,000 of 2023 CDBG funds will enable the department to continue an Emergency Repairs 100% Grant component to the Housing Rehabilitation Program, which will provide assistance with a 100% grant of up to \$5,000 for homeowners in need of emergency repairs.

Down payment and closing cost assistance will be provided for income-qualified homebuyers under the City's Homebuyers Assistance Program (HAP) which has been allocated HOME funds in the amount of \$80,851. The assistance will be provided as a forgivable, no-interest deferred payment loan which will not have to be repaid as long as the homeowner occupies the home as his or her principal residence for the full five-year affordability period.

To further aid in addressing the priority of Housing, the City will assist Galilee Community Development Corporation in the construction of at least three houses for low-to-moderate-income families. HOME funds will be provided for tenant-based rental assistance to at least 12 persons/households. Additional information regarding the City's Housing objective is contained in this Annual Action Plan under Activities to be undertaken.

Actions planned to reduce lead-based paint hazards

Lead-Based Paint Hazards

The HOME Neighborhood Enhancement/Revitalization rehabilitation component and Housing Rehabilitation Program will adhere to the HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance, 24 CFR Part 35, Subpart J, that went into effect on September 15, 2000. In response to this regulation and as one of the 2000 Annual Action Plan goals, CHS staff prepared and incorporated a chapter on Lead-Based Paint Hazards in its rehabilitation program guidelines, which is applicable to both CDBG and HOME-funded activities.

The CHS Housing Program Construction Manager received training and is currently certified by the State in order to carry out the required lead-based paint inspections, risk assessments, interim control/abatement work, lead abatement supervisor, and clearance testing.

Actions planned to reduce the number of poverty-level families

Anti-Poverty Strategy

The City recognizes that its future economic viability rests with the elimination of poverty. San Angelo has and will continue to undertake efforts in housing and supportive services to improve the quality of life of its low-to-moderate-income residents so long as funding for such activities is available. The major factor in predicting poverty and locking people into a life of poverty is the lack of education and job skills. Being without the requisite education and skills necessary to obtain a job paying more than minimum wage prevents many residents from departing the ranks of the impoverished. Therefore, workforce development and area-wide economic development have been identified as priorities that will aid the City in reducing the number of persons living below the poverty level.

The West Texas Training Center, which opened January 3, 2001, is located on property owned by the City and is the focal point of a cooperative effort amongst the City, San Angelo Independent School District, Angelo State University, Howard College, the Chamber of Commerce, and regional business, industry and health care organizations to meet the occupational training needs of the Concho Valley region and West Texas. The Center was renovated/constructed through funding provided by \$1.2 million in an EDA grant, \$925,000 from a State Special Item Appropriations grant, \$40,000 from Howard College, and additional funding from the San Angelo Health Foundation.

Actions planned to develop institutional structure

Institutional Structure and Coordination of Activities

The City of San Angelo Community & Housing Support Division, which administers CDBG and HOME funds is a division of the municipal government. The PHA is a separate entity with a Board of Directors appointed by the Mayor of the City of San Angelo. However, the CHS staff will continue to work with the PHA staff to leverage

other federal funds earmarked for affordable housing.

As established by the many cooperative efforts undertaken by the City of San Angelo described previously in this Plan, coordination of activities is an ongoing process. In 2023, the CHS staff will continue to provide technical assistance to all non-profit organizations within the City, particularly those which are the Subrecipients of CDBG and HOME funds and those which are HOME Community Housing Development Organizations. The staff typically provides technical assistance on the availability of federal grants and the availability of private grants and funds to include faith-based organizations. Technical assistance is also provided on program compliance, documentation, and monitoring matters.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of San Angelo benefits from a strong network of housing and community development partners, such as the Annual Community Development Directors Meeting, Galilee Community Development Corporation, and the Homeless Coalition of San Angelo. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local organizations and developers in sharing information and resources.

Discussion:

Please see discussions above.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The activities are planned to provide for the expenditure of all CDBG funds expected to be available during the program year, including program income. No amount has been excluded for eligible activities that have been identified for the contingency of cost overruns. There is no surplus from urban renewal settlements. No grant funds have been returned to the line of credit for which the planned use has not been included in a prior statement, plan, or amended plan. No income will be received from float-funded activities in 2023. No “urgent need” activities are allocated 2023 CDBG funding. Approximately 80% of CDBG funds will be used to benefit low-to-moderate-income persons.

HOME investments by the City of San Angelo in the fiscal year 2023 will consist of grant funds and program income funds. No HOME funds will be used to refinance existing debt secured by multi-family housing being rehabilitated with HOME funds; therefore, no such guidelines are required. The City intends to use 2022 HOME funds for First-time Homebuyers. Our guidelines for the recapture of funds are included in the City’s HOME program documents for the Home Buyer’s Assistance Program, the Neighborhood Enhancement/Revitalization Program which includes a down payment and closing cost component, and Galilee Community Development Corporation’s housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-to-moderate income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City’s Legal Department in order to initiate foreclosure proceedings.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan.

80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of San Angelo does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The CDBG/HOME investment subject to **recapture** is based on the amount of assistance provided and the affordability period on which it is based. Repayment of proceeds at the transfer of the property must be reinvested in another HOME-eligible activity. The beneficiaries of that investment must also be low-income households. In the event of a sale, short sale, and/or foreclosure, the amount recaptured will be limited to the amount of shared net proceeds available at the time of such occurrence. The city also passes on its recapture requirements to Galilee Community Development Corporation's housing construction program, all of which assist homebuyers. All housing under these programs must be acquired by homebuyers whose family qualifies as low-income and the housing must be the principal residence of the family throughout the applicable affordability period. In the case of default, the case will be handed to the City's Legal Department in order to initiate foreclosure proceedings.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:

Annually, the HOME Program Coordinator and Housing Rehab Construction Manager conduct inspections on HOME and CDBG-funded units to include CHDO-built units to ensure compliance with the affordability period as stated in the legal documents. This will be accomplished by the following:

1. Check the current water bill with the Water Billing Department to ensure the client is still the main recipient at the appropriate address.
2. Check with the Tom Green County Appraisal District to ensure the name on tax rolls has not changed.
3. If the name listed in either the water bill or tax roll does not match the original client's name, a title search

will be conducted, followed by a site visit.

4. If non-compliance to the affordability period is discovered, action to recapture funds will be taken.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of San Angelo will not use HOME funds to refinance existing debt.

Please see the discussions above.

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: July 18, 2023

Item type: Consent Item

Caption:

Consider a Resolution supporting the planning and construction of the future Interstate Highway 27 in Texas (Brenda Gunter)

Staff Recommendation:

Adopt

Summary/History:

Updated Support for the Planning and Construction of I-27 in Texas:

In 2019, we had a strong response to local resolutions supporting the Future Interstate Designation. Those resolutions were very important to the success of that effort, both with TxDOT and Congress. With designation accomplished, we have found during the last two years of Appropriations Requests that the value of those previous resolutions continues to weaken.

This new Resolution accomplishes two Purposes:

1. Urges the Federal Congressional Delegation and TxDOT to invest in the development and construction of Future Interstate Highway 27.
2. Urges TxDOT to invest in the development and construction of future Interstate Highway 27 through pre-UTP Planning Authority, Development Authority within the UTP; and Letting Authority within the UTP.

Funding Source(s):

Financial Impact:

No fiscal impact.

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Resolution Supporting Development and Construction of Future I-27 | Resolution Supporting Development and Construction of Future I-27.docx |
|--|--|

Presentation:

Approvals/Reviews:

Heather Stastny
Theresa James
Heather Stastny

Created/Initiated
Approved
Final Approval

**A RESOLUTION SUPPORTING THE PLANNING AND CONSTRUCTION
OF THE FUTURE INTERSTATE HIGHWAY 27 IN TEXAS**

WHEREAS, Congress designated the Ports-to-Plains Corridor in Texas as a High Priority Corridor on the National Highway System; and

WHEREAS, Congress designated the Ports-to-Plains Corridor in Texas and New Mexico as a Future Interstate Highway 27; and

WHEREAS, the Ports-to-Plains Corridor Interstate Feasibility Study (the "Study") provided an estimate of the economic impact of the Future Interstate Highway in Texas that includes \$55.6 billion in increased GDP in Texas, a 76% Return on Investment, and a Cost/Benefit Ratio of 2.4; and

WHEREAS, the Unified Transportation Plan (UTP) is TxDOT's 10-year plan that guides the development of transportation work across the state; and

WHEREAS, inclusion in the UTP is important to the planning and construction of the future interstate highway because the UTP authorizes the distribution of construction dollars expected to be available over the next 10 years; and

WHEREAS, a portion of the Planning Authority funding required for an interstate highway is available prior to inclusion in the UTP; and

WHEREAS, within the UTP, funding is available for Development Authority activities including Initial Design, Right-of-Way acquisition, and environmental studies; and

WHEREAS, Federal funding through discretionary grants and appropriations requests will accelerate the development and construction of the Interstate Highway.

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

Section 1: That the City of San Angelo urges TxDOT to invest in the development and construction of Future Interstate Highway 27 through pre-UTP Planning Authority, Development Authority within the UTP; and Letting Authority within the UTP.

Section 2: We urge the Federal Congressional Delegation and TxDOT to invest in the development and construction of Future Interstate Highway 27.

Section 3: This resolution to be in full force and effect from and after its passage and approval.

Section 4: If any portion or provision of this resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such portion or provision shall not affect any of the remaining provisions of this Resolution, the intention being that the same are severable.

ADOPTED on this 18th day of July 2023.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Traci Cartwright, Budget Analyst, Budget

Meeting Date: July 18, 2023

Item type: Consent Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, for projects (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Debt Service			-\$862,866

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|---------------------|-----------------------|
| 1. BA Memo - ALL | BA Memo - ALL.pdf |
| 2. 7.6.23 Ordinance | 7.6.23 Ordinance.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Traci Cartwright	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved
Theresa James	Approved

Heather Stastny

Final Approval

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

Funding previously approved? If so, by City Manager or City Council and when?

Project/Budget to be amended	Revenue	Expense

Additional Comments:

City of San Angelo, Texas

Cash Defeasance of the Combination Tax & Limited Surplus Revenue
Certificates of Obligation, Series 2016
~ July 12, 2023 Prepayment ~

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Preliminary Numbers, as of May 8, 2023

City of San Angelo, Texas

Cash Defeasance of the Combination Tax & Limited Surplus Revenue
Certificates of Obligation, Series 2016
~ July 12, 2023 Prepayment ~

Sources & Uses

Dated 07/12/2023 | Delivered 07/12/2023

Sources Of Funds

Planned Issuer Equity contribution	862,865.72
Total Sources	\$862,865.72

Uses Of Funds

Costs of Issuance	17,500.00
Deposit to Net Cash Escrow Fund	845,365.72
Total Uses	\$862,865.72

Preliminary Numbers, as of May 8, 2023

City of San Angelo, Texas

Cash Defeasance of the Combination Tax & Limited Surplus Revenue

Certificates of Obligation, Series 2016

~ July 12, 2023 Prepayment ~

Summary Of Bonds Refunded

Issue	Maturity	Type	of Bond	Coupon	Maturity Value	Call Date	Call Price
Dated 4/07/2016 Delivered 4/07/2016							
2016 NM C/O (Final Numbers)	02/15/2027	Serial	Coupon	3.000%	70,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2028	Serial	Coupon	3.000%	75,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2029	Serial	Coupon	3.000%	75,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2030	Term 1	Coupon	3.000%	80,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2031	Term 1	Coupon	3.000%	80,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2032	Serial	Coupon	3.000%	80,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2033	Serial	Coupon	3.000%	85,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2034	Serial	Coupon	3.125%	90,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2035	Serial	Coupon	3.125%	90,000	02/15/2026	100.000%
2016 NM C/O (Final Numbers)	02/15/2036	Serial	Coupon	3.250%	95,000	02/15/2026	100.000%
Subtotal	-			-	\$820,000	-	-
Total	-			-	\$820,000	-	-

Preliminary Numbers, as of May 8, 2023

\$15,615,000

City of San Angelo, Texas

Combination Tax & Limited Surplus Revenue

Certificates of Obligation, Series 2016

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S
08/15/2023	-	12,531.25	12,531.25	-	-	12,531.25	12,531.25
02/15/2024	-	12,531.25	12,531.25	-	5.000%	12,531.25	12,531.25
08/15/2024	-	12,531.25	12,531.25	-	-	12,531.25	12,531.25
02/15/2025	-	12,531.25	12,531.25	-	5.000%	12,531.25	12,531.25
08/15/2025	-	12,531.25	12,531.25	-	-	12,531.25	12,531.25
02/15/2026	820,000.00	12,531.25	832,531.25	-	5.000%	12,531.25	12,531.25
08/15/2026	-	-	-	-	-	12,531.25	12,531.25
02/15/2027	-	-	-	70,000.00	3.000%	12,531.25	82,531.25
08/15/2027	-	-	-	-	-	11,481.25	11,481.25
02/15/2028	-	-	-	75,000.00	3.000%	11,481.25	86,481.25
08/15/2028	-	-	-	-	-	10,356.25	10,356.25
02/15/2029	-	-	-	75,000.00	3.000%	10,356.25	85,356.25
08/15/2029	-	-	-	-	-	9,231.25	9,231.25
02/15/2030	-	-	-	80,000.00	3.000%	9,231.25	89,231.25
08/15/2030	-	-	-	-	-	8,031.25	8,031.25
02/15/2031	-	-	-	80,000.00	3.000%	8,031.25	88,031.25
08/15/2031	-	-	-	-	-	6,831.25	6,831.25
02/15/2032	-	-	-	80,000.00	3.000%	6,831.25	86,831.25
08/15/2032	-	-	-	-	-	5,631.25	5,631.25
02/15/2033	-	-	-	85,000.00	3.000%	5,631.25	90,631.25
08/15/2033	-	-	-	-	-	4,356.25	4,356.25
02/15/2034	-	-	-	90,000.00	3.125%	4,356.25	94,356.25
08/15/2034	-	-	-	-	-	2,950.00	2,950.00
02/15/2035	-	-	-	90,000.00	3.125%	2,950.00	92,950.00
08/15/2035	-	-	-	-	-	1,543.75	1,543.75
02/15/2036	-	-	-	95,000.00	3.250%	1,543.75	96,543.75
Total	\$820,000.00	\$75,187.50	\$895,187.50	\$820,000.00	-	\$221,075.00	\$1,041,075.00

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	7/12/2023
Average Life	8.348 Years
Average Coupon	3.0801463%
Weighted Average Maturity (Par Basis)	8.348 Years
Weighted Average Maturity (Original Price Basis)	8.287 Years

Refunding Bond Information

Refunding Dated Date	7/12/2023
Refunding Delivery Date	7/12/2023

2016 NM C/O (Final Number | SINGLE PURPOSE | 5/ 8/2023 | 2:13 PM

Preliminary Numbers, as of May 8, 2023

City of San Angelo, Texas

Cash Defeasance of the Combination Tax & Limited Surplus Revenue

Certificates of Obligation, Series 2016

~ July 12, 2023 Prepayment ~

Escrow Fund Cashflow

Date	Principal	Rate	Interest	Receipts	Disbursements	Cash Balance
08/15/2023	10,727.00	-	1,803.98	12,531.70	12,531.25	0.45
02/15/2024	2,928.00	-	9,603.56	12,531.56	12,531.25	0.76
08/15/2024	2,927.00	-	9,603.56	12,530.56	12,531.25	0.07
02/15/2025	2,928.00	-	9,603.56	12,531.56	12,531.25	0.38
08/15/2025	2,928.00	-	9,603.56	12,531.56	12,531.25	0.69
02/15/2026	822,927.00	2.334%	9,603.56	832,530.56	832,531.25	-
Total	\$845,365.00	-	\$49,821.78	\$895,187.50	\$895,187.50	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	Securities
Default investment yield target	Bond Yield
Cash Deposit	0.72
Cost of Investments Purchased with Bond Proceeds	845,365.00
Total Cost of Investments	\$845,365.72
Target Cost of Investments at bond yield	\$895,187.50
Actual positive or (negative) arbitrage	49,821.78
Yield to Receipt	2.3181239%
Yield for Arbitrage Purposes	-
State and Local Government Series (SLGS) rates for	5/08/2023

Preliminary Numbers, as of May 8, 2023

City of San Angelo, Texas

Cash Defeasance of the Combination Tax & Limited Surplus Revenue

Certificates of Obligation, Series 2016

~ July 12, 2023 Prepayment ~

Debt Service Comparison

Date	Net New D/S	Old Net D/S	Savings
08/31/2023	862,865.72	12,531.25	(850,334.47)
08/31/2024	-	25,062.50	25,062.50
08/31/2025	-	25,062.50	25,062.50
08/31/2026	-	25,062.50	25,062.50
08/31/2027	-	94,012.50	94,012.50
08/31/2028	-	96,837.50	96,837.50
08/31/2029	-	94,587.50	94,587.50
08/31/2030	-	97,262.50	97,262.50
08/31/2031	-	94,862.50	94,862.50
08/31/2032	-	92,462.50	92,462.50
08/31/2033	-	94,987.50	94,987.50
08/31/2034	-	97,306.25	97,306.25
08/31/2035	-	94,493.75	94,493.75
08/31/2036	-	96,543.75	96,543.75
Total	\$862,865.72	\$1,041,075.00	\$178,209.28

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	1,041,075.00
Net PV Cashflow Savings @ 0.000%(AIC)	1,041,075.00
Total Cash contribution	(862,865.72)
Net Present Value Benefit	\$178,209.28

**N ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR
THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30,
2023, FOR PROJECTS.**

WHEREAS, the City of San Angelo has determined that certain budgeted amounts should be amended due to purchases, and

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2022-2023 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 6th day of July 2023, and finally **PASSED** on this 18th day of July 2023.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Theresa James, City Attorney

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Debt Service	-	862,866	(862,866)
	\$-	\$862,866	\$(862,866)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
To use fund balance for the Benedetti Buyback arrangement	General Debt Service Fund balance	-	862,866	(862,866)
		\$-	\$862,866	\$(862,866)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carlton White, Parks and Recreation Director, Parks and Recreation

Meeting Date: July 18, 2023

Item type: Regular Item

Caption:

Consider approving a Memorandum of Understanding with the Alcohol & Drug Awareness Center for the Concho Valley and the City of San Angelo to receive funds in the amount of \$188,000 for the replacement of the playgrounds at Mountainview and Bell Parks and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

The Alcohol & Drug Awareness Center for the Concho Valley (ADACCV) is proposing, through an MOU, to pass through funds they have received from a grant from the Texas Health and Human Services (TX HHSC) to implement community-wide projects that promote behavioral health and wellness. The funds were made available through US HR 33 COVID-19.

If this MOU is approved, ADACCV will provide \$94,000 for the current fiscal year and, pending availability from TX HHSC, \$94,000 for FY 23-24.

The City's responsibility, as part of the MOU, would be to replace the playgrounds at Mountainview and Bell Parks, based on the allocations stated above. The Mountainview Park playground would need to be installed and open to the public by March of 2024 and the Bell Park playground (if funded for FY 24) by October of 2024. We would also keep ADACCV informed of the progress of each project.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Designated Revenue	601-6003-365.40-50		\$188,000
Designated Revenue	601-6003-800.07-30		\$188,000

Financial Impact:

The funds, if accepted, (\$94,000 this FY and \$94,000 next FY) will cover the full cost of the playground equipment, fall zone material, concrete work, benches and other associated construction costs. City staff will provide the construction and installation. There will be an increase of \$2,000/year to add fall zone material to each playground. This cost does not currently exist.

Other Information/Recommendation:

The Parks and Recreation Advisory Board recommended approval of accepting the funds from the ADACCV to replace the playgrounds at Mountainview and Bell Parks at their meeting on June 22, 2023.

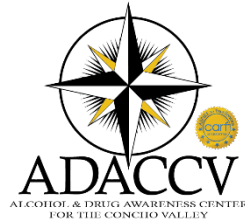
Attachments:

- | | | |
|----|--|--|
| 1. | Memorandum of Understanding City of San Angelo 2 | Memorandum of Understanding City of San Angelo 2.pdf |
| 2. | BA Memo - Parks Grant | BA Memo - Parks Grant.pdf |

Presentation:

Approvals/Reviews:

Carlton White	Created/Initiated
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Kimberly Holle	Approved
Theresa James	Approved
Heather Stastny	Final Approval



Memorandum of Understanding

Effective June 1, 2023 to October, 2024

This Memorandum of Understanding (MOU) is designed to clarify the roles and responsibilities of the Alcohol & Drug Awareness Center for the Concho Valley (ADACCV) and The City of San Angelo.

The Alcohol & Drug Awareness Center for the Concho Valley will provide:

A. Funding

1. ADACCV will pass through funds to the City of San Angelo that were received from a grant from the Texas Health and Human Services (TX HHSC). The funds have been awarded to ADACCV for the specific purpose of reducing anxiety and stressors in our community caused from and continuing due to COVID-19. These funds that are funneled through ADACCV should be used to implement community-wide activities and projects that reduce stress, address trauma, and/or promote behavioral health and wellness. Funds were made available through H.R. 33 COVID-19 funds.
2. ADACCV will pass through \$94,000 of the above mentioned TX HHSC funding for FY23.
3. Contingent upon approval and availability from TX HHSC, ADACCV will also pass through \$94,000 of the above mentioned funds in FY24.

City of San Angelo Responsibilities:

- 1) Will plan and execute park playground renovations at Mountainview Park and Bell Park
- 2) City of San Angelo will provide sustainability for the parks by maintaining them after the project is completed
- 3) Unless otherwise agreed in writing, the projects shall be completed as follows: first playground by March of 2024 and second playground by October 2024.
- 4) City of San Angelo must invoice ADACCV for the first playground by 8/1/23.
- 5) City of San Angelo must invoice ADACCV for the second playground by 8/1/24
- 6) Provide a status update when each project begins.

Representative Signature

ADACCV Representative Signature

Representative Name/ Title

Eric Sanchez, CEO

ADACCV Representative/Title

Date

Date

Memo

To: Tina Dierschke, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

Funding previously approved? If so, by City Manager or City Council and when?

Project/Budget to be amended	Revenue	Expense

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: July 18, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance to abandon the approximately 20' x 105' of unimproved alley running north/south parallel to N. Main St., and located half a block west of N. Main St. and south of E. 14th St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has requested the abandonment of a public alley within property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent alley. The alley is approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St. By abandoning the alleys, it would allow the applicant to consolidate the properties into a single lot and develop it commercially, pending the approval of a rezoning and subdivision plat, which are in process.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their June 19, 2023 meeting, the Planning Commission approved this request by a vote of 6-0.

Attachments:

- | | | |
|----|---|--|
| 1. | N. Main (Exall Replat) Alley Abandonment Staff Report | N. Main (Exall Replat) Alley Abandonment Staff Report.docx |
| 2. | 2023-04-10_Alley Abandonment | 2023-04-10_Alley Abandonment.pdf |
| 3. | Abandonment Ordinance - Chapmans | Abandonment Ordinance - Chapmans.docx |

Presentation:

Jon James

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Heather Stastny	Final Approval

PLANNING COMMISSION – May 15, 2023

STAFF REPORT

City Council 1st reading: June 20th, 2023

City Council 2nd reading July 6th, 2023



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		ROW Abandonment – 1065 N Main St-Alley Abandonment	
SYNOPSIS:			
The applicant has requested the abandonment of a public alley within property located at 1065 N. Main Street to combine multiple vacant lots and incorporate a portion of the adjacent alley. The alley being approximately 20' x 105' (unimproved) running north/south parallel to N. Main St., and located half a block west of N. Main St and south of E. 14th St. By abandoning the alleys, it would allow the applicant to consolidate the properties into a single lot and develop it commercially, pending the approval of the Rezoning and Exall Plat requests, as part of the entire project.			
LOCATION:		LEGAL DESCRIPTION:	
Located half a block west of N. Main St and south of E. 14th St. located half a block west of N. Main St and south of E. 14th St.		Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential	Neighborhood Center	20' x 105' (2100 sq. ft.)
THOROUGHFARE PLAN:			
Alleys were approved as part of the 2nd Replat of Chapman's Addition Blk. 5, filed for record May 12, 1951, with the Tom Green County Clerk.			
NOTIFICATIONS:			
12 notifications mailed on April 26, 2023. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment request, subject to Two (2) Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Additional Information:

City Staff circulated all relevant municipal departments, as well as public and private utility companies. There are no existing City services within the alley area to be abandoned. City departments expressed their support for the alley abandonment subject to conditions of approval. There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property in April 2023, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believes that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent landowners. A site visit confirms that the alley is non-existent.
- *Utilities:* There are no existing City utilities in the alley. Water and sewer lines are in the streets adjacent to the property.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 24 months of approval.
- *Public Benefit:* The Planning Division recommends approval only for an entire alley to “allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space. Closing the entire alley would benefit all owners and not only one or a few.
- *The land has been vacant for many years and this request helps to encourage Infill Development.*

Recommendation:

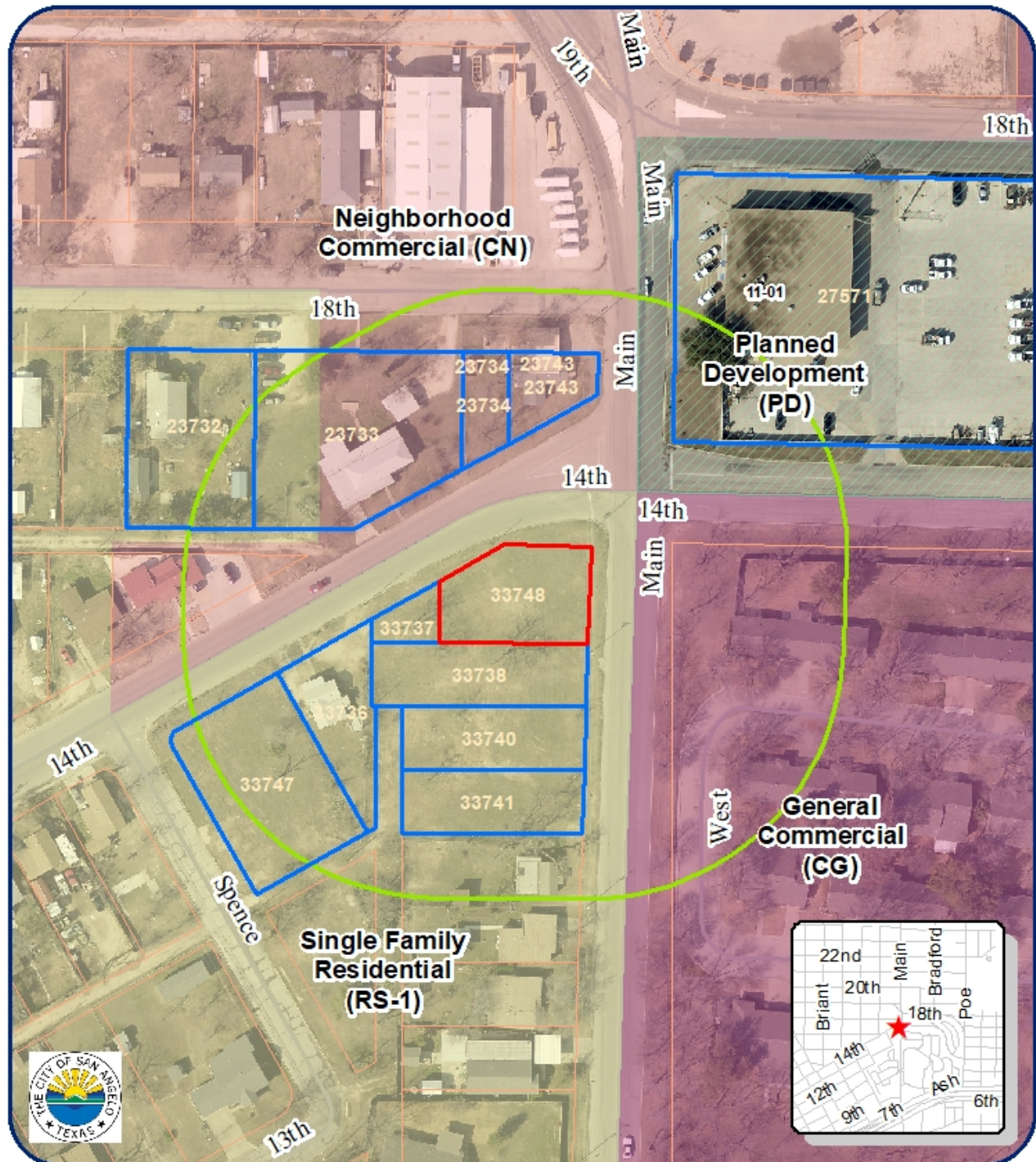
Staff recommends **APPROVAL** of the proposed abandonment and vacation of all public alleys within Replat of The Exall Addition, 2nd Replat of Chapman's Addition Blk. 5 (Proposed), **subject to Two (2)**

Conditions of Approval:

1. Verification of the recordation of deed(s) officially abandoning the City's claim to the entirety of the abandoned alley(s) shall be provided. Remit payment for assessment formula outlined in fee schedule, if abandonment is approved. [Code of Ordinances, Section A9.008]
2. Submit, obtain approval, 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 within 24 months of City Council's decision.

Attachments:

Aerial Map
Zoning Map
Alley Abandonment Exhibit



Zoning Map

Z23-05 1065 N Main

Council District: #3 Harry Thomas

Neighborhood: Reagan

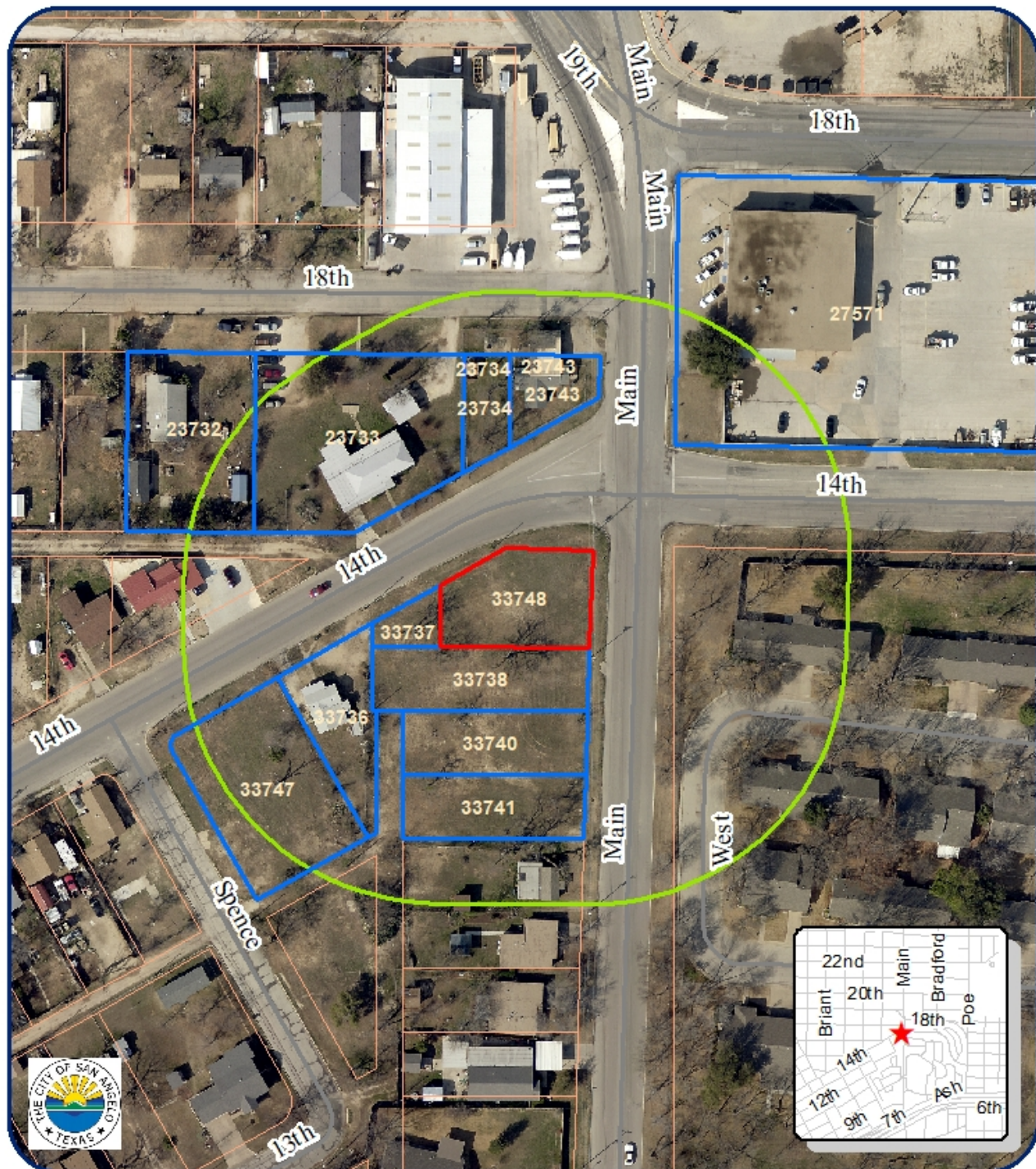
Scale: 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





200' Notification Map
Z23-05 1065 N Main

Council District: #3 Harry Thomas
Neighborhood: Reagan

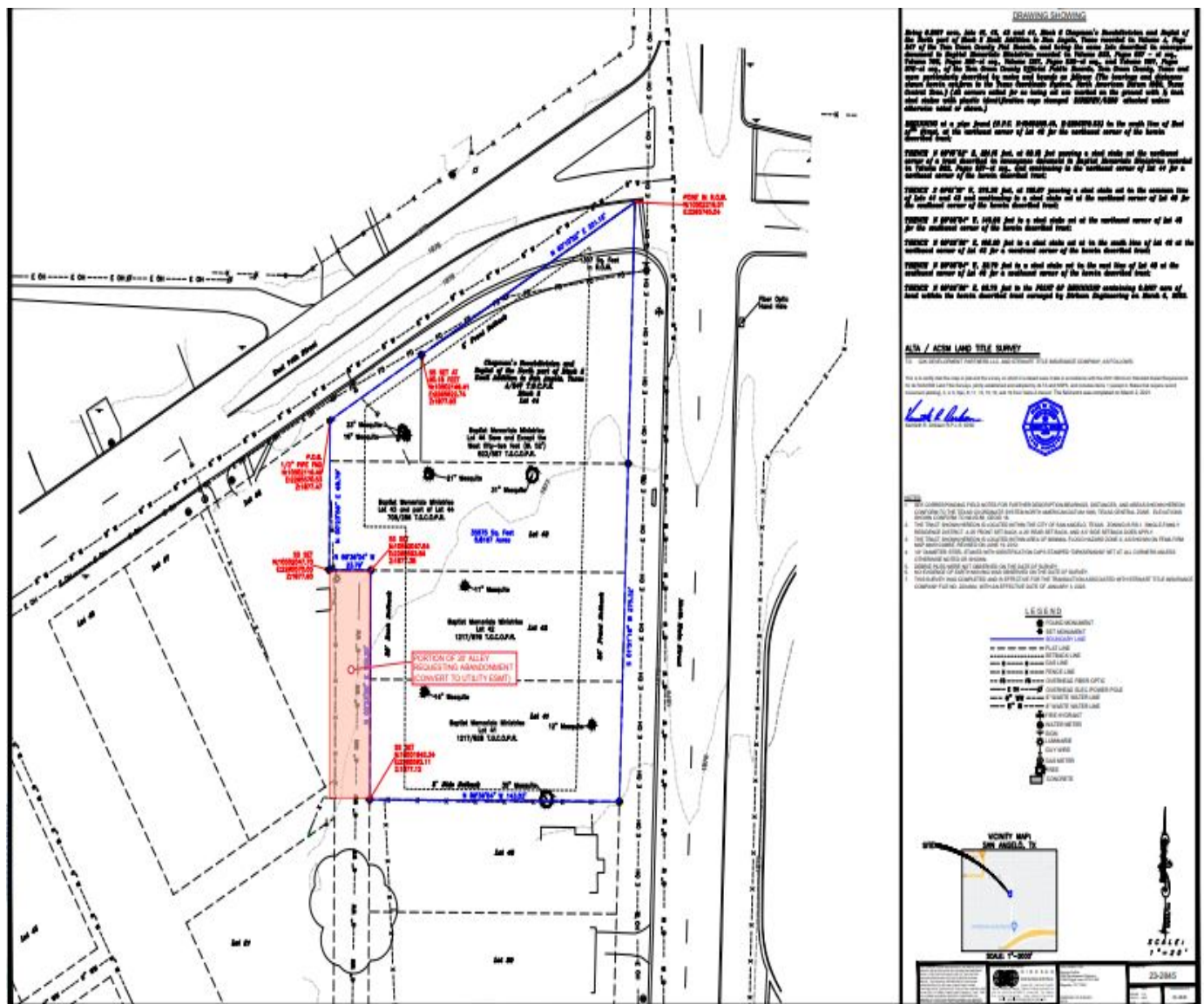
Scale: 0.00 0.01 0.02 0.03 0.04
Miles

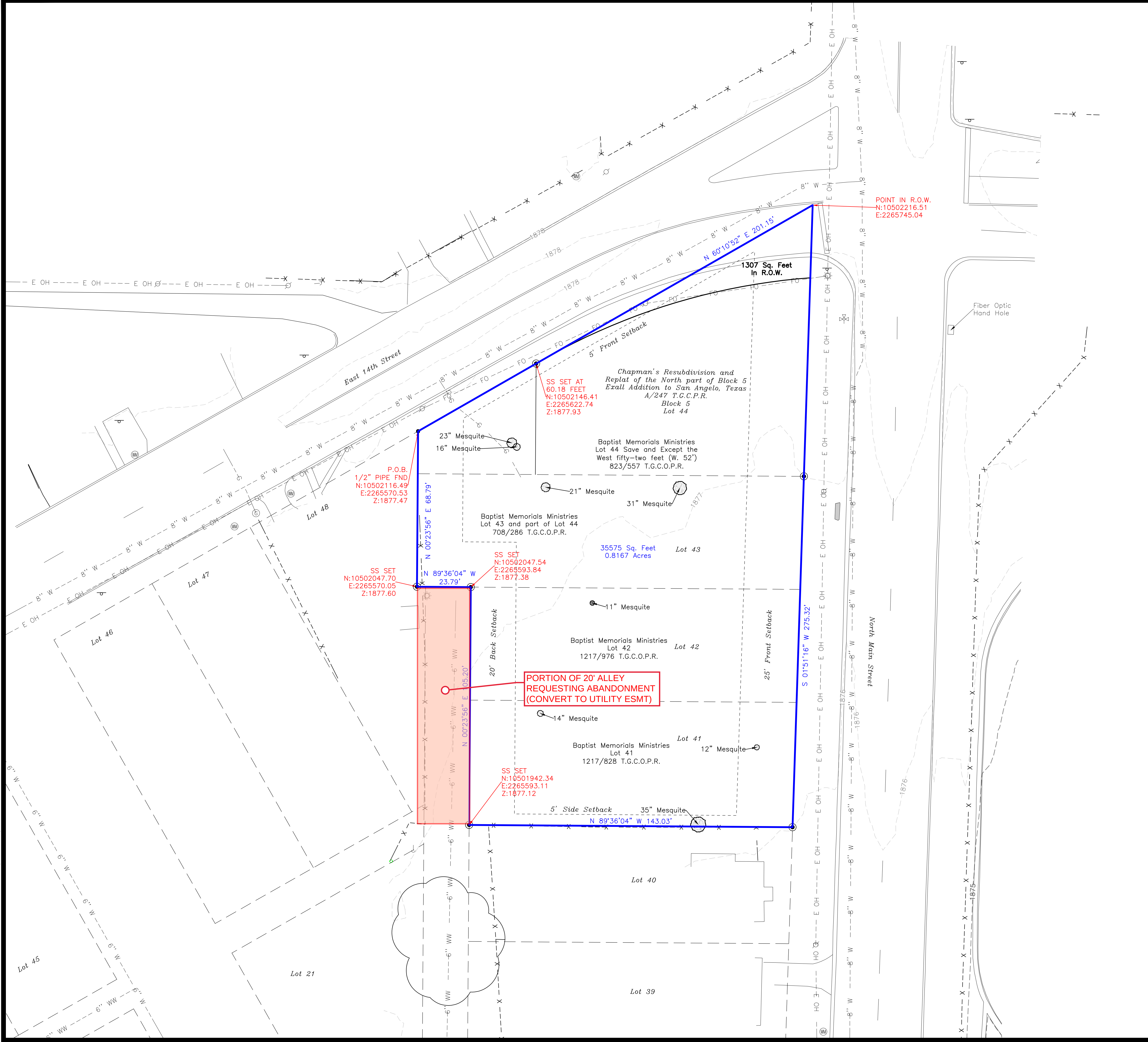
Subject Properties: ———

200' Buffer: ———

Notified Properties: ———







DRAWING SHOWING

Being 0.8167 acre, Lots 41, 42, 43 and 44, Block 5 Chapman's Resubdivision and Replat of the North part of Block 5 Exall Addition to San Angelo, Texas recorded in Volume A, Page 247 of the Tom Green County Plat Records, and being the same Lots described in conveyance document to Baptist Memorials Ministries recorded in Volume 823, Pages 557 - et seq., Volume 708, Pages 286-et seq., Volume 1217, Pages 828-et seq., and Volume 1217, Pages 976-et seq., of the Tom Green County Official Public Records, Tom Green County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas Central Zone.) (All corners called for as being set are marked on the ground with 1/2 inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a pipe found (S.P.C. N:10502116.49, E:2265570.53) in the south line of East 14th Street, at the northeast corner of Lot 48 for the northwest corner of the herein described tract;

THENCE N 60°10'52" E, 201.15 feet, at 60.18 feet passing a steel stake set the northwest corner of a tract described in conveyance document to Baptist Memorials Ministries recorded in Volume 823, Pages 557-et seq., and continuing to the northeast corner of Lot 44 for a northeast corner of the herein described tract;

THENCE S 01°51'16" W, 275.32 feet, at 120.07 passing a steel stake set in the common line of Lots 44 and 43 and continuing to a steel stake set at the northeast corner of Lot 40 for the southeast corner of the herein described tract;

THENCE N 89°36'04" W, 143.03 feet to a steel stake set at the northwest corner of Lot 40 for the southwest corner of the herein described tract;

THENCE N 00°23'56" E, 105.20 feet to a steel stake set at in the south line of Lot 43 at the northwest corner of Lot 42 for a reentrant corner of the herein described tract;

THENCE N 89°36'04" W, 23.79 feet to a steel stake set in the east line of Lot 48 at the southwest corner of Lot 43 for a southwest corner of the herein described tract;

THENCE N 00°23'56" E, 68.79 feet to the POINT OF BEGINNING containing 0.8167 acre of land within the herein described tract surveyed by Dirksen Engineering on March 6, 2023.

ALTA / ACSM LAND TITLE SURVEY

TO: G2K DEVELOPMENT PARTNERS LLC. AND STEWART TITLE INSURANCE COMPANY, AS FOLLOWS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in States that require record monument platting), 3, 4, 5, 6(a), 8, 11, 13, 15, 16, and 19 from Table A thereof. The field work was completed on March 2, 2021.

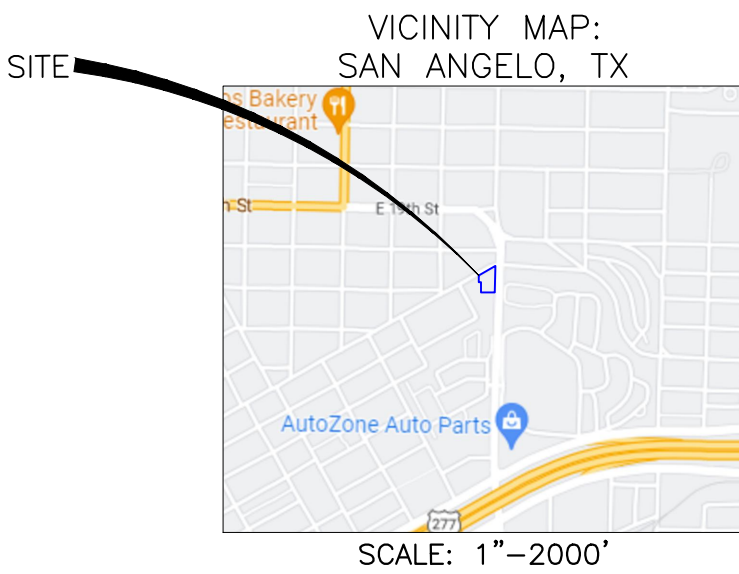
Kenneth R. Dirksen
Kenneth R. Dirksen R.P.L.S. 6260



- NOTES:
- SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE. ELEVATIONS SHOWN CONFORM TO NAVD 88, GEOID 18.
 - THE TRACT SHOWN HEREON IS LOCATED WITHIN THE CITY OF SAN ANGELO, TEXAS. ZONING IS RS-1, SINGLE-FAMILY RESIDENCE DISTRICT. A 25' FRONT SET BACK, A 20' REAR SET BACK, AND A 5' SIDE SETBACK DOES APPLY.
 - THE TRACT SHOWN HEREON IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X, AS SHOWN ON FEMA FIRM MAP 48451C0485E, REVISED ON JUNE 19, 2012.
 - 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR OBSERVED ON THE DATE OF SURVEY.
 - NO EVIDENCE OF EARTH MOVING WAS OBSERVED ON THE DATE OF SURVEY.
 - THIS SURVEY WAS COMPLETED AND IS EFFECTIVE FOR THE TRANSACTION ASSOCIATED WITH STEWART TITLE INSURANCE COMPANY FILE NO. 2234304, WITH AN EFFECTIVE DATE OF JANUARY 3, 2023.

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- SETBACK LINE
- GAS LINE
- FENCE LINE
- OVERHEAD FIBER OPTIC
- OVERHEAD ELEC./POWER POLE
- 6" WASTE WATER LINE
- 8" WASTE WATER LINE
- FIRE HYDRANT
- WATER METER
- SIGN
- LUMINARIE
- GUY WIRE
- GAS METER
- TREE
- CONCRETE



THIS DRAWING WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING, INC. FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIRKSEN ENGINEERING, INC. THE GRAPHIC REPRESENTATION SHOWN HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSE OR IN ANY MANNER THAT COULD BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
111 W. SOUTH STREET, SUITE 100
SAN ANGELO, TEXAS 76901
PH: (817) 278-2105 FAX: (817) 278-2102
WWW.DIRKSENENGINEERING.COM

PREPARED FOR:
G2K Development Partners
33300 Eggert Lane STE D-200
Magnolia, TX 77354

PROJECT#
23-2845
DRAWN: F.A.
APPROV: WSD
DATE: 3-6-23

ORDINANCE 2023-

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF ALLEY RIGHT-OF-WAY COMPRISING APPROXIMATELY 0.048 ACRES (2100 SQUARE FEET) BETWEEN SPENCE ST. AND N. MAIN ST.; 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 alley right-of-way located in the City of San Angelo, comprising of approximately 0.048 acres (2,100 square feet) of alley between Spence Street and N. Main Street, Tom Green County, Texas, is no longer needed for public use and therefore deems it advisable to abandon the same; 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 alley right-of-way to the abutting property owners.

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

SECTION 1: The public alley right-of-way located in the City of San Angelo, comprising of approximately 0.048 acres (2100 square feet) of alley between Spence Street and N. Main Street, 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:

- a) Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval, 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, within 24 months of City Council's decision.
- b) Per the Schedule of Fees and Charges adopted by City Council Resolution 2019-135, dated October 15, 2019, as amended, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
- c) 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 right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyance of right-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 City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver a quit claim deed conveying the subject tract 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 with public hearing on the 18th day of July 2023, and finally PASSED, on this 3rd day of August 2023.

CITY OF SAN ANGELO, TEXAS

ATTEST:

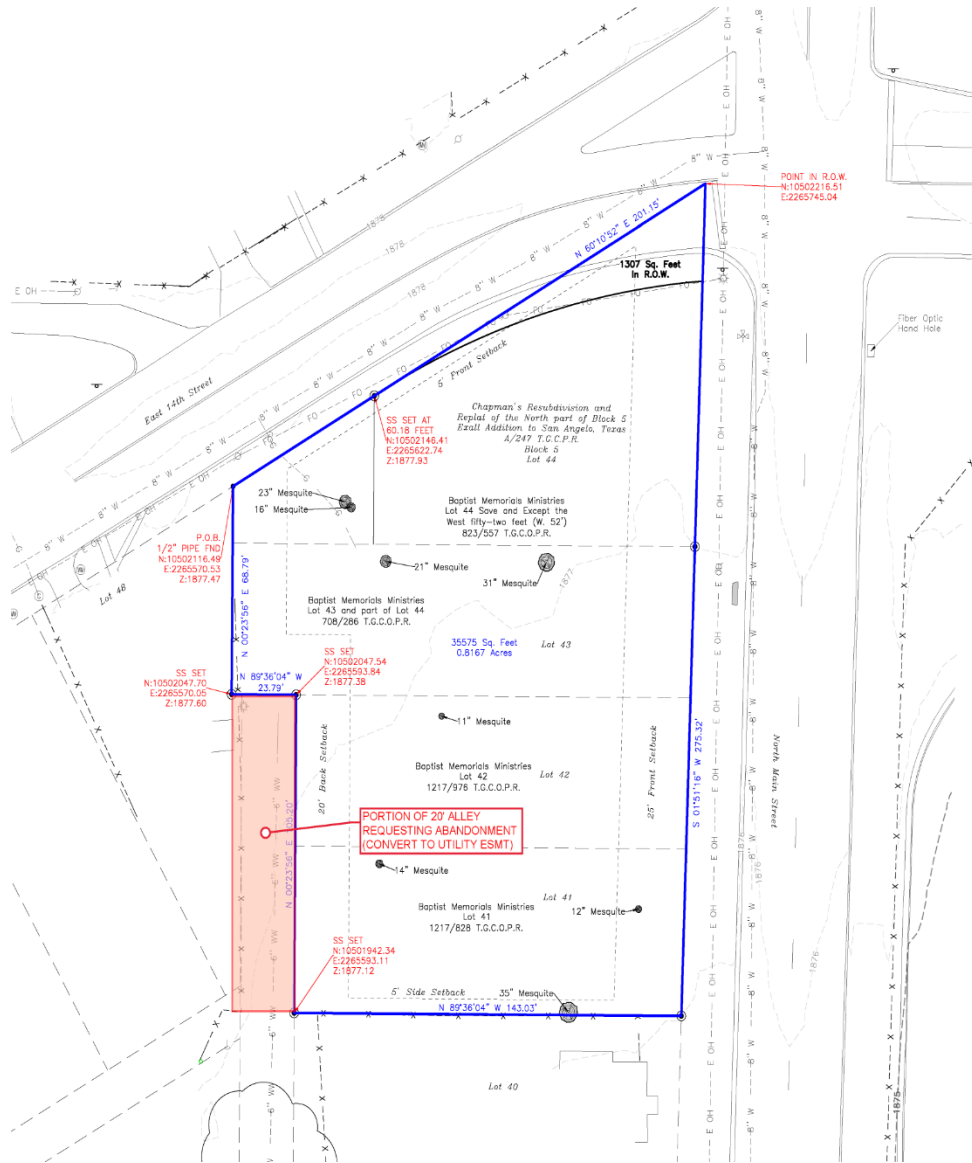
Brenda Gunter, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Assistant Director, Planning and Development Services

Meeting Date: July 18, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z23-05 to rezone property from the Single-Family Residential zoning district to the Neighborhood Commercial zoning district, located at 1065 N. Main St. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has requested to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN). A right-of-way abandonment and a replat are companion requests with this rezoning request. The Planning Commission has already conditionally approved the replat. The property is located at 1065 N. Main Street and includes a combination of vacant lots and an unimproved alley (which is the subject of the associated abandonment). This site is located at a major intersection of two heavily trafficked streets and is proposed for development of a commercial retail store.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their June 19, 2023 meeting, the Planning Commission unanimously recommended approval of this rezoning by a vote of 6-0.

Attachments:

- | | | |
|----|---|--|
| 1. | Z23-05 - 1065 N. Main Rezoning Staff Report | Z23-05- 1065 N. Main Rezoning Staff-Final.docx |
| 2. | Ordinance Z23-05 | Ordinance Z23-05.docx |

Presentation:

Jon James

Approvals/Reviews:

Aaron Vannoy
Zachary Rainbow
Jon James
Brandon Dyson
Jon James
Theresa James
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval

STAFF REPORT

Planning Commission: June 19, 2023
City Council 1st reading: July 18, 2023



APPLICATION TYPE:		CASE:	
Rezoning request: RS-1 to CN		Z23-05: 1065 N. Main Street	
SYNOPSIS:			
The applicant has requested to rezone property from Single-Family Residential (RS-1) to Neighborhood Commercial (CN), ROW Abandonment, as well as a Final Replat applications to go coincide with this request, for property located at 1065 N. Main Street. The properties consisting of a combination of vacant lots, and platted, unimproved alleys, and located at a major intersection of two heavily trafficked streets. The rezoning request to go to CN would allow the applicant to consolidate the properties into a single lot and develop it with a new commercial retail store, pending the approval of the rezoning and the replat (Exall Plat).			
LOCATION:		LEGAL DESCRIPTION:	
Located southwest of the intersection of E. 14 th St. & N. Main St. Located at 1065 N. Main Street.		Replat of The Exall Addition, 2nd Repat of Chapman's Addition Blk. 5 (Proposed); Being Lots 41-44, Blk 5, Chapman's Resubdivision (current). Located at 1065 N. Main Street.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Reagan	RS1 – Single-Family Residential to CN	Neighborhood Center	0.8167 Acres
THOROUGHFARE PLAN:			
N. Main: Major Arterial Road: Required min. paving width 56' - E 14th Minor Collector: Required min. paving width 36'			
NOTIFICATIONS:			
14 notifications mailed on May 31, 2023. Zero received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning request.			
PROPERTY OWNER/PETITIONER:			
Owner: Renee Reimer, General Counsel Petitioner: Chris Berry, Berry Engineering, LLC			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 Zachary.rainbow@cosatx.us			

Additional Information: Staff met with the applicant's representative concerning the proposed site and the proposed commercial retail development and rezoning at a development meeting. As part of the proposal the developer has submitted applications for a request to abandon a portion of an alley and replat of all the pieces they have acquired into one commercially zoned lot. They would like to operate their business by right, develop in an area of town that is suitable for infill and developing underutilized areas, and this application is part of that complete project.

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 Center, but it has been virtually vacant for a long time. Given the existing desire of the City to encourage infill development, the proposed change is in keeping with this Plan which also encourages mix of uses and services that cater to the residents within these areas identified as "Neighborhood Centers".
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 rezoning 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 uses. In surveying the area, the one thing that was noted was the need for redevelopment in this area of town. As such, they will 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 was originally platted in 1951 but has been virtually vacant for a long time, and is a great location for some infill, and commercial development to serve the needs of the residents in surrounding neighborhoods. That is part of what keeps it a vital area alive.
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 type of mixed use has a history of success. The neighborhood had been developed in the 1950's and many of the properties have been vacant for decades. This business can help stabilize the neighborhood, by providing new development in an area that has been continuing to lose homes and businesses for several years.
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 at the intersection of two major thoroughfares, where there are a mix of uses and zonings from commercial to single-family homes. It provides a compatible transition from heavier commercial uses and residentially zoned areas.

Recommendation:

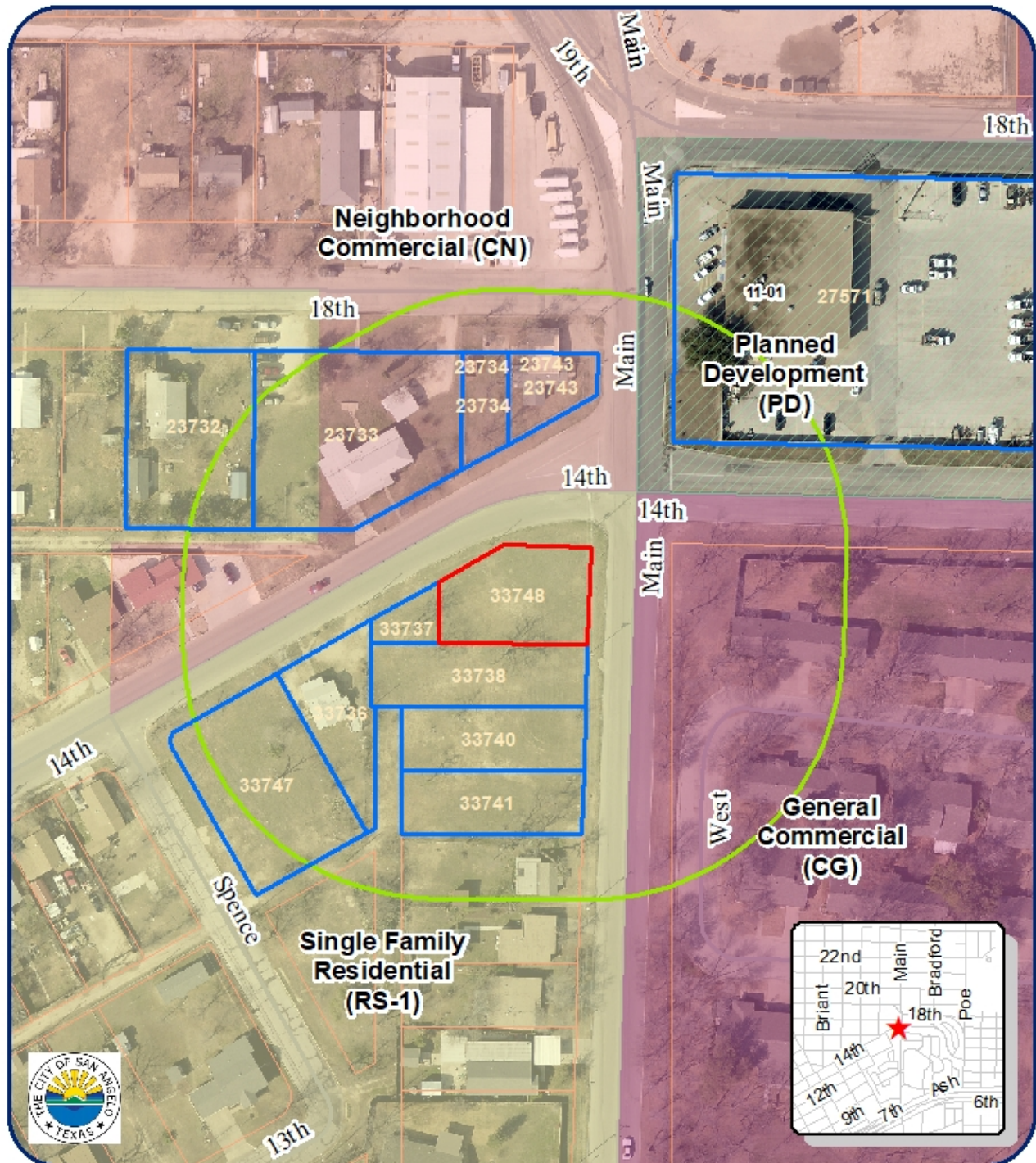
Staff recommends **APPROVAL** of the request to Single-Family Residential (RS-1) to Neighborhood Commercial (CN).

Attachments:

Aerial Map

Zoning Map

Alley Abandonment Exhibit/Plat



Zoning Map

Z23-05 1065 N Main

Council District: #3 Harry Thomas

Neighborhood: Reagan

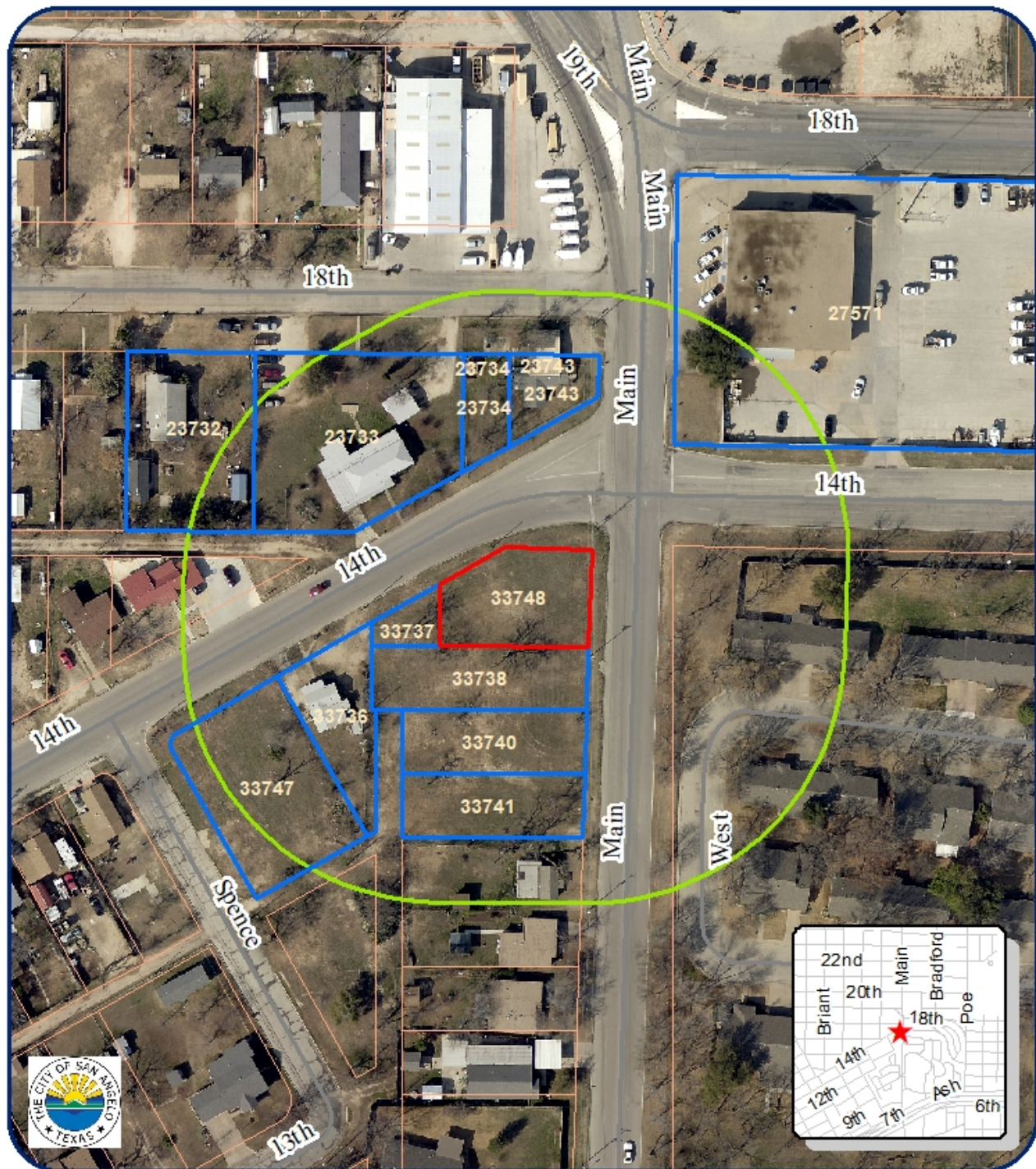
Scale: 0.00 0.01 0.02 0.03 0.04 Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





200' Notification Map Z23-05 1065 N Main

Council District: #3 Harry Thomas
 Neighborhood: Reagan

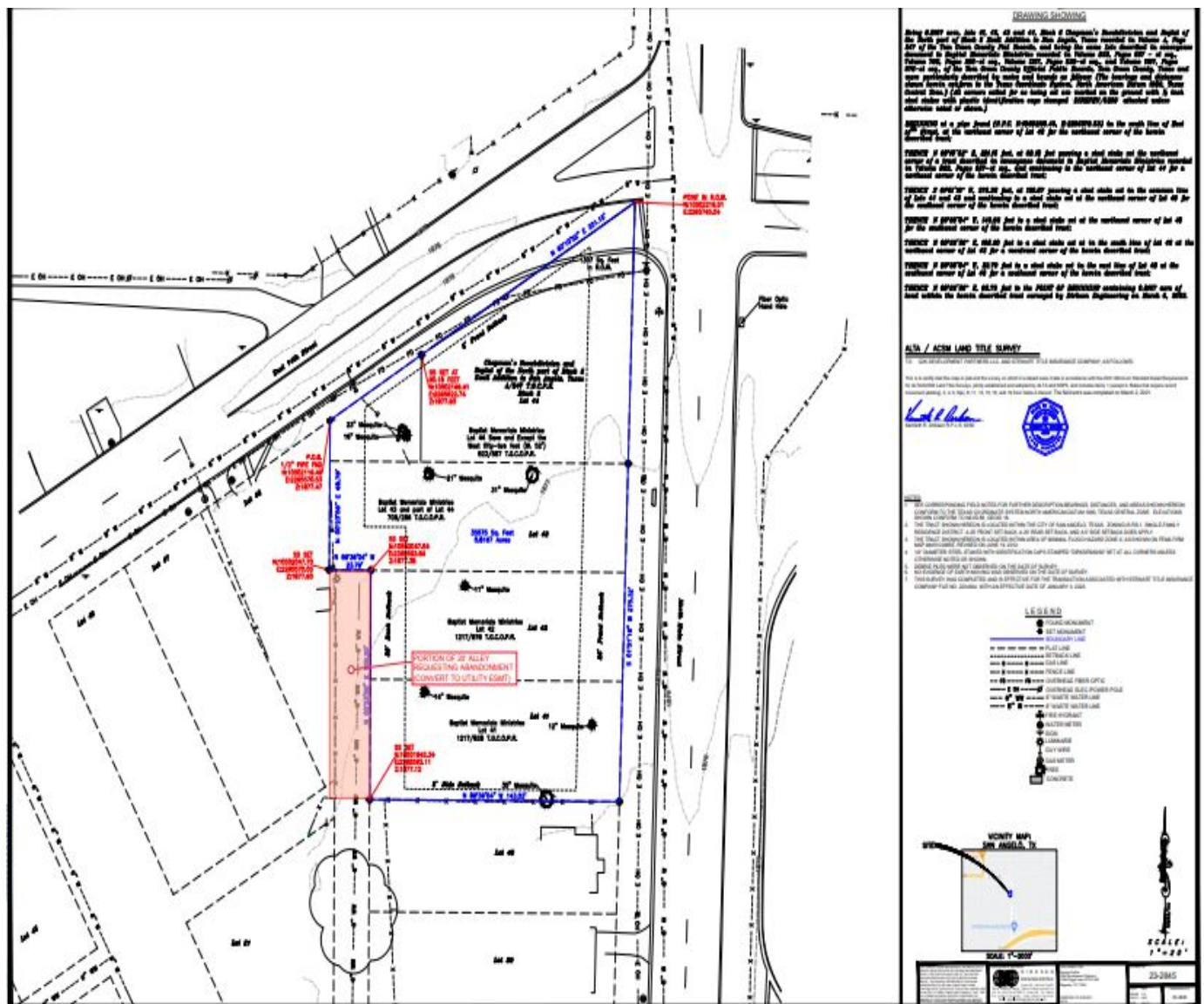
Scale: 0.00 0.01 0.02 0.03 0.04
 Miles

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 0.7867 ACRES LOCATED AT 1053, 1055, 1057 and 1065 N Main St, (LOT A, Second Amendment of Lots 41, 42, 43, and 44, Block 5 Chapman's Reserve Subdivision and First Replat of the North Part of Block 5 Exall Addition.);** FROM THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (RS-1) TO THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (CN); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-05: 1065 N Main St.

WHEREAS, on the 19th day of June, 2023, 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 Neighborhood Commercial (CN) Zoning District; and,

WHEREAS, on the 18th day of July, 2023, City Council held a public hearing on Z23-05, 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 Neighborhood COMMERCIAL (CN) ZONING DISTRICT:

The real property generally located 1053, 1055, 1057 and 1065 N Main St., described as Lot A, Second Amendment of Lots 41, 42, 43, and 44, Block 5 Chapman's Reserve Subdivision and First Replat of the North Part of Block 5 Exall Addition. being 0.7867 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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 **18th day of July, 2023**, and finally PASSED, APPROVED AND ADOPTED on this the **3rd day of August, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Theresa James, City Attorney

Exhibit “A”

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 18, 2023

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z23-06 to rezone property from the Single-Family Residential zoning district to the Two-Family Residential zoning district, located at 2153 Valleyview Dr. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant has applied for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, in order for duplexes to be built on the property located at 2153 Valleyview Drive. The RS-2 zoning allows both single-family homes and two-family homes (duplexes) in this district with the same minimum development requirements, with the only differences being an increased floor area ratio of 0.40 in RS-1 and 0.50 in RS-2. The properties to the southeast are part of Bentwood County Club and zoned Single-Family (RS-1). However, much of the nearby properties to the south, north, and west are all zoned for higher intensity housing (RS-2 and RS-3) -- although much of this area was built with single-family homes.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

At their June 19, 2023 meeting, the Planning Commission voted to deny the request by a vote of 4-3. Given this denial recommendation, **approval of this item will require a three-fourths majority vote by the City Council.**

Attachments:

- | | |
|---------------------------|----------------------------|
| 1. Notice Comments | Notice Comments.pdf |
| 2. Ordinance | Ordinance.docx |
| 3. CC Staff Report Z23-06 | CC Staff Report Z23-06.pdf |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey

Jon James

Brandon Dyson

Jon James

Theresa James

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

CASE #: Z23-06: 2153 Valleyview Dr. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BRISTOW JAMES C
5000

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@cosatx.us

I am in favor ☐

I am opposed ☒

Signature: James Britton

Additional Comments:

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: PD23-05

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To:

ATTN: Planning and Development Services

52 W. College Ave

San Angelo TX 76903

Email: planning@cosatx.us

Address: 5952 FM 1026

Parcel I.D.: 17691

Name: ALLEN JAMES R

I am in favor ☐

Additional Comments:



Signature:

Your commission did a horrible job of counting our votes 2 years ago on the water treatment plant, Brubaker's government appointments only attacks crack heads to our area. Cape/Bakers?? I think there place on showed away on trip made for that. I think it should be used for church activities only, just like I was told 5 years ago when I bought property. My taxes up 50% last year. Please don't make things worse

Case #Z23-06: 2153 Valleyview Dr.

Linda Keeney <linda.ken.keeney@gmail.com>

Mon 6/12/2023 1:43 PM

To: ***Planning** <planning@cosatx.us>

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

City Council Members,

We are opposed to changing the current zone of RS-1 for the property at 2153 Valleyview Dr. Case#Z23-06.

Kenneth and Linda Keeney 32811

2146 Valleyview Dr.

San Angelo, Tx 76904

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Zoning change Valleyview Drive

Celia Rice <clr942@zipnet.us>

Mon 6/12/2023 12:41 PM

To:Rainbow, Zachary <zachary.rainbow@cosatx.us>

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

My name is Celia Rice

5206 Valleyview Court, San Angelo TX

325 949-1830; 325 650-1867 (cell)

clr942@zipnet.us

Two of my neighbors brought to my attention there is to be a public hearing regarding a zoning change in our neighborhood. I did not receive a notice. I do oppose this zoning change. If this email is not sufficient to express my intention, please send via US Mail or email the acceptable document.

Thank you,

Celia Rice

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Zone Change Z23-06

Dwain Custer <dwaincuster@gmail.com>

Mon 6/12/2023 11:07 AM

To: Rainbow, Zachary <zachary.rainbow@cosatx.us>

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Mr. Rainbow

My name is Dwain Custer. My wife and I live at 5210 Valleyview Ct. in San Angelo. This email is in response to the Public Hearing Notice I received dated 06/01/2023 concerning the zone change request Z23-06, changing from RS-1 to RS-2 for the property located at 2153 Valleyview Dr.

I am **opposed** to the zoning change request for the reasons I have listed below:

1. On Valleyview St., north of Westway, there are no other lots zoned RS-2.
2. the only RS-2 zoning on Valleyview is from behind the Stripes convenience store on Knickerbocker until you get to Westway.
3. Westway currently serves as the demarcation line separating RS-2 from RS-1 and I feel that it should remain the demarcation line.
4. The majority of the yards for the duplexes that are currently on Valleyview are not well kept, which leads me to believe that if the zoning is changed, the people who buy the new duplexes will follow suit and won't keep their yards cleaned and mowed.
5. I feel that the property values of the RS-1 homes that are near 2153 Valleyview Dr. will be negatively affected if the zoning change is approved and the demarcation line is changed from what it is currently.
6. The lot located at 5205 Valleyview Ct. is currently undeveloped. If the zoning change request is approved, a precedent will have been set and the potential for changing the zoning at 5205 Valleyview Ct. from RS-1 to RS-2 becomes a greater possibility, further decreasing our property values.

Thank you for your time and consideration on this matter.

Dwain Custer
5210 Valleyview Ct.
San Angelo, TX 76904

325-227-7929
dwaincuster@gmail.com

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution,

or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

CASE #: Z23-06: 2153 Valleyview Dr. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: VEGA MARK & RACHEL
4983

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@cosatx.us

I am in favor ☐

I am opposed ☒

Signature: Mark Vega

Additional Comments:

We moved to this cul de sac 5 years ago for the privacy and protection of single family dwellings. There are plenty of other places in San Angelo to build. Please look elsewhere.

Sincerely
Mark Vega

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 0.329 ACRES LOCATED AT 2153 VALLEYVIEW DRIVE; FROM THE SINGLE FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE TWO FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT** PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z23-06: 2153 VALLEYVIEW DRIVE

WHEREAS, on the 19TH day of June 2023, 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 Residential Zoning District; and,

WHEREAS, on the 18th day of July 2023, City Council held a public hearing on Z23-06, 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 is generally located 2153 Valleyview Drive described as Lot 47A SEC. 7-B, BLOCK 29, BENTWOOD COUNTRY CLUB EST.; being 0.329 acres, City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

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 **18th day of JULY 2023**, and finally PASSED, APPROVED, AND ADOPTED on this the **3rd day of August, 2023**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

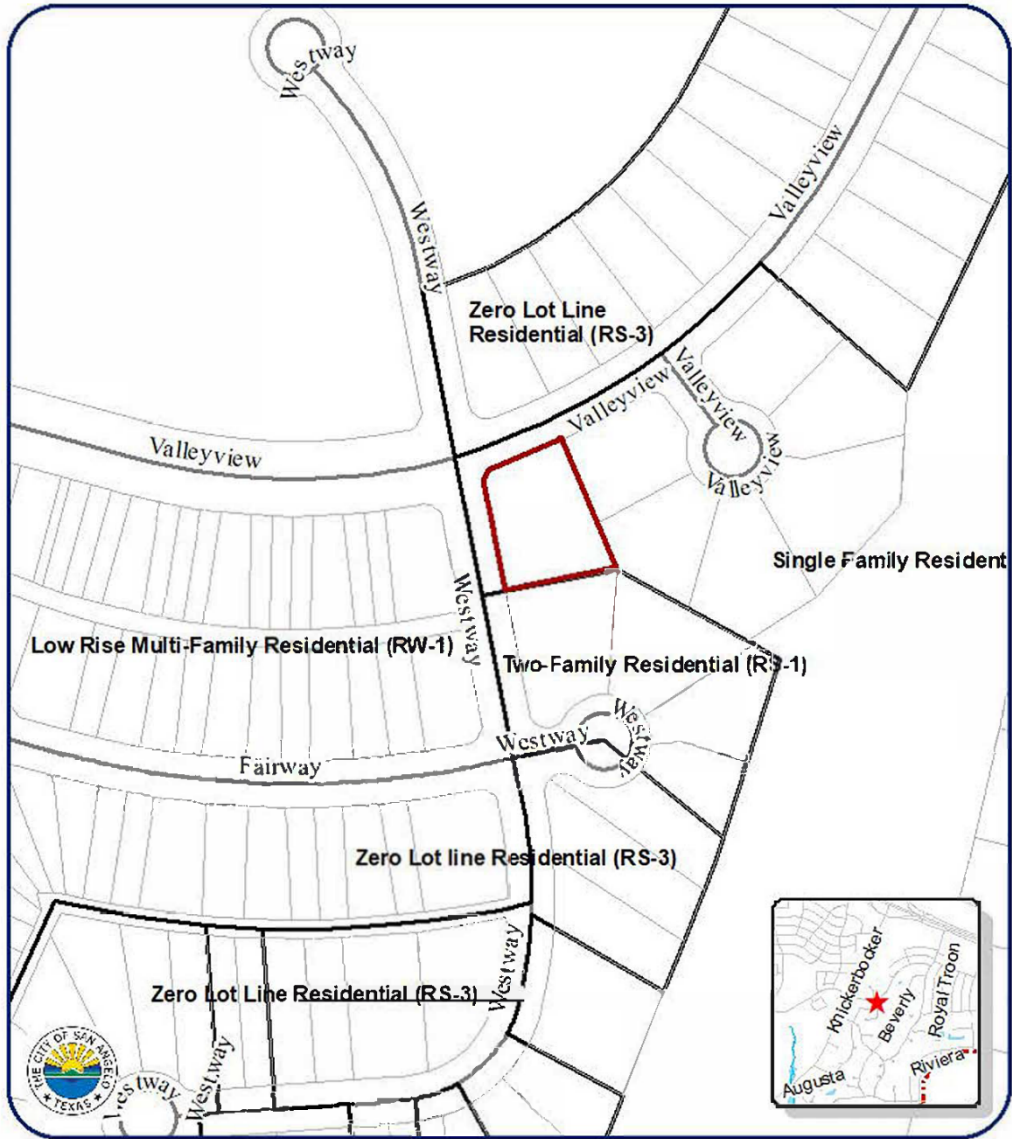
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Theresa James, City Attorney

Exhibit "A"



2153 Valleyview Drive
Lot 47 A Sec. 7-B Blk 29 Bentwood

Rezone from Single Family (RS-1) to Two Family (RS-2)

0.00 0.01 0.02 0.03 0.04 Miles

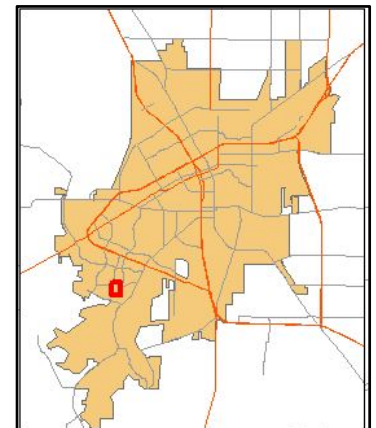
Subject Properties: —

N

CITY COUNCIL – JULY 17, 2023
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z23-06: 2153 Valleyview Dr.		
SYNOPSIS:			
The applicant has applied for approval of a rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District, in order for duplexes to be built on the property located at 2153 Valleyview Drive. The RS-2 zoning will allow both single-family homes and two-family homes (duplexes) in this district with the same minimum development requirements, with the only differences being an increased floor area ratio of 0.40 in RS-1, and .50 in RS-2. The properties to the southeast are part of Bentwood Country Club and zoned Single-Family (RS-1). However, much of the surrounding properties to the south, north, and west are all zoned for higher intensity housing (RS-2 and RS-3), although much of this area were built with single-family homes.			
LOCATION:		LEGAL DESCRIPTION:	
2153 Valleyview Dr.		Lot: 47A SEC 7-B, Blk: 29, Subd: BENTWOOD COUNTRY CLUB EST.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	RS-1	N-Neighborhood	0.329-acres
NOTIFICATIONS:			
30 notifications mailed within 200-foot radius on May 31, 2023. To date, we have received 0 response letters have been received in favor and 4 in opposition.			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Planning Commission to recommend APPROVAL of a rezoning from Single-Family (RS-1) Zoning District to the Two-Family (RS-2) Residential District, being 0.329-acres, located at 2153 Valleyview Drive. The Planning Commission voted 4-3 to recommend DENIAL of the request to City Council. To override this recommendation will take a 3/4 vote by the City Council.			
PROPERTY OWNER/PETITIONER:			
Double F Properties (Tye Farmer)			
STAFF CONTACT:			
Zack Rainbow Planning Manager (325) 657-4210, Extension 1547 zachary.rainbow@cosatx.us			



Additional Information: The land north of Maplewood Drive (see attached maps) is zoned RS-3 and south of Maplewood Drive is zoned RM-1. ***The reason for the rezoning request is that the RS-1 zoning does not allow two-family (duplex) homes, like most of the zoning on the surrounding properties.*** The applicant intends to build duplexes to provide for differing types of needed housing options. The applicant still intends to meet all the other requirements for single-family homes in the San Angelo Zoning Ordinance, including a minimum lot depth of 100 feet. Notwithstanding these two provisions, the RS-2 standards would allow a maximum floor area ratio (FAR) of 0.50, the gross floor area of all floors of the building(s) on a lot divided by the total lot area. This would allow a house on a 5,000 sf to be up to 2,500 sf (50% of 5,000). Normally, single-family homes must have a minimum lot width of 50 feet, lot area of 5,000 sf in RS-1, and RS-2 zoning, and a maximum FAR of 40% in RS-1 and 50% in RS-2.

Comparison of current requirements in standard zoning districts vs. proposed (differences from RS-1 shown in red):

Development Standard	R&E	RS-1	RS-2
Minimum Lot Area (sq. ft.)			
Single-Family Unit	43,560	5,000	5,000
Two-Family Unit	-	-	6,500
Zero Lot Line or Twinhome	-	-	-
Townhouse Unit	-	-	-
Multifamily or Group Home	-	-	-
Manufactured Home	43,560	5,000	5,000
Minimum Lot Dimensions (width x depth in feet)			
Single-Family Unit	150x150	50x100	50x100
Two-Family Unit	-	-	50x100
Zero Lot Line or Twinhome	-	-	-
Townhouse Unit	-	-	-
Multifamily or Group Home	-	-	-
Manufactured Home	150x150	50x100	50x100
Mobile Home	-	-	-
Minimum Front Yard (feet)	40	25	25
SF home, garage setback			
Minimum Side Yard (feet)			
Single family homes			
One side yard (minimum)	15	5	5
The other side yard (minimum)	15	5	5
Twin homes & townhomes			
Minimum Rear Yard (feet)	20	[4]	[4]
Maximum Floor Area Ratio	.20	.40	.50
Maximum Height			
In feet	35	35	35
In stories	2-½	2-½	2-½
Maximum Density (units/ acre)	-	-	-

July 17, 2023

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:

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 subject property is designated “Neighborhood” which is designed to promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices in San Angelo neighborhoods” and to “improve street, bicycle, and pedestrian connectivity between neighborhoods and their associated neighborhood centers, public spaces, schools, and parks.” City Council determined that single and two-family homes require a minimum of 50 feet width and 5,000 square feet of lot area to “provide appropriate space near residences for services which increase safety and amenity and are not objectionable to residents nearby” as outlined in Section 105.B.1 of the Zoning Ordinance.
2. **Consistent with Zoning Ordinance. *Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance.*** The addition of two-family (duplex) homes as an allowed use within the proposed RS-2 zoning would still meet most of the RS-1 standards. Lot widths of 50 feet and lot area of 5,000 sf would still exceed the other structure type standards allowed in the adjacent RS-3 zoning. As indicated, zero lot line homes, patio homes, and twin-homes (RS-3) zoning districts, have a 40-foot minimum frontage and 2,500 sq. ft. lot area and townhomes have a 25-foot minimum frontage and 1,875 sq. ft. lot area.
3. **Compatible with Surrounding Area. *Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.*** Staff believes that the proposed RS-2 is compatible with the surrounding area. That said, approving the most recent plat in the adjacent area (Nov. 2022), with the requirement for future platting to connect to S. College Hills Boulevard, will ensure better connectivity through the area and the new lots being platted.
4. **Changed Conditions. *Whether and the extent to which there are changed conditions that require an amendment.*** As indicated, the applicant wants two-family homes on similar lots and the RS-1 zoning does not allow duplexes (two-family homes).
5. **Effect on Natural Environment. *Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to water or air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any negative environmental affects with the proposed rezoning. Any development will require a review of drainage, grading, and other minimum standards per normal practice at the time of Certificate of Occupancy issuance for any new development.
6. **Community Need. *Whether and the extent to which the proposed special use addresses a demonstrated community need.*** As indicated in #1 above, the Comprehensive Plan supports

more diverse types of housing in this area. Further, two smaller units (duplexes) are likely to be less expensive assisting homeowners be able to purchase these homes.

7. **Development Patterns. Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.** It is Staff's opinion that approval of this request will not change the development patterns in the area.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of a rezoning from the Single-Family (RS-1) Residential Zoning District to Two-Family (Duplex) Residential Zoning District to allow the additional use of two-family (duplex) homes and subject to the development standards as outlined in the Ordinance above, being 0.329-acres, located at 2153 Valleyview Drive.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

200-Foot Notification Map

Response Letter



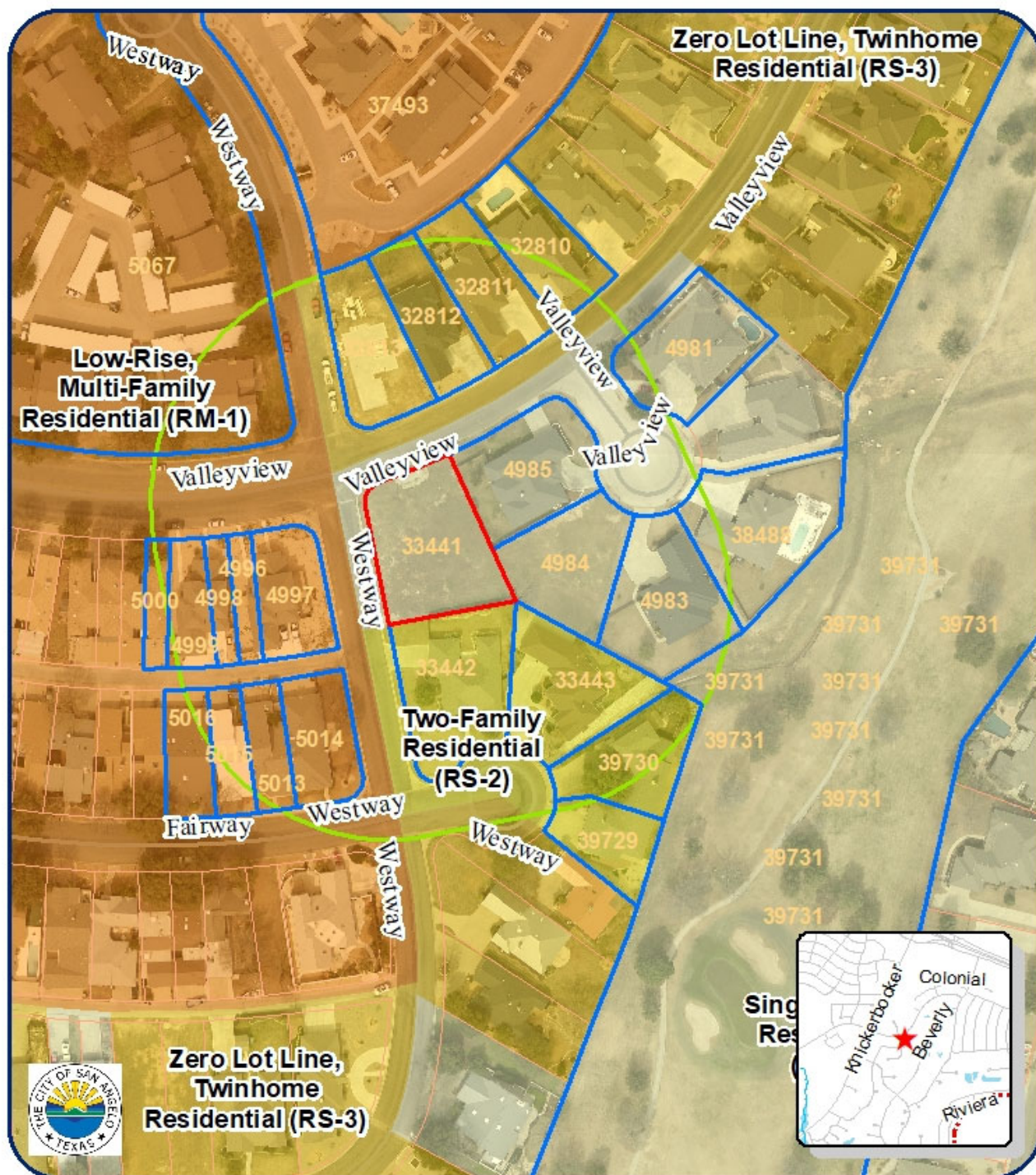
Aerial Map
Z23-06 2153 Valleyview
Council District: #1 Tommy Hiebert
Neighborhood: Country Club
Scale: 00.00 0.01 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —





Zoning Map Z23-06 2153 Valleyview

Council District: #1 Tommy Hiebert
 Neighborhood: Country Club

Scale: 0.00 0.01 0.02 0.03 0.04
 Miles

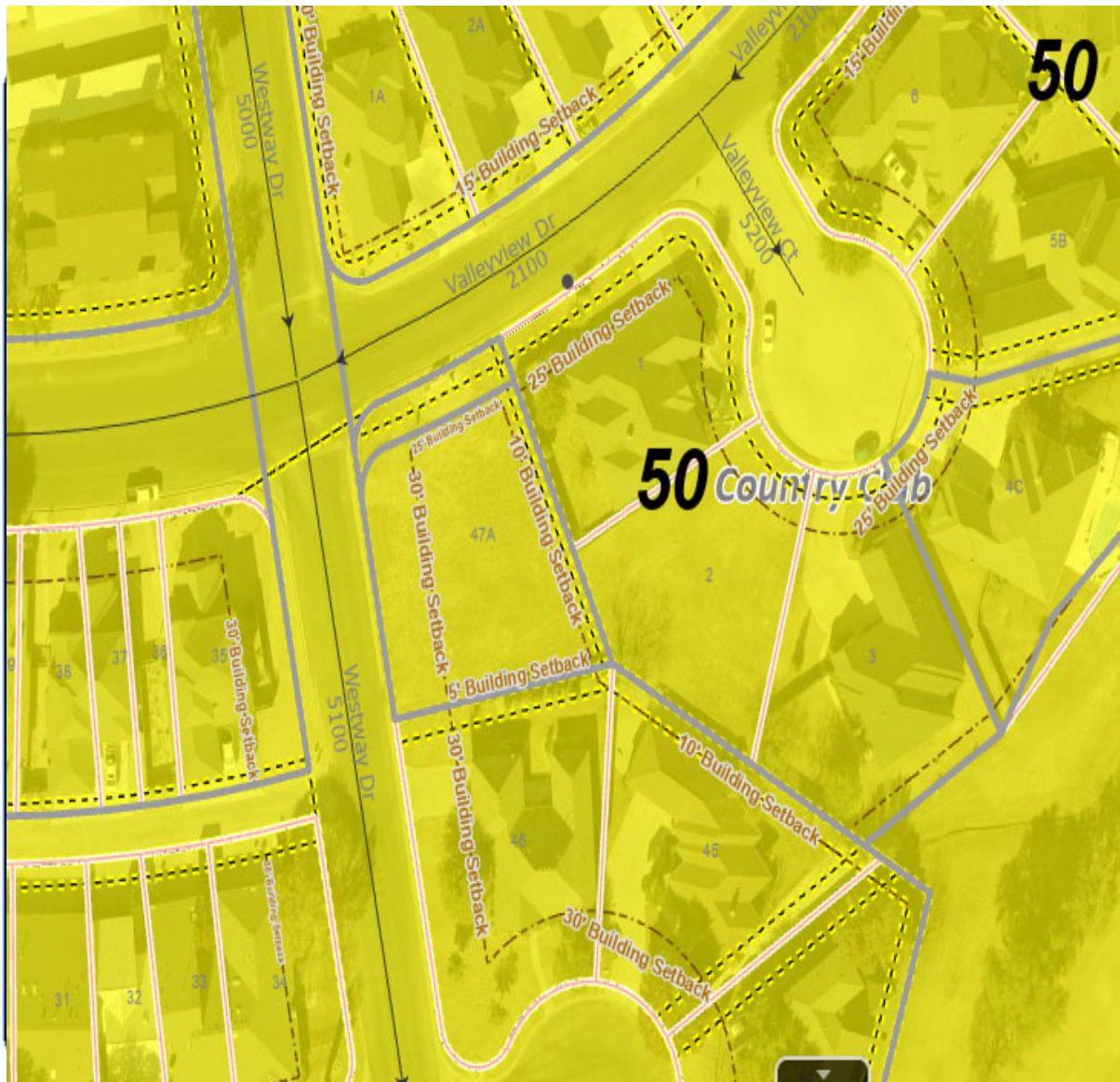
Subject Properties: —

200' Buffer: —

Notified Properties: —

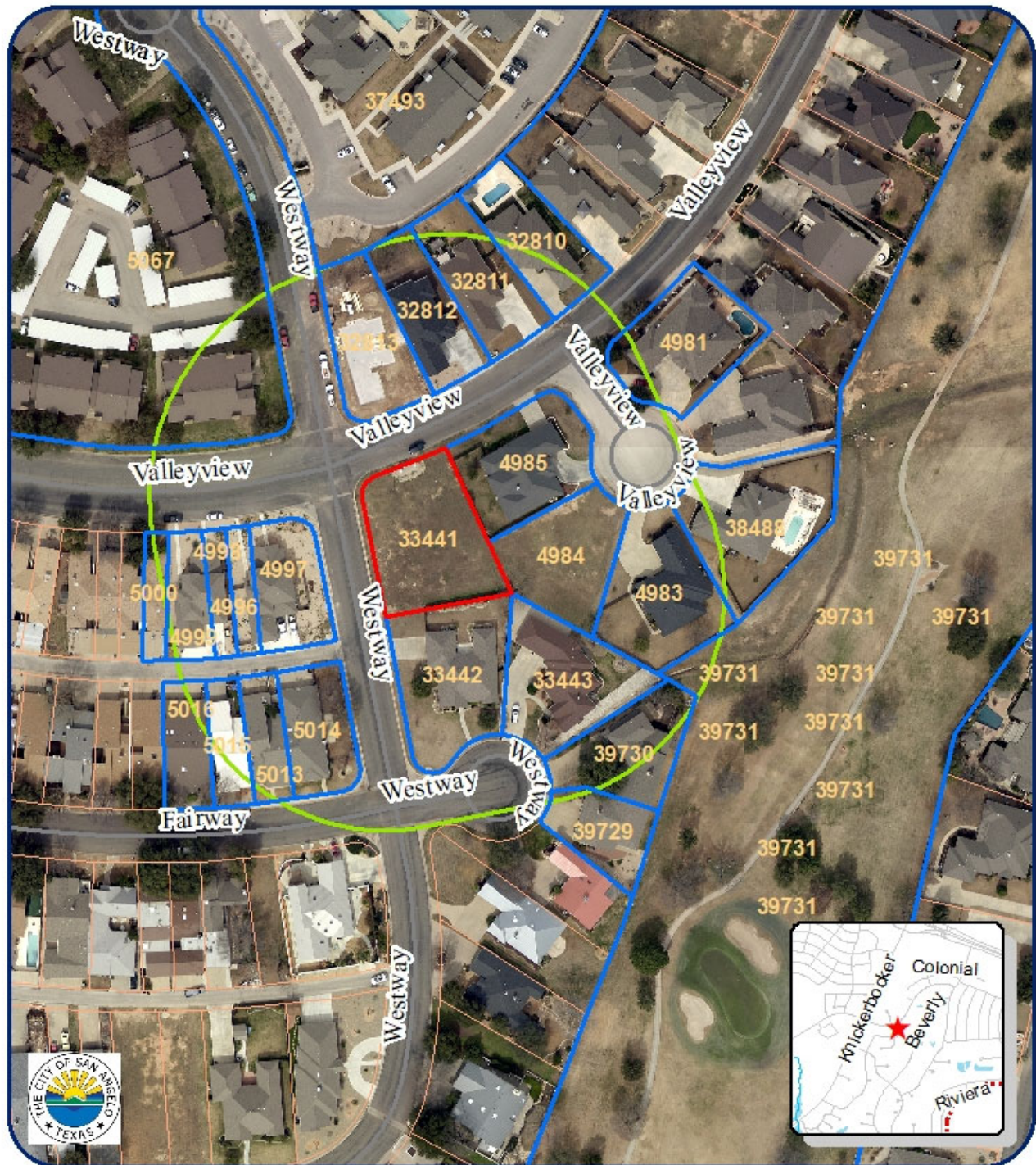


Vision Plan Map



Aerial Map Z23-06 2153 Valleyview Council District: #1 Tommy Hiebert Neighborhood: Country Club Scale: 00.000501 0.02 0.03 0.04  Miles	Subject Properties:  200' Buffer:  Notified Properties: 	
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July 17, 2023



200' Notification Map Z23-06 2153 Valleyview

Council District: #1 Tommy Hiebert
Neighborhood: Country Club

Scale: 00.000501 0.02 0.03 0.04
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Manager, Budget

Meeting Date: July 18, 2023

Item type: Regular Item

Caption:

Consider a resolution amending the Schedule of Fees and Charges to amend charges for Cemetery fees (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Adopt

Summary/History:

Division managers, together with budget staff, review fees annually and make updates based on factors such as inflation, changes in processes, and other related expenses that impact the cost of providing services to the public. Proposed changes must be submitted during the annual fee review process and are to be included in the upcoming fiscal year's budget going into effect on October 1st. However, due to the impact of COVID on the community, City Council directed staff to postpone the fee review process for the past three years (FY20, FY21, and FY22). The City Manager's Office and Staff recommends the fees attached should be considered for revision and are being brought to City Council for approval.

Cemetery Fees are proposed at rates that are competitive with others in the market.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Fairmount Cemetery			\$60,070

Financial Impact:

The proposed fees have a financial impact of \$69,070 for the FY2023-24 budget.

Other Information/Recommendation:

Staff recommends approval

Attachments:

- | | |
|---|---|
| 1. Fairmount Cemetery - Fee Summary | Fairmount Cemetery - Fee Summary.pdf |
| 2. Cemetery Price Comparison | Cemetery Price Comparison.pdf |
| 3. 2023 Resolution Adopting Schedule of Fees and Charges DRAFT - Cemetery | 2023 Resolution Adopting Schedule of Fees and Charges DRAFT - Cemetery.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle

Jeremy Walker

Carlton White

Kimberly Holle

Tina Dierschke

Theresa James

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

Fairmount Cemetery

Fee Name	Current Services Fee	Proposed Services Fee
<i>Concrete Box</i>	<i>600</i>	<i>795</i>
<i>Concrete Vault</i>	<i>675</i>	<i>895</i>
<i>Opening & Closing</i>	<i>1,250</i>	<i>1,500</i>
<i>Opening & Closing Infant</i>	<i>300</i>	<i>500</i>
<i>Opening & Closing Stacking</i>	<i>1,350</i>	<i>1,650</i>
<i>Outside Container Setting</i>	<i>100</i>	<i>200</i>
<i>Lot Transfer Fee</i>	<i>75</i>	<i>150</i>
<i>Marker Survey Fee</i>	<i>100</i>	<i>150</i>
<i>OT- Hourly</i>	<i>175</i>	<i>250</i>
<i>OT - Weekend</i>	<i>325</i>	<i>500</i>
<i>Set up - Second Tent</i>	<i>150</i>	<i>500</i>
<i>Set up - Tent</i>	<i>300</i>	<i>500</i>

FAIRMOUNT CEMETERY

Current Cemetery Fee Price Comparison

	PROPOSED	FAIRMOUNT	LAWNHAVEN	CALVARY	BELVEDERE
Burial Opening/Closing	\$1500.00	\$1250.00	\$2090.00 <i>67.2% higher</i>	\$1595.00 <i>27.6% higher</i>	\$1295.00 <i>3.6% higher</i>
Stacking Opening/Closing	\$1650.00	\$1350.00			
Infant Opening/Closing	\$500.00	\$300.00	\$495.00 <i>65% higher</i>	\$495.00 <i>65% higher</i>	\$300.00
Concrete Box	\$795.00	\$600.00	\$895.00 <i>49.2% higher</i>	\$795.00 <i>32.5% higher</i>	\$795.00 <i>32.5% higher</i>
Concrete Vault	\$895.00	\$675.00	\$1095.00 <i>62.2% higher</i>	\$895.00 <i>32.6% higher</i>	\$
Outside Container Setting	\$200.00	\$100.00	\$195.00 <i>95% higher</i>	\$	\$175.00 <i>75% higher</i>
Marker Survey	\$150.00	\$100.00	\$195.00 <i>95% higher</i>	\$125.00 <i>25% higher</i>	\$150.00 <i>50% higher</i>
Lot Transfer	\$150.00	\$75.00	\$395.00 <i>426.7% higher</i>	\$	\$100.00 <i>33.3% higher</i>
Tent Setup	\$500.00	\$300.00	\$225.00	\$	\$
OVT Weekend	\$500.00	\$325.00	\$500.00 <i>53.8% higher</i>	\$395.00 <i>21.5% higher</i>	\$
OVT Hourly	\$250.00	\$175.00	\$	\$	\$300.00 <i>71.4% higher</i>

RESOLUTION

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES RELATED TO CEMETERY FEES

WHEREAS, a schedule of fees and charges was formally adopted by Resolution by the City of San Angelo City Council on September 15, 2020; and

WHEREAS, the City Council desires to amend the adopted schedule of fees and charges by adjusting fees applicable to Cemetery Fees.

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

Part 1. That, the City of San Angelo Schedule of Fees and Charges is amended as detailed on Exhibit "A", attached hereto and incorporated herein.

Part 2. That all other provisions related to the Schedule of Fees and Charges shall remain unchanged by this Resolution.

PASSED, APPROVED and ADOPTED on this the 18th day of July 2023.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Director of Finance

Theresa James, City Attorney

EXHIBIT "A"

Section 1: That, the City of San Angelo Schedule of Fees and Charges is hereby amended by deleting "CEMETERY FEES" in its entirety and REPLACING it as set out below. This amendment shall be effective October 1, 2023 upon passage.

"CEMETERY FEES (Previously Article A14.000 in Appendix A - Fee Schedule)***Burial***

- (a) Opening and closing (includes tent, chairs): \$1,500.00.
- (b) Opening and closing stacking (includes tent, chairs): \$1,650.00.
- (c) Opening and closing columbarium: \$650.00.
- (d) Opening and closing (infant): \$500.00.
- (e) Concrete box: \$795.00.
- (f) Concrete vault: \$895.00
- (g) Outside container setting fee (steel vault): \$200.00.

Cremation

- (a) Cremation burial opening and closing: \$500.00.

Set up

- (a) Tent set-up: \$500.00.
- (b) Second tent: \$500.00.

Overtime

- (a) Saturday funerals 8:00 a.m. to 12:00 p.m.: \$500.00.
- (b) Weekend grave opening for day after holiday or Monday funerals: \$175.00.
- (c) Overtime hourly (weekdays after 4:30, Saturday after 12:00): \$250.00.

Burial spaces

- (a) Adult spaces - includes perpetual care: \$2,500.00 (\$2,000.00 space and \$500.00 p.c.).
- (b) Adult spaces used for stacking: \$4,500.00.
- (c) Columbarium 12 x 12 niche: \$2,400.00.
- (d) Columbarium 8 x 8 (double): \$1,800.00.
- (e) Columbarium 8 x 8 (single): \$1,200.00.
- (f) Cremation burial spaces: \$900.00 (\$810.00 space and \$90.00 p.c.).
- (g) Infant burial spaces: \$300.00.

Disinterment

- (a) Disinterment - re-interment (adult) (half of fee to disinter only): \$3,500.00.
- (b) Disinterment - re-interment (infant) (half of fee to disinter only): \$685.00.

Marker fees

- (a) Niche face plate engraving: \$550.00.
- (b) Veterans marker setting fee: \$25.00.

(c) Marker survey fee: \$150.00.

Lot transfers

Lot transfer fee: \$150.00.""

APPLICATION FOR
BOARDS and COMMISSIONS

Name: GARY CORTES

Address: [REDACTED]

City: San Angelo (unless otherwise noted) Zip: 76902

Phone (Home): [REDACTED] (Office): [REDACTED]

Resident of San Angelo since: 1960 SMD: 3

Are you a registered voter of San Angelo? Yes: ✓ No:

Occupation / Business Affiliation: RETIRED / REAL ESTATE

Occupation / Business Address:

Position:

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.

X Gary Cortes 5-1-16
Applicant's Signature Date

NOTE: This application is information of 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: City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903
Tell us about yourself. Feel free to attach additional sheets, if necessary.

Based on you board selection, do you meet the membership criteria*? Yes No If so, which criteria:
ZBA (see back page for board criteria)

Education and/or Professional Licenses: HIGH SCHOOL

Current Municipal and Civic Organization Memberships (Positions & Dates): PRESIDENT HOME BUILDERS ASSN 2003

Previous Municipal Experience (Positions, Dates, Where): NONE

What personal qualifications can you bring to this board? RETIRED FROM 40 YEARS OF RESIDENTIAL HOME CONSTRUCTION AND SUBDIVISION DEVELOPMENT

What is your personal vision for the City? CONTINUED SMART GROWTH WITH A FAIR REGULATORY ENVIRONMENT

Why do you want to serve on this board? TO OFFER SOME OF MY BUSINESS EXPERIENCE BACK TO THE COMMUNITY, THAT GAVE ME A CHANCE TO SUCCEED

Anything else you would like for us to know? NONE

*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

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: Jeana Owens
Address: [REDACTED]
ZIP code: 76904
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 1976
City Council Single-member 5
District in which you reside:
Registered San Angelo voter? (yes or no) Yes
Occupation/business affiliation: The Fox Shop
Occupation/business address: 104 E. 19th Street
Title/position: Owner
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

04/06/2023

4. Applying for:

(o) Planning Commission

5. Recommended by:

(Name): Sam Gomez/Larry Miller

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:

Was born in San Angelo. My grandparents and dad owned Fox Auto Service, opened in 1957. My husband and I regained ownership in 2021. Previously, we owned Complete Car Care and The Pearly Fox.

I went to college at ASU, then moved to Dallas, and traveled for about 10 years. I celebrated careers with Sara Lee in finance, and marketing for Dave & Busters, Consolidated Restaurant Operations and then a group of Senior Living communities in the San Angelo area. I previously held insurance and insurance adjusting licenses (property) in the state of Texas, where I worked as a traveling catastrophe adjuster, including environmental adjusting such as the BP Oil Spill.

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

I took a hiatus on volunteer work in 2017 to focus on raising my children. I still chaired events, and was elected as PTO/PTL President, VP, and Treasurer respectively for 2 separate schools.

Previous municipal experience (positions, dates, where):

None. Did work with Sara Lee back in 1998-1999 on tax abatements moving from Dallas to Haltom City.

What personal qualifications can you bring to the board?

I'm resourceful and not afraid to ask question, find answers and find creative solutions to challenges. I'm interested.

What is your personal vision for the City?

I would love to see the city I grew up in, grow in directions that creatively create additional revenue, while maintaining the small town nostalgia San Angelo has held pride in. I've been a proponent of San Angelo and its history. I'd like to see that protected. I have a passion for finding ways to clean up some of the older, run down areas including the area my husband and I just moved our shop to. The neighborhoods are overrun with run down buildings, homes and the neighborhoods have become riddled with crime because (in my

opinion) of the lack of traffic and new business development.

Why do you want to serve on this board?

I love this town. And I want to be more heavily involved with creating a place my kids can grow up, that still feels like home, and creates reasons for them to stay and raise their families. It / what brought me back when I was ready to start a family. The culture is unique.

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

No

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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