



City Council Agenda 7/16/2024

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 16, 2024 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 28, 2024, as National Buffalo Soldier Day

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 June 26, 2024, City Council special meeting minutes and the July 2, 2024, City Council regular meeting minutes (Heather Stastny)
- b. Consider authorizing a Tax Resale Deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 1918 Hudson (Sarah Tackett-Torres)
- c. Consider purchasing Lots 1, 2, 19, and 20, Block 63, Fort Concho Addition, from Stephen Tanner Schlittler, for stormwater purposes, purchase price and closing costs not to exceed \$21,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Tackett-Torres, Patrick Frerich)
- d. Consider approving Change Order #3 and Change Order #4 to WU-08-23 Howard Street Utility Project with Darnell Construction, Inc. for the total amount of \$166,645 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- e. Consider approving the 2024 Annual Action Plan for the use of CDBG and HOME grant funds as approved by the City Council on July 2, 2024, and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the allocation of \$644,802 of CDBG and \$249,133 of HOME grant funds, and \$8,000 in program income (Bob Salas)
- f. Consider authorizing the City to apply for a grant to the National Endowment for the Arts for design work totaling \$80,000 (50% City match) at Bart DeWitt Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- g. Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an Economic Development Incentive Agreement with Talk O' Texas Brands, Inc., in the amount of \$100,000, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand

business enterprises which create or retain primary jobs and recommending approval by City Council (Michael Dane)

- h. Consider approving a professional services contract with Pattillo, Brown & Hill, L.L.P., for FIN-01-24 Audit Services & Annual Comprehensive Financial Report Preparation and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)
- i. Consider a resolution amending the Schedule of Fees and Charges to amend fees for Planning Related Fees and Fire and Rescue Service Fees (Tina Dierschke)
- j. Consider a resolution amending reasonable rules for public comment to be effective October 1, 2024. (Heather Stastny)
- k. Second reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 22.096 acre tract located east of Riviera Ln. and Clubhouse Ln. (Aaron Vannoy)

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 between the City of San Angelo, the City of Abilene, and the City of Midland that initiates the first phase of the development of the Fort Stockton water supply that includes project alignment and routing, cooperative strategies, and municipal well permitting activities and authorizing the City Manager to negotiate and execute all related documents (Presentation made by City Manager Daniel Valenzuela)
- b. Receive a presentation from Specialized Public Finance, Inc. regarding the proposed plan of finance for the City of San Angelo, Texas Tax Notes, Series 2024, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Tina Dierschke and Specialized Public Finance, Inc. Managing Director Vince Viaille)
- c. Consider approving the Community Accessibility and Connectivity Project (CACP) through the North and South TIRZ project areas in the amount of \$3,403,000 (Planning and Development Services Director Aaron Vannoy and Operations Director Patrick Frerich)
- d. Consider approving TIRZ Board project recommendation of a project located at 1901 N. Chadbourne totaling \$7,750 for incentives under the North TIRZ incentive program (Presentation made by Planning & Development Services Director Aaron Vannoy)
- e. First reading and public hearing of an ordinance for Z24-01, a request to extend the Historic District to include the two buildings located at 218 and 301 N. Oakes Street (Presentation made by Planning & Development Services Director Aaron Vannoy)

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 Project Zeppelin

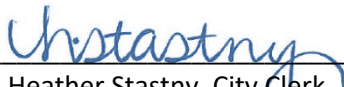
8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:
Animal Services Advisory Committee: Penny Roberts (SMD 3) to a first term
- 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 11th day of July 2024, at 9:02 a.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 adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.087 (Deliberations Regarding Economic Development Negotiations), and 551.089 (Deliberations Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

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 28, 1866, the United States Congress passed the Army Organization Act, allowing Black men, including many former slaves, to serve in all-Black military regiments following the Civil War. The original troops were the 9th and 10th Cavalry and the 38th, 39th, 40th, and 41st Infantry, later reorganized into the 24th and 25th Infantry in 1869. These regiments were established to help rebuild the country and patrol the Western frontier during the "Indian Wars," paving the way for westward expansion.

These soldiers served in various states and countries, including Arizona, California, Kansas, Louisiana, Montana, Nebraska, New York, Oklahoma, Texas, Utah, Vermont, Virginia, Cuba, Mexico, and the Philippines. They were recognized for their heroism, notably serving with Theodore Roosevelt and the Rough Riders in Cuba during the Spanish-American War. Their dedication earned at least 22 Congressional Medals of Honor.

In 1868, the first Black troops reported to Fort Concho in San Angelo, TX. The 38th and 41st Infantry and the 9th and 10th Cavalry were assigned various duties and participated in many campaigns with distinction until 1885. During the Indian Wars, these soldiers were named "Buffalo Soldiers" by Indigenous peoples of the Great Plains, impressed by their bravery and fierceness.

Buffalo Soldiers mapped the West, stretched telegraph lines, served as a police force, acted as park rangers, protected mail stations, and facilitated the development of the nation. In 1948, over 200,000 African American soldiers witnessed the signing of Executive Order 9981 by President Harry Truman, mandating equal treatment and opportunity for all service members.

In 1992, the 102nd Congress established Buffalo Soldiers Day, recognized annually on July 28th. A memorial in San Angelo, Texas, was dedicated on July 28, 2023, through the efforts of local businesses and community members. This memorial, the only one of its kind in Texas, honors the legacy and sacrifices of the Buffalo Soldiers.

Today, we celebrate the one-year anniversary of this memorial, recognizing the hard work and dedication of these soldiers and their impact on the community. The legacy of the Buffalo Soldiers will forever live on through this memorial.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim July 28, 2024 as

NATIONAL BUFFALO SOLDIER DAY

in San Angelo, Texas and call this observance to the attention of all our citizens.

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 16th day of July 2024.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Special City Council Meeting
Wednesday, June 26, 2024

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Harry Thomas, SMD 3
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 9:00 a.m. on Wednesday, June 26, 2024 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer and Pledges

An invocation was provided, and pledges led, by San Angelo Police Department Chaplain Gary Jenkins.

3. Public Comment

No public comment.

4. Special Agenda

- a. Adoption of a resolution canvassing returns and declaring the results of the Runoff Election held on June 15, 2024 (Presentation made by City Clerk Heather Stastny) (Pg. 210, 2024-045)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the item, as presented. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

- b. Administration of Oath of Office for Chief of Police and presentation of Certificate of Election (Presentation made by Mayor Brenda Gunter)

The Oath of Office for Police Chief Travis Griffith was administered by County Judge Lane Carter, with the Certificate of Election presentation made by Mayor Brenda Gunter.

- c. Introduction of Special Guest

Police Chief Travis Griffith introduced and thanked their special guest.

5. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays, with no public comment.

There being no further business, the meeting adjourned at 9:12 a.m.

Note: A reception was held immediately following adjournment in Suite A on the 2nd Floor.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

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 of 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.)

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, June 2, 2024

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Karen Hesse Smith, SMD 5
Council Member Larry Miller, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, July 2, 2024 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 Ralph Dawkins.

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

KSAB Manager Charlotte Anderson gave a report on the Household Hazardous Waste and highlighted upcoming events.

Citizen Suzanne Daniel (SMD 5) expressed frustration with trash pick-up for ADA customers.

Neighborhood and Family Services Assistant Director Morgan Chegwidgen gave an update on an Animal Services case at 2000 S. Byant Blvd involving loose dogs.

5. Consent Agenda

- a. Approval of the June 18, 2024, City Council regular meeting minutes and the June 18, 2024, City Council Budget Workshop minutes (Heather Stastny)
- b. Approval of a five-year lease extension between the State of Texas and City of San Angelo for office and support space at the Chase State Office Building, 622 South Oakes (Bob Bluthardt)
- c. Approval of Sourcewell Contract #110421-VRM with Vermeer Texas-Louisiana in the amount of \$57,785.02 for the purchase of one hydroexcavator and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)
- d. Award of RFB OP-03-24 Traffic Signal Replacement Project at 14th St. and Chadbourne St. to Willis Electric Inc. in the amount of \$499,215 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- e. Award of Buyboard Contract #703-20 for traffic signal detection cameras to Gridsmart Technologies Inc. in the amount of \$87,601 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Approval of Task Order #4 with Freese and Nichols, Inc. under RFQ PW-01-23 for professional services for the design of Avenue N roadway and utility improvements totaling \$1,436,831

and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

- g. Approval of an IDIQ Task Order to extend Resident Project Representative Services with Enprotec/Hibbs & Todd, Inc. for an amount not to exceed \$80,500 in relation to the Hickory Groundwater Supply Development Project and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- h. Approval to apply for and accept grant funds for Body Worn Cameras from the Bureau of Justice Assistance and authorizing the City Manager to negotiate and execute all related documents (Tim Pucci)
- i. Adoption of a resolution approving non-monetary in-kind support for the All-Veterans Council of Tom Green County Veterans Day parade to be held in November, 2024-2027 (Carl White) (Pg. 221, 2024-046)
- j. Adoption of an ordinance amending Section A8.017 "Charge for Collection of Garbage and Trash" (Patrick Frerich) (Pg. 222, 2024-047)
- k. Adoption of ordinances for the following cases:
 - 1. CP24-01, a request to amend the Comprehensive Plan, changing from "Commercial" to "Neighborhood Center" being 0.613 acres located at 816 Culwell St.; and (Pg. 227, 2024-048)
 - 2. Z24-03, a request to rezone from the Heavy Commercial zoning district to Neighborhood Commercial zoning district being 0.613 acres located at 816 Culwell St.; west of the Texas Pacifico RR and Culwell St. (Aaron Vannoy) (Pg. 230, 2024-049)
- l. Adoption of ordinances for the following cases:
 - 1. CP24-03, a request to amend the Comprehensive Plan from "Commercial" to "Neighborhood," being 0.386 acres located at 7 and 9 E. 27th St.; and (Pg. 233, 2024-050)
 - 2. Z24-04, a request to rezone from General Commercial/Heavy Commercial zoning district to Single-Family Residential zoning district, being 0.198 acres located at 7 E. 27th St. (Aaron Vannoy) (Pg. 236, 2024-051)
- m. Adoption of an ordinance approving Z24-10, a request to rezone from the Low Rise Multi-Family, General Commercial/Heavy Commercial, and General Commercial zoning districts to the Central Business District zoning district, on approximately 70.02 acres generally located and bounded by the 400 block of N. Emerick St., south to the 100 block of S. Emerick St., then east to the 200 and 300 blocks of E. Twohig Ave., then north up S. Main St. beginning at the teen block through the 300 block of N Main St., from the 300 block of E. Pulliam St., west through the 100 to 300 block of E. 3rd St., as well as the 200 block of N. Magdalen beginning at College Ave and the 200 block of N. Oakes St., south to Woodrow St. to E. 3rd St., including individual properties located at 102 N. Oakes St., 105 and 107 N. Magdalen St., and 118 S. Magdalen St. (Aaron Vannoy) (Pg. 238, 2024-052)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Hiebert, to approve the Consent Agenda, with the exception of Item 5f. The motion carried unanimously (5) ayes to (0) nays, with no public comment.

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve Item 5f. as presented by Operations Director Patrick Frerich. The motion carried unanimously (5) ayes to (0) nays, with no public comment.

6. Regular Agenda

- a. Approval of a proposal to allocate 2024 CDBG and HOME grant funds for programs and projects and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the approximate allocation of \$646,802 of CDBG and \$255,133 HOME grant funds (Presentation made by Neighborhood & Family Services Director Bob Salas)

Citizen Jamal Schumpert (SMD 4) spoke in support of the proposal.

Motion: Council Member Hiebert made a motion, seconded by Council Member Smith, to approve the item as presented. The motion carried unanimously (5) ayes to (0) nays.

- b. Approval of Task Order #5 with Freese & Nichols, Inc. under RFQ PW-01-23 for professional services for the design of two Lake Nasworthy boat ramps and three kayak launch areas totaling \$249,851 and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Operations Director Patrick Frerich)

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

- c. Approval of TIRZ Board recommendation of 5 projects totaling \$274,507 for incentives under the North TIRZ incentive program (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- d. Approval of TIRZ Board recommendations of 9 projects totaling \$376,112 for incentives under the South TIRZ incentive program (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen Stephen Stango (SMD 1) thanked Council for their support.

Motion: Council Member Hiebert made a motion, seconded by Council Member Miller, to approve the item as presented. The motion carried unanimously (5) ayes to (0) nays.

- e. First reading and public hearing of an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 22.096-acre tract out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas, located east of Riviera Ln. and Clubhouse Ln., beginning at the southwest corner of this tract and southeast corner of Lot 3, Block 112, Bentwood Country Club Estates Section 44 (Presentation made by Planning & Development Services Assistant Director Aaron Vannoy)

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

7. Closed Session

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

- a. Section 551.087 – Business prospect negotiations regarding Project Zeppelin

8. Follow Up and Administrative Issues

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

No action taken on this item.

- b. 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 Gonzales, to adjourn the meeting. The motion carried unanimously (5) ayes to (0) nays, with no public comment.

There being no further business, the meeting adjourned at 11:01 a.m.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

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 of 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: Sarah Tackett-Torres, Real Estate Manager, Real Estate

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider authorizing a Tax Resale Deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment for the sale of 1918 Hudson (Sarah Tackett-Torres)

Staff Recommendation:

Approve

Summary/History:

The subject property was auctioned off at Sheriff's Sale on April 9, 2024. No offers were received, causing the subject property to be struck-off to the City, as Trustee for the taxing entities. The property was posted for sale by the Real Estate Division. We received 6 sealed offers, the highest being \$14,100.00 by Miguel Duran.

Funding Source(s):

Financial Impact:

Upon approval: (1) The City will retain a \$500 administration fee; (2) the balance will be distributed according to the judgment on the Sheriff's Return and additional maintenance charges incurred by the City since April 9, 2024; and (3) Property will be reinstated back onto the tax roll. Savings to the City include a minimum of \$90 per year maintenance charge.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|---|--|
| 1. Property Analysis 1918 Hudson | Property Analysis 1918 Hudson.pdf |
| 2. 1918 Hudson_ Less than Adjudged ValueTax Resale DEED | 1918 Hudson_ Less than Adjudged ValueTax Resale DEED.pdf |

Presentation:

Sarah Tackett-Torres

Approvals/Reviews:

Sarah Tackett-Torres
Sarah Tackett-Torres
Theresa James
Heather Stastny

Created/Initiated
Approved
Approved
Final Approval

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Acres 0.247; Block 1, Home Acres Subdivision, W150' of lot 1

Improved/Unimproved Unimproved

Tax Suit Number: C200003TAX

Location: 1918 Hudsn

City of San Angelo, et al. Antonio C. Garcia - Deceased
vs.

Tax ID Number: 15-28100-0001-003-00

Judgment Date: March 19, 2024

Date of Sheriff's Sale: April 2, 2024

Sheriff's Deed Recorded: May 1, 2024

		Years Held in Trust	2 months
Adjudge Value:	\$30,768.70	Urban Redevelopment Program?	No
Amount of Offer:	\$14,100.00		
Purchaser:	Miguel Duran		

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	100.00%		\$500.00
Maintenance Fee	\$45.00		\$45.00	100.00%		\$45.00
District Clerk	\$453.00		\$453.00	100.00%		\$453.00
Sheriff's Fee	\$100.00		\$100.00	100.00%		\$100.00
Attorney Fee	\$1,515.00		\$1,515.00	100.00%		\$1,515.00
Municipal Liens		\$23,891.72		37.25%		\$4,279.39
Taxes		\$7,207.61		62.75%		\$7,207.61
Total	\$2,613.00	\$31,099.33	\$2,613.00		\$0.00	\$14,100.00
Actual Total Amt Due		\$33,712.33				

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

Tax-Resale Deed

(Property Sold for Less than Adjudged Value)

Date: _____

Grantor: The City of San Angelo, a Texas home-rule municipal corporation, for itself and as Trustee for itself, Tom Green County, and San Angelo Independent School District
72 West College Avenue
San Angelo, Tom Green County, Texas 76903

Grantee: Miguel Duran
1110 Ashford
San Angelo, Texas 76904

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

Property ID R00017993: The West 150 feet of lot 1, Block 1, .247 Acres, Home Acres Addition, Tom Green County, Texas, described in Volume 405, Page 387, Official Deed Records of Tom Green County, Texas; SAVE & EXCEPT however, that certain 7.50 feet of the south 100.00 feet of said Lot 1, as described in Volume 290, Page 409, Deed Records of Tom Green County, Texas.

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on July 10, 2023, in Suit No. C200003TAX, by the 340th District Court of Tom Green County, Texas.

Sheriff's Deed: Grantor acquired full legal title to the Property — both for its own benefit and as Trustee for all other taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment — by Sheriff's Deed dated May 1, 2024, and recorded in Instrument No. 202405257, Official Public Records, Tom Green County, Texas.

For the Consideration, Grantor — acting by and through its Mayor, who has been duly authorized to execute this instrument on Grantor's behalf by resolution and order of Grantor's City Council recorded in the City Council's official minutes — hereby quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor, nor any other taxing unit interested in the Judgment, nor any other person or entity claiming under them, will have, claim, or demand any right or title to the Property or any part of it. Grantor gives this Tax-Resale Deed without any express or implied warranty whatsoever; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are hereby specifically excluded.

Grantee's rights under this deed are subject to the provisions of Chapter 34 of the Texas Tax Code, including, without limitation, any right of redemption remaining in the former owner of the Property; the terms of any recorded restrictive covenants running with the land that were recorded before January 1 of the year in which the tax lien on the property arose; any recorded lien that arose under such restrictive covenants

that was not extinguished in the judgment foreclosing the tax lien; and each valid easement of record as of the date of the sale that was recorded before January 1 of the year the tax lien arose.

Grantor is selling the Property to Grantee for an amount that is less than the lesser of (1) the market value specified in the Judgment, or (2) the total amount of the Judgment. Each taxing unit that is entitled to receive proceeds from the sale of the Property has consented to this sale and has authorized this sale by formal resolution. The parties acknowledge that the sale of the Property to Grantee does not constitute a violation of Section 52, Article III, Texas Constitution.

Grantee assumes full payment of any *ad valorem* taxes for the Property for the current year and all future years.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

The City of San Angelo, a Texas home-rule municipal corporation, for itself and as Trustee for any taxing authorities named in the Judgment

ATTEST:

By: _____

Brenda Gunter Mayor and
duly-authorized agent

Heather Stastny, City Clerk

STATE OF TEXAS

§

§

COUNTY OF TOM GREEN

§

This instrument was acknowledged before me on _____, 2024, by **BRENDA GUNTER**, Mayor and duly-authorized agent of the City of San Angelo, a Texas home-rule municipal corporation, on behalf of such corporation and as Trustee for any taxing authorities named in the Judgment identified in the above instrument.

Notary Public, State of Texas

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett-Torres, Real Estate Manager, Real Estate

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider purchasing Lots 1, 2, 19, and 20, Block 63, Fort Concho Addition, from Stephen Tanner Schlittler, for stormwater purposes, purchase price and closing costs not to exceed \$21,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Tackett-Torres, Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

Stormwater is seeking authorization to purchase 3 lots to assist with drainage in that area. The combined value of these 3 lots on the Tom Green County Appraisal tax roll is \$88,300.00.

Funding Source(s):

Financial Impact:

Stormwater has the needed funds in the current budget.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Appraisal Report - Lots | Appraisal Report - Lots.pdf |
| 2. | Map of 3 lots | Map of 3 lots.pdf |

Presentation:

Patrick Frerich, Sarah Tackett-Torres

Approvals/Reviews:

Sarah Tackett-Torres	Created/Initiated
Sarah Tackett-Torres	Approved
Patrick Frerich	Approved
Tina Dierschke	Approved

Theresa James
Heather Stastny

Approved
Final Approval

AN APPRAISAL REPORT

AS OF

MAY 7, 2024

ON

**LOTS 1 & 2; LOT 20; AND LOT 19
BLOCK 63, FORT CONCHO ADDITION
SAN ANGELO, TEXAS**

PREPARED FOR

**CITY OF SAN ANGELO
ATTN: SARAH TACKETT-TORRES, REAL ESTATE MANAGER
72 W. COLLEGE AVE
SAN ANGELO, TEXAS 76903**

PREPARED BY

**KEVIN J. HALFMANN, MAI, ARA
CRYSTAL N. BANCROFT, APPRAISER TRAINEE
133 W. CONCHO, SUITE 110
SAN ANGELO, TEXAS 76903**

HALFMANN APPRAISALS

Kevin J. Halfmann, MAI, ARA
TX-1320469-G

133 W. CONCHO, SUITE 110
SAN ANGELO, TEXAS 76903
(325) 655-1278

Please refer to
our file No.
R24-0090

May 28, 2024

City of San Angelo
Attn: Sarah Tackett-Torres, Real Estate Manager
72 W. College Ave.
San Angelo, TX. 76903

Re: Appraisal of the 3 vacant lots being Lots 1 & 2; Lot 20; and Lot 19, in Block 63,
Fort Concho Addition, City of San Angelo, Tom Green County, Texas.

Dear Mrs. Tackett-Torres:

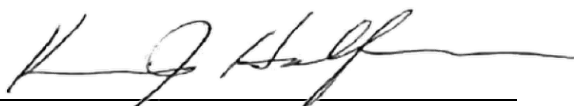
In accordance with your request, we have inspected and appraised the above referenced properties. The purpose and intended use of this appraisal was to determine the market values of each property for use in determining an offering price, with the intended users being the client. This report conforms with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

By reason of our investigation and by virtue of our experience, we have formed the opinion that the market values of the subject properties, as of May 7, 2024, were:

Tract 1	-	Lots 1 & 2 (South Lots)	-	\$22,464
Tract 2	-	Lot 20 (Center Lot)	-	\$28,413
Tract 3	-	Lot 19 (North Lot)	-	\$35,690

The following pages contain the data and analyses which, in part, form the basis of our conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. We appreciate the opportunity of performing this work for you.

Respectfully submitted,



Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G



Crystal N. Bancroft, Appraiser Trainee
State Authorization #TX-1340109

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ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following contingent and limiting conditions. All information contained herein regarding the subject improvements was obtained from a physical inspection of the subject properties. We assume no responsibility for matters legal in nature, nor do we render any opinion as to the titles, which are assumed to be marketable. The exhibits in this report are included to assist the reader in visualizing the properties, but no survey of the properties have been made. We assume that there are no hidden or unapparent conditions of the properties, subsoil or structures which would render them more or less valuable. Information, estimates and opinions furnished to us and contained in this report were considered to be reliable and believed to be true and correct. One (or more) of the signatories of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and/or candidate to control the use and distribution of each appraisal report signed by such member or candidate. Except as herein provided, the party for whom this appraisal report was prepared may distribute copies of the appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report will not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of the appraisal report should be disseminated to the general public by use of advertising media, public relations media, news media, sales media or any other media for public communication without the prior written consent of the signatories of this appraisal report.

APPRAISAL PROCESS

The appraisal process or valuation process is defined by The Dictionary of Real Estate Appraisal, copyrights 1984, page 111, by the American Institute of Real Estate Appraisers as, *"A systematic procedure employed to provide the answer to a client's question about the nature, quality or utility of an interest in or aspect of identified real estate."* The first step in the appraisal process is defining the problem, which includes the identification of the real estate, the effective date of the appraisal, the property rights being appraised and the type value sought. The appraiser then collects and analyzes the factors that affect the market value which may include area data, site and improvement data, highest and best use analysis and the application of the three approaches for estimating the property value: The Sales Comparison Approach, the Income Approach, and the Cost Approach. For the purpose of this appraisal, the Sales Comparison Approach will be utilized in valuing the subject properties. The Income Approach will not be utilized as the market could not support rental and/or capitalization rates which were indicative of the subjects' highest and best use. The Cost Approach will not be utilized as the subject properties are unimproved. The final step in the appraisal process is the reconciliation or correlation of values arrived at in the preceding approaches.

EFFECTIVE DATE

The effective date of the values contained herein is May 7, 2024, which is also the date of inspections.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal was to estimate the market values of the surface estate of the subject properties, as if free and clear of any existing leases or liens, for market evaluation. The Purpose of the Appraisal is defined by The Dictionary of Real Estate Appraisal, copyright 1984, page 244, as, *"The stated scope of an appraisal assignment, i.e., to estimate a defined value of any real property interest, or to conduct an evaluation study pertaining to real property decisions."*

PROPERTY RIGHTS APPRAISED

The property rights being appraised are the surface estate of the subject properties.

MARKET VALUE DEFINITION

Market value is defined by FIRREA as follows: *"Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:*

- * Buyer and seller are typically motivated;*
- * Both parties are well-informed or well-advised and each acting in what they consider their own best interests;*
- * A reasonable time is allowed for exposure in the open market;*
- * Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- * The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

SCOPE OF THE APPRAISAL

In order to carry out this assignment, personal inspections of the subject tracts were made and a market study of the real estate activity in the area was conducted. This investigation included the collection and analysis of sales, offerings and other developments which have occurred in the area in the recent past or those transactions in similar areas that would offer similar investment opportunities. The sources of our data included the Official Public Records and Tax Appraisal Districts of Tom Green County, our own data bank, other real estate brokers and knowledgeable individuals active in the area.

AREA DESCRIPTION

The subject properties are located in the City of San Angelo. Four forces continually exert influence on real estate values. These forces are environmental conditions, economic conditions, social ideals and standards and governmental controls and regulations. The purpose of the area analysis is to define the area within the actions of such forces affect the overall values of real estate similar to the subject property. These forces are analyzed to determine their past trends and probably future trends. The analysis must be specific as to the type of property being appraised. The area from which the influence of the above forces flow in relation to property similar to the subject property is considered to be the City of San Angelo, Texas.

ENVIRONMENTAL CONDITIONS

The City of San Angelo serves as the county seat of Tom Green County, Texas. The county contains approximately 969,600 acres or 1,515 square miles and is located in the Edwards Plateau Region of Texas. Surrounding counties include Sterling, Coke, Runnels, Concho, Menard, Schleicher, Irion and Reagan. The city lies approximately 217 miles northwest of San Antonio, 110 miles southeast of Midland/Odessa, 91 miles south of Abilene, and 229 miles southwest of Dallas/Ft. Worth.

San Angelo has a steppe climate with mild winters and an average annual rainfall of approximately 17.53 inches. This semi-arid climate has an average annual temperature of 66.2 degrees with the average temperatures during winter and summer months being 46.6 and 88.6 degrees, respectively. There is an annual growing season of approximately 232 days between killing frosts. The average humidity is 56%. Most area precipitation occurs in the form of convective showers and thunderstorms.

Tom Green County's topography ranges from plains to rolling hills, broken in places by forks of the Concho River. Altitudes in the county range from 1,717 to 2,480 feet above sea level with the City of San Angelo lying 1,903 feet above sea level. The Concho River traverses the county from the north to the south, feeding Lake Nasworthy, O. C. Fisher Lake and Twin Buttes Reservoir.

ECONOMIC CONDITIONS

The San Angelo economy is highly dependent upon agriculture, manufacturing and trade. Production of beef cattle, dairy cattle, sheep and goats in Tom Green County amounts to an estimated \$70 million annual average income. The county is a leading producer of wool, mohair, cotton, wheat, oats and sorghums. Approximately 19,604 acres of its 200,000 acres of farmland are irrigated. The county also serves as a major trade and medical center for surrounding counties (Coke, Concho, Crockett, Irion, Kimble, McCulloch, Mason, Menard, Reagan, Runnels, Schleicher, Sterling and Sutton). There are over 100 manufacturing and other firms making up the industrial base of San Angelo. Other major influences to the local economy include Goodfellow Technical Training Center, Goodfellow Air Force Base, Angelo State University, Frontier

Communications, Blue Cross Blue Shield, Shannon Medical Center, Ethicon, warehousing and distribution facilities and financial institutions.

According to the U. S. Census Bureau, Tom Green County had a 2020 population of 120,003 persons, with San Angelo having a population of 99,893 persons. The 2010 population for Tom Green County was 110,224 showing an increase of 8.50%, and for San Angelo the 2010 population estimate was 93,200 showing an increase of 6.9%. These population increases can be attributed to the increase in oil field productivity in the surrounding counties. The 2017-2021 average per capita income was an estimated \$30,552 (San Angelo) and \$31,064 (Tom Green County), with a median household income of \$59,148 (San Angelo), and \$62,052 (Tom Green County). Effective 2021, Tom Green County has a 13.20% persons below poverty level, and San Angelo 12.2% person below poverty level.

Public education in San Angelo is provided by the San Angelo Independent School District, which provides elementary, junior high, and high school to area students. At the secondary level, the primary colleges in the area are Angelo State University and Howard College, both in San Angelo. There are nine private schools serving San Angelo, as well as four charter schools.

San Angelo serves as the primary medical center for the surrounding area with two hospitals (Shannon Medical Center and Shannon South Hospital), several walk-in clinics, private doctor's offices, private emergency rooms, and three non-profit medical clinics.

SOCIAL IDEALS AND STANDARDS

The city of San Angelo is adequately served by cultural, entertainment, and recreational activities. The city has a three swimming pools, five golf courses, tennis courts, several churches, a newspaper, a public library with 3 branches, cable television, and fiber optic services. Additional recreational opportunities are provided by the hunting of native wildlife, the area's scenic appeal, the Concho Rivers, Lake Nasworthy, and OC Fisher State Park. Numerous other cultural, entertainment, and recreational activities are located in San Angelo.

San Angelo is accessible by highway, rail, bus, and air. The major highways serving the city include US Highway 67, US Highway 277, US Highway 87, Loop 306, and State Highway 208. There are also numerous farm to market and county maintained roadways providing additional access throughout the area. The city is served by U.P.S., Shipping Point, FedEx, Lone Star Overnight, and Airborne Express mail and package carriers. Direct service is available to most major cities and principle marketing centers.

GOVERNMENTAL CONTROLS AND REGULATIONS

San Angelo utilizes the manager-mayor-council form of government. City services include water, gas, and sewer service, and police and fire protection. The city also has an industrial team, industrial development foundation, planning commission, chamber of commerce, industrial development corporation, and is a member of the Council of Governments.

Electric and telephone are provided by private investor-owned companies. The service provided is excellent and the utility companies continually prepare for future growth. Rates for these services are regulated by the Texas Public Utilities Commission and are uniform throughout the city. Water for the City of San Angelo is provided by underground wells. Water is always a major concern in West Texas, however, conservation measures have been implemented over the last several decades and it is felt that the water needs should be met well into the 21st century.

SUMMARY

In summary, combinations of the climatic conditions, low cost of living, available labor force, recreational amenities, health care facilities and an almost unlimited supply of land make San Angelo an attractive city. The diversified economic base of the city allows for its stable upward growth which is anticipated to continue.

NEIGHBORHOOD DESCRIPTION

A neighborhood is defined in The Dictionary of Real Estate Appraisal, copyright 1984, page 210, by the American Institute of Real Estate Appraisers as, "*A group of complementary land uses.*" This means that a neighborhood could be a portion of a larger community or an entire community in which there is a homogeneous grouping of inhabitants, buildings or business enterprises. Inhabitants of a neighborhood usually have a more than a casual community of interests. Neighborhood boundaries may consist of well-defined natural or man-made boundaries or they may be more or less well-defined by a distinct change in land use or in the character of the inhabitants.

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, cultural or civic activities, or a mixture of these. Analysis of the neighborhood in which a particular property is located is important due to the fact that the various economic, social, political and physical forces which affect the neighborhood also directly influence the individual properties within it. An analysis of these factors as they affect the value of the subject property is presented in the following discussion.

The subject neighborhood is commonly called Fort Concho. It is bordered on North Concho River on the north and east sides, Avenue L and Avenue N on the south side, and US Highway 277 along the west side. US Highway 277 is a major arterial, Avenue N is a minor arterial, and Avenue L is a major arterial for this neighborhood. The subject is located in the northern part of this neighborhood area. This area includes Historic

Fort Concho (National Historic Landmark), the Farmer's Market, the Railway Museum of San Angelo, and Fort Concho Elementary School. Fort Concho was established in November 1867 at the junction of the North and South Concho Rivers, on the routes of the Butterfield Overland Mail Route and Goodnight–Loving Trail as United States Army installation. It was an active military base for the next 22 years, and closed in 1889. In 1927 efforts to establish and restore Fort Concho were started, and it was registered as a National Historic Landmark District in 1961. This is one of the older neighborhoods in San Angelo. Construction in this area began in the early 1900s, with construction continuing through the 1980s. This area saw another increase in construction in the mid to late 2000s. The residences are primarily single family, and owner occupied. This neighborhood is expected to remain stable for supply and demand, with stable to slightly inclining prices.

HIGHEST AND BEST USE

Highest and best use is defined by The Dictionary of Real Estate Appraisal, copyright 1984, page 152, by the American Institute of Real Estate Appraisers as:

1. *The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal.*
2. *The reasonably, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.*
3. *The most profitable use.*

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats and the like.

The definition of highest and best use indicated that there are two types of highest and best use. The first type is highest and best use of the property as though unimproved. The second is highest and best use of the property as improved. Each situation requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the property's highest and best use. For the highest and best use of both land as though unimproved and the property as improved, a use must meet four criteria. The criteria are that the highest and best use must be (1) physically possible, (2) legally permissible, (3) financially feasible and (4) maximally productive. The highest and best use analysis is initiated by assuming that the property is unimproved and available for development. This assumption allows the appraiser to determine the highest use to which the property may be put considering the four criteria for maximum use.

The purpose of the highest and best use analysis of a property as unimproved is to identify the use that creates the highest probable land value. This analysis precedes

the valuation analysis of the property which is processed by analyzing sales of properties with comparable potential or legal use.

After making a detailed analysis of the subject properties and the subjects' areas, and taking into consideration the present uses of each subject property, it is our opinion that the highest and best use for Tract 1 and Tract 3 would be their development into single family residential sites. Due to the access issues mentioned in following property description, Tract 2's highest and best use would be for green space (neighborhood park, possible storm water retention pond), or continued use as a buffer for the residential neighborhood from the railroad.

REASONABLE EXPOSURE TIME

Reasonable exposure time is always presumed to precede the effective date of the appraisal. Exposure time is defined by the USPAP 2003 Edition, Statement on Appraisal Standards No. 6 (SMT-6) as follows: *"The estimated length of time, the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market."*

Exposure time is different for various types of property and under various market conditions. It should be noted that the overall concept of reasonable exposure time encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort. This opinion of exposure time is not intended to be a prediction of a date of sale but is an integral part of the analyses conducted during the appraisal process. Based upon our knowledge of the on going real estate market in the subject area for comparable type property, it is our opinion that the reasonable exposure time for the subject properties would be 1-12 months.

HISTORY OF SUBJECT PROPERTIES

The owner of record for the subject properties is Tanner Schlittler. As of the effective date of this appraisal and to the best of the appraiser's knowledge, the subject properties have not sold on the open market within the preceding three years.

LEGAL DESCRIPTIONS

The subject properties are legally described as all being in the City of San Angelo, Tom Green County, and further described as:

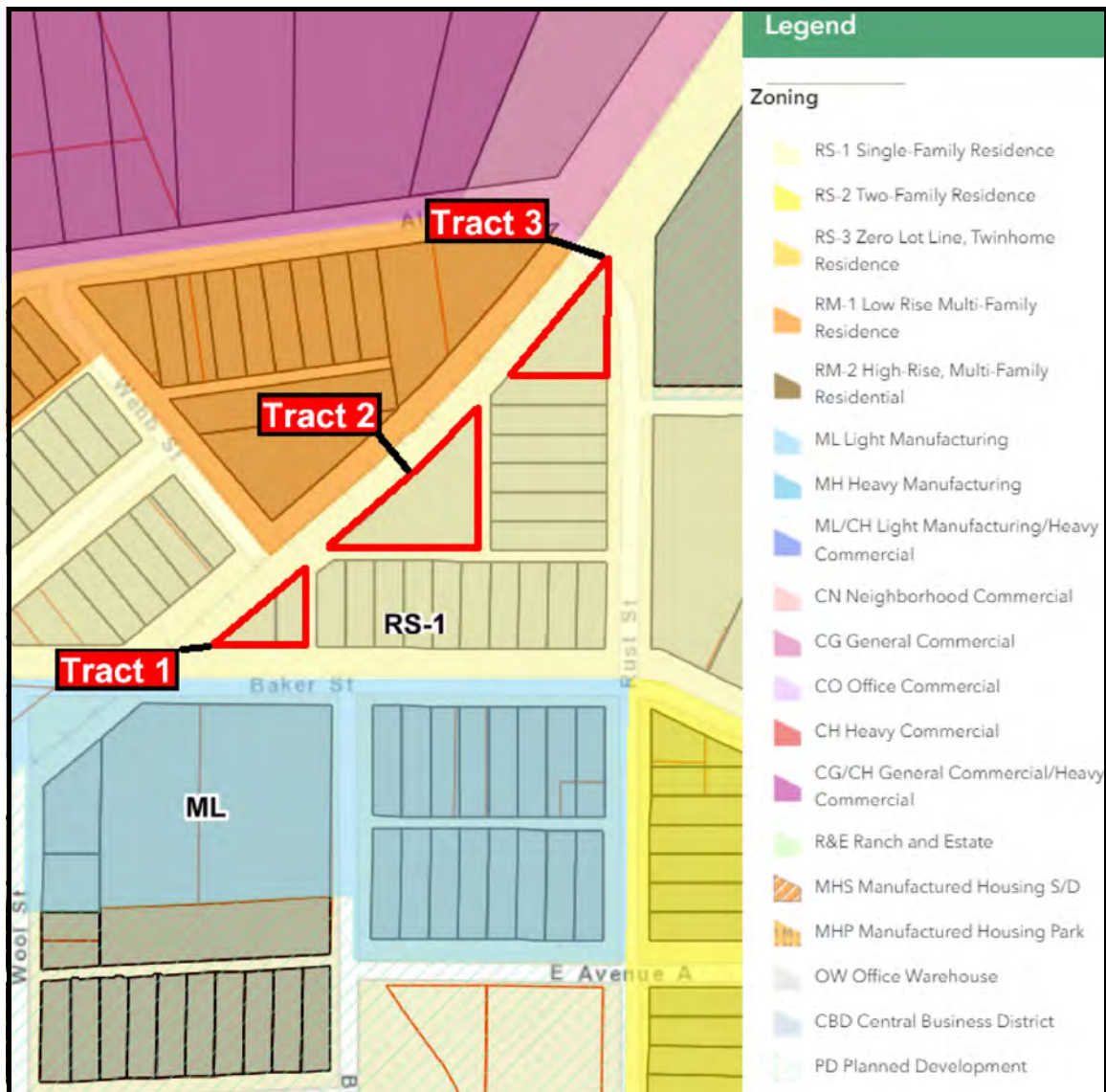
Tract 1 - 0.249 acres being Lots 1 & 2, Block 63, Fort Concho Addition.

Tract 2 - 0.699 acres being Lot 20, Block 63, Fort Concho Addition.

Tract 3 - 0.398 acres being Lot 19, Block 63, Fort Concho Addition.

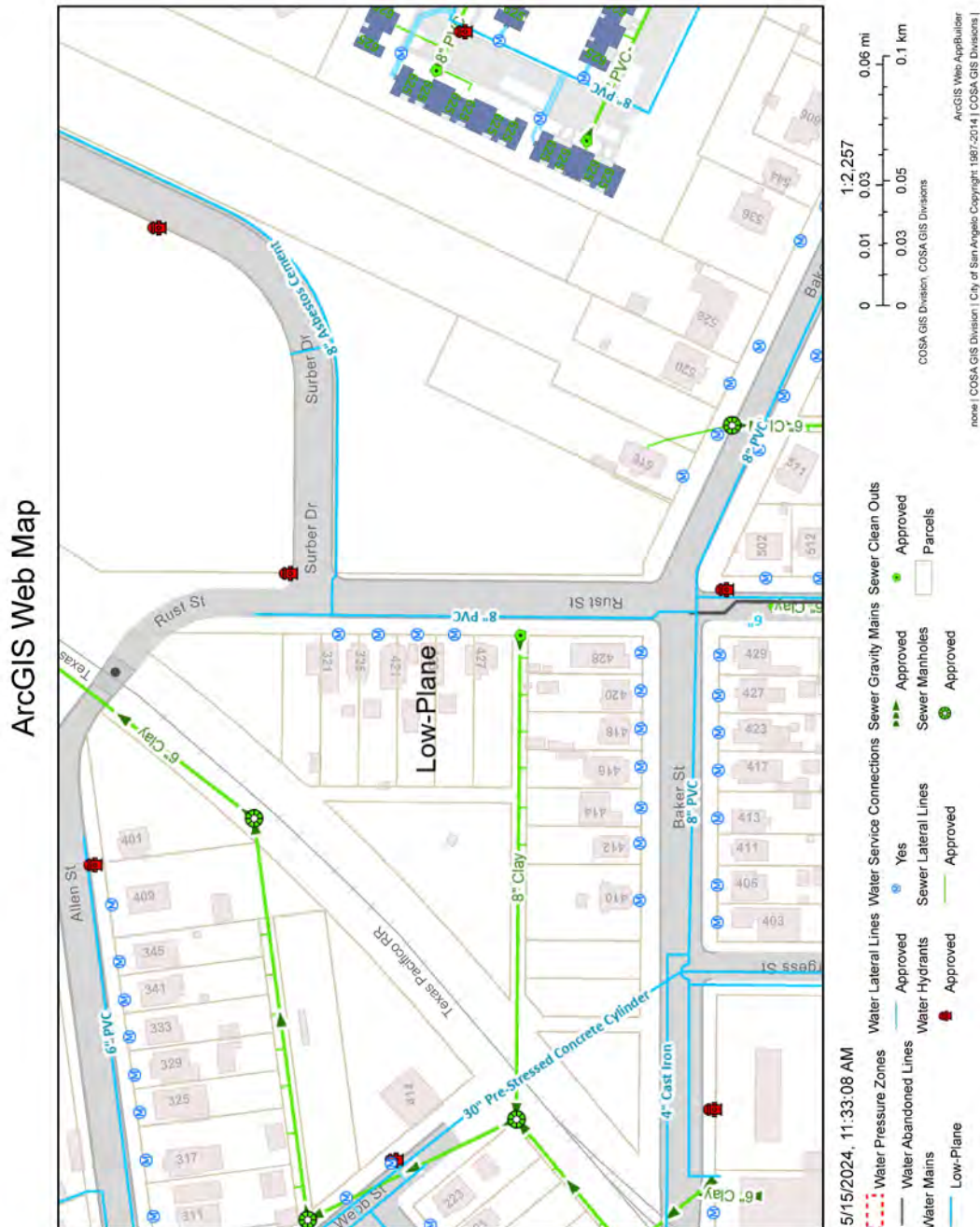
ZONING

These tracts are zoned "RS-1" for Planned Development. Per the City of San Angelo Code of Ordinances, Chapter 12, Exhibit A, Article 3, Sec. 303 - Residential District Intent Statements: *"B. RS-1 (Single-Family Residential) District. The Single-Family Residential District is intended to provide opportunities for development of detached single-family residences at medium densities."* In this zoning, setbacks include: 25' minimum front yard, 5' minimum side yards, and the rear has a 20' setback from the lot line at the railroad right-of-way.



UTILITIES

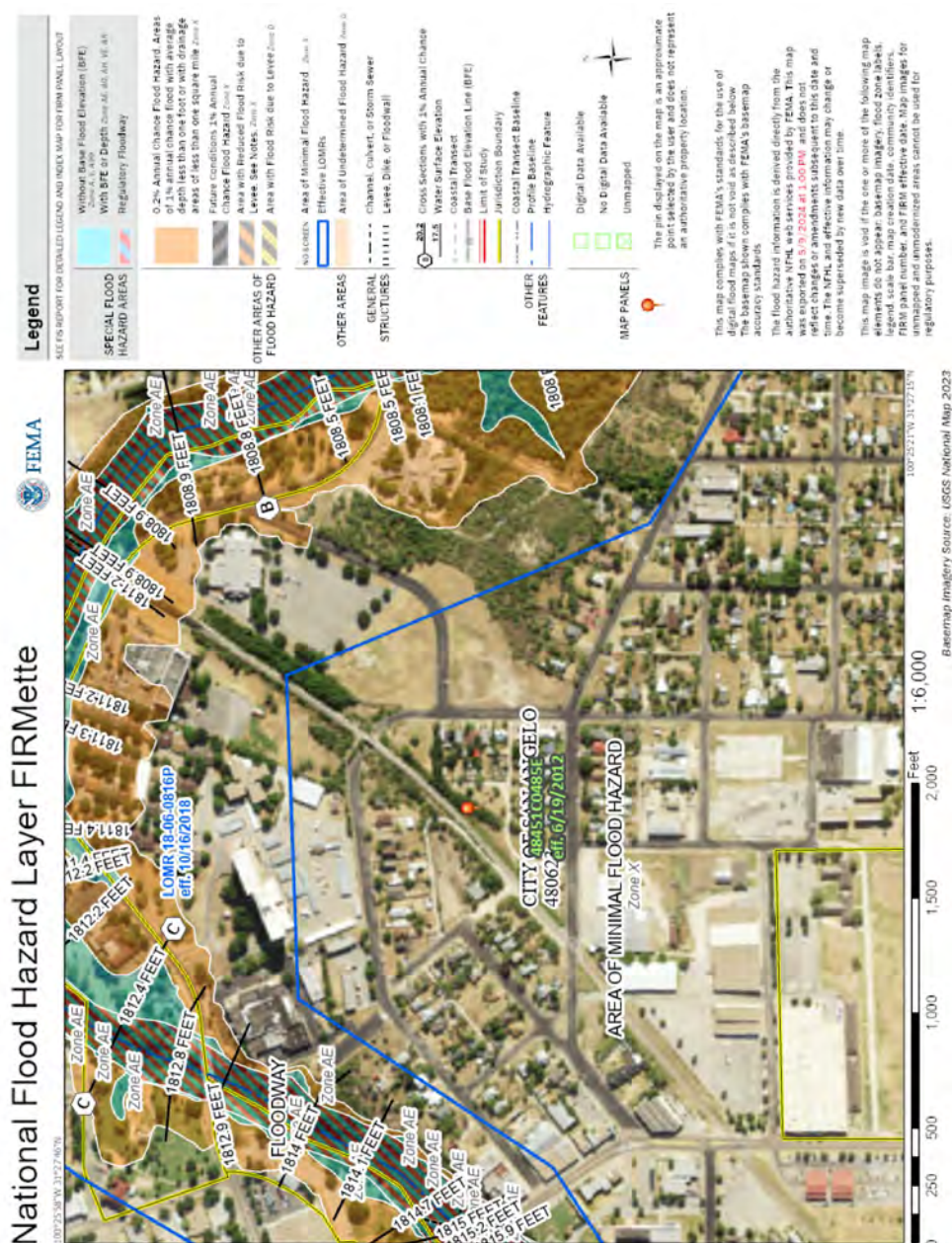
Utilities available would include all services provided by the City of San Angelo, including water and sewer, as well as electricity. Easements for these utilities would have no detrimental effect on the development or marketability of the subject tracts. The recorded survey plat for this addition was dated April 14, 1906, therefore no easements were provided on this plat. A property survey by a qualified professional is suggested to ensure there are no encroachments or additional setbacks.



FEMA INFORMATION

The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portions of the subject sites are located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

Based upon the FEMA issued Flood Maps, Panel No. 48451C0340E, the properties do not lie within a special flood hazard area. No specific soil or subsoil analysis has been made of the subject sites by the appraiser. Based upon an inspection of the properties and other buildings in the area, no adverse soil conditions atypical for the area appear prevalent.



TRACT 1 - LOTS 1 & 2 (SOUTH LOT) - PROPERTY DESCRIPTION

This subject property is a triangularly shaped tract containing 0.249 acres, or 10,829 sq. ft.. Per the Tom Green County Central Appraisal District, it has approximately 161' of frontage along the north side of Baker Street, and approximately 135' along an alleyway. Baker Street is a city maintained, 2-lane, and asphalt paved roadway. The alleyway is primarily caliche surfaced. In addition to this frontage, the subject has approximately 210' of frontage along the south side of the South Orient Rail Line.

The subject property is currently unimproved land, and is bordered primarily by improved residential sites. The topography of this tract is generally level.

Tax Assessment

As of the effective date of this appraisal, the Tom Green County Central Appraisal District had the subject property on the tax rolls as containing a total of 0.249 acres with a market value of \$47,820, no improvement value, and a taxable value of \$47,820. As of the effective date of the appraisal, the 2023 real estate taxes for the subject property were \$975.34. In addition, \$300.01 are delinquent from year 2022. The additional fees are \$284.48, with a total amount due of \$1,535.83.

TRACT 2 - LOT 20 (CENTER LOT) - PROPERTY DESCRIPTION

This subject tract is a triangularly shaped tract containing 0.699 acres, or 30,462 sq. ft.. Per the Tom Green County Central Appraisal District, it has approximately 230' along the north side of an alleyway, and approximately 245' along the west side of an alleyway. These alleyways are primarily caliche surfaced. In addition to this frontage, the subject has approximately 180.11' of frontage along the south side of the South Orient Rail Line.

This property is currently unimproved land, and is bordered primarily by improved residential sites. The topography of this tract is generally level. In discussions with the City of San Angelo's Planning Department, it was concluded that this tract does not have the necessary street access needed for residential development. The highest and best use of Tract 2 would be as green space, for possible infrastructure (ie retention pond for storm water, or a city park), or a buffer for the residential neighborhood from the railroad.

Tax Assessment

As of the effective date of this appraisal, the Tom Green County Central Appraisal District had the subject property on the tax rolls as containing a total of 0.699 acres with a market value of \$70,430, no improvement value, and a taxable value of \$70,430. As of the effective date of the appraisal, the 2023 real estate taxes for the subject property were \$1,401.14. In addition, \$2.22 are delinquent from year 2022. The additional fees are \$183.34, with a total amount due of \$1,586.70.

TRACT 3 - LOT 19 (NORTH LOT) - PROPERTY DESCRIPTION

This property is a triangularly shaped tract containing 0.398 acres, or 17,318 sq. ft. Per the Tom Green County Central Appraisal District, it has approximately 183' of frontage along the east side of Rust Street. Rust Street is a city maintained, 2-lane, and asphalt paved roadway. In addition to this frontage, the subject has approximately 260.22' of frontage along the south side of the South Orient Rail Line.

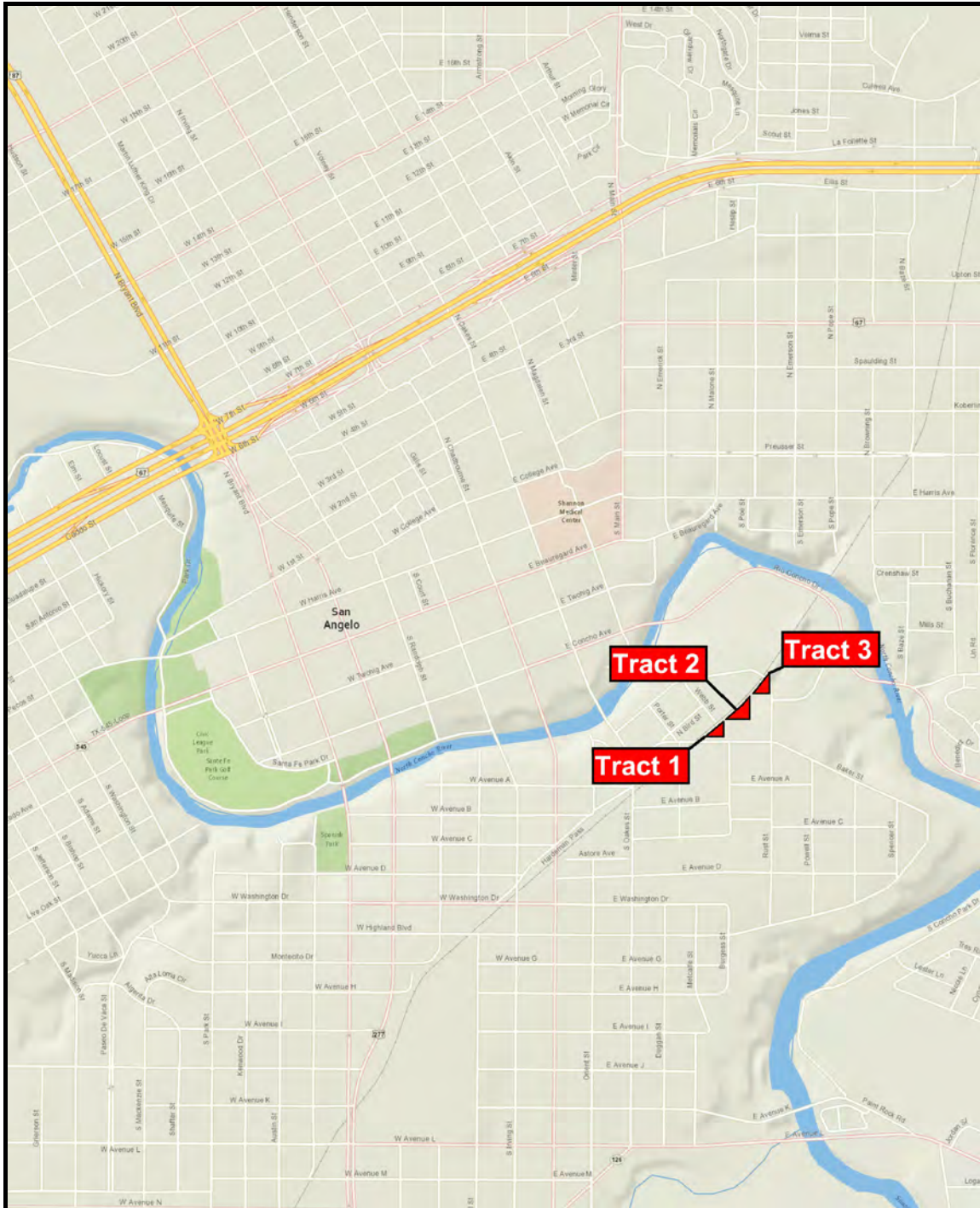
The subject property is currently unimproved land, and is bordered primarily by improved residential sites. This tract has a small building located on it, however it is not a permanent structure. It is considered personal property and is not included in this appraisal valuation.

The topography of this tract is generally level. It appears that Rust Street has encroached onto the north point of this property and reduces the effect lot size by approximately 1,896 sq. ft. It is recommended that a new survey be performed to determine the exact encroachment.

Tax Assessment

As of the effective date of this appraisal, the Tom Green County Central Appraisal District had the subject property on the tax rolls as containing a total of 0.398 acres with a market value of \$69,970, no improvement value, and a taxable value of \$69,970. As of the effective date of the appraisal, the 2023 real estate taxes for the subject property were \$1,391.99. In addition, \$479.71 are delinquent from year 2022. The additional fees are \$438.08, with a total amount due of \$2,309.78.

LOCATION MAP



PLAT MAP

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THE STATE OF TEXAS, Know all Men by these Presents:

County of Tarrant

THAT A. A. Wynne of the County of Tarrant and State of Texas for and in consideration of the sum of Three Hundred and 00/100 DOLLARS, to us in hand paid by A. A. Wynne, receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said A. A. Wynne of the County of Tarrant State of Texas all that certain lots 1 to 12 of Block 17 of the 1st Addition to the City of Fort Worth, Texas, as shown on the subdivision map of said Block 17 now on file in the office of the County Clerk of said County.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said A. A. Wynne and his heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said A. A. Wynne and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand at San Angelo, Texas this 14th day of April A. D. 1906,
W. B. Hunter
 Signed and Delivered in Presence of

THE STATE OF TEXAS, }
 County of Tarrant } Before me, Louis L. Parr a Notary Public
 in and for Tarrant County, Texas on this day personally appeared W. B. Hunter
Hunter to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

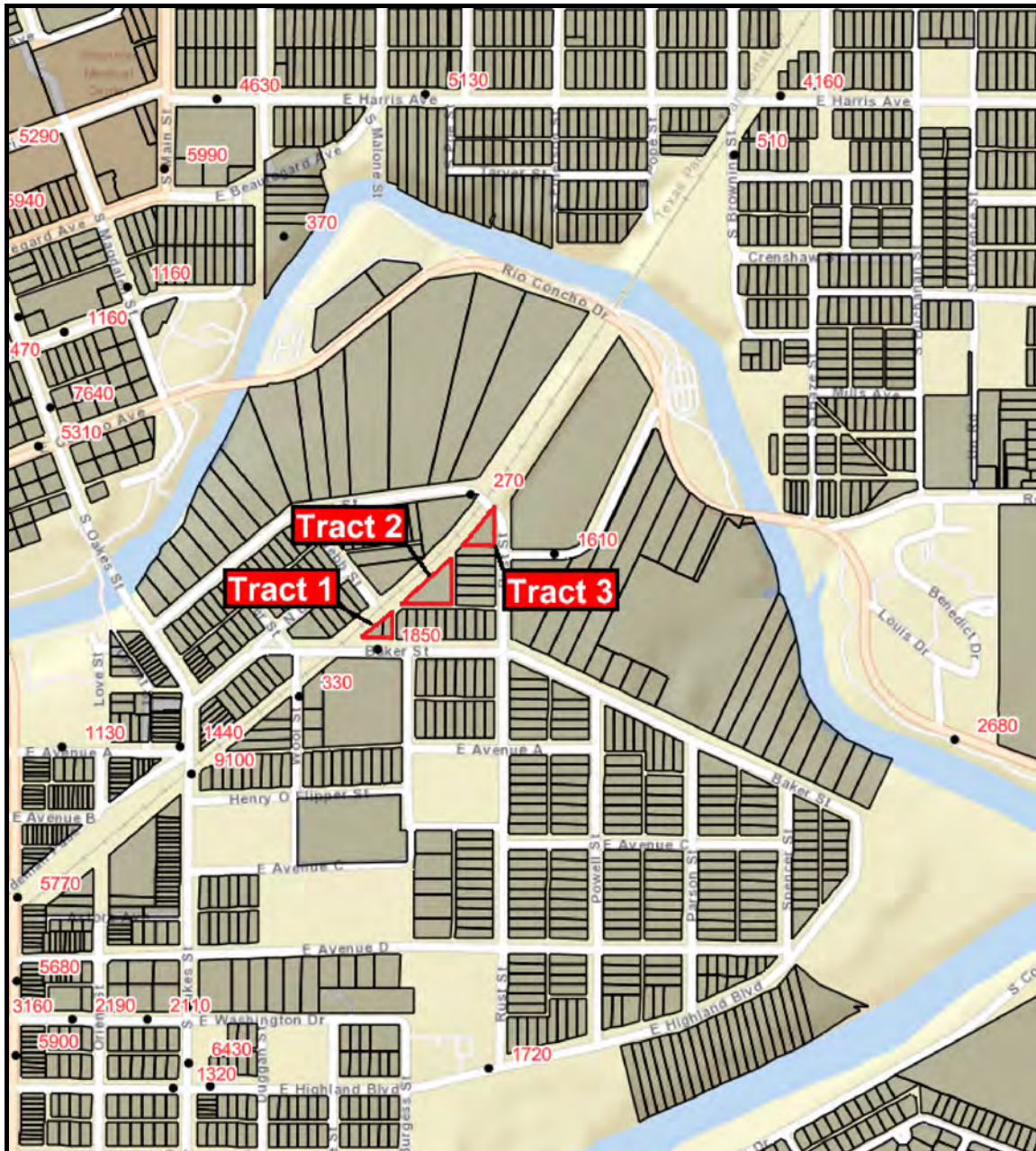
Given under my hand and seal of office, this 14th day of April A. D. 1906,
Louis L. Parr a Notary Public in and for Tarrant Co. Tex.

Filed for Record on the 23 day of April 1906, at 5 o'clock and 30 minutes P. M., and duly Recorded on the 27 day of April 1906, at 4 o'clock and 30 minutes P. M.
 By Eda Suggan Deputy, San Angelo Clerk.

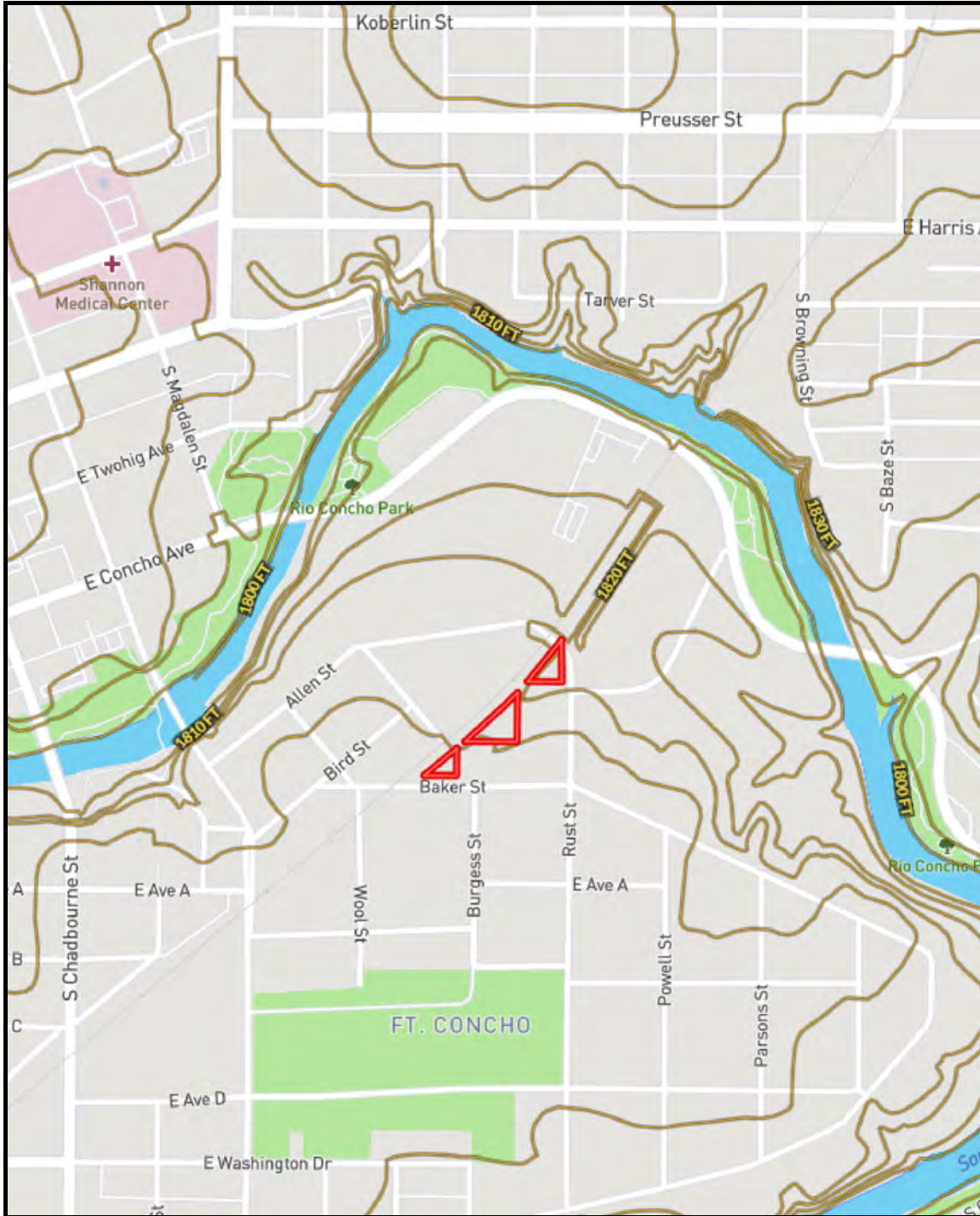
AERIAL MAP



TRAFFIC MAP



TOPOGRAPHY MAP



TRACT 1 - LOTS 1 & 2 (SOUTH LOT) - PHOTOS



Taken from the southeast corner looking west along Baker Street.



Taken from the southeast corner looking north along the east side (alley).



Taken from the southwest corner looking northeast.



Taken from the north point looking southwest.

TRACT 2 - LOT 19 (CENTER LOT) - PHOTOS



Taken from the southwest corner looking east (alley).



Taken from the southwest corner looking northeast.



Personal property.



Taken from the southeast corner looking west.



Taken from the southeast corner looking north along the east side (alley).



Taken from Rust St looking west at the alley that is the primary access to this lot.

TRACT 3 - LOT 20 (NORTH LOT) - PHOTOS



Taken from the north point on the south side of Rust Street looking southwest along the north side.



Taken from the north point looking south at Rust Street.



Taken from the southeast corner looking west.



Taken from the southeast corner looking northwest.

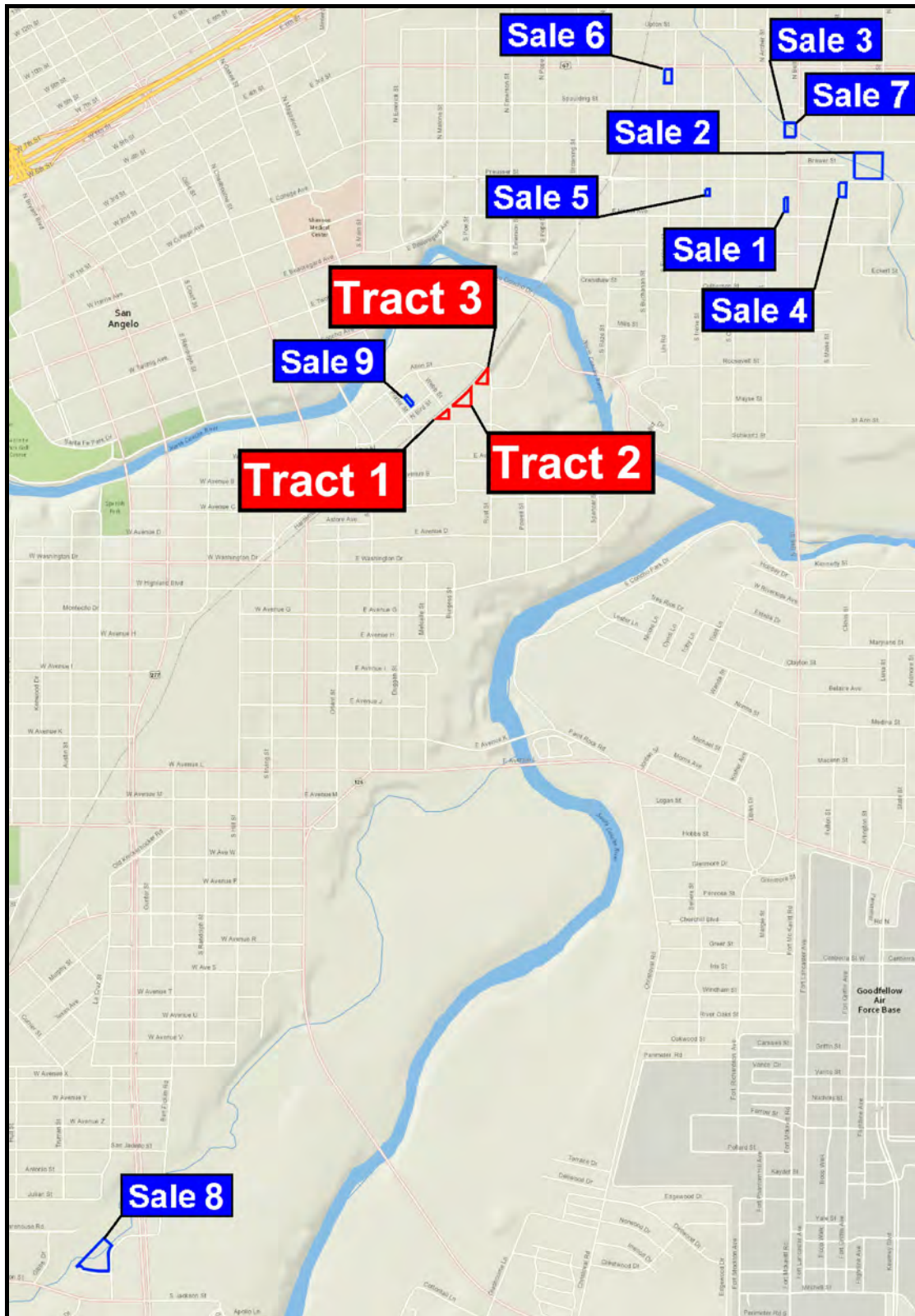
SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon the principle of substitution. In essence, the principle states that a prudent purchaser will pay no more for any particular property than it would cost them to acquire an equally desirable alternate property. This approach consists of the comparison of similar properties which have recently sold or are currently being offered for sale, to the subject property. This comparison process involves making adjustments between the subject property and the comparable properties on an item-by-item basis. Some of the factors considered in the comparison include view, utility access, site size, topography and physical characteristics. The subject property is the standard, and the adjustments are made to the per unit sales price of the comparable properties in order to arrive at an indication of value for the subject property.

The weakness of this approach includes the fact that there may be inadequate data in the marketplace to justify its use; the fact that it is based upon historical data rather than future expectations; and also the fact that the conditions of comparability may not closely conform to the subject property. Its strength lies in the fact that it reflects actual market behavior of typical purchasers under current market conditions. In short, the reliability of this approach depends upon the comparability of the sale properties, verification of data, the conditions under which the property is sold and the date of the sale.

The Sales Comparison Approach to value is utilized in estimating the value of the subject property. In researching the land value estimate of the subject property, the Tom Green County Deed Records were researched for recent sales of comparable tracts of land. Real estate brokers and other individuals active in the market were contacted for their knowledge of the market in this area. Nine sales were found which were comparable in terms of location and other physical characteristics. Your attention is invited to the following pertinent recording data and physical information for each comparable sale property.

COMPARABLE SALES MAP



COMPARABLE LAND SALE NO. 1



LOCATION:	16 East Harris Avenue, San Angelo, TX
GRANTOR:	Laura Elena Cuellar, Fatima Rosario Evans, Billy Jack Portwood
GRANTEE:	H & JR Construction LLC
DATE OF SALE:	January 31, 2024
RECORDING DATA:	Instrument No. 202401245, Open Public Records of Tom Green County, Texas.
LEGAL DESCRIPTION:	Lot 12, Block 24, Fairview Addition, City of San Angelo, Tom Green County, Texas.
LAND SIZE:	0.218 acres, or 9,500 sq. ft.
SALES PRICE:	\$21,000, or \$2.21 per sq. ft. (Cash sale)
COMMENTS:	This tract was unimproved and cleared. It has frontage along the north side of Harris Avenue, and the south side of an alley way. This tract was in SAISD: San Jacinto Elementary, Lone Star Middle School, and Central High School. It is zoned RS-1: Single Family. This tract was marketed with a local broker (MLS 119363, 50 Days on Market, \$25,000 Original List Price).

COMPARABLE LAND SALE NO. 2



LOCATION: 1714-1730 Preusser St, San Angelo, TX

GRANTOR: TKC Enterprises, LLC

GRANTEE: City of San Angelo

DATE OF SALE: June 7, 2023

RECORDING DATA: Instrument No. 202307243, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: Lots 7, 8, and 9, Block 9, Mrs. JE Douglas Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 3.00 acres, or 130,689 sq. ft.

SALES PRICE: \$52,500, or \$0.40 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved and cleared. It has frontage along the north side of Preusser Street. It is zoned RS-1: Single Family. This tract was in SAISD: Holiman Elementary, Lincoln Middle School, and Lakeview Highway School. This entire tract is in FEMA Flood Zone AE and the Floodway (high risk area). This tract was not publicly marketed. The City purchased this tract maintain the drainage way.

COMPARABLE LAND SALE NO. 3



LOCATION:	1524 Koberlin Street, San Angelo, TX
GRANTOR:	Miguel Duran
GRANTEE:	City of San Angelo
DATE OF SALE:	April 21, 2023
RECORDING DATA:	Instrument No. 202204767, Open Public Records of Tom Green County, Texas.
LEGAL DESCRIPTION:	Lots 12, 13, and 14, Block 30, Fairview Addition, City of San Angelo, Tom Green County, Texas.
LAND SIZE:	0.654 acres, or 28,500 sq. ft.
SALES PRICE:	\$28,989, or \$1.02 per sq. ft. (Cash sale)
COMMENTS:	This tract was unimproved and cleared. It has frontage along the north side of Koberlin Street, the west side of Bell Street, and the south side of an alley way. It is zoned RS-1: Single Family Residential. This tract was in SAISD: Holiman Elementary, Lincoln Middle School, and Lakeview High School. This tract is entirely in FEMA Flood Zone AE. This tract was not publicly marketed for this transaction but was previously listed and sold as Comparable Sale No. 7 in this report. The City purchased this tract maintain the drainage way.

COMPARABLE LAND SALE NO. 4



LOCATION: 1641-1643 Preusser Street & 13 N Marie Street, San Angelo, TX

GRANTOR: TKC Enterprises, LLC

GRANTEE: Galilee Community Development Corporation

DATE OF SALE: December 22, 2022

RECORDING DATA: Instrument No. 202218988, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: Lots 11 and 19, Block 1, Eckert's Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 0.437 acres, or 19,000 sq. ft.

SALES PRICE: \$30,000, or \$1.58 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved and cleared. It has frontage along the east side of Irene Street, and the north side of an alley way. It is zoned RS-1: Single Family. This tract was in SAISD: Holiman Elementary, Lincoln Middle School, and Lakeview Highway School. Approximately 48% of this tract is in FEMA Flood Zone AE (high risk area). This tract was marketed with a local broker (MLS 109833, 43 Days on Market, \$15,000 Original List Price).

COMPARABLE LAND SALE NO. 5



LOCATION:	22 N Irene Street, San Angelo, TX
GRANTOR:	Jody Elkins, executor
GRANTEE:	Joseph Mitchell and Laona Mills
DATE OF SALE:	August 25, 2022
RECORDING DATA:	Instrument No. 202213527, Open Public Records of Tom Green County, Texas.
LEGAL DESCRIPTION:	South 90' of Lot 5½, Sheppard's Addition, City of San Angelo, Tom Green County, Texas.
LAND SIZE:	0.122 acres, or 5,314 sq. ft.
SALES PRICE:	\$11,500, or \$2.16 per sq. ft. (Cash sale)
COMMENTS:	This tract was unimproved and cleared. It has frontage along the east side of Irene Street, and the north side of an alley way. This tract was in SAISD: San Jacinto Elementary, Lone Star Middle School, and Central High School. It is zoned RS-1: Single Family. This tract was marketed with a local broker (MLS 109833, 43 Days on Market, \$15,000 Original List Price).

COMPARABLE LAND SALE NO. 6



LOCATION: 1117 Pulliam Street, San Angelo, TX

GRANTOR: Melinda Roberts, independent administrator

GRANTEE: Zill Properties and Investments, LLC

DATE OF SALE: May 19, 2022

RECORDING DATA: Instrument No. 202208137, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: Lots 1 and 2, Block 35, Fairview Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 0.436 acres, or 19,000 sq. ft.

SALES PRICE: \$40,500, or \$2.13 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved and cleared. It has frontage along the south side of Pulliam Street, the west side of Florence Street, and the north side of an alley way. This tract was in SAISD: San Jacinto Elementary, Lone Star Middle School, and Central High School. It is zoned CG/CH: General Commercial/Heavy Commercial. This tract was marketed with a local broker (MLS 107830, 24 Days on Market, \$40,000 Original List Price). It should be noted that the listing indicated it was zoned Residential, but the City planning map has it zoned CG/CH.

COMPARABLE LAND SALE NO. 7



LOCATION: 1524 Koberlin Street, San Angelo, TX

GRANTOR: Ira W. Owen Estate

GRANTEE: Miguel Duran

DATE OF SALE: February 22, 2022

RECORDING DATA: Instrument No. 202203356, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: Lots 12, 13, and 14, Block 30, Fairview Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 0.654 acres, or 28,500 sq. ft.

SALES PRICE: \$25,000, or \$0.88 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved and cleared. It has frontage along the north side of Koberlin Street, the west side of Bell Street, and the south side of an alley way. It is zoned RS-1: Single Family Residential. This tract was in SAISD: Holiman Elementary, Lincoln Middle School, and Lakeview High School. This tract is entirely in FEMA Flood Zone AE. This tract was marketed with a local broker (MLS 106975, 35 Days on Market, \$25,000 Original List Price).

COMPARABLE LAND SALE NO. 8



LOCATION: 3312 Town & Country Court, San Angelo, TX

GRANTOR: Texas Southwest Council of Boy Scouts of America, Inc

GRANTEE: Christine Brinninstool

DATE OF SALE: September 22, 2021

RECORDING DATA: Instrument No. 202116878, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: All of Block 3, save and except 2.371 acres out of the northwest part of Block 3, Town & Country Business Park Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 2.589 acres, or 112,776.84 sq. ft.

SALES PRICE: \$85,000, or \$0.75 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved. It has frontage along the north side of Town and Country Court and the west side of Town and Country Drive. It is zoned CG/CH: General Commercial/Heavy Commercial, the traffic count was unknown. This tract is entirely in FEMA Flood Zone AE. This tract was publicly marketed (MLS 103434, 254 Days on Market, \$200,000 Original List Price).

COMPARABLE LAND SALE NO. 9



LOCATION: 208 Bird Street, San Angelo, TX

GRANTOR: Ronnie Robledo

GRANTEE: Juan Florez Orona and Luz Stella Parra-Hernandez

DATE OF SALE: October 29, 2020

RECORDING DATA: Instrument No. 202017157, Open Public Records of Tom Green County, Texas.

LEGAL DESCRIPTION: Lot 14, Block 82, Fort Concho Addition, City of San Angelo, Tom Green County, Texas.

LAND SIZE: 0.172 acres, or 7,500 sq. ft.

SALES PRICE: \$18,000, or \$2.40 per sq. ft. (Cash sale)

COMMENTS: This tract was unimproved and cleared. It has frontage along the north side of Bird Street and the south side of an alley way. This tract was in SAISD: Fort Concho Elementary, Glenn Middle School, and Central High School. It is zoned RS-1: Single Family. This tract was marketed with a local broker (MLS 101243, 160 Days on Market, \$20,000 Original List Price).

FACTORS OF COMPARISON

The following factors of comparison are those characteristics which the real estate market recognizes as the most influential in determining the market value of area sales.

Financing of Sale - Properties which sell with unusual (non-market) types of financing or under conditions which are not typical of the current real estate market may bring a premium or a discount in the real estate market. Adjustments are then made to sales which are influenced by these non-market factors. All of the sales were considered to be arms length transactions with cash or market financing, and no adjustments were applied.

Conditions of Sale - Property which sell under unusual conditions may bring a premium or a discount depending upon the specific condition involved. Some examples of this could be a neighbor paying above market value to obtain an adjoining property, or a landowner selling a tract at below market value to a long time tenant or family friend. Adjustments were not needed for this factor.

Date of Sale (Time) - A thorough search was made for comparable sales in this market area. In conversations with real estate agents in the area and based upon the recent improved comparable sales of properties in the area, it was determined adjustments were not needed for this factor.

Improvements - Improvements are buildings or other relatively permanent structures located on, or attached to the land which have a contributory value to the sales price. The subject is unimproved, and no adjustments were needed for this factor.

Location/Access - Location and access are contributory factors to rural property. Close proximity to urban areas and easy access from state or county maintained roads bring a higher unit value as opposed to more remote locations. In addition, being in a newly developing affluent area is desirable. Adjustments were made as needed for this factor.

DISCUSSION OF ADJUSTMENTS

The preceding sales of comparable properties in Tom Green County were found and compared to the subject property and to each other. Adjustments were made to these sales in order to arrive at a market value estimate via the Sales Comparison Approach. The price per square foot of gross land area is a unit of comparison that is most commonly utilized by investors in this type of property. An upward or downward adjustment was made for dissimilar characteristic.

TRACT 1 - LOTS 1 & 2 (SOUTH LOTS) - DISCUSSION OF ADJUSTMENTS

Tract No. 1 was most comparable to Comparable Sales No. 1, 4, 5, 6, and 9.

Comparable Sale No. 1 (1516 E Harris) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, size, and utilities, therefore no adjustment were needed. The indicated price per acre according to this sale is \$2.21 per square foot.

Comparable Sale No. 4 (1641-1643 Preusser & 13 N Marie) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. The subject was superior to this sale for location as this sale is located in a less desirable school district, and an upward adjustment was applied. The subject was superior to this sale for flood zones as this sale is partially in a flood way, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.16 per square foot.

Comparable Sale No. 5 (22 N Irene) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, size, and utilities, therefore no adjustment were needed. The indicated price per acre according to this sale is \$2.16 per square foot.

Comparable Sale No. 6 (1117 Pulliam) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.23 per square foot.

Comparable Sale No. 9 (208 Bird St) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was inferior to this sale for site size as the subject is larger, and a downward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.33 per square foot.

Tract 1 - Lots 1 & 2 (South) - Sales Comparison Summary

The net adjustments applied to the price per square foot of each of the comparable sales results in an indicated value to the subject property on a per square foot basis. After adjustments for dissimilar characteristics, the comparable sales indicated a range in value for the subject of \$2.16 to \$2.33 per square foot. Based upon the indicated adjusted values of these comparable sales, it is our opinion that the market value of the subject's 10,829 sq. ft., as of May 7, 2024, was \$2.20 per square foot, or a rounded total of \$24,000.

Once the delinquent taxes of \$1,535.83 were subtracted, the subject property had a remaining market value of:

**TWENTY-TWO THOUSAND FOUR HUNDRED SIXTY-FOUR DOLLARS
\$22,464**

TRACT 2 - LOT 20 (CENTER LOT) - DISCUSSION OF ADJUSTMENTS

Tract No. 2 was most comparable to Comparable Sales No. 2, 3, 4, 7, and 8.

Comparable Sale No. 2 (1714-1730 Preusser St) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. The subject was inferior to this sale for usable land, and a downward adjustment was applied. Based on the preceding adjustments the indicated price per square foot according to this sale is \$0.99 per square foot.

Comparable Sale No. 3 (1524 Koberlin St) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was inferior to this sale for site size as the subject is larger, and a downward adjustment was applied. The subject was superior to this sale for usable land, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per square foot according to this sale is \$1.00 per square foot.

Comparable Sale No. 4 (1641-1643 Preusser & 13 N Marie) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was inferior to this sale for site size as the subject is larger, and a downward adjustment was applied. The subject was inferior to this sale for usable land, and a downward adjustment was applied. Based on the preceding adjustments the indicated price per square foot according to this sale is \$1.04 per square foot.

Comparable Sale No. 7 (1524 Koberlin St) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was inferior to this sale for site size as the subject is larger, and a downward adjustment was applied. The subject was superior to this sale for usable land, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per square foot according to this sale is \$0.95 per square foot.

Comparable Sale No. 8 (3312 Town & Country Ct) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. The subject was

inferior to this sale for usable land, and a downward adjustment was applied. Based on the preceding adjustments the indicated price per square foot according to this sale is \$0.99 per square foot.

Tract 2 - Lot 20 (Center) - Sales Comparison Summary

The net adjustments applied to the price per square foot of each of the comparable sales results in an indicated value to the subject property on a per square foot basis. After adjustments for dissimilar characteristics, the comparable sales indicated a range in value for the subject of \$0.95 to \$1.04 per square foot. Based upon the indicated adjusted values of these comparable sales, it is our opinion that the market value of the subject's 30,462 sq. ft., as of May 7, 2024, was \$1.00 per square foot, or a rounded total of \$30,000.

Once the delinquent taxes of \$1,586.70 were subtracted, the subject property had a remaining market value of:

**TWENTY-EIGHT THOUSAND FOUR HUNDRED THIRTEEN DOLLARS
\$28,413**

TRACT 3 - LOT 19 (NORTH LOT) - DISCUSSION OF ADJUSTMENTS

Tract No. 3 was most comparable to Comparable Sales No. 1, 4, 5, 6, and 9.

Comparable Sale No. 1 (1516 E Harris) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, size, and utilities, therefore no adjustment were needed. The indicated price per acre according to this sale is \$2.21 per square foot.

Comparable Sale No. 4 (1641-1643 Preusser & 13 N Marie) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. The subject was superior to this sale for location as this sale is located in a less desirable school district, and an upward adjustment was applied. The subject was superior to this sale for flood zones as this sale is partially in a flood way, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.16 per square foot.

Comparable Sale No. 5 (22 N Irene) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, size, and utilities, therefore no adjustment were needed. The indicated price per acre according to this sale is \$2.16 per square foot.

Comparable Sale No. 6 (1117 Pulliam) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was superior to this sale for site size as the subject is substantially smaller, and an upward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.23 per square foot.

Comparable Sale No. 9 (208 Bird St) - The subject was equal to this comparable sale for property rights conveyed, financing, conditions of sale, date of sale, location/access, and utilities, no adjustments were made for these factors. The subject was inferior to this sale for site size as the subject is larger, and a downward adjustment was applied. Based on the preceding adjustments the indicated price per acre according to this sale is \$2.26 per square foot.

Tract 3 - Lot 19 (North) - Sales Comparison Summary

The net adjustments applied to the price per square foot of each of the comparable sales results in an indicated value to the subject property on a per square foot basis. After adjustments for dissimilar characteristics, the comparable sales indicated a range in value for the subject of \$2.16 to \$2.26 per square foot. Based upon the indicated adjusted values of these comparable sales, it is our opinion that the market value of the subject's 17,318 sq. ft., as of May 7, 2024, was \$2.20 per square foot, or a rounded total of \$38,000.

Once the delinquent taxes of \$2,309.78 were subtracted, the subject property had a remaining market value of:

THIRTY-FIVE THOUSAND SIX HUNDRED NINETY DOLLARS
\$35,690

RECONCILIATION AND FINAL VALUE ESTIMATE

Typically, three approaches to value are utilized in estimating the market value of a property. These approaches are the Cost Approach, the Sales Comparison Approach and the Income Approach. All information utilized in these approaches is obtained from the marketplace and, if done correctly, should theoretically indicate the same value or similar values for a subject property. Appraising is not considered an exact science; however, it is a judgement relating to the analysis, correlation and estimation of the value for the subject property. Each approach included in the preceding sections of this report is considered a recognized appraisal technique and was reviewed separately by comparing it to the other approaches in terms of adequacy, accuracy, completeness of reasoning and overall reliability. The Cost Approach to value was not utilized in this appraisal as the subject properties were unimproved. The Income Approach to value was not utilized due to the lack of rental and/or capitalization rates for the subjects' area. In valuing the subject properties, the Sales Comparison Approach to value was considered the most reliable and applicable method of valuation.

The Sales Comparison Approach was felt to be a strong indicator of the price which could be expected for the subject properties. This approach is considered to be the most reliable indicator of the market value of agricultural properties in that it is based on the prices paid for reasonably comparable tracts within the same or comparable areas. The weakness of this approach is that no two properties are ever exactly alike. Amenities and purchase considerations are difficult to compare and the exact conditions of each comparable sale are often unknown. The strength of this approach is that it measures the actual actions of the buyers and sellers in the marketplace who would recognize the differences between the comparable sale properties and the subject properties. The amount of adjustments for the various factors of comparison was based upon the appraisers' interpretation of the market activity and relatively few adjustments were required to show a significant degree of comparability.

Based upon these indicated values, it is our opinion that the market values of the subject properties, as of May 7, 2024, were:

Tract 1	-	Lots 1 & 2 (South Lots)	-	\$22,464
Tract 2	-	Lot 20 (Center Lot)	-	\$28,413
Tract 3	-	Lot 19 (North Lot)	-	\$35,690

CERTIFICATION

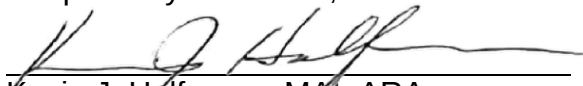
We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the properties that are the subjects of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the properties that are the subjects of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Both, Kevin J. Halfmann and Crystal N. Bancroft, have made personal inspections of the properties that are the subjects of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- We have performed no services, as an appraiser or in any other capacity, regarding the properties that are the subjects of this report within the three-year period immediately preceding the agreement to perform this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I Kevin J. Halfmann, have completed the continuing education program of the Appraisal Institute.
- As of the date of this report, I Crystal N. Bancroft, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

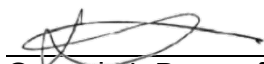
The value estimates contained herein and effective as of May 7, 2024, were:

Tract 1	-	Lots 1 & 2 (South Lots)	-	\$22,464
Tract 2	-	Lot 20 (Center Lot)	-	\$28,413
Tract 3	-	Lot 19 (North Lot)	-	\$35,690

Respectfully submitted,



Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G



Crystal N. Bancroft, Appraiser Trainee
State Authorization #TX-1340109

QUALIFICATIONS: Kevin J. Halfmann, MAI, ARA
133 W. Concho, Suite 110
San Angelo, Texas 76903

Education

Bachelor of Science Degree, Texas Tech University
Agricultural Economics Major - 1980
Environmental Factors in Valuation & Water Management - ASFMRA - 2000
Estate Planning Considerations & Land Use Control - ASFMRA - Kerrville, TX - 2000
Course II430 - AI - McMurry University - Abilene, TX 2001
Internal Revenue Code Section 1031-Tax Deferred Exchanges - Old Republic Title - Houston, TX - 2001
Partial Interest Valuation Divided/Undivided - AI - Lubbock, TX - 2005
Analyzing Distressed Real Estate - AI - Online - 2006
Skills of Expert Testimony - SR/WA - South Padre Island, TX - 2007
Eminent Domain Law Basics for Right-of-Way Professionals - IRWA - Austin, TX - 2009
Requirements of UASFLA - The 'Yellow Book' - ASFMRA - Austin, TX - 2009
Rural Land Value Trends Workshop - ASFMRA - Grandbury, TX - 2014
26th Annual Outlook for Texas Land Markets - A&M - College Station, TX 2016
Understanding Antitrust - Texas Association of Realtors, 2016
Understanding and Managing Issues Affecting Rural Land Markets - ASFMRA - College Station, TX - October 4, 2018
Valuing Rural America - ASFMRA - College Station, TX - October 5, 2018
Financial Marketing & Rural Appraisal Update - ASFMRA - Abilene, TX - February 2019
Texas Rural Land Values Workshop - ASFMRA - Abilene, TX - March 1, 2019
Cannabis Operations and Valuation - ASFMRA - California, April 23, 2019
Best in Business Ethics - ASFMRA - Kerrville, March 2020
The Good, the Bad and the Ugly: 2021 Economic Outlook - Houston Chapter of the AI Online - Completed March 4, 2021
7-Hour Equivalent USPAP Update Course, Texas - McKissock On-Line Seminar - Completed March 25, 2022
Business Practices and Ethics - AI On-Line Seminar - Completed April 22, 2022

Professional Affiliations

Member/Appraisal Institute
Member Appraisal Institute Designation (MAI)
Member/American Society of Farm Managers and Rural Appraisers (ASFMRA)
Accredited Rural Appraiser (ARA)
Member of the International Right of Way Association
Real Estate Broker's License/State of Texas
State Certified General Real Estate Appraiser/State of Texas

Professional Experience

I have been involved in the appraisal of real property as a profession since May of 1980 and have made appraisals of real estate for banks, savings and loan institutions, governmental agencies, law firms, real estate development companies and numerous individuals. My professional assignments have included the valuation of residential, commercial and agricultural properties. I have made appraisals for condemnation purposes, estate and gift tax valuation, county tax valuation purposes and financial purposes. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute. I currently hold the MAI designation of the Appraisal Institute, the ARA designation of the American Society of Farm Managers and Rural Appraisers, and I am a State Certified General Real Estate Appraiser for the State of Texas. I am certified under the Continuing Education Programs for the Appraisal Institute through June 30, 2027, and the American Society of Farm Managers and Rural Appraisers through September 30, 2026.

QUALIFICATIONS: Crystal Nicole Bancroft
133 W. Concho, Suite 110
San Angelo, Texas 76903

Education

Bachelor of Business Administration, Angelo State University
Finance Major with Real Estate Specialization - 2004
15 Hour National USPAP Equivalent Course - Appraisal Institute On-Line Seminar - Completed March 26, 2011
Basic Appraisal Principles - Appraisal Institute On-Line Seminar - Completed February 28, 2011
Basic Appraisal Procedures - Appraisal Institute On-Line Seminar - Completed February 28, 2011
Scope of Work: Expanding Your Range of Services - Appraisal Institute On-Line Seminar - Completed May 30, 2012
Appraisal Curriculum Overview - Appraisal Institute On-Line Seminar - Completed May 30, 2012
General Sales Comparison Approach - Appraisal Institute On-Line Seminar - Completed May 20, 2014
General Appraiser Site Valuation and Cost Approach - Appraisal Institute On-Line Seminar - Completed May 7, 2016
General Appraiser Income Approach Part 1 - Appraisal Institute On-Line Seminar - Completed June 9, 2017
Business Practices and Ethics - Appraisal Institute On-Line Seminar - Completed March 16, 2020
Divorce and Estate Appraisals - Elements of Non-Lender Work - McKissock Online Course -Completed May 8, 2020
Commercial Land Valuation - McKissock Online Course -Completed May 21, 2020
General Appraiser Market Analysis and Highest and Best Use - McKissock Online Course -Completed March 18, 2022
Supervisor-Trainee Course For Texas - McKissock Online Course - Completed March 13, 2024
7-Hour Equivalent USPAP Update Course, Texas - McKissock Online Course - Completed March 14, 2024
Land and Site Valuation - McKissock Online Course - Completed March 21, 2024
Appraisal of Industrial and Flex Buildings - McKissock Online Course - Completed March 27, 2024
Appraisal of Self-Storage Facilities - McKissock Online Course - Completed April 1, 2024

Professional Affiliations

Associate Member of the Appraisal Institute
Authorized Appraiser Trainee

Professional Experience

I have been involved in assisting in the appraisal of real property as a profession since May of 2004, and have assisted in appraisals for real estate for banks, savings and loan institutions, governmental agencies, law firms, real estate development companies and numerous individuals. I have assisted in professional assignments that included the valuation of residential, commercial and agricultural properties. I have assisted in appraisals for condemnation purposes, estate and gift tax valuation, county tax valuation purposes and financial purposes. As of the date of this report, I have completed the requirements under the qualifying education program of the Appraisal Institute to become an Appraiser Trainee. I am certified under the Qualifying Education Programs for the Appraisal Institute and the Texas Appraiser Licensing and Certification Board through May 31, 2026.

ADDENDA

THE STATE OF TEXAS,

County of *Tarrant*

Know all Men by these Presents:

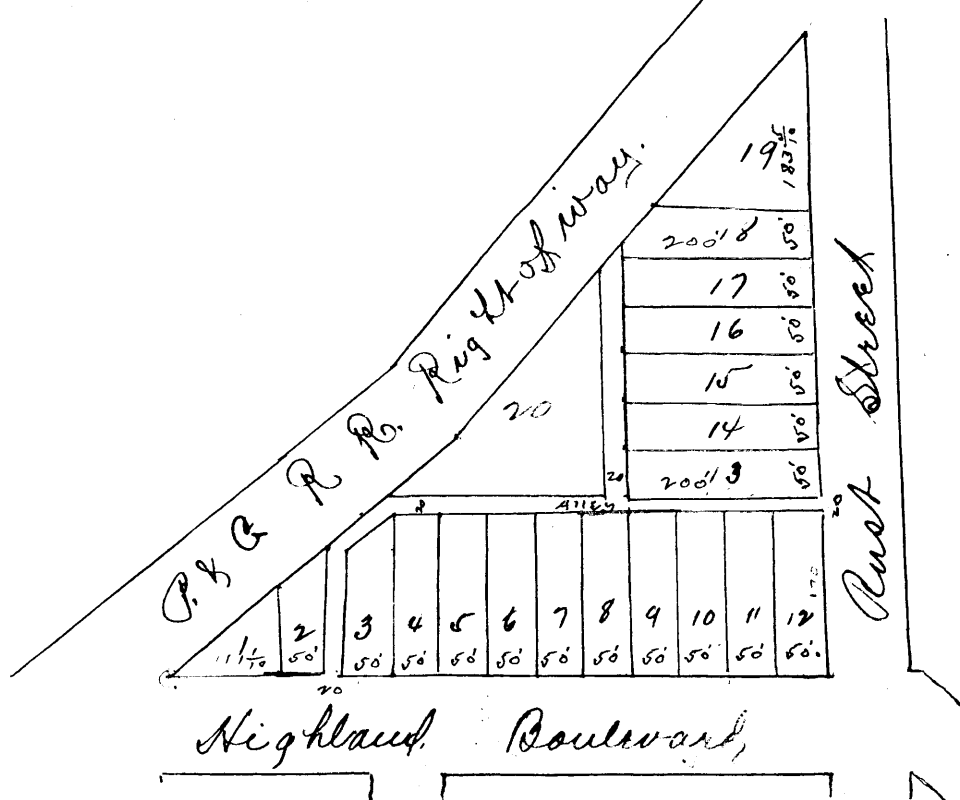
THAT *J. W. B. Hunter*of the County of *Tarrant*and State of *Texas*, for and in considerationof the sum of *Three Hundred and 00/100*DOLLARS, to *me* in hand paid by*A. A. Wynne*, receipt of which is hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said

*A. A. Wynne*of the County of *Tarrant*and State of *Texas*

all that certain

late tract or parcels of land situated in Tarrant County Texas, described as follows: all of lots numbers 17 and 18 in Block No. 63 of First Addition to San Angelo, Texas as per subdivision of said Block shown on plat below.



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said

*A. A. Wynne and his*heirs and assigns forever. And *I* do hereby bind *myself, my* heirs, executors and administrators, to

WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

A. A. Wynne, and his

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS *my* hand at *San Angelo, Texas* this *14th* day of *April* A. D. 190*6*

Signed and Delivered in Presence of

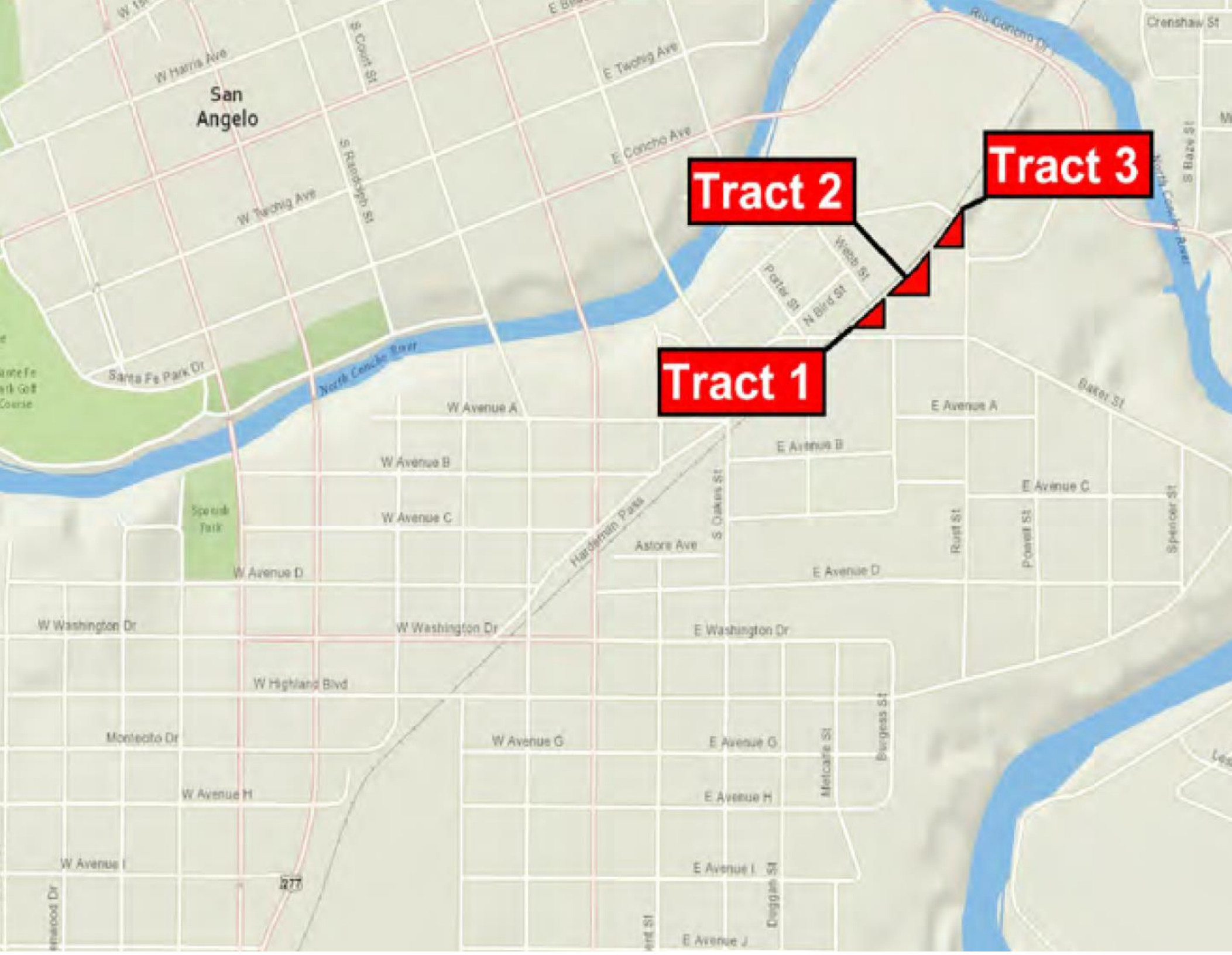
W. B. Hunter

THE STATE OF TEXAS,

County of *Tarrant*

Before me,

*Louis L. Parr a Notary Public*in and for *Tarrant*County, Texas, on this day personally appeared *W. B. Hunter**known to me*to be the person whose name *is* subscribed to the foregoinginstrument and acknowledged to me that *he* executed the same for the purposes and consideration therein expressedGiven under my hand and seal of office, this *14th* day of *April* A. D. 190*6**(Seal)**Louis L. Parr Notary Public in and for Tarrant Co. Tex.*Filed for Record on the *23* day of *April* 190*6*, at *5* o'clock and *—* minutes *P.* M., and duly Recorded on the *27* day of *April* 190*6*, at *4* o'clock and *30* minutes *P.* M.By *Ed Suggan* Deputy.*Ed Suggan* Clerk.



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Public Works

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider approving Change Order #3 and Change Order #4 to WU-08-23 Howard Street Utility Project with Darnell Construction, Inc. for the total amount of \$166,645 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Change Order #3 in the amount of \$10,505.00 and a contract extension of 77 calendar days involves:

1. Additional work to replace an existing 4" galvanized water line with new 2" PVC. The new PVC water line will provide sufficient water quantities to service the residents on that line and removes the aged galvanized line that would be at risk of failure. An addition of 10 calendar days and \$10,505 will be added to the contract for this work.
2. An addition of 28 calendar days to the contract for delays while waiting for Atmos Energy to relocate their franchise gas pipeline. No additional cost is associated with this delay.
3. The extension of water lines approved in Change Order #2 required several exploratory pits to identify where an existing cast iron water line tied back into the water network. This line was not shown on City maps nor identified during design. An addition of 14 days will be included in the contract for this work. No additional cost is associated with this work.
4. An addition of 25 calendar days to the contract for the excavation of unknown shallow bedrock encountered during the sewer line installation. No additional cost is associated with this work.

Change Order #4 covers work necessary to purchase and install valves required to isolate the high water plane and the low water plane. During construction, it was discovered that there was no physical separation between the two planes, which is required by TCEQ. An addition of 21 calendar days and \$156,140.00 will be added to the contract for this work.

Summary

Total cost increase: \$166,645.00

Total Calendar Days added: 98

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water	512-4100-800.07-30	ST0006	\$166,645

Financial Impact:

Funds are budgeted in the current FY water and sewer budgets for capital projects.

Original Contract Amount: \$ 3,560,732.60
Change Order #1: \$ 23,140.00
Change Order #2: \$ 64,920.00
Change Order #3 \$ 10,505.00
Change Order #4 \$ 156,140.00
New Contract Amount: \$ 3,815,437.60

Other Information/Recommendation:

Staff recommends approving Change Order #3 and Change Order #4.

Attachments:

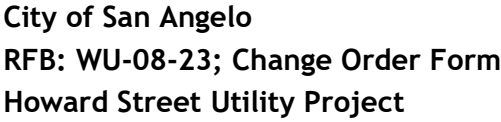
- | | |
|---------------------------------|----------------------------------|
| 1. Change order 3 Exhibit A | Change order 3 Exhibit A.pdf |
| 2. Change Order No. 4 Exhibit B | Change Order No. 4 Exhibit B.pdf |

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Pete Madrid Jr.	Approved
Patrick Frerich	Approved
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval



CONTRACTOR: Darnell Construction LLC

Contract Adjustment

Comments

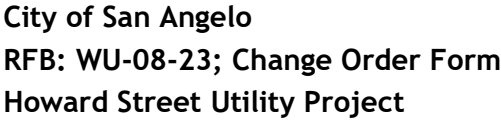
At the West side of the Guadalupe and Howard St intersection, on sheet 21, Waterline C ties into the existing waterline with a new 10" C900 pvc pipe. After reviewing the City GIS maps, it became clear that there are only two houses being fed by this segment of water pipe network and the existing pipe material is 4" galvanized. Given that this segment of pipe only feeds two houses, it was determined that installing 2" schedule 40 pvc in lieu of the 10" pipe would satisfy the water demand for this area. Also, instead of the per plan 45' length of pipe, the entire length of the 4" galvanized will be replaced with the 2" schedule 40 pvc. Where feasible, Galvanized pipe is typically removed from the water network when encountered due to it's likely age and durability issues. 10 calendar days will be added to the contract for this additional work.

The Sewer Line F gas conflicts added 28 calendar days to the project. Work could not progress on this sewer line until Atmos relocated thier gas line out of conflict with our proposed manhole and sewer line. The profile view at STA 0+00 and STA 1+53 on sheet 34 illustrates both of the confclits with the existing gas lines. Field meetings were held with Atmos in late February 2024 when the conflicts first surfaced. They completed all gas line relocations and de-mobilized from the site in early April 2024.

The Extension of Waterline A, described in change order 002, added 14 calendar days to the project. Numerous exploratory pits were excavated to locate where the existing cast iron waterline tied back into the water pipe network. This cast iron pipe was not shown in the plans nor the City GIS maps which stalled the Contractor's production and lead to inefficiencies. Calendar days were not added with change order 002 for this extra work in error. This change order corrects this error.

The re-alignment of Sewer Line C, described in change order 001, added 25 calendar days to the project. Excavating through shallow bedrock significantly reduced the Contractors productivity while working on this sewer line. Calendar days were not added with change order 001 for this extra work in error. This change order corrects this error.

General Note: The addition of this change order compensates the Contractor for all labor, material, and equipment necessary to perform all work described within the supplemental documents and herein.



CONTRACTOR: Darnell Construction LLC

At Pecos St and Sherwood Way it was discovered that the physical separation between the high and low planes was not present as depicted in the plans and on GIS. The valve at the Westland Ave and Sherwood Way intersection also did not close completely when worked. GIS shows this valve being closed, and separating the high and low planes. The work items in this change order compensates the Contractor for connecting the proposed 12" waterline to the 20" PVC main that runs South onto N Taylor St and providing a physical separation between the high and low planes West of N Taylor St, utilizing 20" line stops. General Note: The addition of this change order compensates the Contractor for all labor, material, and equipment necessary to perform all work described within the supplemental documents and herein.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider approving the 2024 Annual Action Plan for the use of CDBG and HOME grant funds as approved by the City Council on July 2, 2024, and authorizing the City Manager to execute the applications, required certifications, related documents, and annual funding agreement for the allocation of \$644,802 of CDBG and \$249,133 of HOME grant funds, and \$8,000 in program income (Bob Salas)

Staff Recommendation:

Approve

Summary/History:

The 2024 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 2024 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 2024 AAP will authorize the City Manager to execute the application for Program Year 2024 funding, required certifications, and any other related documents, including the annual funding agreement with HUD, and file all documents with HUD. Funding allocations for 2024 were approved by the City Council on July 2, 2024. The City expects to receive \$644,802 of CDBG funds and \$249,133 of HOME grant funds from the U.S. Department of Housing and Urban Development (HUD) for Grant Year 2024. In addition to the allocation, the City expects to receive approximately \$2,000.00 in CDBG Program Income and \$6,000.00 in HOME Program Income.

Funding Source(s):

Financial Impact:

\$893,935 of new funds will be added to the Community & Housing Support Division under the CDBG and HOME grant accounts.

Other Information/Recommendation:

Attachments:

1. 2024 AAP Draft

2024 AAP Draft.pdf

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas

Theresa James

Jeffrey Tomlinson

Tina Dierschke

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



City of San Angelo
Community & Housing Support
2024 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, 2024 and ending September 30, 2025, 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 Program Year (PY) 2024. The City met or will have met all its annual goals for emergency and housing repairs, tenant-based rental assistance, the Homebuyers Assistance Program (HAP), homeless prevention, and new home construction. It is anticipated that by the end of PY 2024, the City will have completed the objectives set forth in the PY 2024 Annual Action Plan and will have expended at least 85% of its PY 2024 award. All projects including in the PY24 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 to meet 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 2024. 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 July 1, 2024, thru July 31, 2024.

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. Citizens also commented on adding multi-family housing into the programs where allowed and discontinuing the funding of one Code Officer to patrol the target neighborhoods.

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 PY2024, the City's CDBG program will fund the following projects in addition to administration:

CDBG Program Use of Funds

Housing Rehab Program	\$120,000
Emergency Repairs Grant	\$110,012
Code Compliance	\$ 45,000
Debt Payment Services	\$127,430

HOME Program Use of Funds

CHS - Homebuyer's Assistance Program	\$ 60,000
CHDO Set Aside*	\$ 105,620
MHMR Tenant-Based Rental Assistance	\$ 64,000

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
CDBG Administrator	SAN ANGELO	Neighborhood & Family Services
HOME Administrator	SAN ANGELO	Neighborhood & Family Services

Table 1 – Responsible Agencies

Narrative (optional)

The City of San Angelo Community & Housing Support is the lead agency responsible for overseeing the development of the Consolidated Plan for the City of San Angelo. Community & Housing Support also administers the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Grant.

Consolidated Plan Public Contact Information

Robert Salas, Director of Neighborhood and Family Services - 325-655-0824, robert.salas@cosatx.us

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

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(l))

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 Adminstrating 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
	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 board members to obtain housing data to help formulate the 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 contacted Executive Director to obtain information and data to help with 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 contacted Executive Director to obtain information and data to help with 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

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 neighborhood meetings, two public hearings at City Council meetings, and 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 2024. The public hearings were at the neighborhood meetings on May 7, 2024, and May 9, 2024, and at the council meetings held on July 2, 2024, and July 16, 2024. Public comment was received regarding the allocation of CDBG and HOME funds. All comments were accepted. The 30-day public comment period was provided from July 1, 2024, through July 31, 2024.

DRAFT

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 public hearings were at the neighborhood meetings on May 7, 2024, May 9, 2024, and at the council meetings held July 2, 2024 and July 16, 2024.	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 and introducing multi-family housing support to the programs as eligible.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

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	644,802	2,000	0	646,802	0	CDBG funds will be used to preserve affordable units for LMI households and services that benefit LMI and special needs households. The expected amount available is the current allocation 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	249,133	6,000	0	255,133	0	HOME funds will be used to preserve affordable units for LMI households and services that benefit LMI and special needs households. The expected amount available is the current allocation 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 leverages other City departments in order to obtain operating support including financial, legal, planning, human resources, and purchasing. The City also leverages 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 publically 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 above.

DRAFT

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: \$110,012	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Home Ownership (HAP)	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$60,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Neighborhood Revitalization (NB,CC)	2020	2024	Affordable Housing	Blackshear Fort Concho Reagan Rio Vista City Wide Belaire Lakeview	Affordable Housing	CDBG: \$165,000	Homeowner Housing Rehabilitated: 15 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: \$105,620	Homeowner Housing Added: 3 Household Housing Unit
5	Special Needs & Homelessness (TBRA)	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Affordable Housing Homelessness	HOME: \$60,000	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (ERP)
	Goal Description	Provide for owner-occupied housing emergency repairs. These activities will benefit LMI households.
2	Goal Name	Home Ownership (HAP)
	Goal Description	Provide for homeownership opportunities to eligible first-time homebuyers in the form of down payment and closing cost assistance in the form of a deferred loan.
3	Goal Name	Neighborhood Revitalization (NB,CC)
	Goal Description	Provide for owner-occupied housing minor repairs. These activities will benefit LMI households. The City will also provide code compliance monitoring in the low-to-moderate income target areas within the city.
4	Goal Name	Affordable Housing (AHAP)
	Goal Description	Support the provision of quality housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities for new construction of affordable housing through CHDO activity in target LMI areas.
5	Goal Name	Special Needs & Homelessness (TBRA)
	Goal Description	Provide tenant-based rental assistance (TBRA) to clients with a chronic mental illness residing within the San Angelo city limits over a period of a year while awaiting assistance for Housing Choice Voucher assistance. HOME funds 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.

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

#	Project Name
1	CDBG Admin
2	Rehab Program Delivery
3	Emergency Repair Program
4	Minor Repairs
5	Code Compliance
6	Debt Service
7	HOME Administration
8	Homebuyer's Assistance Program
9	Tenant Based Rental Assistance
10	CHDO Construction

Table 7 - Project Information

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

Not applicable.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Admin
	Target Area	City Wide
	Goals Supported	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$129,360
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	72 West College, San Angelo, TX 76903
	Planned Activities	Administration of the CDBG allocation and the programs provided with these funds to include salaries, supplies, and training.
2	Project Name	Rehab Program Delivery
	Target Area	City Wide
	Goals Supported	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$115,000
	Description	Administration of the CDBG programs including salaries, benefits, training, supplies, and services necessary to execute program activities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	72 W College, San Angelo, TX 76903

	Planned Activities	Administration of the CDBG allocation and the programs provided with these funds including salaries, supplies, and training.
3	Project Name	Emergency Repair Program
	Target Area	City Wide
	Goals Supported	Decent Housing (ERP)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$110,012
	Description	Provide 100% grants to low-to-moderate income households in need of emergency repairs within the city limits. Repairs are necessary for the health and safety of the homeowner.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low to moderate-income families will be assisted.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Emergency repairs for homeowners.
4	Project Name	Minor Repairs
	Target Area	City Wide
	Goals Supported	Decent Housing (ERP) Neighborhood Revitalization (NB,CC)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$120,000
	Description	Minor repairs for homeowners within the city limits of San Angelo.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 low to moderate-income families will be assisted with this activity.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Activities include minor repairs that include, but are not limited to repair/replace siding, trim, paint exterior, repair/replace roofs.
	Project Name	Code Compliance

5	Target Area	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview
	Goals Supported	Neighborhood Revitalization (NB,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	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 Census.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1200 low-income households will benefit from this activity.
	Location Description	All activity will take place in low-income target areas within the city limits of San Angelo.
	Planned Activities	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	Project Name	Debt Service
	Target Area	
	Goals Supported	Neighborhood Revitalization (NB,CC)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$127,430
	Description	Repayment of principal and interest on Section 108 Loan.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	Not Applicable.
	Planned Activities	Repayment of Section 108 Loan.

7	Project Name	HOME Administration
	Target Area	City Wide
	Goals Supported	Home Ownership (HAP) Affordable Housing (AHAP) Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing Neighborhood Revitalization Homelessness
	Funding	HOME: \$25,513
	Description	Administration of the HOME program to include salary, benefits, training, supplies, etc.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	72 W College, San Angelo, TX 76903
	Planned Activities	Administration of the HOME program to include salary, benefits, training, supplies, etc.
8	Project Name	Homebuyer's Assistance Program
	Target Area	City Wide
	Goals Supported	Home Ownership (HAP)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,000
	Description	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Provide down payment and closing cost assistance to low-to-moderate income first-time homebuyers within the city limits of San Angelo.
9	Project Name	Tenant Based Rental Assistance
	Target Area	City Wide

	Goals Supported	Special Needs & Homelessness (TBRA)
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$60,000
	Description	Tenant-based rental assistance is provided to MHMR clients while on the waiting list to receive Section 8 assistance.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 clients will benefit from the proposed activities.
	Location Description	All activities will take place within the city limits of San Angelo.
	Planned Activities	Tenant-based rental assistance.
10	Project Name	CHDO Construction
	Target Area	Blackshear Fort Concho Reagan Rio Vista Belaire Lakeview
	Goals Supported	Affordable Housing (AHAP)
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	HOME: \$105,620
	Description	New home construction within a target area for low-to-moderate income families who are first-time home buyers.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 households will benefit from the proposed activities.
	Location Description	All activities will take place within the target areas of the city.
	Planned Activities	New construction of single-family homes.

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 comprise 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 2, 3, 4, 7, 8, 9, 11.01, 11.02, 12, 13.01, 13.03, 13.04, 14, and 18. 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.

Galilee Community Development Corporation is currently the only CHDO that has applied for 2024 CHDO set-aside funds. Although CHDO funds are not limited to target areas, Galilee has decided to focus on the target areas for its operations.

This year, \$105,620 for CHDO new home construction will be expended specifically in the neighborhoods targeted for revitalization which equates to 12% of total CDBG & HOME funds available for the program year.

Geographic Distribution

Target Area	Percentage of Funds
Blackshear	Not Applicable
Fort Concho	Not Applicable
Reagan	Not Applicable
Rio Vista	Not Applicable
City Wide	Not Applicable
Belaire	Not Applicable
Lakeview	Not Applicable

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 the 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 local housing authority is managing a rapid re-housing program that will provide permanent housing for up to 30 individuals to include supportive services and case management through a Continuum of Care 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 2024.

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 12 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 Housing Authority of San Angelo, HASA, 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 1103 vouchers, 30 of these are designated for the Non-Elderly Disabled, 30 for the Family Unification Program, 41 VASH, 10 Homeownership, 26 Mainstream, 5 Stability Vouchers, 171 Tenant Protect Vouchers (Units Converted from Public Housing under Section 22 Conversion), and 56 project-based vouchers as part of PIH 2019-01.

In November of 2022, HASA 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 HASA 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. HASA now has 122 affordable housing units under its operation.

In 2015 HASA 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 HASA purchased Country Cottages, a 14-unit apartment complex located at 51 N. Koenigheim. The purpose of this purchase is to add additional units for HCV participants. 8 of these units will be designated as housing for

unsheltered Veterans.

HASA 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 Housing Authority 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 HASA.

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

HASA applied for and was 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 included extensive repairs to both the interior and exterior of the property, new electric and plumbing as well as appliances and windows will be installed, with construction concluding in June of 2024. These 8 units will be designated as housing for homeless Veterans. HASA has been awarded 8 additional VASH Vouchers to be used if the Veteran so chooses 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 HASA now has 41 VASH Housing Choice Vouchers to offer Veterans experiencing homelessness.

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

For 2024, HASA will continue to encourage residents to submit responses both telephonically and in writing concerning any HASA matters. The HCV staff market the Homeownership program and provide resources to budget and homeownership training offered in San Angelo, as well as the Family Self-Sufficiency program.

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

Not applicable.

Discussion

Not applicable.

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

Introduction

The annual Point in Time (PIT) homeless count was conducted on January 25, 2024. Results of the count identified 171 homeless individuals in the area, including 157 adults, 14 children, and 12 veterans. The PIT count identified 40 chronically homeless. The number of homeless decreased slightly from 2023 when the count totaled 198. 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 house up to 30 homeless individuals and families permanently. As part of the RRH, a coordinated entry program to better coordinate needs assessments and case management was developed and is currently operating. The city and the homeless coalition have committed to ending veteran homelessness and have initiated an effort to identify all homeless veterans and provide permanent housing within 90 days of identifying those eligible veterans. The city funded the renovation of an apartment complex using HOME ARP funds to house veterans transitionally and provide case management. Along with the resources and programs the homeless coalition member organizations bring to bear, the city believes it can permanently end veteran homelessness.

Describe the jurisdictions 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 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 assisting homeless persons transition to permanent housing and/or affordable units by managing the ongoing Continuum of Care Grant for Rapid Rehousing administered through the Public Housing Authority. The city is also addressing the needs for homeless vets through the administration of the HOME ARP program.

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.

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 2024, 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

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 \$120,000 of 2024 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 \$110,012 of 2024 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 \$60,000. 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

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

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

The City of San Angelo Community & Housing Support Division, which administers CDBG and HOME funds is a division of the municipal government. The Housing Authority of San Angelo, "HASA," 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 2024, 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(l)(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 2024. No “urgent need” activities are allocated 2024 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 2024 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 2024 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 to initiate foreclosure proceedings.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
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:

1. 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

MHMR Services of the Concho Valley will receive HOME funds to provide tenant-based rental assistance (TBRA) to approximately 12 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.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

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.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider authorizing the City to apply for a grant to the National Endowment for the Arts for design work totaling \$80,000 (50% City match) at Bart DeWitt Park and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

We have an opportunity to apply for a design related grant with the National Endowment for the Arts through their "Grants for the Arts" program. This grant, if awarded, would cover half of the cost for design work (conceptual and construction documents) for enhancements and improvements in Bart DeWitt Park (north side of the North Concho River, between Chadbourne Street and Concho Avenue).

Enhancements and improvements that are envisioned are:

- A connection from the north end of Celebration Bridge through the park, connecting to Concho Avenue along Oakes Street. This connection would include interesting features along the way with historical and interpretative information relating to the original crossing at this location between Fort Concho and downtown.
- The addition of elements making the "Neff's" area more functional for public events. This may entail additional electrical connections, lighting, pergolas, and other elements to support the hosting of events at this location.
- The addition of landscaping around the existing ramp/stairs connecting the park with Chadbourne Street, as well as aesthetic, artistic, and interactive elements such as slides. The goal is to better integrate this vertical connection between the park and street and make it more interesting and usable.

Funding Source(s):

Financial Impact:

The total design project is \$80,000. If the grant is awarded, \$40,000 of the cost would be covered by the grant. The other \$40,000 (the City’s required match) would come from Parks and Environmental Health budget savings.

Should our grant application be successful, we will return to City Council for consideration to amend our budget to accept the grant funds and set up the accounts to develop the designs.

Other Information/Recommendation:

Attachments:

Presentation:

Carlton White

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider ratifying a COSADC resolution authorizing the Board President to negotiate and execute an Economic Development Incentive Agreement with Talk O' Texas Brands, Inc., in the amount of \$100,000, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs and recommending approval by City Council (Michael Dane)

Staff Recommendation:

Approve

Summary/History:

Talk O' Texas is a San Angelo Company in business for over 65 years. They are planning to purchase two new pieces of equipment to enhance their productivity at a cost of approximately \$450,000.

The following is a summary of the company profile.

Full-time employees - 10 Seasonal Employees – 70 (55 filled)

Average Full-Time Wage - \$49,000

Average Seasonal Wage - \$12.28 / Hr.

Total Payroll 2023 - \$1,519,213.37

The company's TY 2024 tax status is as follows: Current Appraised Value Business Personal Property - \$968,000

Current Real Property Appraised Value - \$1,425,000

The proposed incentive under the Business Retention & Expansion Program (BREP) is \$100,000 toward the proposed capital investment. The calculated Return on Investment (ROI) is 22.1 % or a 4.3 year payback. The total net economic impact is \$288,261 over 5 years.

The agreement will require that the company maintain its current level of payroll.

COSADC unanimously approved this incentive at their June 26, 2024, meeting.

Funding Source(s):

Financial Impact:

\$100,000 from Future Projects to a new project account. Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Resolution Talk O Texas | Resolution Talk O Texas.pdf |
|----|-------------------------|-----------------------------|

Presentation:

Michael Dane

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Brandon Dyson	Approved
Theresa James	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH TALK O' TEXAS BRANDS, INC. IN AN AMOUNT NOT TO EXCEED \$100,000, A PROJECT AUTHORIZED UNDER CHAPTERS 501 & 505 OF THE TEXAS DEVELOPMENT CORPORATION ACT NECESSARY TO PROMOTE ECONOMIC DEVELOPMENT AND EXPAND BUSINESS ENTERPRISES WHICH CREATE OR RETAIN PRIMARY JOBS AND RECOMMENDING APPROVAL BY CITY COUNCIL

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the "Act"), and,

WHEREAS, Talk O' Texas Brands, Inc, a Texas Corporation has expressed an interest in expanding their business at 1610 Roosevelt Street through the purchase of additional manufacturing equipment and,

WHEREAS, Talk O' Texas Brands, Inc has requested an economic development incentive to facilitate this expansion of their business; and,

WHEREAS, The Board of Directors of COSADC has deemed expansion of business operations to be an Eligible Project as defined in Sections 501 and 505 of the Texas Local Government Code; and,

WHEREAS, the Board of Directors of COSADC has determined that the Project and provision of Project funding are in compliance with the requirements and purposes of the Act, COSADC the Articles of Incorporation, approved by City Council; and, that the Project serves the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$100,000 as an economic development incentive to Talk O' Texas Brands, Inc and authorizing the Board President to negotiate and execute all necessary documents; and recommending that City Council ratify approval of the Project.

ADOPTED on this the 26th day of June 2024.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Clifton Jones, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

Brandon Dyson, Deputy City Attorney

APPROVED AS TO CONTENT

Michael Dane, Interim Director of
Economic Development

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Gaddy, Assistant Finance Director, Finance

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider approving a professional services contract with Pattillo, Brown & Hill, L.L.P., for FIN-01-24 Audit Services & Annual Comprehensive Financial Report Preparation and authorizing the City Manager to negotiate and execute all related documents (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

Texas Local Government Code Section 103.001 states that "a municipality shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit". In addition, Section 34 of the City Charter states that "...an independent audit shall be made of all accounts of the city government by a certified public accountant..."

The current audit contract with Armstrong, Backus & Co. L.L.P. expired. The Audit Committee met on July 8, 2024, to review and approve the firm selected, Pattillo, Brown & Hill, L.L.P., from the proposals submitted in response to RFP FIN 01-24.

Funding Source(s):

Financial Impact:

The budgeted amount is \$101,350, which is Pattillo, Brown & Hill's Total All-Inclusive Maximum Price for the Fiscal Year 2024 Audit.

Other Information/Recommendation:

The RFP scoring committee reviewed the three proposals submitted by the potential firms. Based on the reviews and scoring, staff recommends, and the Audit Committee approved beginning negotiations with Pattillo, Brown & Hill, L.L.P., for the annual audit of the City of San Angelo's financial statements and preparation of the Annual Comprehensive Financial Report. If staff is unable to reach an agreement with Pattillo, Brown & Hill, L.L.P., the City may attempt negotiations with the next highest-ranked firm based on the scoring committee's evaluations of proposals.

Attachments:

- | | | |
|----|--|--|
| 1. | FIN-01-24 Audit & ACFR RFP Notifications | FIN-01-24 Audit & ACFR RFP Notifications.pdf |
| 2. | FIN-01-24 - Audit Services Scoring Summary | FIN-01-24 - Audit Services Scoring Summary.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Ryan Gaddy	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

FIN-01-24 - Audit Services & ACFR Preparation

Firms sent Requests for Proposals

Vendor Type	Contact Name or Dept	Business Name	Business Address	City	ST	Zip	Telephone	Notes
Accounting Firm	Ms. Gayla Thornton CPA	Armstrong, Backus, & Co	515 W Harris Ave Ste 200	San Angelo	TX	76903	325-653-6854	
Accounting Firm		Eide Bailly LLP	400 Pine Street, Suite 600	Abilene	TX	79601	325-672-4000	SAISD Audit Firm
Accounting Firm	Mr. Chris Pruitt, CPA	Pattillo, Brown & Hill, LLP	401 West State Highway6	Waco	TX	76710	254-772-4901	TGC Audit Firm
Accounting Firm		Oliver, Rainey, & Wojtek, LLP	2909 Sherwood Way, Suite 300	San Angelo	TX	76901	325-942-6713	
Accounting Firm		Chilton, Wilcox & Fortenberry	3471 Knickerbocker Road, Suite 410	San Angelo	TX	76904	325-224-8866	
Accounting Firm	Ms. Meredith McKeehan, CPA	Weaver	400 West Illinois Avenue, Suite 1550	Midland	TX	79701	281-907-8788	
Accounting Firm		Condley and Company, LLP	302 Pine St.	Abilene	TX	79601	325-677-6251	
Accounting Firm		Cherry Bekaert	221 W Sixth Street, Suite 1900	Austin	TX	78701	512-479-6000	
Accounting Firm		Whitley Penn	640 Taylor St., Suite 2200	Fort Worth	TX	76102	817-259-9100	over 40 local govt clients
Accounting Firm		ML&R	401 Congress Avenue, Suite 1100	Austin	TX	78701	512-370-3200	



FIN-01-24 - Audit Services & ACFR Preparation

Scoring Summary

	Total	Completeness and Conformity	Approach and Methodology	Staff Qualifications and Organization Experience	Fee Schedule	References
Supplier	/ 100 pts	/ 20 pts	/ 30 pts	/ 20 pts	/ 15 pts	/ 15 pts
Pattillo, Brown & Hill, L.L.P.	92.5	17	29.5	20	11	15
Whitley Penn, LLP	88.25	19.5	26.25	16.75	14.25	11.5
Eide Bailly	79.25	20	27.25	11	11.75	9.25

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bob Salas, Neighborhood Services Director, Budget

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider a resolution amending the Schedule of Fees and Charges to amend fees for Planning Related Fees and Fire and Rescue Service Fees (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 are submitted during the annual fee review process and are included in the upcoming fiscal year's budget going into effect after adopted on July 16, 2024. This recommendation is in accordance with applicable laws, regulations, and guidelines.

SHORT TERM RENTALS

Upon evaluation, the Conditional Use process for a Short-Term Rental is significantly more staff work than regular Conditional Uses, as is the ongoing renewal verification including Hotel Occupancy Tax reports. We have calculated the cost of service to perform this function with a new STR conditional use fee of \$500 with an annual renewal of \$205.

FIRE

Rescue recovery fees are proposed to be restructured in accordance with National Standards and the billing vendor's recommended processes. The revised structure will streamline billing by focusing on service type rather than itemizing materials. These fees will be subject to annual increases based on the Consumer Price Index (CPI) percentage, as determined by the Bureau of Labor Statistics, to maintain alignment with rising operating expenses. Fees will go into effect with adoption of this item.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Planning - General Fund	10120303413002		\$16,600
Fire Dept - General Fund	10190003425001		\$13,000

Financial Impact:

The new planning STR conditional use fees will generate 16,600 for the general fund annually, and the updates to the Fire Rescue fees will generate an additional 13,000 annually.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Resolution Adopting Schedule of Fees and Charges DRAFT - Planning | Resolution Adopting Schedule of Fees and Charges DRAFT - Planning.docx |
| 2. | Resolution Adopting Schedule of Fees and Charges DRAFT - Fire and Rescue Service fees | Resolution Adopting Schedule of Fees and Charges DRAFT - Fire and Rescue Service fees.docx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Tina Dierschke	Approved
Bob Salas	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Theresa James	Approved
Heather Stastny	Final Approval

RESOLUTION

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES RELATED TO PLANNING RELATED 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 Planning Related 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 by adding item (x) and (y) under "Miscellaneous planning fees" as detailed in 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 16th day of July 2024.

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"

PLANNING RELATED FEES

Miscellaneous planning fees

- (x) Short Term Rental Fee (application): \$500.00
- (y) Short Term Rental Fee (renewal): \$205.00

RESOLUTION

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES RELATED TO FIRE AND RESCUE SERVICE 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 Fire and Rescue Service 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 by deleting “FIRE AND RESCUE SERVICE FEES” in its entirety and REPLACING it as detailed in 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 16th day of July 2024.

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"

FIRE AND RESCUE SERVICE FEES

Motor Vehicle Incidents

Level 1 - \$602.00

Provide hazardous materials assessment and scene stabilization. This will be the most common "billing level". This occurs almost every time the fire department responds to an accident/incident.

Level 2 - \$687.00

Includes Level 1 services as well as clean up and material used (sorbents) for hazardous fluid clean up and disposal. We will bill at this level if the fire department has to clean up any gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Level 3 – CAR FIRE - \$838.00

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Add-on Services:

Extrication - \$1,811.00

Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the fire department has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and fire department is able to open the door to access the patient. This level is to be billed only if equipment is deployed.

Creating a Landing Zone - \$553.00

Includes Air Care (multi-engine company response, mutual aid, helicopter). We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s).

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.

Fire blanket - \$3,000.00

HAZMAT

Level 1 - \$972.00

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

Level 2 - \$3,473.00

Intermediate Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.

Level 3 – \$8,199.00

Advanced Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot

deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene. Includes 3 hours of on scene time - **each additional hour @ \$381.00 per HAZMAT team.**

Water Incidents

Level 1

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common "billing level". This occurs almost every time the fire department responds to a water incident.

Billed at \$554 plus \$68 per hour, per rescue person.

Level 2

Intermediate Response: Includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. We will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.

Billed at \$1,110 plus \$68 per hour, per rescue person.

Level 3

Advanced Response: Includes Level 1 and Level 2 services as well as D.A.R.T. activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.

Billed at \$2,747 plus \$68 per hour per rescue person, plus \$134 per hour per HAZMAT team member.

Level 4

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized, per trained rescue person, plus rescue products used.

Back Country or Special Rescue

Itemized Response: Each incident will be billed with custom mitigation rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus per hour, per trained rescue person per hour, plus rescue products used.

- (1) Minimum billed \$554 plus \$68 per hour, per rescue person. Additional rates of \$554 per hour per response vehicle and \$68 per hour per rescue person.

Chief Response

This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.

- (1) Billed at \$347 per hour.

Miscellaneous/additional time on-scene

Additional time on-scene (for all levels of service)

- (1) Engine billed at \$554 per hour.
- (2) Truck billed at \$693 per hour.
- (3) Miscellaneous equipment billed at \$416.

The Mitigation Rates lists in Exhibit A will increase annually based on the annual percentage increase in the Consumer Price Index (CPI), as developed by the Bureau of Labor Statistics of the U.S. Department of Labor. Rate adjustments will occur on the anniversary date of this ordinance/resolution to keep the fire department's cost recovery program in conformity with increasing operating expenses.

Ambulance/transport/transfer fees.

- (1) Transfer/transport for ambulance aircrew: \$337.00
- (2) Institutional charge for non-reimbursed patient: \$337.00
- (3) BLS non-emergency: \$853.00
- (4) BLS emergency: \$1,365.00
- (5) ALS non-emergency: \$950.00
- (6) ALS 1 emergency: \$1,621.00
- (7) ALS 2 emergency: \$2,347.00
- (8) Transport medical team: with or without patient; to or from destination (one way): \$350.00
- (9) Mileage fee (per patient mile): \$22.00
- (10) Out of city, still in county: Additional charge: \$150.00*
- (11) Out of county transport over 150 miles: Additional charge: \$250.00*
- (12) Standby services: \$500.00*
Each additional hour: \$ 125.00

*Four (4) hour minimum

- (13) *Review annually:* Review annually, commencing on or before April 16, 2019, city council shall conduct a public hearing for review of ambulance and transportation fees under this subpart (f) of section A11.001, to consider the current costs and revenues relating to those services and reaffirm or amend the fees for such services as necessary to establish fees that reasonably reflect the cost to the city of providing the service.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: July 16, 2024

Item type: Consent Item

Caption:

Consider a resolution amending reasonable rules for public comment to be effective October 1, 2024.
(Heather Stastny)

Staff Recommendation:

Adopt

Summary/History:

In 2019 City Council adopted reasonable rules for public comment in accordance with Chapter 551 of the Texas Government Code. These rules govern the manner in which public comment is given at open meetings.

The regular meetings of City Council and the Boards and Commissions are for the purpose of conducting the business of the City. It is the best interest of those who are conducting business with the City to have their business heard in an efficient manner. The proposed changes balance that purpose with the desire and obligation of the Council to accept public comment. City staff reviewed the public comment processes of other governmental entities as well as various City Boards to develop this amended policy.

The amendment includes the following changes as well as other minor corrections as shown on the included resolution.

Public comment will be allowed during all regular City Council and City board meetings. No public comment will be taken at special meetings or workshops where no business will be conducted.

Each member of the public wishing to speak shall be required to sign in with the City Clerk or Board Secretary prior to the meeting starting and indicate the item they wish to speak on. The City Clerk or Board Secretary will call names in order with City residents being given priority to speak first.

Members of the public may only speak about the items they indicated on the sign-in sheet and should be comments related to the authority of the City.

Documents or slides to be projected at the meeting will only be accepted for agenda items and not the open public comment period.

These rules will become effective as of October 1, 2024.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | Amendment of Public Comment Policy | Amendment of Public Comment Policy.docx |
|----|------------------------------------|---|

Presentation:

Heather Stastny

Approvals/Reviews:

Heather Stastny	Created/Initiated
Theresa James	Approved
Heather Stastny	Final Approval

RESOLUTION 2024

A RESOLUTION OF THE SAN ANGELO CITY COUNCIL APPROVING REASONABLE RULES FOR PUBLIC COMMENT AT OPEN MEETINGS IN RESPONSE TO TEXAS GOVERNMENT CODE CHAPTER 551 AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo currently allows public comment for non-agenda items at the beginning of all regular public meetings; and,

WHEREAS, the purpose of public meetings is to conduct the business of government which shall be given priority at all meetings; and

WHEREAS, the City of San Angelo desires to update their public comment procedures as allowed under Chapter 551 of the Texas Government Code to protect the rights of the public to address their elected officials while maintaining efficient and professional governance.

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

SECTION 1: Any member of the public attending a regular open meeting that wishes to address the governing body or board may do so either during the open public comment period at the end of the meeting or during the agenda item at the meeting when the presiding officer calls for public comment on that item. There will be no public comments taken at workshops or special meetings where no action will be taken.

SECTION 2: Each member of the public wishing to speak shall sign in with the City Clerk or Board Secretary prior to the beginning of the meeting, indicate what item they wish to provide comment and will be called to speak by the City Clerk or Board Secretary in the order of signature. In order to maintain an efficient and orderly meeting, only members of the public who have signed in for an item prior to the meeting shall be allowed to speak with priority given to citizens of San Angelo and they shall be allowed to speak only on the items they indicated.

SECTION 3: Any member of the public addressing the governing body should introduce themselves by first and last name and give their home address and/or single member district number and shall make comments relevant to the authority of the City.

SECTION 4: Any member of the public addressing the governing body as the proponent, applicant, or appellant on an agenda item is limited to five minutes of public comment, unless extended by the presiding officer. This shall be indicated on the sign-in sheet. If translator services are required and available, the translator's time will not count against the speaker's five-minute time limit.

SECTION 5: Any member of the public addressing the governing body on any item other than those listed in Section 4 above is limited to three minutes of public comment, unless extended by the presiding officer. If translator services are required and available, the translator's time will not count against the speaker's three-minute time limit.

SECTION 6: Any member of the public may address the governing body once during the open public comment period and once on each item unless any member of the governing body requests additional comment or grants permission for additional time to speak.

SECTION 7: Any member of the public wishing to provide documents or information for display on the monitors during a regular agenda item must provide said documents no later than four business days prior to the meeting. Presentations should be limited to 10 pages or slides and must fit within the above stated allotted times for presentations. Only documents or slides relevant to the topic shall be allowed. Slides for display on the monitors shall not be allowed for the open public comment period. Documents to be provided to the Council or Board shall be given to the City Clerk or Board Secretary. Enough copies for

each Council or Board member and one copy for the official record shall be provided. Copying services will not be available from the City to produce these copies.

SECTION 8: Any member of the public addressing the governing body shall direct their comments to the governing body and will be allowed to include criticism of the city or body, including criticism of any act, omission, policy, procedure, program, or service in their remarks, unless the public criticism is otherwise prohibited by law. Questioning of staff, council or board is not appropriate during the public comment period. Comments regarding concerns about employee performance should be directed to the City's Human Resources Department, that employee's immediate supervisor, or the City Manager outside of the public comment period.

SECTION 9: The presiding officer may further limit public comment as necessary to maintain the efficiency or decorum of the meeting.

ADOPTED this 16th day of July 2024.

CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

Second reading of an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 22.096 acre tract located east of Riviera Ln. and Clubhouse Ln. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|----------------------------------|------------------------------------|
| 1. Annexation Exhibit 22.096 Ac | Annexation Exhibit 22.096 Ac.pdf |
| 2. Petition | Petition.pdf |
| 3. Bentwood Annexation Ordinance | Bentwood Annexation Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved
Theresa James	Approved
Heather Stastny	Final Approval

REF.: Remainder of 70.870
Acre Tract (Parcel GC_07)
Instrument No. 622905

REF.: Bentwood Country
Club Estates Section
Forty-Three
Cabinet H, Slide 59, PR

REF.: Bentwood Country
Club Estates Section
Thirty-Eight
Cabinet G, Slide 383, PR

REF.: Section 45
Bentwood Country Club
Estates Cabinet H Slide 66,
PR

Block 109
8 7 6

Current
City
Limits

ENCLAVE COURT

LINVILLE LANE

RIVIERA LANE

N45°21'33"E
110.61'

22.096 Ac.

Out of remainder of
54.872 Ac.
Inst. No. 201917169, OPR

**H. ZERBACH
SURVEY NO. 178
ABSTRACT No. 4210**

N81°51'20"E
230.00'

S08°08'40"E
130.00'

N81°51'20"E
59.94'

405.09'
S00°04'28"W

330.00'

N89°55'32"W

**C. BERBERICH
SURVEY NO. 177
ABSTRACT No. 52**

Ref.: Remainder of
54.872 Ac.
Inst. No.
201917169, OPR

REF.: Certain 211.67 Acre Tract
Thomas W. Nasworthy et ux
To Terrell C. Sheen
Instrument Number 607655

Ref.: Remainder of 18.753 Ac.
Inst. No. 202114741, OPR

N89°55'32"W
9.44'

CLUB HOUSE LANE

N00°04'28"E
190.00'

S00°04'28"W
10.00'

Point of Beginning
379.44'

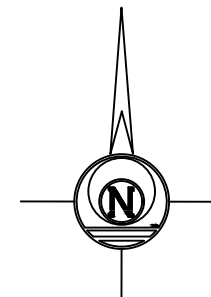
N89°55'32"W
190.56'

N00°04'28"E
10.00'

N89°55'32"W
Ref.: Remainder of
54.872 Ac.
Inst. No. 201917169, OPR

N89°55'32"W
50.34'

Current
City
Limits



SCALE: 1"= 200'

0 100 200 400
GRAPHIC SCALE : FEET

NOTE : Bearings shown hereon are based on
the Texas Coordinate System -
Central Zone.
Distances shown are surface horizontal.

REF.: Certain 211.67 Acre Tract
Thomas W. Nasworthy et ux
To Terrell C. Sheen
Instrument Number 607655

**PROPOSED ANNEXATION
OF 22.096 ACRES**

SKG

ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skge.com
PHONE: 325.655.1288
FAX: 325.657.8189

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

24-E-0001

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN ANGELO, TEXAS

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition(s) your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the property described in Exhibit "A", by metes and bounds and attached herein.

Bentwood JV, LLC certifies that the above described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: [Signature]

Printed Name: Kevin Collins

Title: Manager Partner Date: 4-15-24

THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, this instrument was acknowledged on April 15th by person's name or entity.

[Signature: Kristi R. McDonald]

Notary Public, State of Texas

My commission expires: 12-13-2024



EXHIBIT "A"

**FIELD NOTES
PROPOSED ANNEXATION**

22.096 Acres

April 2, 2024
24-E-0001_22.096Ac

Being an area of 22.096 acres of land out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas and said 22.096 acre tract also being out of that certain 54.872 acre tract described and recorded in Instrument No. 201917169, Official Public Records of Tom Green County, Texas and said 22.096 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of this tract and southeast corner of Lot 3, Block 112, Bentwood Country Club Estates Section 44, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet H, Slide 66, Plat Records of Tom Green County, Texas;

Thence with the west line of this tract, current city limits line, east line of said Lot 3, and crossing Club House Lane, **N. 00°04'28" E.** at a distance of 130.00 feet passing the south right of way line of said Club House Lane, in all a total distance of **190.00** feet to an angle corner;

Thence continuing with the current city limits line and with the north right of way line of said Club House Lane **N. 89°55'32" W.** a distance of **9.44** feet to the east line of a certain remainder of 18.753 acre tract described and recorded in Instrument Number 202114741, Official Public Records of Tom Green County, Texas;

Thence continuing with the current city limits line, a westerly line of this tract and easterly line of said remainder of 18.753 acre tract as follows:

N. 00°04'28" E. a distance of **627.31** feet;

N. 15°46'18" E. a distance of **102.53** feet;

N. 23°40'02" E. a distance of **326.04** feet;

N. 45°21'33" E. a distance of **110.61** feet;

N. 66°53'38" E. a distance of **306.17** feet;

N. 81°51'20" E. a distance of **140.14** feet;

N. 08°08'40" W. a distance of **19.32** feet to the southwest corner of Lot 8, Block 109, Bentwood Country Club Estates Section 45;

Thence continuing with the current city limits line and south line of said Lots 8 and Lot 7, Block 109, Bentwood Country Club Estates Section 45, **N. 81°51'20" E.** a distance of **230.00** feet to the

southeast corner of said Lot 7 and the southwest corner of Lot 6 of said Block 109;

Thence with an easterly line of this tract and crossing said remainder of 54.872 acre tract as follows:

S. 08°08'40" E. a distance of 130.00 feet;

N. 81°51'20" E. a distance of 59.94 feet;

S. 00°04'28" W. a distance of 405.09 feet;

N. 89°55'32" W. a distance of 330.00 feet;

S. 00°04'28" W. a distance of 960.00 feet to the south line of said remainder of 54.872 acre tract and on a northerly line of a certain 211.67 acre tract described and recorded in Instrument Number 607655, Official Public Records of Tom Green County, Texas;

Thence with the south line of this tract and northerly line of said 211.67 acre tract as follows:

N. 89°55'32" W. a distance of 50.34 feet;

S. 00°04'28" W. a distance of 10.00 feet;

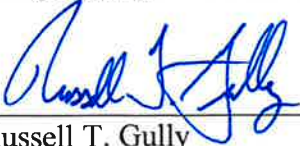
Thence crossing said remainder of 54.872 acre tract **N. 89°55'32" W. a distance of 379.44 feet;**

Thence with the south line of this tract, said remainder of 54.872 acre tract and northerly line of said 211.67 acre tract as follows:

N. 00°04'28" E. a distance of 10.00 feet;

N. 89°55'32" W. a distance of 190.56 feet to the place of beginning and containing 22.096 acres of land.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS AN UNADDRESSED 22.096-ACRE TRACT OUT OF C. BERBERICH SURVEY NO. 177, ABSTRACT NO. 52 AND H. ZERBACH SURVEY NO. 178, ABSTRACT NO. 4210, TOM GREEN COUNTY, TEXAS, LOCATED EAST OF RIVIERA LN AND CLUBHOUSE LN, BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF LOT 3, BLOCK 112, BENTWOOD COUNTRY CLUB ESTATES SECTION 44; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 22.096 acres situated immediately south of the City, generally located east of Riviera Ln and Clubhouse Ln, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on June 18, 2024; and,

WHEREAS, a public hearing on the annexation was held, the 2nd day of July, 2024, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City.

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, provision, section, subsection, sentence, clause or phrase of this ordinance (or the application of same to any person or set of circumstances) is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED with public hearing on the 2nd day of July, 2024, and finally PASSED, APPROVED AND ADOPTED on this the 16th day of July, 2024.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
Heather Stastny, City Clerk

Theresa James, City Attorney

Exhibit “A” (Legal Description and Survey)

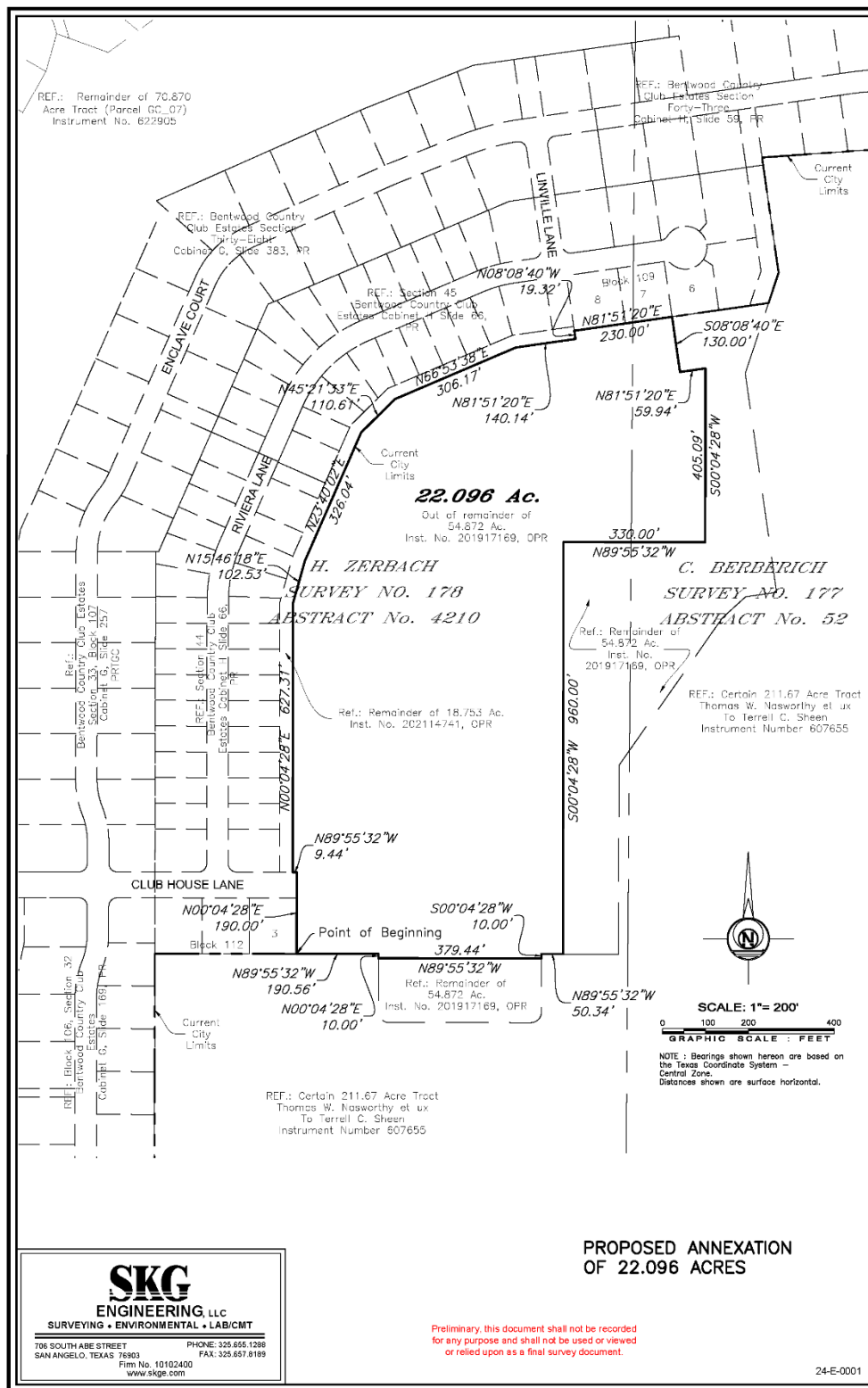


Exhibit "A" (Legal Description and Survey)

EXHIBIT "A"

FIELD NOTES PROPOSED ANNEXATION

22.096 Acres

April 2, 2024
24-E-0001_22.096Ac

Being an area of 22.096 acres of land out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas and said 22.096 acre tract also being out of that certain 54.872 acre tract described and recorded in Instrument No. 201917169, Official Public Records of Tom Green County, Texas and said 22.096 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of this tract and southeast corner of Lot 3, Block 112, Bentwood Country Club Estates Section 44, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet H, Slide 66, Plat Records of Tom Green County, Texas;

Thence with the west line of this tract, current city limits line, east line of said Lot 3, and crossing Club House Lane, **N. 00°04'28" E.** at a distance of 130.00 feet passing the south right of way line of said Club House Lane, in all a total distance of **190.00** feet to an angle corner;

Thence continuing with the current city limits line and with the north right of way line of said Club House Lane **N. 89°55'32" W.** a distance of **9.44** feet to the east line of a certain remainder of 18.753 acre tract described and recorded in Instrument Number 202114741, Official Public Records of Tom Green County, Texas;

Thence continuing with the current city limits line, a westerly line of this tract and easterly line of said remainder of 18.753 acre tract as follows:

N. 00°04'28" E. a distance of **627.31** feet;

N. 15°46'18" E. a distance of **102.53** feet;

N. 23°40'02" E. a distance of **326.04** feet;

N. 45°21'33" E. a distance of **110.61** feet;

N. 66°53'38" E. a distance of **306.17** feet;

N. 81°51'20" E. a distance of **140.14** feet;

N. 08°08'40" W. a distance of **19.32** feet to the southwest corner of Lot 8, Block 109, Bentwood Country Club Estates Section 45;

Thence continuing with the current city limits line and south line of said Lots 8 and Lot 7, Block 109, Bentwood Country Club Estates Section 45, **N. 81°51'20" E.** a distance of **230.00** feet to the

Exhibit "A" (Legal Description and Survey)

southeast corner of said Lot 7 and the southwest corner of Lot 6 of said Block 109;

Thence with an easterly line of this tract and crossing said remainder of 54.872 acre tract as follows:

S. 08°08'40" E. a distance of **130.00** feet;

N. 81°51'20" E. a distance of **59.94** feet;

S. 00°04'28" W. a distance of **405.09** feet;

N. 89°55'32" W. a distance of **330.00** feet;

S. 00°04'28" W. a distance of **960.00** feet to the south line of said remainder of 54.872 acre tract and on a northerly line of a certain 211.67 acre tract described and recorded in Instrument Number 607655, Official Public Records of Tom Green County, Texas;

Thence with the south line of this tract and northerly line of said 211.67 acre tract as follows:

N. 89°55'32" W. a distance of **50.34** feet;

S. 00°04'28" W. a distance of **10.00** feet;

Thence crossing said remainder of 54.872 acre tract **N. 89°55'32" W.** a distance of **379.44** feet;

Thence with the south line of this tract, said remainder of 54.872 acre tract and northerly line of said 211.67 acre tract as follows:

N. 00°04'28" E. a distance of **10.00** feet;

N. 89°55'32" W. a distance of **190.56** feet to the place of beginning and containing **22.096** acres of land.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636
SKG Engineering, LLC
Firm No. 10102400



Exhibit “B” (Service Plan)

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ____ day July 2024, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela
City Manager

Attest:

Heather Stastny, City Clerk

Approved as to Content:

Aaron Vannoy, Planning &
Development Services Assistant Director

BENTWOOD JV, LLC (OWNER)

By: _____
John Dunn
Manager

Approved as to Form and Legality:

Theresa James, City Attorney

**SERVICE PLAN FOR MUNICIPAL SERVICES WITHIN AN AREA/TERRITORY
DESCRIBED AS FOLLOWS:**

Generally described as an unaddressed 22.096-acre tract out of C. Berberich Survey No. 177, Abstract No. 52 and H. Zerbach Survey No. 178, Abstract No. 4210, Tom Green County, Texas, located east of Riviera Ln and Clubhouse Ln, beginning at the southwest corner of this tract and southeast corner of Lot 3, Block 112, Bentwood Country Club Estates Section 44 and said 22.096 acre tract also being out of that certain 54.872 acre tract described and recorded in Instrument Number 201917169, Official Public Records of Tom Green County, Texas.

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

Existing Services: Police protection provided by Tom Green County Sheriff's Office.

Services to be provided:

The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided.

2. FIRE PROTECTION AND EMERGENCY SERVICES

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide. Fire service provided by volunteer fire departments.

Services to be provided:

The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo.

Topography, land use, and population density will not affect fire or emergency services. The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

The Office of Fire Prevention will provide permitting and inspection services upon annexation. This includes issuing permits and conducting fire sprinkler, fire alarm,

commercial hood or special agent system inspections as well as occupancy and maintenance inspections for any new construction and remodeling projects, as well as any other applicable enforcement of adopted codes and standards within the City of San Angelo.

3. **SOLID WASTE COLLECTION**

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the city will be extended (as appropriate) to the newly annexed area on the effective date of annexation.

4. **MAINTAINING WATER AND WASTEWATER FACILITIES**

Existing Services: None.

Services to be provided:

Water and wastewater services will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water and wastewater services shall be provided in accordance with extension ordinances. Extension of service shall comply with City of San Angelo codes and ordinances. Prior to future development, a subdivision plat(s) shall be approved by the City and recorded with Tom Green County that includes any required provisions for water and sanitary sewer service.

As part of the subdivision plat, the developer/owner shall prepare and submit plans for approval of a looped water main system or approved deferral process, illustrating the proposed installation of a water main and complete the installation in accordance with the approved version of these plans prior to plat recordation.

As part of the subdivision plat, the developer/owner shall prepare and submit plans for approval of a wastewater system, illustrating the proposed installation of a wastewater main and service lines and complete the installation in accordance with the approved version of these plans prior to plat recordation.

5. **MAINTAINING ROADS, STREETS, AND ALLEYWAYS**

Existing Services: Provided by Tom Green County

Services to be provided:

Developers of land within the newly annexed territory will be required to provide streets in accordance with applicable ordinances of the City of San Angelo, including the Land Development and Subdivision Ordinance and the City's Master Thoroughfare Plan (MTP), and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Once accepted by the City of San Angelo, any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas

with similar land use, population density and topography.

6. MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Existing Services: None

Services to be provided:

The City Council of the City of San Angelo, Texas is not aware of the existence of any parks, playgrounds or public swimming pools now located in the newly annexed territory.

Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

7. BUILDING INSPECTION

Existing Services: None

Services to be provided:

The Permits & Inspections Division will provide building permitting and inspection services upon annexation. This includes issuing building, electrical, plumbing, mechanical, and related permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo. These services can be provided within the division's current budget.

8. PLANNING AND ZONING

Existing Services: None

Services to be provided:

The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Land Development and Subdivision Ordinance. These services can be provided within the division's current budget.

9. CODE COMPLIANCE

Existing Services: None

Services to be provided:

The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS

Existing Services: None

Services to be provided:

In the event any such publicly-owned facility or building does exist and would become the responsibility of the City of San Angelo, or is constructed in the future, the City shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas, subject to funding by the City Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those.

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion.

12. STREET LIGHTING

Existing Services: None

Services to be provided:

The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the City of San Angelo.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Manager's Office

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

Consider approving a Memorandum of Understanding between the City of San Angelo, the City of Abilene, and the City of Midland that initiates the first phase of the development of the Fort Stockton water supply that includes project alignment and routing, cooperative strategies, and municipal well permitting activities and authorizing the City Manager to negotiate and execute all related documents (Presentation made by City Manager Daniel Valenzuela)

Staff Recommendation:

Approve

Summary/History:

The cities of San Angelo, Abilene, and Midland have interests in water purchased from Fort Stockton Holdings, LP. This MOU outlines the cities' responsibilities for Phase 1 of the development of the Fort Stockton water.

Phase 1 will include the following activities:

Alignment/Routing Study

1. Well Field Preliminary Layout
2. Pump Station/Treatment plant siting
3. Pipeline Corridor

CRMWD Cooperative Strategies

1. Ward County Transmission System
2. Aquifer Storage and Recovery

Middle Pecos GCD

1. File two applications for new municipal well permits
2. Evaluate groundwater model update
3. Monitor updated GMA7 and GMA3 desired future conditions (DFCs)
4. Preparations for Permit Renewal/Response to potential challenges

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 2024.07.05_Memorandum of Understanding
Midland and Abilene | 2024.07.05_Memorandum of Understanding
Midland and Abilene.docx |
|----|---|--|

Presentation:

Daniel Valenzuela

Approvals/Reviews:

Heather Stastny	Created/Initiated
Theresa James	Approved
Heather Stastny	Final Approval

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this “MOU”), dated effective as of the Effective Date (as defined below), is entered into by and among the City of Abilene, Texas, a home rule municipal corporation operating pursuant to its City Charter and the laws of the State of Texas (“Abilene”), the City of Midland, Texas, a home rule municipal corporation operating pursuant to its City Charter and the laws of the State of Texas (“Midland”), and the City of San Angelo, Texas, a home rule municipal corporation operating pursuant to its City Charter and the laws of the State of Texas (“San Angelo”). Abilene, Midland and San Angelo are each referred to individually herein as a “Party”, and collectively as the “Parties”.

RECITALS:

WHEREAS, the Parties have determined that they have common issues related to securing adequate water supplies for their respective residents; and

WHEREAS, the Parties have been cooperating in the evaluation, selection, and development of water management strategies to address such issues; and

WHEREAS, as part of that cooperation, pursuant to that certain Untreated Groundwater Supply Contract between Midland and Fort Stockton Holdings, L.P., a Texas limited partnership, dated effective May 12, 2020 (the “Groundwater Contract”) Midland purchased 28,400 acre-feet of groundwater from Fort Stockton Holdings, L.P., and through an Interlocal Agreement dated effective as of May 14, 2020 by and among the Parties (the “Initial ILA”), assigned an undivided interest in the groundwater to Abilene and San Angelo with 8400 acre-feet of such groundwater being assigned to Abilene and 5000 acre-feet of such groundwater being assigned to San Angelo, and with Midland retaining 15,000 acre-feet of such groundwater; and

WHEREAS, the Initial ILA further provided that the out-of-pocket costs and expenses incurred by the Parties in connection with the initial design, laying and construction of the Infrastructure (as defined in the Initial ILA) would be borne by and paid for proportionally by Abilene in accordance with Abilene’s Pro-Rata Share (as defined in the Initial ILA), by Midland in accordance with Midland’s Pro-Rata Share (as defined in the Initial ILA), and by San Angelo in accordance with San Angelo’s Pro-Rata Share (as defined in the Initial ILA); and

WHEREAS, the Parties intend for the initial design, laying and construction of the Infrastructure (as defined in the Initial ILA) (the “Project”) to be completed in multiple phases; and

WHEREAS, the Parties are ready to move forward with the initial phase of the Project (“Phase 1”) and desire to further define in this MOU the rights and responsibilities of the Parties as they relate to the development of Phase 1 of the Project.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. PROJECT - PHASE 1

1.1. Technical Advisory Committee

- 1.1.1. The City Managers and Water Utility Directors of each Party shall make up a Technical Advisory Committee.
- 1.1.2. The Technical Advisory Committee will be responsible for making decisions related to the technical requirements of the Project and making recommendations to the Policy Committee (as defined herein).
- 1.1.3. Minutes shall be taken at each meeting of the Technical Advisory Committee. The representative(s) on the Technical Advisory Committee from the respective city hosting the meeting of the Technical Advisory Committee shall be responsible for preparing minutes of the meeting, unless otherwise agreed among the members of such Committee. Such minutes shall be approved by all members of the Technical Advisory Committee to be considered final. Final copies of all minutes shall be shared with all members of the Technical Advisory Committee and the Policy Committee (as defined herein).

1.2. Phasing. Project work will be conducted in phases as agreed upon by the Technical Advisory Committee.

- 1.2.1. Phase 1 Objectives. The overall objectives for Phase 1 of the Project are set forth on Schedule 1 attached hereto.

1.3. Securing Contractors and Consultants. All contractors and consultants for the Project shall be secured through procurement processes conducted by Midland.

- 1.3.1. All procurements shall comply with all State and Federal rules, regulations and statutes applicable to procurement processes.
- 1.3.2. Prior to advertising any requests for proposals or competitive bids for proposed contracts with contractors or consultants (including, without limitation, with engineering consultants, hydrologists, environmental consultants, and land acquisition professionals) Midland shall seek input from the Technical Advisory Committee on the development of lists of qualified contractors and consultants to solicit for bids or proposals and the scope of the proposed contract. No contract related to the Project that is for the benefit of all Parties shall be submitted for Midland City Council consideration or otherwise executed unless Abilene and San Angelo have been given an opportunity to first offer objections to and/or approval of the scope of the contract, the qualifications of the proposed contractor or consultant, or the selection of the contractor or consultant. Notwithstanding any contrary provision contained in this MOU, or the provisions of this Section 1.3, the award and execution of any such contract between Midland

and a contractor or consultant shall be in the discretion of the Midland City Council.

1.3.3. Each Party shall designate a representative from the Technical Advisory Committee to serve as such Party's point of contact with the contractors and consultants hired to work on the Project. All contracts for work under this MOU shall contain provisions allowing such designated representatives of each Party to contact the contractor or consultant for discussions and updates on the work. Any material information gained from a contractor or consultant shall be shared with the other designated representatives of the Parties.

1.3.4. Costs of all contracts approved under this MOU shall be shared proportionately by the Parties in accordance with their respective Pro-Rata Shares (as defined in the Initial ILA). Costs for any contracts related to the Project executed prior to the execution of this MOU shall be borne by the Party executing the contract and will not be a shared cost. Payments to contractors or consultants shall be made by Midland with reimbursement by Abilene and San Angelo of their respective Pro-Rata Shares (as defined in the Initial ILA) of such payment(s), unless otherwise required by any Party's bond counsel. On a quarterly basis, Midland shall send to Abilene and to San Angelo invoices reflecting the respective Pro-Rata Shares (as defined in the Initial ILA) of costs incurred during the then preceding calendar quarter for which such parties are obligated to reimburse Midland under the terms and provisions of this MOU, and within thirty (30) days of Abilene's and San Angelo's receipt of each such invoice from Midland, Abilene and San Angelo shall pay Midland the respective amounts of such invoices.

1.4. Lobbyist. The cost of any lobbyist hired by a Party related to this MOU shall be paid by the Party hiring such lobbyist and such cost shall not be a shared expense.

1.5. Policy Committee. The Mayors of the Parties shall comprise a policy committee (the "Policy Committee") that shall meet as necessary to develop policy direction for the Project. The City Manager of each Party may also attend meetings of the Policy Committee. Minutes shall be taken at each meeting of the Policy Committee. The representative(s) on the Policy Committee from the respective city hosting the meeting of the Policy Committee shall be responsible for preparing minutes of the meeting, unless otherwise agreed among the members of such Committee. Such minutes shall be approved by all members of the Policy Committee to be considered final. Final copies of all minutes shall be shared with all members of the Policy Committee and the Technical Advisory Committee.

2. **INFRASTRUCTURE**. All Infrastructure (as defined in the Initial ILA) and all real property interests (including, without limitation, easements and rights-of-way) acquired or used by the Parties in connection with such Infrastructure shall be jointly owned by the Parties in accordance with their respective Pro-Rata Shares (as defined in the Initial ILA). Each Party agrees to work cooperatively in assisting any other Party in connection with

such other Party securing debt as necessary for the financing of such other Party's rights and obligations under the Project, including the execution of all necessary documents to that end.

3. **TERM.** This MOU shall be effective for all purposes as of the date the last Party signs this MOU (the "Effective Date") and shall continue until the earlier to occur of (i) the expiration or termination of the Groundwater Contract, or (ii) the completion of the work to be conducted under the terms and provisions of this MOU related to Phase 1 of the Project.

4. **SEVERAL LIABILITY.** Notwithstanding anything to the contrary contained in this MOU, the Parties acknowledge and agree that each Party shall have no liability or responsibility for any obligations or liabilities of any other Party under this MOU. In the event any Party pays any amount in connection with this MOU which is attributable to the obligations or liabilities of another Party to this MOU, upon written request such other Party shall promptly reimburse the paying Party for such amount.

5. **FINANCING REQUIREMENTS.**

5.1 Nature of Payments. The Parties understand and agree that any payments made to Midland under this MOU or under the Initial ILA constitute reasonable and necessary "operating expenses" of Abilene and San Angelo's waterworks system as defined in Section 1502.056 Texas Government Code, as amended.

5.2 Federal Tax Law Requirements. Midland understands and acknowledges that Abilene and San Angelo may wish to fund Abilene's Pro-Rata Share and San Angelo's Pro-Rata Share, respectively, at the lowest cost possible by issuing one or more series of debt obligations designated as "tax-exempt obligations" under Section 103 of the Internal Revenue Code of 1986 ("Tax-Exempt Bonds"). If either Abilene or San Angelo are required to deliver a no-arbitrage certificate, certificate as to tax exemption, or federal tax certificate (in any case, a "Tax Certificate") to satisfy requirements of the Internal Revenue Code, Midland agrees to provide, or cause to be provided, such facts and estimates as either Abilene or San Angelo reasonably considers necessary to enable it to execute and deliver its Tax Certificate. Midland represents that such facts and estimates will be based on its reasonable expectations on the date of issuance of the Tax-Exempt Bonds and will be, to the best of the knowledge of the officers of Midland providing such facts and estimates, true, correct and complete as of such date. To the extent that it exercises control or direction over the use or investment of the proceeds of any Tax-Exempt Bonds, including, but not limited to, the use of the projects financed therewith, Midland further agrees that it will not knowingly make, or permit to be made, any use or investment of such funds that would cause any of the covenants or agreements of either Abilene or San Angelo contained in a Tax Certificate to be violated or that would otherwise have an adverse effect on the tax-exempt status of the interest payable on any Tax-Exempt Bonds for federal income tax purposes.

6. **FURTHER ASSURANCES.** The Parties each agree to execute and deliver such

other instruments, documents or agreements and to take such other actions as may be reasonably necessary or desirable for the implementation of this MOU and the consummation of the transactions contemplated herein. Each Party shall execute and deliver such additional instruments, documents, conveyances, or assurances and take such other actions as shall be reasonably necessary or desirable, or otherwise reasonably requested by any other Party, to confirm and assure the rights and obligations provided for in this MOU and to render effective the consummation of the transactions contemplated herein or otherwise to carry out the intent and purposes of this MOU. Additionally, the Parties agree to cooperate in the negotiation and execution of other such instruments, documents or agreements as necessary and appropriate to trigger the automatic extension of the term of the subject permit held by Fort Stockton Holdings, L.P., pursuant to Section 31.122(j) of the Texas Water Code.

7. GENERAL PROVISIONS.

- 7.1 Notices. All notices, requests, demands and claims, if any, under this MOU shall be in writing and addressed to the intended recipient as set forth below:

If to the City of Abilene:

City of Abilene
Attn: City Manager
PO Box 60
Abilene, Texas 79604

If to the City of Midland:

City of Midland
Attn: City Manager
300 N. Loraine
Midland, Texas 79701

If to the City of San Angelo:

City of San Angelo
Attn: City Manager
72 W College Ave.
San Angelo, Texas 76903

- 7.2 Assignment. This MOU shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and permitted assigns. No Party may assign either this MOU or any of its rights, interests, obligations or liabilities under this MOU without the prior written consent of the other Parties.
- 7.3 Governing Law. This MOU shall be governed by and construed in accordance with the laws of the State of Texas without giving effect to any choice or conflict of law provision or rule (whether of the State of Texas or any other jurisdiction) that would

cause the application of the laws of any jurisdiction other than the State of Texas. THE PARTIES EXPRESSLY WAIVE TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF, CONNECTED WITH, OR RELATING TO THIS MOU.

- 7.4 Entire MOU; Amendments. This MOU constitutes the entire agreement among the Parties and supersedes any prior understandings, agreements, or representations by or among the Parties, written or oral, to the extent they have related in any way to the subject matter of this MOU. This MOU may not be modified or amended except by an instrument in writing signed by all of the Parties hereto.
- 7.5 Severability. If any provision of this MOU shall be held invalid, illegal or incapable of being enforced, the validity, legality or enforceability of the other provisions of this MOU shall not be affected.
- 7.6 Construction. The Parties have participated jointly in the negotiation and drafting of this MOU. In the event an ambiguity or question of intent or interpretation arises, this MOU shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this MOU.
- 7.7 Headings. The headings of sections and subsections of this MOU are for guidance and convenience of reference only and shall not limit or otherwise affect any of the terms or provisions provided for herein.
- 7.8 No Third Party Beneficiaries. The Parties have entered into this MOU solely for their own benefit and agree that nothing herein shall be deemed or construed to confer any right, privilege or benefit on any person or entity other than the Parties hereto and their respective successors and permitted assigns. This MOU shall be for the sole and exclusive benefit of the Parties hereto and shall never be deemed or construed to confer any right, privilege or benefit on any third party.
- 7.9 Counterparts; Electronic Signatures. This MOU may be executed in any number of counterparts and each counterpart shall be deemed to be an original instrument, but all such counterparts shall constitute but one instrument. This MOU is not effective or enforceable until all Parties have signed it. Except as may otherwise be required by law, any signature to this MOU delivered by facsimile or scanned and sent via e-mail shall be deemed an original for all purposes.

[Remainder of page intentionally left blank; signature pages follow.]

EXECUTED by each Party hereto as of the date indicated underneath its respective signature,
to be effective for all purposes as of the Effective Date.

CITY OF ABILENE, TEXAS

By: _____
Robert Hanna, City Manager

Date: _____

ATTEST:

Shawna Atkinson, City Secretary

APPROVED AS TO FORM ONLY:

Stanley Smith, City Attorney

CITY OF MIDLAND, TEXAS

By: _____
Tommy Gonzalez, City Attorney

Date: _____

ATTEST:

Marcia Bentley-German, City Secretary

APPROVED AS TO FORM ONLY:

John Ohnemiller, City Attorney

CITY OF SAN ANGELO, TEXAS

By: _____
Daniel Valenzuela, City Manager

Date: _____

ATTEST:

Heather Stastney, City Clerk

APPROVED AS TO FORM ONLY:

Theresa James, City Attorney

SCHEDULE 1

Attached to Memorandum of Understanding by and among the City of Abilene, Texas, the City of Midland, Texas and the City of San Angelo, Texas

Objectives of Phase 1 of the Project

Alignment/Routing Study

1. Well Field Preliminary Layout
2. Pump Station/Treatment plant siting
3. Pipeline Corridor

CRMWD Cooperative Strategies

1. Ward County Transmission System
2. Aquifer Storage and Recovery

Middle Pecos GCD

1. File two applications for new municipal well permits
2. Evaluate groundwater model update
3. Monitor updated GMA7 and GMA3 desired future conditions (DFCs)
4. Preparations for Permit Renewal/Response to potential challenges

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

Receive a presentation from Specialized Public Finance, Inc. regarding the proposed plan of finance for the City of San Angelo, Texas Tax Notes, Series 2024, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Tina Dierschke and Specialized Public Finance, Inc. Managing Director Vince Viaile)

Staff Recommendation:

Direction from Council

Summary/History:

For the City Council's consideration at this meeting is the opportunity to issue a short-term note to complete projects that would be funded with these proceeds: Public Safety Infrastructure and River Stage Improvements. The total amount of the short-term notes is not expected to exceed \$7.6M, and the notes will be paid off before the end of the 2026 fiscal year.

Equipment Replacement and Firetruck Replacement - \$4,122,880:

In recent years, the Equipment Replacement Fund for General Fund-supported functions has been funded annually via a transfer from the General Fund in the amount of approx. \$1.8M, and funding for the replacement of firetrucks has been transferred from the General Fund at \$250K per year. This rolling tax note program funds both the Equipment Replacement Fund and firetruck replacement for fiscal years 2025 and 2026 at consistent levels. An additional capacity of approximately \$700K exists, and staff will propose options for allocating this additional amount during the budget workshop.

Public Safety Radio Infrastructure - \$1,500,000:

- Radio system upgrades needed for end-of-life radio infrastructure equipment: \$1.5M
 - Additional needs will include budgetary managed services/support (infrastructure refresh year 7) and \$400k annually (10-year agreement) for annual system upgrades with a funding source TBD

- Radios will also be needed for PD and FD.
 - PD has received a grant of \$2M for radios.

- FD is working on a grant through CVCOG to assist with funding their radios.

River Stage Improvements - \$1,160,000:

Civic Events has received direction from the City Council for a proposed two-year plan for renovations and improvements to the Bill Aylor Sr. Memorial River Stage. The River Stage has not been renovated since its opening in 1987. In year one, Civic Events plans to make modifications to the box office/concession stand, an entry canopy, storage, and green room addition, a new loading dock, extended hillside seating, irrigation, landscaping, a canopy over the reserved seating area, and a level drive for buses. We also plan to address the ADA issues including the existing restrooms and relocation of the current fencing at the plaza in year one. In year two we are proposing to build a new restroom building alongside the existing restrooms, a new sewer lift station for the new 48x72 restrooms/concession building, site work, a main seating structure, an arbor walk, entry towers, new ticketing office, and digital signage.

Renovating the River Stage will increase events on the River Stage. This also addresses the promoter's needs for a production office, and a larger green room for artists and bands, and helps staff with storage of tables, chairs, and additional needs. This will also benefit the customers who come to the River Stage for events to give them better access to concessions and restrooms for events.

Funding Source(s):

Financial Impact:

The short-term debt issue of approximately \$7.6M will allow for much-needed improvements to infrastructure and will be accounted for in a newly created bond fund.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------|-------------------|
| 1. | 2024 Timeline | 2024 Timeline.pdf |
|----|---------------|-------------------|

Presentation:

Tina Dierschke, Vince Viaille

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Ryan Gaddy	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval



Approximate Timing of the Rolling Tax Note Program

Subject to Change.

July							August							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3	1	2	3	4	5	6	7
7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14
14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21
21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28
28	29	30	31				25	26	27	28	29	30	31	29	30					

 Denotes City Council Meeting Date
 Denotes Closing Date

Date	Task
Tuesday, July 16, 2024	<u>Council Meeting</u> – Specialized Public Finance Inc. (“SPFI”) will present the financing plan for the issuance of the Notes. The Council will take action to move forward with the issuance of the Notes.
Thursday, July 25, 2024	Taxable Assessed Value received.
Friday, August 9, 2024	Bank Placement Agent to distribute a term sheet and the City’s financial information to local, regional, and national banks for the Notes.
Monday, August 19, 2024	The Bank Placement Agent to receive bids from Banks for the Notes. (11:00 am)
Tuesday, August 20, 2024	<u>Council Meeting - Award</u> – Bid results provided to the Council by SPFI. The Council awards the Notes to the winning bidder. The Council sets the tax rate. (8:30 am)
Wednesday, September 18, 2024	<u>Delivery Date</u> – The City receives the Notes proceeds.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

Consider approving the Community Accessibility and Connectivity Project (CACP) through the North and South TIRZ project areas in the amount of \$3,403,000 (Planning and Development Services Director Aaron Vannoy and Operations Director Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

This project is to pay the matching portion for the TASA Grant within the North and South TIRZ areas. The TASA Grant is funding for the Community Accessibility and Connectivity Project, being over 11 miles throughout our community. The North's matching portion is approximately \$1.5 million and the South's matching portion is approximately \$1.9 million for a combined total of \$3.4 million. The TIRZ Board discussed the project and believes it merits funding through TIRZ. The Board chose from the funding options presented and chose to support by a vote of 6-1 a "5-year Equal Plan" beginning in 2026. The recommended plan will have equal payments between the North and South TIRZ of \$301,000, respectively, annually for a 5-year period and one final payment from the South of \$393,000 in year 6.

Funding Source(s):

Financial Impact:

North TIRZ funding: \$301,000 annually with a first payment in August 2026 and a final payment in August 2030 for a total of \$1,505,000

South TIRZ funding: \$301,000 annually with a first payment in August 2026 with a final payment of \$393,000 in August 2031 for a total of \$1,898,000

Total TIRZ contribution: \$3,403,000

Other Information/Recommendation:

Attachments:

Presentation:

Aaron Vannoy, Patrick Frerich

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Patrick Frerich	Approved
Holly Voth	Approved
Theresa James	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

Consider approving TIRZ Board project recommendation of a project located at 1901 N. Chadbourne totaling \$7,750 for incentives under the North TIRZ incentive program (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

A request to the TIRZ board for incentive funding for a project at 1901 N. Chadbourne was heard at the meeting on June 25th. The project request is for asbestos abatement in the structure, so walls can be reconfigured for a new entertainment venue. The request is for \$7,750, the direct costs from their contractor to abate the asbestos. This project allows the structure to change from a vacant building back to a property being used in the North TIRZ area.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------|-----------------------|
| 1. | 1901 N Chadbourne | 1901 N Chadbourne.pdf |
|----|-------------------|-----------------------|

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy

Created/Initiated
Approved

Holly Voth
Aaron Vannoy
Theresa James
Heather Stastny

Approved
Approved
Approved
Final Approval



TIRZ INCENTIVES APPLICATION & CHECKLIST



Fill in all blanks below and check applicable boxes for each item. All fields must be completed; "see attached" is not an appropriate response. Incomplete applications will not be processed.

SECTION 1: PROPERTY INFORMATION

Business Name: Lucky Roll Date: 4.25.2024

Business Owner (if different from above): Eunice Herrera

Business Address: 1901 Chadbourne St Mailing Address: 2621 Lakeside, San Angelo, TX 76901

Business Phone: 325 8295371 Secondary Phone: _____

Email: euniceherb@gmail.com Fax: _____

Property Owner: Tom DeHaughter

Remit incentive payment(s) to: ☐ Property Owner ☒ Business Owner

NOTE: A W-9 for the applicable party checked above is a requirement of this application. Applications will not be accepted without this information.

SECTION 2: ELIGIBILITY INFORMATION

This property falls within the: ☒ TIRZ - North Eligibility Area ☐ TIRZ - South Eligibility Area
(NOTE: See attached maps)

For the South Area only, indicate if your project fits into one or more of these development categories & how it meets the description of that category:

- ☐ CATEGORY A - OFFICE/WORKFORCE - contributes new jobs and/or significant floor space for offices. _____
- ☐ CATEGORY B - RESTAURANT - contributes an additional type of cuisine or dining opportunity. _____
- ☐ CATEGORY C - HOUSING/HOTEL - contributes housing units for residential living. _____
- ☐ CATEGORY D - RETAIL/SALES - contributes a commercial business. _____

SECTION 3: INCENTIVE CATEGORIES

Below are the various types of incentives to which the requested funding may be applied. Carefully review the TIRZ Incentive Policy adopted 08/16/2022, specifically the different incentive types available. Please indicate below which item(s) you propose based on your funding request (Item 4C below & included in more detail on Worksheet B).

- | | | |
|---|---|--|
| ☐ Facade Improvement | ☐ Outdoor Storage & Screening | ☐ Secondary Egress |
| ☐ Historic Preservation | ☐ Paving (as part of larger project) | ☒ Asbestos Abatement |
| ☐ Landscape Installation | ☐ Sprinkler & Monitored Smoke Alarm System | ☐ Sales Tax |
| ☐ Property Tax Abatement | ☐ Development Fee Reductions | |

SECTION 4: FUNDING LEVEL

The funding level, as described in TIRZ Incentive Policy, outlines the various procedures and requirements for a proposal.

4A. The amount of funding requested is:

- ☒ Less than or equal to \$10,000
- ☐ Less than or equal to \$25,000
- ☐ More than \$25,000

4B. The total estimated project cost is: ~~75,000~~ 77,750

4C. The amount of funding requested is: ~~75,000~~ 77,750, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: ~~5,000~~ 4, as detailed on Worksheet A, attached.

SECTION 5: CRITERIA FOR EVALUATION OF APPLICATION

These criteria are also outlined on pages 2 & 3 of the TIRZ Incentive Policy adopted 07/21/15 and are to be utilized in the preparation of required documents as outlined in Section 6 of this application. Applicant is responsible for demonstrating which criteria are applicable to the proposed project and why. Proposed projects submitted during the application window will be ranked and the highest ranked will be considered for funding first. Rankings will be determined as outlined on page 2 of the TIRZ Incentives Policy

Does the proposed project:

- ☐ Provide connections between activities?
- ☐ Improve pedestrian & vehicular infrastructure?
- ☒ Provide or reinforce usable & defined open space?
- ☐ Strengthen the focus area's identity?
- ☒ Support the goals of making the area a cultural, leisure, and tourist destination?
- ☐ Improve the utilities and/or drainage infrastructure?
- ☒ Remediate environmental deficiencies or enhance public safety?
- ☐ Promote mixed-use development?
- ☐ Utilize architectural styles that compliment to historic areas already in existence?
- ☐ Help to mitigate or eliminate undesirable views or outside storage?
- ☐ Reduce the visual impact of parking areas?
- ☐ Preserve or provide natural landscaping?
- ☐ Implement environmentally friendly features, such as green building materials, rainwater harvest, or low-energy heating and cooling?
- ☐ Include an aggressive match by the applicant, in excess of what is minimally required?

SECTION 6: CHECKLIST OF REQUIRED DOCUMENTS

The following documents - in addition to a completed application - are minimum requirements.

Incomplete submittals WILL NOT BE REVIEWED for funding. Work may not begin until a Letter to Proceed is received.

- ☐ SUMMARY: a written summary outlining the overall scope of work to be performed;
- ☐ APPLICATION: completed & signed application (this document);
- ☐ W-9: used for establishing an account for payment by the City of San Angelo;
- ☐ NARRATIVE: used to demonstrate how the proposed project meets the criteria you selected as applicable in Section 5
- ☐ PROJECT BUDGET: a detailed accounting, using Worksheet A, of how the amount requested in Item 4C and 4D on the previous page would be applied to the incentive categories identified in Section 3 above, and how the match would be utilized. Note that the total must match the totals for items 4C and 4D and CANNOT include non-eligible items for funding or match.
- ☐ DHRC LETTER OF APPROVAL: If the project is within the Downtown Design District, the River Corridor District, a historic overlay zone, or any other district in which projects must be reviewed by the City's Design and Historic Review Commission (DHRC), a letter of approval for the project **MUST BE PROVIDED** with your application. **Applications that require DHRC approval for which no approval has been obtained WILL NOT BE CONSIDERED. Please contact the City's Planning and Development Services Department to assist in determining if such approval is required.**

SECTION 7: STATEMENT OF UNDERSTANDING:

1. I agree to comply with guidelines and procedures of the TIRZ Incentives Program and acknowledge that I have reviewed and understand the current policy (adopted by City Council on August 16, 2022).
2. I understand that no work on the proposed project may begin until and unless an official **Letter to Proceed** is provided to me. Any other work done is ineligible for funding. I further understand that no such document will be issued until an agreement reiterating the requirements of this policy is executed by all parties.
3. I understand that neglecting to provide all information required in and by this application will invalidate my application entirely.
4. I understand that I must submit cost documentation - including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is complete - in order to comply with the requirements of this program. I further understand that the City may contact contractors and subcontractors to ensure they have been paid.
5. I acknowledge that my funding proposal may be denied, partially approved, or fully approved, and is subject to funding availability.
6. I acknowledge that all documents as outlined in this application are minimum requirements and that incomplete applications will be rejected.

Signature of Property Owner _____

Date: _____

5/6/24

SECTION 6: REPRESENTATIVE:

I hereby designate _____ as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: _____.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to the Economic Development Department located at 69 N. Chadbourne St. in the Business Resource Center. The City may, at their discretion, request additional information regarding this application. Failure to provide such information in a timely manner may result in delay or rejection of your application.

FOR OFFICE USE ONLY:

COMPLETE? Y N

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST _____

DATE _____

[illegible]



Proposal	Commercial Building	Date	May 14, 2024
Client			
Contact	Eunice Herrera	Title	
Address	1901 N Chadbourne Street	City/State	San Angelo, TX
Phone #	325-829-5371	Email	euniceher13@gmail.com
Site Name	Commercial building		
Site Address	Same as above	City/State	
Estimated cost: \$2,550.00	Includes state required Asbestos Specifications, Project Management & Air Monitoring for asbestos removal activities		
Scope of Work			
I. PROJECT DESIGN/SPECIFICATIONS • Utilize licensed/accredited individuals to design asbestos abatement specifications. • Prepare drawings of project areas for inclusion in specifications. • Conduct site reviews/inspection as necessary to design project and prepare specifications. • Prepare bid documents for the project. II. PROJECT ADMINISTRATION/COMPLIANCE MONITORING • Act as Owner's full-time project representative throughout the abatement project and coordinate project with all staff. • Conduct pre-construction conference with selected Contractor prior to beginning work. • Utilize licensed/accredited individuals to conduct full-time monitoring of the activities of the Contractor throughout the project. • Coordinate activities of Contractor, General Contractor, Construction Management Team, air monitoring technicians, etc., required for the project. • Help insure, compliance with all state and Federal laws regulating asbestos abatement/demolition projects. • Document project activities for Owner's records. • Review, verify and approve Applications for payment from the Contractor prior to payment by Owner. • Evaluate all bids received from Abatement Contractors. • Review Abatement Contractor's pre and post job submittals. • Review required ten (10) day notification. III. AIR MONITORING ACTIVITIES • Utilize NIOSH-582 trained and licensed/accredited individuals to collect air samples. • Complete detailed daily air sampling analytical sheet showing location, volume, and other pertinent data for each air sample. • Collection and archiving of PCM baseline samples for project documentation and contractor's reference prior to beginning project. • Collection and analysis by a licensed/accredited laboratory of PCM area samples included with full-time project administration. • Collection of PCM final clearance samples as required by all regulatory agencies. • Review and/or interpretation of analysis results. • Collection and preparation of appropriate documentation for Owner's records.			

Break Down of Estimated Cost	
- Asbestos Specifications - Project Managing and Air Monitoring-Estimated at 2 days at \$850 per day based on the abatement contractors' estimate. Additional days will be billed at the daily rate.	\$850.00 \$1,700.00
The above services include \$1,000,000 per claim/\$1,000,000 aggregate Professional Liability Insurance (<u>with</u> pollution liability coverage) on a "claims made" basis, as well as \$1,000,000 General Liability Insurance for each project. This price does NOT include TDSHS Notification Fees or Abatement Contractors' Fees. We trust this estimate answers all the questions you might have regarding our activities on this project. If you should have any questions or require additional information, please contact me at <u>325-725-4452</u>.	
Authorization Signature	
X _____ Date _____	

TERMS:

- Pricing is firm for three months from the date of quotation.
- Payments are due at the time of completion.
- This estimate does not include TDSHS Notification Fees or Abatement Contractors' Fees

We appreciate the opportunity to offer you our services, if you have any questions or require additional information, please call at your convenience.

Thank You,

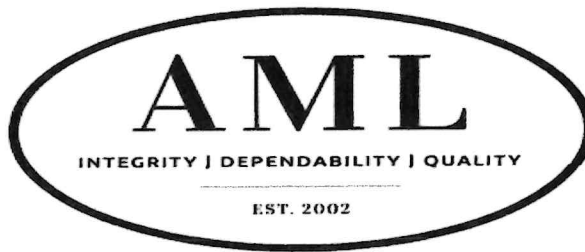


Kendon Draper

King Consultants-Abilene Location

kdraper@kingcompanies.net

Direct:325-725-4452



May 14, 2024

Kendon Draper
King Consultants
Transmitted via email to kdraper@kingcompanies.net

Re: Asbestos abatement of 1901 N Chadbourne located in San Angelo, TX.

Dear Mr. Draper,

Thank you for the opportunity to submit this proposal on the abatement at the above referenced building located in San Angelo, TX. This proposal is based on a survey by King Consultants.

The scope of work is as follows:

- Follow all applicable regulations for this type of work.
- Remove cabinets needed to access wall.
- Remove the identified asbestos containing materials:
 - Sheetrock wall (approx. 250 sf).

The following assumptions are made in this proposal:

- The building owner will pay all state notification fees for this project.
- The building owner will provide water and electric for this project.
- The fees associated with the asbestos consultant **are not** included in this proposal.
- Asbestos and C&D waste disposal costs **are** included in this proposal.
- All efforts will be made to carefully remove tape during tear-down of the containment; however, some damage to paint and/or sheetrock may occur.

The total for this scope of work is \$5,200.00 (five thousand, two hundred dollars). We expect this project to take 1.5 days to complete. There is a state mandated 10-day notification period before any work can start. Payment will be due at completion of the abatement.

Respectfully submitted,

David Caron

David Caron
830.703.6553

Approved by: _____

Printed Name: _____

Narrative: I am seeking the support of the city for my proposed Asbestos Abatement. The place of business will be entertainment and leisurely purposes only. The integrity of my business is based on providing a safe and environmentally friendly location with excellent customer service and respect for my clientele. With the abatement, we will be adding a second bathroom that is going to be accessed easier than the floor plan that exists. Both bathrooms will be ADA Accessible. There is also an open area break room that we might be providing coffee and doughnuts without fear of any health concerns. The building has environmental deficiencies and with this proposed plan, the city of San Angelo and I can work together to ensure the safety of the public. Thank You.

Eunice Herrera

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: July 16, 2024

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z24-01, a request to extend the Historic District to include the two buildings located at 218 and 301 N. Oakes Street (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

A request to extend the historical overlay to two buildings located at 218 and 301 N Oakes. The properties each contain a building built in the late 1920s and early 1930s. Both properties have been reviewed by the Texas Historic Commission, most recently in 2019, and have them listed as high priority and contributing buildings.

218 N Oakes: The main building is the only building that will be included in this extension. This building has a powerful background in our community.

- It was built in 1926 and is listed as one of the seventeen first state junior colleges in the state of Texas, eventually evolving into Angelo State University.
- In the '60s and '70s, it became Edison Jr High for SAISD.
- The 1985 historical survey that was done lists both this building and the gymnasium as a contributing local landmark and high priority. The gymnasium is already included in the historical overlay district, so this extension will then include both buildings under the historical overlay.

301 N Oakes: This building was two structures and addressed as 301 and 310 N Oakes. The back building was demolished quite a few years ago, leaving the building at 301 N Oakes. It was built in the early 1930s and with its arched corner entry and pine tree motif, reflects the mid-20th century era. It is also included in the 1985 and the 2019 historical surveys, which both label the building as contributing.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Design and Historic Review Commission recommend to approve with a 6-1 majority vote.

Attachments:

- | | | |
|----|---|---|
| 1. | Staff Report - Z24-01 218 & 301 N Oakes | Staff Report - Z24-01 218 & 301 N Oakes.pdf |
| 2. | 218 & 301 N Oakes Ordinance (Z24-01) | 218 & 301 N Oakes Ordinance (Z24-01).pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Theresa James	Approved
Heather Stastny	Final Approval

STAFF REPORT

Design & Historic Review Commission: March 21, 2024 tabled until June 20th
City Council 1st reading: July 2, 2024



APPLICATION TYPE:		CASE:	
Historic Overlay Extension		Z24-01: 218 & 301 N Oakes	
SYNOPSIS:			
Request to extend historical overlay to two buildings located at 218 and 301 N Oakes. The properties each contain a building built in the late 1920s, early 1930s. Both properties have been reviewed by the Texas Historic Commission, most recently in 2019 and have them listed as high priority and contributing buildings.			
LOCATION:		LEGAL DESCRIPTION:	
218 & 301 N Oakes		Lot: 1 TO 5, Subd: MILES ACRE LOTS ADDITION, (EDISON JR HIGH); Subd: MILES ACRE LOTS ADDITION, 0.128 ACRES BEING OUT OF THE SE PART OF LOT 47	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Downtown	RM-1 and CG/CH	Downtown	.85 acres .128 acres
THOROUGHFARE PLAN:			
Oakes St – Local Street			
NOTIFICATIONS:			
31 notifications mailed on March 1, 2024. Zero received in support and four in opposition.			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the historical overlay extension request to include 218 & 301 N Oakes.			
PROPERTY OWNER/PETITIONER:			
Owner: SAISD & Resurrection Anointed Ministries Petitioner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: Both property owners have been notified.

218 N Oakes: The main building is the only building that will be included in this extension. This building has a powerful background in our community.

- It was built in 1926 and is listed as one of the seventeen first state junior colleges in the state of Texas, eventually evolved into Angelo State University.
- In the '60s and '70s, it became Edison Jr High for SAISD.
- The 1985 historical survey that was done lists both this building and the gymnasium as a contributing local landmark and high priority.

The gymnasium is already included in the historical overlay district so this extension will then include both buildings under the historical overlay.

301 N Oakes: This building was two structures and addressed as 301 and 310 N Oakes. The back building was demolished quite a few years ago, leaving the building at 301 N Oakes. It was built in the early 1930's and with its arched corner entry and pine tree motif, reflects the mid-20th century era. It is also included in the 1985 and the 2019 historical surveys which both label the building as contributing.

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 Downtown and extending the historical overlay to include these two properties with their attractive structures will reflect the unmatched architecture of the mid-20th century in the community.
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 historical overlay extension 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 two properties have been identified as High Priority in the Texas Historic Commission Survey twice, in 1985 and 2019. As such, they will complement the area and the other historical buildings, such as SAISD gymnasium. This area is between the industrial buildings and Shannon Hospital. There is residential and commercial and is a block from Chadbourne.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This area will not require an amendment for changed conditions.
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 action is needed to preserve San Angelo's historical downtown. The neighborhood was developed in the late 1920's and many of the properties are unmatched in our community.

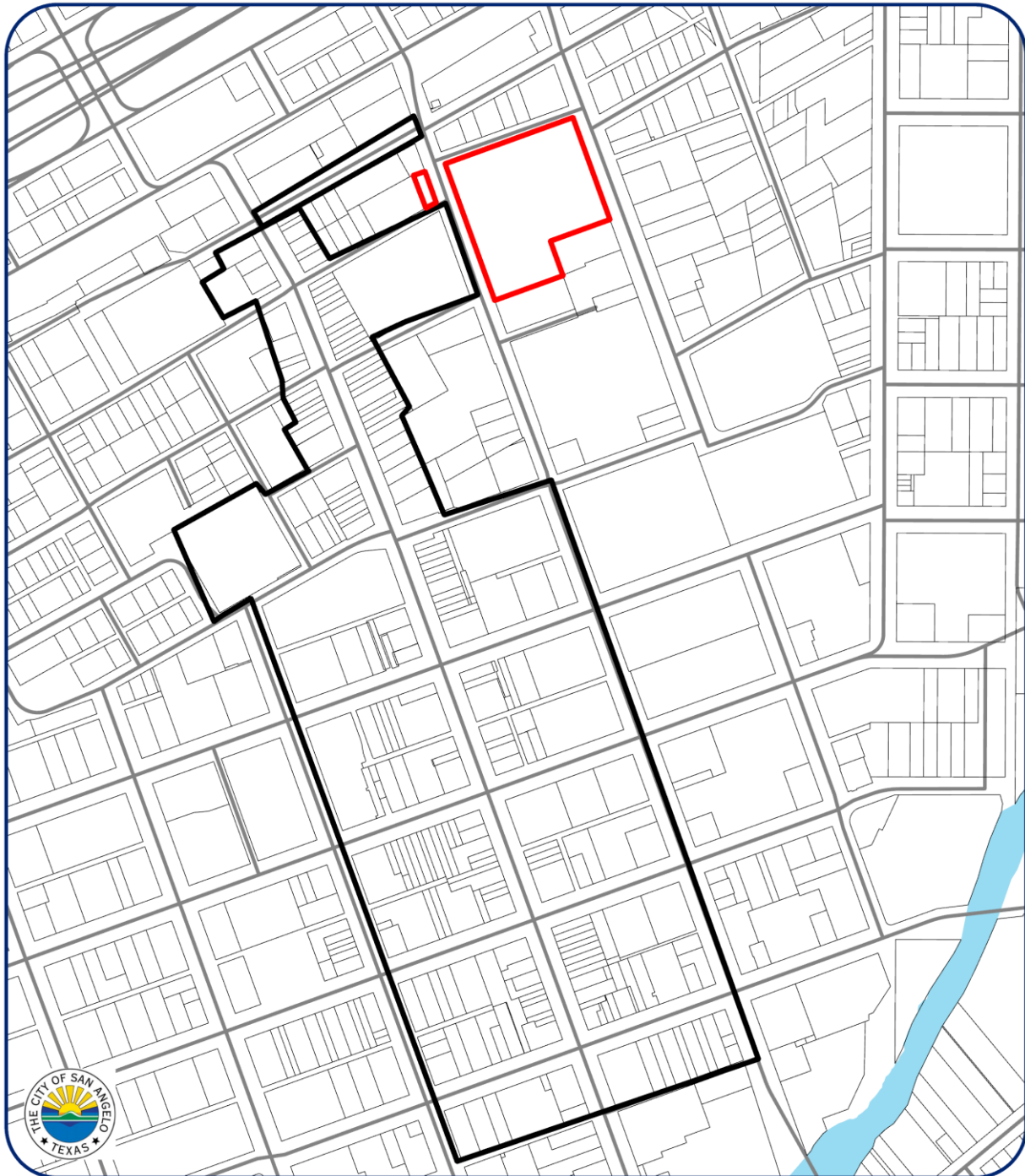
7. Development Patterns. *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The two properties border the historical overlay currently and this is the logical step to include such significant buildings in our historic district.

Recommendation:

Staff recommends **APPROVAL** of the historical overlay extension request to include 218 & 301 N Oakes.

Attachments:

Aerial Map
Notice Map
Historical Survey documents
SAISD response
Notification responses



**200' Notification Map
Z24-01**

301 N Oakes and 218 N Oakes

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

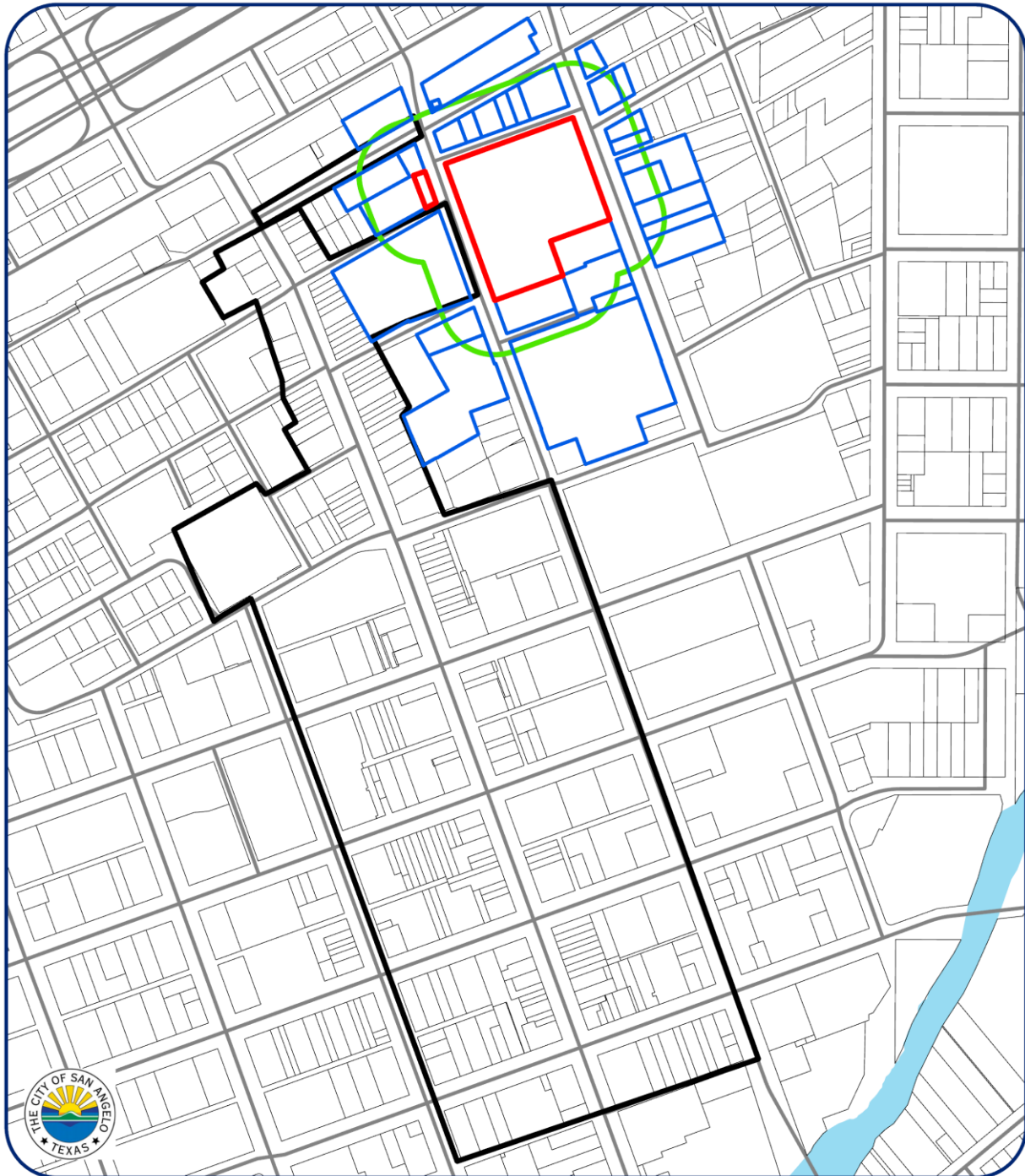
Subject Properties: —

200' Buffer: —

Notified Properties: —

N





**200' Notification Map
Z24-01**

301 N Oakes and 218 N Oakes

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —

N



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 ADOPTING A HISTORIC OVERLAY ZONE BOUNDARY MAP, AND DESIGNATING THE HISTORIC OVERLAY ZONE TO THAT AREA, LOCATED AT **218 & 301 N. OAKES STREET**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z24-01: 218 & 301 N Oakes Street Historical Overlay Expansion

WHEREAS, pursuant to Section 211(B) of the City of San Angelo Zoning Ordinance and Texas Local Government Code Section 211.0165, the Design and Historic Review Commission (DHRC) is the designated authority for recommending approval to City Council of historic landmarks and districts; and,

WHEREAS, on the 20th day of June, 2024, the DHRC 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 Historic District; and,

WHEREAS, in accordance with Section 211.0165, DHRC’s recommendation for approval of the proposed Historic District (Z24-01) was made by an affirmative vote of at least three-fourths of all its members; and,

WHEREAS, on the 16th day of July, 2024, City Council held a public hearing on Z24-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the DHRC and staff, public testimony, and other relevant support materials; and,

WHEREAS, in accordance with Section 211.0165, City Council approved the proposed Historic District (Z24-01) by an affirmative vote of at least three-fourths of all members of the City Council.

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 property

as a Historic District Overlay Zone as shown on **Exhibit “A”** - , the boundary of which is generally described as being within the following parameters:

The main building, Bldg F, which can be described as having an ancient Greek architecture style with white columns in the front on the property generally located at 218 N. Oakes Street and also the lot located at 301 N Oakes Street, comprising approximately .85 and .128 acres; San Angelo, Tom Green County, Texas.

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 under Sections 1 and 2 of this Ordinance 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 with public hearing on the **16th day of July, 2024**, and finally PASSED, on this the **8th day of August, 2024**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

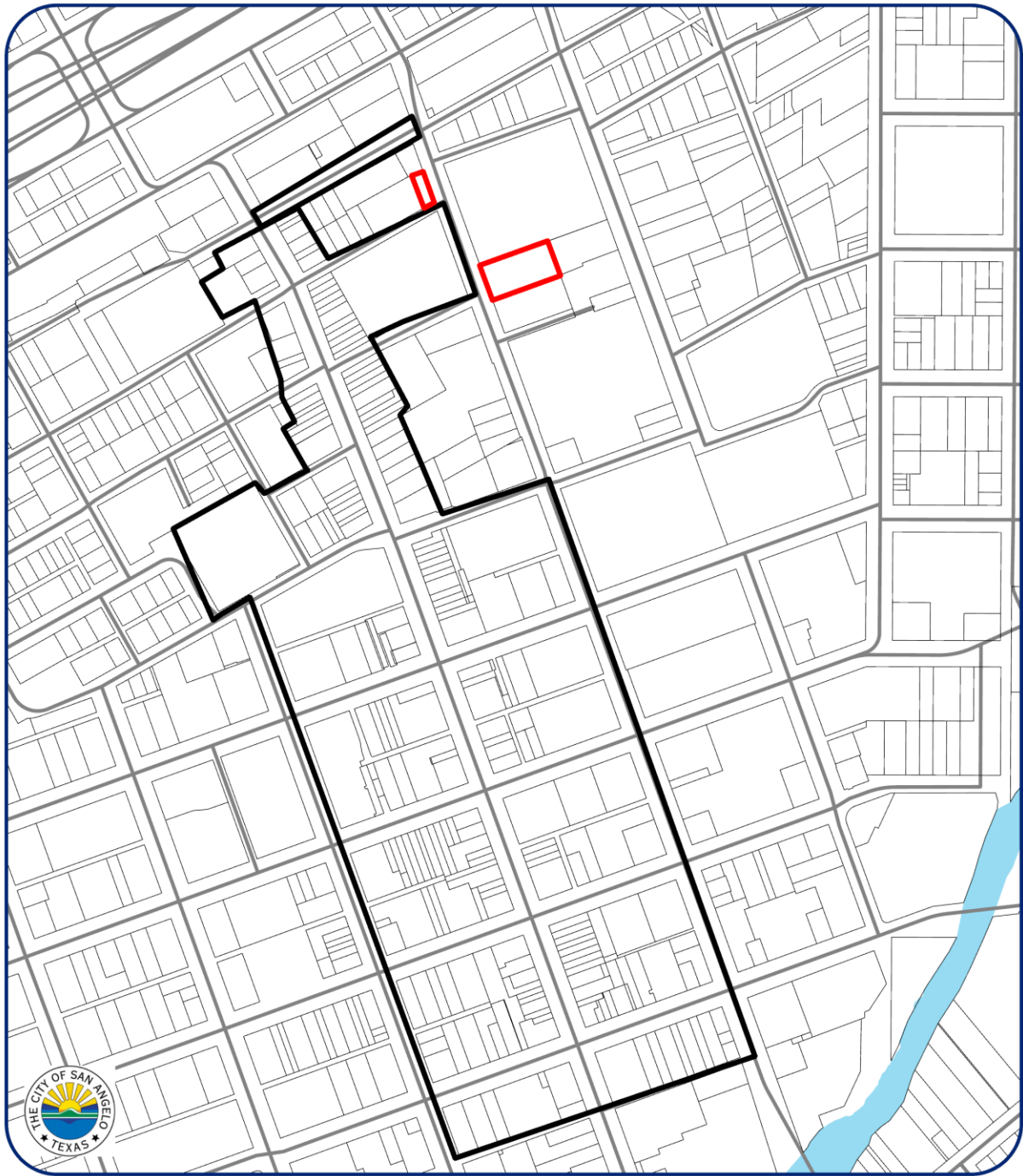
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



200' Notification Map
Historic District expansion
301 N Oakes and 218 N Oakes

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

Subject Properties: —

200' Buffer: —

Notified Properties: —

N



Bldg F 218 N Oakes



301 N Oakes



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: Penny Roberts

Address: [REDACTED]

ZIP code: 76901

Home/mobile phone: [REDACTED]

Office/mobile phone: [REDACTED]

Resident of San Angelo 1980

since: (year)

City Council Single-member Smd5

District in which you reside:

Registered San Angelo Yes

voter? (yes or no)

Occupation/business Retired judge

affiliation:

Occupation/business [REDACTED]

address:

Title/position: Judge

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**

June 23, 2024

4. **Applying for:**

(o) Animal Shelter Advisory Committee

5. **Recommended by:**

(Name): Not answered

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

(o) Yes

7. **If no, which criteria?**

Not answered

8. **Tell us about yourself.**

Education and/or professional licenses:

Licensed attorney in State of Texas

University of Texas

Angelo State University

Baylor law school graduate

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

Texas bar foundation trustee

Access to justice board member (appointed 6/24)

Ft Concho board member

Previous municipal experience (positions, dates, where):

Elected Judge of County Court at Law 2 in Tom Green County and served for 28 years

Assistant district attorney in Tom green county for 119th and 51st judicial districts for approximately 4 years

What personal qualifications can you bring to the board?

Knowledge of laws pertaining to animal care

Love of animals

Understanding of budgetary constraints

What is your personal vision for the City?

The encourage growth and participation in city and county government to meet the needs of our dynamic population

Why do you want to serve on this board?

To better understand the city's obligation and limitations in caring for the animals which come into the

facility

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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