



City Council Agenda 1/7/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held January 7, 2025 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. Proclaiming January 2025 as School Board Recognition Month

4. Public Comment

Members of the public may raise issues or concerns not listed on the Regular Agenda during this time. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. When speaking, citizens must speak from the podium, address all comments to the dais, begin by stating your name and address or Single Member District number, and limit their remarks to three minutes or less.

5. Consent Agenda

- a. Consider approving the December 17, 2024, City Council regular meeting minutes (Heather Stastny)
- b. Consider approving a land lease at 7645 Knickerbocker Rd. with Frontier Southwest Incorporated and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- c. Consider approving the purchase of 805 W. Avenue N from CVI Group, LLC. & Steelcity Investment LLC., for a purchase price and closing cost not to exceed \$595,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Carl White)
- d. Consider approving a contract with Ener-Tel Services, Inc. through Buyboard contract #751-24 for burglar and fire alarm monitoring, fire suppression system testing and repairs, security camera maintenance and repairs, building access system maintenance and repairs and authorizing the City Manager to negotiate and execute all related documents (Kyle Henry)
- e. Consider approving a sole source contract with Avolve ProjectDox for annual software maintenance in the amount of \$89,160 for integration of plan review software and authorizing the City Manager to negotiate and execute all related documents (Aaron Vannoy)
- f. Consider approving an expenditure of \$303,318.36 under the existing maintenance agreement for the annual renewal of the Hexagon operating system for the Police Department and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)

- g. Consider approving the HGAC buying cooperative contract 20-00808 with Core & Main, Inc. for the installation of water meters and service line testing in the amount of \$1,278,987 budgeted for purchase in fiscal year 2025, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- h. Consider approving a Memorandum of Understanding with Tom Green County for the temporary use of City water outside of the city limits and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- i. Consider approving a Memorandum of Understanding with Tom Green County for inclusion in the City's CDL Training Program and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- j. Consider a resolution denying the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on or about December 16, 2024; authorizing intervention in proceedings related to Atmos Energy's application to increase rates; and authorizing special counsel to represent the City in matters related to Atmos energy's proposed increase in rates (Brandon Dyson)
- k. Second reading of an ordinance for Z24-15, a request for a zone change from General/Heavy Commercial zoning district to Low-Rise Multifamily zoning district, including six properties located around W. 18th St., W. 19th St., and Martin Luther King Dr. (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. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. 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 TIRZ Incentive request for the following items:
 - 1. North TIRZ private project creating a duplex in RM-1 located at 215 W. 19th St., totaling \$75,000
 - 2. North TIRZ private project creating two retail locations located at 2401 N. Chadbourne St., totaling \$75,000 (Presentation made by Planning & Development Services Director Aaron Vannoy)
- b. Discussion and possible action of North TIRZ Non-Profit policy update (Presentation made by Planning & Development Services Director Aaron Vannoy)
- c. Consider approving an Infill Empowerment Zone request for infrastructure funding for up to 50% of costs for the sewer main extension in an amount not to exceed \$12,500 for a residential project at 1608 Preusser (Presentation 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:

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed

- b. Consider approving various Board nominations:

Civic Events Advisory Board: John Flint (SMD 1) and Laurie Dicello (SMD 3) to a second term ending December 2026

Civic Service Commission: Leonard "Lenny" Christo (City Manager) to a first term ending January 2028

Fort Concho Museum Board: Tommy Earnest (SMD 1), George Balli (SMD 2), Monty Stanley (SMD 4) and Penny Roberts (SMD 5) to a second term, Yukio Kuniyuki (SMD 3) to a third term, all ending January 2027

Parks & Recreation Advisory Board: Emily Jane Cowen (SMD 1), Alicia Olshanski (SMD 4) to second term ending December 2026

Planning Commission: Kandi Pool (SMD 3) to a second term ending January 2027, Patrick Baughman (SMD 6) to an unexpired term ending January 2026

Tax Increment Reinvestment Zone: Sherley Spears (SMD 4) to a second term ending July 2026

Zoning Board of Adjustment: Mason Brooks (SMD 1) to an unexpired term ending January 2026, Julie Efferson (SMD 2-Alternate) to a second term, Richard Rivas (SMD 4) to a first full term, ending January 2027

- 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 2nd day of January 2025, at 4:57 p.m.


Heather Stastny, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or 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

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

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

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

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

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, declare our appreciation to the members of the San Angelo Independent School Board and proclaim the month of January 2025 as

"SCHOOL BOARD RECOGNITION MONTH"

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

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 7th day of January 2025.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, December 17, 2024

Present:

Mayor Brenda Gunter
Pro tem Lucy Gonzales, SMD 4
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
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 regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, December 3, 2024 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

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

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

Mayor Brenda Gunter thanked the citizens of San Angelo and wished the community a Merry Christmas. County Resident Diarmid Campbell requested the City consider an ordinance as a proactive response to wage theft and the use of unlicensed workers.

5. Consent Agenda

- a. Approval of the December 3, 2024, City Council regular meeting minutes (Heather Stastny)
- b. Authorization of the City Attorney to begin termination of Lake Nasworthy residential lot lease and eviction proceedings for non-payment of annual rent for property located at 2502 Sleepy Hollow Rd. (Sarah Torres)
- c. Approval of a Recreational Lease to the property owners at 6429 Chalimar and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- d. Award of DIR Contract DIR-CPO-4794 for the purchase of P25 radio infrastructure upgrades and new Fire Department mobile and portable multi-band radios to L3Harris Technologies, Inc. in the amount of \$1,985,758.25 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- e. Approval of Change Order #6 to RFB ES-03-23 Jackson St. Improvements to Reece Albert, Inc. in the amount of \$170,379.14 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- f. Award of RFQ PW-02-25 for Architectural Professional Services Indefinite Delivery Indefinite Quantity Multiple Award Task Order Contracts to five discipline-specific professional service consultants and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

- g. Approval of Task Order #3 to Centurion Planning and Design for design services related to the Chadbourne St. Project Phase B and the S-Curve projects in the amount of \$119,647.24 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- h. Award of Task Order #3 to Kimley-Horn for preparation of an application to the 2025 TxDOT Transportation Alternative Set Aside grant program in the amount of \$57,000 and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- i. Award of RFQ PW-01-25 Utility Rate Study to Raftelis Financial Consultants, Inc. in the amount of \$359,520 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- j. Approval of the 2023 Consolidated Annual Performance and Evaluation Report (CAPER) (Bob Salas)
- k. Adoption of a resolution accepting the donation of funds from Back the Badge for the purchase of equipment or training for the San Angelo Police Department (Craig Thomason) (Pg. 475, 2024-100)
- l. Adoption of a resolution approving non-monetary in-kind support, and authorizing pre-booking dates for the Downtown San Angelo, Inc. "A Star-Spangled Banner Concert" event for the Fourth of July to be held July 3, 2026, 2027, and 2028 at the Bill Aylor Memorial River Stage (Carl White) (Pg. 476, 2024-101)
- m. Authorization of the City Manager to execute the subdivision participation form for the Kroger Opioid Settlement in which the City of San Angelo would be allocated approximately \$40,407.50 (Tina Dierschke)
- n. Adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for incomplete projects and capital items from fiscal year 2024 to consider carrying over into fiscal year 2025 for continuation of those items, and winter storm Uri funds (Tina Dierschke) (Pg. 478, 2024-102)
- o. Adoption of an ordinance extending the temporary changes to Chapter 12 "Planning and Development" Article 12.04 "Signs" in the City Code of Ordinances, to allow additional time for preparation of permanent amendments to the Sign Ordinance (Aaron Vannoy) (Pg. 480, 2024-103)

Motion: Council Member Miller made a motion, seconded by Council Member Thomas, to approve the Consent Agenda as presented, with the exception of item 5k. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

Police Chief Travis Griffith thanked Back the Badge President Blake Burchard for their donations to the San Angelo Police Department.

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

6. Regular Agenda

- a. First reading and public hearing of an ordinance for Z24-15, a request for a zone change from General/Heavy Commercial zoning district to Low-Rise Multifamily zoning district, including six properties located around W. 18th St., W. 19th St., and Martin Luther King Dr. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

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 551.072 - Deliberations about real property regarding 805 West Avenue N
- b. Section 551.072 – Deliberations about real property regarding approximately 316 acres out of the Sarah R. Robertson Survey 178
- c. Section 551.071 - Consultation with attorney regarding possible action related to the award of RE-03-24 City Farm Lease to Plantation Farms, Inc

8. Follow Up and Administrative Issues

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

Motion: Council Member Thompson made a motion, seconded by Council Member Hiebert, to rescind the award of RE-03-24 City Farm Lease to Plantation Farms, Inc. The motion carried unanimously (7) ayes to (0) nays, with no public comment.

- b. Approval of various Board nominations:
Construction Board of Adjustments and Appeals: Rodrick Mayberry (SMD 6) to an unexpired term ending February 2025

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

- c. Announcements and consideration of Future Agenda Items

No action taken on this item.

9. Adjournment

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

There being no further business, the meeting adjourned at 9:30 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Brenda Gunter, Mayor

Heather Stastny, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details 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, Real Estate Manager, Real Estate

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving a land lease at 7645 Knickerbocker Rd. with Frontier Southwest Incorporated and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)

Staff Recommendation:

Approve

Summary/History:

Since January 3, 1985, Frontier Southwest Incorporated (formerly Verizon), has leased this 0.0353-acre parcel of land for a network communication remote switch module site. The lease was last renewed by Letter Agreement dated September 23, 2005, for a term of twenty (20) years from January 1, 2005, through December 31, 2024. Frontier was required to pay the landlord, COSA, a rental amount of \$17,000.00 in base rent for the term of the Lease. This request is for a 20-year lease commencing on January 1, 2025, through December 31, 2044; for a rental amount of \$20,000.00/term. One renewal option will be included. The renewal term would be 20 years, for a rental amount of \$25,000.00/term.

Funding Source(s):

Financial Impact:

During the initial term, Lessee, Frontier Southwest Inc. will pay an annual rent of \$1,000.00 (total-\$20,000.00); during the renewal term, lessee will pay an annual rent of \$1,250.00 (total-\$25,000.00).

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-------------------------------------|--------------------------------------|
| 1. Frontier - Knickerbocker Rd Site | Frontier - Knickerbocker Rd Site.pdf |
| 2. Site Photo - Knickerbocker | Site Photo - Knickerbocker.jpg |

Presentation:

Sarah Tackett

Approvals/Reviews:

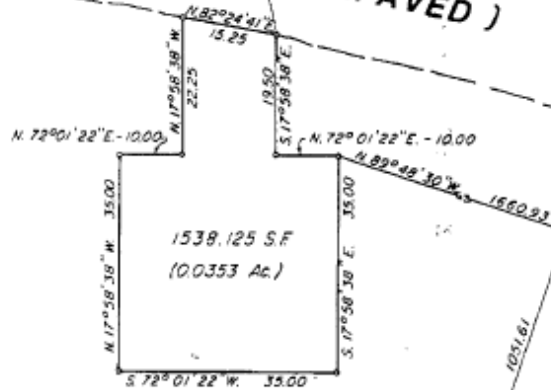
Sarah Tackett
Sarah Tackett
Shane Kelton
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

N.W. Cor. 115 Ac. Tr.
Jonathan Drown
Frontier's corner of said
Thirty-Fourth Tract

EXHIBIT A

20' ROAD (UNPAVED)



J. F. FUCHS SUR. 172

REF: Thirty-Fourth Tract
W.T.U.
to
City of San Antonio
Vol. 295, pp. 525-542
O.R.T.C.

CONFIDENTIAL
Jonathan Drown
Frontier

SE Cor.
Sur. 172

GENERAL TELEPHONE CO. of the SOUTHWEST

PLAT SHOWING A SURVEY OF 1538.125
S.F. (0.0353 AC.) OUT OF J.F. FUCHS
SURVEY 172, TOM GREEN COUNTY, TEXAS.

APPROVED BY L.L.C. BOARD

10/25/84
D. E. [Signature]
[Signature]



LEGEND:
* - Set 5/8\"/>

Surveyed on the ground under my supervision October 11, 1984



James G. "Stompy" Kimrey
REGISTERED PUBLIC SURVEYOR NO. 2319

7705 Knickerbocker Rd

San Angelo, Texas



Jun 2022 See more dates



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Real Estate

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving the purchase of 805 W. Avenue N from CVI Group, LLC. & Steelcity Investment LLC., for a purchase price and closing cost not to exceed \$595,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Carl White)

Staff Recommendation:

Approve

Summary/History:

Appraisal received from Halfmann Appraisals; appraised value is \$590,000. Closing costs are estimated to be no more than \$5,000.

Funding Source(s):

Financial Impact:

\$595,000.00

Other Information/Recommendation:

Attachments:

Presentation:

Sarah Tackett, Carl White

Approvals/Reviews:

Heather Stastny	Created/Initiated
Sarah Tackett	Approved
Carl White	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kyle Henry, Facilities Maintenance Manager, Facilities Maintenance

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving a contract with Ener-Tel Services, Inc. through Buyboard contract #751-24 for burglar and fire alarm monitoring, fire suppression system testing and repairs, security camera maintenance and repairs, building access system maintenance and repairs and authorizing the City Manager to negotiate and execute all related documents (Kyle Henry)

Staff Recommendation:

Approve

Summary/History:

Monitoring Rates:

- | | |
|---|---------------------------------|
| • Burglar Alarm Land Line | \$30.00 per month, per location |
| • Fire Alarm Land Line | \$30.00 per month, per location |
| • Burglar/Fire Cellular Communication (GSM) | \$42.00 per month, per location |
| • Fire Alarm CSS Pathway | \$48.00 per month, per location |
| • Burglar Maintenance Agreement | \$12.00 per month, per location |

Labor Rates:

- | | |
|-------------------|----------|
| • M-F 8a.m.-5p.m. | \$125.00 |
| • After Hours | \$187.50 |
| • Holiday | \$187.50 |

Labor will be billed in 15-minute increments after the first hour.

Part Sales:

- Cost of parts to the city will not exceed 30% markup from provider's cost.

Funding Source(s):

Financial Impact:

Not to exceed \$750,000. All City Department Accounts/Funds can be utilized.

Other Information/Recommendation:

The agreement should not exceed \$750,000 for the entire term. (3 year term)

Attachments:

- | | | |
|----|-----------------------------------|--|
| 1. | City of San Angelo - Proposal (1) | City of San Angelo - Proposal (1).docx |
|----|-----------------------------------|--|

Presentation:

Kyle Henry

Approvals/Reviews:

Kyle Henry	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



City of San Angelo
72 W. College
San Angelo, TX 76903
325-481-2773

January 17, 2025

Fire and Security Equipment Service Agreement

The following rates are valid until December 31, 2028

Buy Board Contract: 751-24

Monitoring Rates:

- | | |
|---|---------------------------------|
| • Burglar Alarm Land Line | \$30.00 per month, per location |
| • Fire Alarm Land Line | \$30.00 per month, per location |
| • Burglar/Fire Cellular Communication (GSM) | \$42.00 per month, per location |
| • Fire Alarm CSS Pathway | \$48.00 per month, per location |
| • Burglar Maintenance Agreement | \$12.00 per month, per location |

Labor Rates:

- | | |
|-------------------|----------|
| • M-F 8a.m.-5p.m. | \$125.00 |
| • After Hours | \$187.50 |
| • Holiday | \$187.50 |

Labor will be billed in 15-minute increments after the first hour.

Part Sales:

- Cost of parts to the city will not exceed 30% markup from provider's cost.

Thank you for considering us as your solution provider, if you have any questions on this proposal, please contact us.

Sincerely,
Zane Crouch
Regional Sales Manger
325-658-8375
Zane.crouch@ener-tel.com

Approved By

Date

By signing above, you approve and agree to the terms of this agreement, making this a binding contract.



Ener-Tel Services I, LLC

1911 S. Bryant Blvd. • San Angelo, Texas 76903 • (325) 658-8375 • www.Ener-Tel.com
B04140401 • ACR-2172540 • SCR-G-2286903 • TACLA-2216C

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving a sole source contract with Avolve ProjectDox for annual software maintenance in the amount of \$89,160 for integration of plan review software and authorizing the City Manager to negotiate and execute all related documents (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The Planning and Development Services Department has utilized Avolve's ProjectDox plan review software to review digital building plans since purchasing in the 2015 budget year. This software is utilized by Permits and Inspections, Planning, Fire Prevention, Engineering Services, Health and other departments where private development has a required plan review. Annually, there is a maintenance agreement for the software hosting on a cloud server, data protection and coordination of integration between the permit software and the plan review software. This is an annual cost and will be ongoing.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Avolve - 08_30_24 | Avolve - 08_30_24.pdf |
| 2. City of San Angelo , TX March-2025-Renewal Document | City of San Angelo , TX March-2025-Renewal Document.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Hannah Murrell	Approved
Aaron Vannoy	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Aaron Vannoy	Approved
Tina Dierschke	Approved
Heather Stastny	Final Approval

SOLE SOURCE AFFIDAVIT

CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION



Submit to sapurch@cosatx.us

Statement

Company <u>Avolve Software Corp</u>	Date (MM/DD/YYYY) <u>8/30/24</u>
Contact Person <u>Jay Mayne</u>	Phone <u>480-526-8780</u>
Address (address/city/state/zip) <u>21001 N. Tatum Blvd. Phoenix AZ 85050</u> <u>Stc 1630-503</u>	

Before me, the undersigned official, on this day, appeared, Jay Mayne, a person known to me to be the person whose signature appears below; who after being duly sworn under his/her oath depose and said:

1. My name is Jay S. Mayne; I am over the age of 18, have never been convicted of a felony and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: Avolve Software Corporation
3. The above-named company or firm is the sole source of the following items and there are no other items available in the marketplace that have the same fit, form, and function of the items listed below:
Project Dop Software & Services/Support
4. To comply with the State of Texas definition of a sole source provider (Section 252.022, Subchapter A of the Local Governmental Code 7), the vendor must indicate below which of the following requirements they satisfy:
 - ☒ An item for which competition is precluded because of the existence of a patent, copyright, secret process, or monopoly;
 - ☐ A film, manuscript, or book;
 - ☐ A captive replacement part or component for equipment.
5. There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function and there is only one price for the above named item(s) or products(s) because of exclusive distribution or marketing rights. **A vendor who markets a product through distributors, or more than one outlet, is not a sole source provider because the products are available from more than one source.**

J. Mayne
Signature of Authorized Official

CEO
Title of Authorized Official

Notary

SUBSCRIBED AND SWORN to before me on this <u>30th</u> day of <u>August</u> , 20 <u>24</u>	
	Notary Public Signature <u>[Signature]</u>
	Print Name <u>Vanessa Gomez, Notary Public</u>
	My Commission Expires <u>07/19/2027</u>

For Purchasing
Use Only

☐ The City approves this form effective for one (1) year.
Expires _____

Initials _____

Renewal Order #: Q-198971
Start Date: March 7, 2025
End Date: March 6, 2026
Billing Frequency: Yearly
Subsidiary: CentralSquare Technologies, LLC**Renewal Order prepared for:**
Jennifer Beam, Public Works Software Systems
Administrator
City of San Angelo
72 W. College Avenue
San Angelo, TX 76903
3254812719

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	Community Development and Laserfiche (Cloud) Annual Subscription Fee	1	2,625.00 USD
2.	Community Development: Advanced Site SaaS Annual Subscription Fee	1	73,500.00 USD
3.	eTRAKiT Credit Card API Annual Access Fee	1	945.00 USD
4.	GIS Advanced Engine Subscription SaaS Annual Subscription Fee SaaS	1	5,775.00 USD
5.	TRAKiT API for ProjectDox Annual Access Fee	1	5,250.00 USD
6.	TRAKiT API for Selectron IVR Annual Access Fee	1	3,675.00 USD

Renewal Order Total: 91,770.00 USD

Billing Information

This is not an invoice. Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Ship To location provided by the Customer on the Renewal Order Form.

Please note that the Total Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of \$21.37656 will be shown as a Total Price of \$21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Total Price displayed above.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Gail Smith, Budget Analyst, Police

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving an expenditure of \$303,318.36 under the existing maintenance agreement for the annual renewal of the Hexagon operating system for the Police Department and authorizing the City Manager to negotiate and execute all related documents (Craig Thomason)

Staff Recommendation:

Accept

Summary/History:

In FY2024 the On-Call Records integration was fully integrated, replacing the decades old I/Leads program. There are no new additions to the program this year and no price increase year over year. IT identified one unnecessary line item reducing our overall cost from \$305,018.16 to \$303,318.36 for this year. The agreement will cover the time period 3/1/25 - 2/28/26.

Funding Source(s):

Financial Impact:

Sufficient funds were budgeted to fund the \$303,318.36. Requisition #147066 has been entered in the system pending CMO approval.

Other Information/Recommendation:

Attachments:

1. FY25 Hexagon Renewal_Quote2024_69323 FY25 Hexagon Renewal_Quote2024_69323.pdf

Presentation:

Craig Thomason

Approvals/Reviews:

Gail Smith
Travis Griffith

Created/Initiated
Approved

Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval



Customer:	San Angelo City of TX
Quote Number:	2024-69323
Quote Date:	11/22/2024
Expiration Date:	03/01/2025

Ref # 147066

This quotation has been prepared for:

San Angelo City of TX
Gail Smith
401 Beauregard
San Angelo TX 76903
United States

P.O.# _____ Vendor# 4760
Dept. POLICE Bid Code PS
Account # 10115014250332
Date _____ Line _____

Ship To:

San Angelo City of TX
Gail Smith
323 E Beauregard Ave
San Angelo Texas 76903
United States

Bill To:

San Angelo City of TX
Gail Smith
323 E Beauregard Ave
San Angelo Texas 76903
United States

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000



Customer: San Angelo City of TX
 Quote Number: 2024-69323
 Quote Date: 11/22/2024
 Expiration Date: 03/01/2025

RenewalQuotation

Renewal Configuration Listing

USD

Line	Base Part	Description	Begin	End	Service Level	Months	Qty	Monthly Price	Extended Net Price
1	PSA1022BCK	Phoenix G2 CAD Xalt Interface - Backup	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
2	IPS0009	I/Mobile Data Terminal NL	03/01/2025	02/28/2026	PRM	12	1	\$1,321.79	\$15,861.48
3	IPSCUSTOM04	Driver's License Swipe Interface	03/01/2025	02/28/2026	PRM	12	1	\$73.06	\$876.72
4	IPS0048TST	I/FRMS-CADlink NL - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
5	IPS3042-TST	Xalt - Integration Runtime Engine NL - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
6	IPS0004BCK	I/Informer CC - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
7	IPS0080C	Mobile for Public Safety CC - Comp	03/01/2025	02/28/2026	PRM	12	112	\$36.19	\$48,639.36
8	IPS0004	I/Informer CC	03/01/2025	02/28/2026	PRM	12	1	\$660.90	\$7,930.80
9	IPS0002TST	I/Dispatcher - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
10	IPS0048	I/FRMS-CADlink NL	03/01/2025	02/28/2026	PRM	12	1	\$292.22	\$3,506.64
11	IPS3042-BCK	Xalt - Integration Runtime Engine NL - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
12	IPS0009BCK	I/Mobile Data Terminal NL - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
13	PSA1022	Phoenix G2 CAD Xalt Interface	03/01/2025	02/28/2026	PRM	12	1	\$236.83	\$2,841.96
14	IPS3042	Xalt - Integration Runtime Engine NL	03/01/2025	02/28/2026	PRM	12	1	\$602.28	\$7,227.36
15	PSA1022TST	Phoenix G2 CAD Xalt Interface - Test	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
16	IPS0042I	I/NetViewer CC	03/01/2025	02/28/2026	PRM	12	15	\$49.80	\$8,964.00
17	IPS0002	I/Dispatcher CC	03/01/2025	02/28/2026	PRM	12	9	\$494.90	\$53,449.20

This Quotation is issued by:

Intergraph Corporation
 305 Intergraph Way
 Madison, Alabama 35758 USA
 Tel: (256) 730-2000



Customer: San Angelo City of TX
 Quote Number: 2024-69323
 Quote Date: 11/22/2024
 Expiration Date: 03/01/2025

18	IPS0002BCK	I/Dispatcher - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
19	IPS0004TST	I/Informer - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
20	IPS0009TST	I/Mobile Data Terminal NL - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
21	IPS0015	I/Tracker - I/CAD NL	03/01/2025	02/28/2026	PRM	12	1	\$747.02	\$8,964.24
22	IPS0015BCK	I/Tracker - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
23	IPS0015TST	I/Tracker - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
24	IPS0048BCK	I/FRMS-CADlink NL - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
25	IPS0080TST	Mobile for Public Safety CC - Test License	03/01/2025	02/28/2026	PRM	12	112	\$0.00	\$0.00
26	IPS1183	Intergraph Remote Content Management CC	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
27	EFCUSTOM16	BRAZOS Citation Import	03/01/2025	02/28/2026	PRM	12	1	\$379.50	\$4,554.00
28	IPS2304	HxGN OnCall Analytics - Records Essentials NL 4 Core	03/01/2025	02/28/2026	PRM	12	1	\$325.19	\$3,902.28
29	IPS2304TST	HxGN OnCall Analytics - Records Essentials NL 4 Core TST	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
30	PSA2001	Coplogic Records Xalt Interface	03/01/2025	02/28/2026	PRM	12	1	\$229.47	\$2,753.64
31	PSA2001BCK	Coplogic Records Xalt Interface - Backup	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
32	PSA2001TST	Coplogic Records Xalt Interface - Test	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
33	PSA2100	HxGN OnCall Records - NIBRS - Federal	03/01/2025	02/28/2026	PRM	12	1	\$233.14	\$2,797.68
34	PSA2100TST	HxGN OnCall Records - NIBRS - Federal - Test	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
35	PSA2110-TX	HxGN OnCall Records - NIBRS - TX	03/01/2025	02/28/2026	PRM	12	1	\$580.41	\$6,964.92
36	PSA2110-TXBCK	HxGN OnCall Records - NIBRS - TX - Backup	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
37	PSA2110-TXTST	HxGN OnCall Records - NIBRS - TX - Test	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
38	RMS0016	HxGN OnCall Records - Server CC License	03/01/2025	02/28/2026	PRM	12	1	\$2,468.90	\$29,626.80

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 Quote Number: 2024-69323
 Quote Date: 11/22/2024
 Expiration Date: 03/01/2025

39	RMS0016BCK	HxGN OnCall Records - Server CC License - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
40	RMS0016LOB	HxGN OnCall Records - Server CC License - LOB License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
41	RMS0016TST	HxGN OnCall Records - Server CC License - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
42	RMS0017	HxGN OnCall Records - Concurrent User License	03/01/2025	02/28/2026	PRM	12	60	\$45.40	\$32,688.00
43	RMS0017BCK	HxGN OnCall Records - Concurrent User - BCK License	03/01/2025	02/28/2026	PRM	12	100	\$0.00	\$0.00
44	RMS0017TST	HxGN OnCall Records - Concurrent User License - Test License	03/01/2025	02/28/2026	PRM	12	10	\$0.00	\$0.00
45	RMS0017	HxGN OnCall Records - Concurrent User 3.7	03/01/2025	02/28/2026	PRM	12	40	\$45.40	\$21,792.00
46	IPS0001HABCK	I/Executive for High Availability - Backup License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
47	IPS0001HAC	I/Executive for High Availability - Component	03/01/2025	02/28/2026	PRM	12	1	\$2,193.03	\$26,316.36
48	IPS0001HATST	I/Executive for High Availability - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
49	IPS0035	I/Backup NL	03/01/2025	02/28/2026	PRM	12	1	\$726.48	\$8,717.76
50	IPS0035TST	I/Backup NL - Test License	03/01/2025	02/28/2026	PRM	12	1	\$0.00	\$0.00
51	IPS0082	Map Administration Utility CC	03/01/2025	02/28/2026	PRM	12	1	\$290.86	\$3,490.32
52	IPS1184C	I/Map Editor for ArcGIS CC - Component	03/01/2025	02/28/2026	PRM	12	1	\$121.07	\$1,452.84
53	IPS0002TST	I/Dispatcher CC - Test License	03/01/2025	02/28/2026	PRM	12	8	\$0.00	\$0.00
									\$303,318.36

This Quotation is issued by:

Intergraph Corporation
 305 Intergraph Way
 Madison, Alabama 35758 USA
 Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2024-69323
Quote Date:	11/22/2024
Expiration Date:	03/01/2025

This quote is provided pursuant to separately agreed upon Terms and Conditions which are expressly identified in this Quote; but in absence of such express identification, this Quote is governed by <https://legaldocs.hexagon.com/sig/Sales/US-MT06-2021b.pdf>.

If maintenance is not purchased at the same time as you purchase products listed in this quotation, you may purchase the maintenance for the products at a later date; however reinstatement or upgrade fees shall apply.

Any commercial Off-the-shelf product information Hexagon has shared with its audience during the proposal / contract activities to date, were to provide an understanding of Hexagon's current expected direction, roadmap or vision and is subject to change at any time at Hexagon's sole discretion. Hexagon does not commit to develop the future features, functions and products discussed in this material beyond that which is specifically committed to be provided by Hexagon as part of the intended contract. The audience of this material should not factor any future features, functions or products into its current buying decision since there is no assurance that such future features, functions or products will be developed. When and if these future features, functions or products are developed, they will generally be available for licensing by Hexagon.

To place an order against this quotation, prior to the expiration date, please either fill in the required information below and have an authorized representative of your company sign this quotation, have your company issue a purchase order with the required information below and reference this quotation number, or have your company remit payment via one of the methods described in the billing and payment instructions that follow, making sure to include a reference to this quotation number. Please submit the signed quotation, your purchase order, or payment to your Account Manager. This agreement shall only become binding and effective upon the written acceptance by Hexagon or the first delivery of the products/ services within this quotation. The terms and conditions of this quotation cannot be superseded, altered, modified, or amended by subsequent Purchase Order or writing received from customer without the express written consent of Hexagon.

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000



Customer:	San Angelo City of TX
Quote Number:	2024-69323
Quote Date:	11/22/2024
Expiration Date:	03/01/2025

Signature & Reference

San Angelo City of TX

Signature:

Printed Name:

Phone:

Date:

PO reference(if required for invoicing):

Tax Exemption ID (if applicable)

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000

Billing & Payment Information

Please check to indicate payment and billing instructions:

- ☐ My PURCHASE ORDER (PO) is attached. (Your order will be processed upon written acceptance by Hexagon. Terms and conditions printed on a customer PO shall not supersede the applicable terms and conditions attached to this quotation.)

PO Number: _____ PO Amount: _____

- ☐ I wish to pay by CREDIT CARD. Hexagon will email you a secure credit card link for you to process payment. Please provide the name and email address of the credit card holder below. (Your order will be processed upon written acceptance by Hexagon and upon authorization/approval of your credit card.)

Name as it appears on Credit Card: _____

Email address of Cardholder: _____

Signature of Cardholder: _____

- ☐ INVOICE ME based on my returning this signed acceptance sheet. No PO will be Issued. (Your order will be processed upon written acceptance by Hexagon and upon credit approval.)

- ☐ My CHECK payable to **Intergraph Corporation** has been sent to the following address

Intergraph Corporation
7104 Solution Center
Chicago, IL 60677-7001

(Your order will be processed upon written acceptance by Hexagon and after your check clears - approximately 5 days after receipt by our lockbox.)

Check Number: _____ Check Amount _____

- ☐ My DOMESTIC WIRE PAYMENT has been wired to :

ABA Number: 021000018
Bank Name: Bank of New York Mellon, New York
Favor of: Bank: SEB(Skandinaviska Enskilda Banken)
Account Number: 890 043 9688
For further credit to Beneficiary: Intergraph Corporation, Account #00007583

- ☐ My ACH PAYMENT has been sent to:

Account Number: 1030429611
Company Name: Intergraph Corporation SGI
Routing Number: 043000096
Beneficiary Bank Name: PNC Bank N.A.
Address: Pittsburgh, PA 15222
Phone# 1-877-824-5001, Opt 1 and Opt 3
Contact: Lockbox Group, Product Client Services

(Your order will be processed upon written acceptance by Hexagon.)



Customer:	San Angelo City of TX
Quote Number:	2024-69323
Quote Date:	11/22/2024
Expiration Date:	03/01/2025

Summary

	USD
Maintenance Total	\$303,318.36
Total Price*:	\$303,318.36

*Excluding taxes. Final tax billed will reflect the applicable tax rates at time of sale as required by law.

Notes:

This Quote is an Order made pursuant to that certain Master Agreement dated February 27, 2023 by and between the City of San Angelo, TX ("Customer") and Intergraph Corporation, through its Hexagon Safety, Infrastructure & Geospatial division ("Hexagon").

This Quotation is issued by:

Intergraph Corporation
305 Intergraph Way
Madison, Alabama 35758 USA
Tel: (256) 730-2000

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeremy Miller, Assistant Director of Operations, Water Utilities

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving the HGAC buying cooperative contract 20-00808 with Core & Main, Inc. for the installation of water meters and service line testing in the amount of \$1,278,987 budgeted for purchase in fiscal year 2025, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Water Utilities employs an Advanced Metering Infrastructure (AMI) system to automatically collect and transmit water usage data for billing purposes. In November 2023, the Council approved the first phase of purchasing Neptune Meters for necessary replacements. This project aims to replace the outdated and unreliable water meters throughout San Angelo and to test every service line connected to each meter to ensure that no lead service lines remain in the city.

Due to the additional requirements of the Lead and Copper Rule Revision (LCRR) for service line testing, it is critical to expedite the replacement schedule. To achieve this expedited timeline, the City needs to supplement its current crew efforts for replacements and testing through this contract.

Funding Source(s):

Financial Impact:

This item is budgeted for FY 2025 in the meter replacement project (WT0003)

Other Information/Recommendation:

Staff recommends approving HGAC Contract 20-00808

Attachments:

1. San Angelo Meter Installation 2025 12-30-24_san angelo_TX_Bid#_3933741 San Angelo Meter Installation 2025 12-30-24_san angelo_TX_Bid#_3933741.pdf

Presentation:

Shane Kelton

Approvals/Reviews:

Jeremy Miller

Pete Madrid Jr.

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval



Bid Proposal for San Angelo Meter Installation 2025 12/30/24

CUSTOMER	CITY OF SAN ANGELO 1948 SAINT ANN ST SAN ANGELO, TX 76905	Job San Angelo Meter Installation 2025 12/30/24 san angelo, TX Bid Date: 09/12/2023 Bid #: 3933741
	Sales Representative Cade Schaffner (M) 325-650-3852 (T) 325-653-7659 Cade.Schaffner@coreandmain.com	Core & Main 5791 Loop 306 S San Angelo, TX 76905 (T) 3256537659
CONTACT	HGAC CONTRACT 20-00808	
NOTES		



Bid Proposal for San Angelo Meter Installation 2025 12/30/24

CITY OF SAN ANGELO**Job Location:** san angelo, TX**Bid Date:** 09/12/2023**Core & Main Bid #:** 3933741**Core & Main**

5791 Loop 306 S

San Angelo, TX 76905

Phone: 3256537659**Fax:** 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
10		LEAD/COPPER WITH METER INSTALL			
20	9034	LEAD/COPPER TESTING	EA	20.00	180,680.00
30		METER INSTALL			
40		(ESTIMATED METER QUANTITIES)			
50	8034	5/8X3/4 METER INSTALL	EA	73.00	586,482.00
60	1000	1" METER INSTALL	EA	73.00	73,000.00
70		SERVICE PARTS & LABOR			
80	450	3/4" CURB STOP REPLACEMENT	EA	99.00	44,550.00
90	450	B43-232WGNL 3/4 BMV GJ(CTS)XMN W/LW (NO LEAD)	EA	76.99	34,645.50
100	450	BA43-232W-G-NL 5/8X3/4 ANG BMV GJ CTS X MTR NUT W/LW	EA	76.99	34,645.50
		NO LEAD			
110	400	V42-9WNL 5/8X3/4X9 RESETTER NO LEAD	EA	160.81	64,324.00
120	900	C38-23-3-NL 5/8X3/4X3 MTR CPLG NO LEAD	EA	20.18	18,162.00
130	900	1-1/4X3/4 BRASS BUSHING NL (I) NO LEAD	EA	7.86	7,074.00
140	17000	3/4X1/8 THK RUBBER MTR WASHER	EA	0.13	2,210.00
150	200	1" CURB STOP REPLACEMENT	EA	99.00	19,800.00
160	200	B43-444WGNL 1 BMV GJ(CTS)XMN (NO LEAD)	EA	194.65	38,930.00
170	200	BA43-444WGNL 1 ANG BMV GJCTS MN W/LW (NO LEAD)	EA	194.65	38,930.00
180	200	C38-44-3.5-NL 1 MTR CPLG NO LEAD	EA	33.78	6,756.00
190	200	1-1/4X1 BRASS BUSHING NL (I) NO LEAD	EA	7.59	1,518.00
200	3000	1X1/8 RUBBER METER WASHER	EA	0.16	480.00
210	1000	11P CI LID MARKED "CITY OF SAN ANGELO"	EA	48.15	48,150.00
220	1000	WIW 11P PLASTIC OVAL METER BOX "BODY ONLY" NO LID	EA	56.65	56,650.00
230	1000	RESIDENTIAL LID CUT PLASMA CUT	EA	22.00	22,000.00
				SUBTOTAL	1,278,987.00
				Sub Total	1,278,987.00
				Tax	0.00
				Total	1,278,987.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Frerich, Director of Operations, Operations

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding with Tom Green County for the temporary use of City water outside of the city limits and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Tom Green County historically uses water for its road and maintenance operations through meters tapped directly into the Ivey Pipeline. The County pays for this water directly to the Upper Colorado River Authority (UCRA). In January, the UCRA is inactivating the Ivey pipeline to perform critical maintenance to that infrastructure. The pipeline will be out of commission for several months for this maintenance.

The County is requesting to enter into a Memorandum on Understanding (MOU) with the City to allow access to City-produced water to be used outside the City Limits. In the past, Council has restricted the use of City water outside of the city limits. Acceptance of the MOU would allow the County to establish a meter on, and get water from, an existing fire hydrant at Gateway Drive. The County would pay the current City rates for water use for all water used from this hydrant. The use of this water would be for roadway construction and maintenance and other critical County operations. Once the Ivey pipeline is back online, the County use of City water and this MOU will terminate.

Funding Source(s):

Financial Impact:

The County will pay the current rate for metered water usage.

Other Information/Recommendation:

Staff recommends entering into an MOU with the County for access to City water.

Attachments:

1. INTERLOCAL AGREEMENT - Ivey Line Alternate Water COSA INTERLOCAL AGREEMENT - Ivey Line Alternate Water COSA.docx

Presentation:

Shane Kelton

Approvals/Reviews:

Patrick Frerich

Patrick Frerich

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

INTERLOCAL AGREEMENT

BETWEEN

THE CITY OF SAN ANGELO AND TOM GREEN COUNTY

FOR THE PROVISION OF WATER DURING IVEY PIPELINE SHUTDOWN

Whereas, Tom Green County has meters installed on the Ivey pipeline for water to build roads located outside the City of San Angelo; and

Whereas, the City of San Angelo has a fire hydrant located at FM 380 and Gateway Drive.; and

Whereas, Tom Green County is requesting assistance from the City of San Angelo Water Department to allow the use of City water outside the City limits; and

Whereas, the Ivey water line will temporarily shut down for maintenance preventing the County from getting water for road construction and,

Whereas, the City of San Angelo is capable of providing the requested service without an adverse impact to the citizens of the City of San Angelo.

Now, therefore, the parties agree as follows:

1. The City of San Angelo Water Department will install a temporary meter and allow Tom Green County to purchase water through a fire hydrant located at FM 380 and Gateway Drive.
2. This agreement shall only apply in situations where the Ivey pipeline is shutdown.
3. All expenditures under this agreement shall come from the current revenues of the paying party.

Executed this ____ day of _____.

TOM GREEN COUNTY

CITY OF SAN ANGELO

Lane Carter, County Judge

Daniel Valenzuela, City Manager

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Patrick Frerich, Director of Operations, Operations

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding with Tom Green County for inclusion in the City's CDL Training Program and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

Due to changes in the Federal Commercial Driver's Licensing (CDL) requirements, a more robust, standard, and intensive process is required to obtain a CDL license. Due to the monetary and logistical burden of these changes, the City created its own licensed CDL training program for the purpose of educating, training, and licensing City employees.

Tom Green County faces the same burdens as the City in hiring applicants with existing licenses as well as covering the financial and logistical burdens of sending a non-licensed employee through the process to acquire a commercial driver's license. Thus, the County would like to utilize the City's training program for their employees. If approved, the City would train County employees and the County would reimburse the City for all hard costs related to that licensure. County employees would be enrolled in the class with precedence given to City needs first.

Funding Source(s):

Financial Impact:

The County will reimburse the City for all hard costs associated with the CDL licensure.

Other Information/Recommendation:

Staff recommends entering into an MOU with Tom Green County to allow inclusion in the City's CDL Training Program.

Attachments:

1. INTERLOCAL AGREEMENT - CDL Training by COSA INTERLOCAL AGREEMENT - CDL Training by COSA -
- Draft 2024.12.06 Draft 2024.12.06.docx

Presentation:

Patrick Frerich

Approvals/Reviews:

Patrick Frerich	Created/Initiated
Pete Madrid Jr.	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

INTERLOCAL AGREEMENT

BETWEEN

THE CITY OF SAN ANGELO AND TOM GREEN COUNTY

FOR THE PROVISION OF COMMERCIAL DRIVERS LICENSE (CDL) TRAINING

Whereas, Tom Green County has a need for CDL licensed drivers for the County Road and Bridge maintenance program and

Whereas, the City of San Angelo has a certified CDL trainer; and

Whereas, Tom Green County is requesting assistance from the City of San Angelo to allow Tom Green County employees to attend CDL training classes offered by the City of San Angelo and

Now, therefore, the parties agree as follows:

1. The City of San Angelo will allow Tom Green County employees to attend CDL Driver's License training on a space--available basis.
2. Tom Green County agrees to allow all reports, background checks, or other verifications required by the program to be performed by the City of San Angelo.
- ~~2.3.~~ Tom Green County will pay-reimburse the City of San Angelo for all actual costs of the training. Such costs include fees, licensing, background checks, materials, etc. The labor, etc. cost of providing the training will be born by the City of San Angelo. The City of San Angelo will provide Tom Green County a sum of all reimbursable costs for Tom Green County's approval prior to enrollment. a mutually agreed fee to the City of San Angelo for the training.
4. Tom Green County employees may utilize and operate vehicles owned by the City of San Angelo for the purpose of training through the CDL program. Any accidents or damages to equipment incurred during the training will be covered by the City of San Angelo.
- ~~3.5.~~ Tom Green County will provide a vehicle for its employee for the road training (if outside of the CDL training program) and certification testing.

Executed this ____ day of _____.

TOM GREEN COUNTY

CITY OF SAN ANGELO

Lane Carter, County Judge

Daniel Valenzuela, City Manager

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Brandon Dyson, Assistant City Attorney, Legal

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Consider a resolution denying the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on or about December 16, 2024; authorizing intervention in proceedings related to Atmos Energy's application to increase rates; and authorizing special counsel to represent the City in matters related to Atmos energy's proposed increase in rates (Brandon Dyson)

Staff Recommendation:

Adopt

Summary/History:

On about December 16, 2024, Atmos Energy Corporation (Atmos or Atmos Energy) filed a Statement of Intent to increase its base rate revenues for its Mid-Tex Division within certain cities, by approximately **\$16.73 million**; this equates to an **increase in annual revenue of about 7.08% including gas costs, and 11.51% excluding gas costs**. This is Atmos's first request to increase its base rates since 2018. Following the conclusion of its 2018 rate gas (Gas Utilities Docket No. 10742), Atmos has raised its rates by means of six Interim Rates Adjustment ("IRA") filings, also known as "GRIP" filings.

Atmos proposes an effective date of January 20, 2025, for its change in rates. As is explained below, the proposed Resolution related to Atmos's application to increase its base rate revenues, if adopted, denies the proposed increase in rates.

Crucially, on November 18, 2024, Atmos filed with the Railroad Commission of Texas (RRC or Commission) substantially the same proposal to increase rates. Because Atmos filed its application to increase rates with the RRC several weeks before it filed the same application with the city, and other similarly situated cities, the time line for the RRC to issue a decision regarding Atmos's application with the RRC is such that by the time the City's statutory deadline to make its decision regarding the application Atmos filed with the City, the RRC proceedings will be close to, if not at, their end. Thus, it is highly likely the RRC will make a decision on the merits of Atmos's application before the City completes its review and makes its decision.

So, ATM's Special Counsel strongly advises the City to adopt a resolution denying Atmos's proposed increase in rates, and that it do so as expeditiously as possible. Doing so ensures that Atmos will appeal the City's decision to the RRC on a more expedited time frame, thus assuring ATM's right to intervene in the proceedings at the RRC.

If adopted, the accompanying resolution:

1. Denies Atmos's proposed increase in rates;
2. Authorizes Herrera Law & Associates, PLLC to represent the City through ATM in proceedings related to Atmos's proposal to increase rates;
3. Directs Atmos to reimburse ATM's rate-case expenses.

The City must take action no later than January 20, 2025. If the City does not take action by January 20, 2025, Atmos's proposed rates will be deemed approved by operation of law. Though the City has until January 20, 2025, to take action, to maximize ATM's participation in proceedings pending at the RRC, Special Counsel advises the City to adopt the denial resolution as expeditiously as possible.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Denial Resolution-Atmos MidTex Rate Increase | Denial Resolution-Atmos MidTex Rate Increase.doc |
| 2. | Memo Regarding Denial Resolution-Atmos
MidTex Rate Increase | Memo Regarding Denial Resolution-Atmos MidTex
Rate Increase.doc |

Presentation:

Brandon Dyson

Approvals/Reviews:

Brandon Dyson	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

RESOLUTION NO. _____

RESOLUTION BY THE CITY OF SAN ANGELO, TEXAS (“CITY”) DENYING THE INCREASE IN RATES PROPOSED BY ATMOS ENERGY CORPORATION IN ITS MID-TEX DIVISION FILED ON OR ABOUT DECEMBER 16, 2024; AUTHORIZING INTERVENTION IN PROCEEDINGS RELATED TO ATMOS ENERGY’S APPLICATION TO INCREASE RATES; AUTHORIZING SPECIAL COUNSEL TO REPRESENT THE CITY IN MATTERS RELATED TO ATMOS ENERGY’S PROPOSED INCREASE IN RATES; DIRECTING ATMOS TO REIMBURSE RATE CASE EXPENSES; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, Atmos Energy Corporation (“Atmos” or “Company”) filed a Statement of Intent with the City on about December 16, 2024, to change its rate schedules within the corporate limits of this municipality, specifically to increase its annual revenue requirement by approximately \$16.73 million, which represents an increase in base rates of about 11.51%, excluding the cost of gas, and about 7.08% including the cost of gas; and

WHEREAS, the City is a regulatory authority under the Gas Utility Regulatory Act (“GURA”) and under Chapter 103, §103.001 et seq. of GURA has exclusive original jurisdiction over Atmos’s rates, operations, and services within the municipality; and

WHEREAS, to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating Atmos’s rate request and its changes in tariffs, the City joins with other local regulatory authorities to form an alliance of cities known as the Atmos Texas Municipalities (“ATM”); and

WHEREAS, Atmos’s rate request consists of a voluminous amount of information including Atmos’s rate-filing package, exhibits, schedules, and workpapers; and

WHEREAS, Atmos’s rate application is the Company’s first general rate case since about 2018, and follows six consecutive annual increases in rates pursuant to the Interim Rate Adjustment (“IRA”) mechanism, also known as “GRIP” filings; and

WHEREAS, Atmos proposed January 20, 2024, as the effective date for its requested increase in rates; and

WHEREAS, the City will require the assistance of specialized legal counsel and rate experts to review the merits of Atmos’s application to increase rates; and

WHEREAS, Atmos’s application fails to establish that its overall revenue request resulted in no more than an amount that will permit Atmos a reasonable opportunity to earn a reasonable return on the utility’s invested capital used and useful in providing service to the public in excess of its reasonable and necessary operating expenses; and

WHEREAS, Atmos’s application fails to establish that its proposed rates are just and reasonable; and

WHEREAS, Atmos may exercise its statutory right to appeal a City decision regarding Atmos’s request to increase rates to the Railroad Commission of Texas; and

WHEREAS, Atmos filed its Statement of Intent to increase its revenue and change its rate with the City after it filed a substantially similar application with the Railroad Commission of Texas, and the decision of the Railroad Commission of Texas will have a direct impact on the City and its citizens who are customers of Atmos, and in order for the City’s participation to be meaningful, it is important that the City intervene in any such proceedings at the Railroad Commission of Texas related to Atmos’s application to increase rates.

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

Section 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

Section 2. Atmos’s application fails to show that its proposed rates are just and reasonable.

Section 3. The City hereby **DENIES** Atmos’s request to increase its revenue and change its rates and in support of **DENIAL** finds that:

- A.** Atmos failed in its burden of proof to establish that its requested increase in revenue or the changes set forth in its tariffs attached to Atmos’s Statement of Intent to change rates, results in just and reasonable rates;
- B.** Atmos failed in its burden of proof to establish that adoption of its proposed rate base, expenses, investment, return on equity, and other rate issues as presented in Atmos’s Statement of Intent to increase rates, result in just and reasonable rates.

Section 4. The City shall participate in a coalition of cities known as the Atmos Texas Municipalities (“ATM”), and authorizes intervention in proceedings related to Atmos’s Statement of Intent before the Railroad Commission of Texas and related proceedings in courts of law; and

Section 5. The City hereby orders Atmos to reimburse the City’s rate case expenses consistent with the Gas Utility Regulatory Act and that Atmos shall do so on a monthly basis and within 30 days after submission of the City’s invoices for the City’s reasonable costs associated with the City’s activities related to this rate review or related to proceedings involving Atmos before the City, the Railroad Commission of Texas, or any court of law.

Section 6. Subject to the right to terminate employment at any time, the City retains and authorizes the law firm of Herrera Law & Associates, PLLC to act as Special Counsel with regard to rate proceedings involving Atmos before the City, the Railroad Commission of Texas, or any court of law, and to retain such experts as may be reasonably necessary for review of Atmos’s rate application subject to approval by the steering committee of the ATM.

Section 7. The City, in coordination with the Atmos Steering Committee, shall review the invoices of the lawyers and rate experts for reasonableness before submitting the invoices to Atmos for reimbursement.

Section 8. A copy of this resolution shall be sent to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 302799, Austin, Texas 78703, and a courtesy copy to Atmos's local representative.

Section 9. The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. This resolution shall become effective from and after its passage.

PASSED AND APPROVED this 7th day of January, 2024.

Brenda Gunter, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

AGENDA INFORMATION SHEET
ITEM NO. _____

DENIAL OF ATMOS ENERGY CORPORATION'S APPLICATION FILED ON ABOUT DECEMBER 16, 2024, PROPOSING TO INCREASE IN-CITY RATES FOR ITS MID-TEX DIVISION; AUTHORIZING PARTICIPATION IN THE ATMOS TEXAS MUNICIPALITIES (ATM) COALITION OF CITIES; AUTHORIZING INTERVENTION IN PROCEEDINGS RELATED TO ATMOS ENERGY'S STATEMENT OF INTENT; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING REPRESENTATION OF THE CITY BY SPECIAL COUNSEL

BACKGROUND

On about December 16, 2024, Atmos Energy Corporation (Atmos or Atmos Energy) filed a Statement of Intent to increase its base rate revenues for its Mid-Tex Division within certain cities, by approximately **\$16.73 million**; this equates to an **increase in annual revenue of about 7.08% including gas costs, and 11.51% excluding gas costs**. This is Atmos's first request to increase its base rates since 2018. Following the conclusion of its 2018 rate gas (Gas Utilities Docket No. 10742), Atmos has raised its rates by means of six Interim Rates Adjustment ("IRA") filings, also known as "GRIP" filings.

Atmos proposes an effective date of January 20, 2025, for its change in rates. As is explained below, the proposed Resolution related to Atmos's application to increase its base rate revenues, if adopted, denies the proposed increase in rates.

Crucially, on November 18, 2024, Atmos filed with the Railroad Commission of Texas (RRC or Commission) substantially the same proposal to increase rates. Because Atmos filed its application to increase rates with the RRC several weeks before it filed the same application with the city, and other similarly situated cities, the time line for the RRC to issue a decision regarding Atmos's application with the RRC is such that by the time the City's statutory deadline to make its decision regarding the application Atmos filed with the City, the RRC proceedings will be close to, if not at, their end. Thus, it is highly likely the RRC will make a decision on the merits of Atmos's application before the City completes its review and makes its decision.

BILL IMPACT:

On average, Atmos' proposed increase if approved as filed would result in an increase of about 14.05% in a residential customer's bill excluding the cost of gas, and about 9.41% including the cost of gas. The effect of Atmos' proposed increase in rates for a residential customer using average consumption of gas is shown in the table below:

ATMOS ENERGY CORP., MID-TEX DIVISION								
ATMOS TEXAS MUNICIPALITIES ("ATM") STATEMENT OF INTENT								
AVERAGE BILL COMPARISON - BASE RATES								
TEST YEAR ENDING JUNE 30, 2024								
Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	Rate R at 32.6 Ccf							
2	Base Rates:							
3	Customer Charge		\$ 47.91	\$ 47.91	\$ 47.91	\$ 47.91	\$ -	
4	Consumption Charge (Ccf)	32.6	\$ 0.14846	\$ 0.37584	4.84	12.25	7.41	
5	Total Base Rates				\$ 52.75	\$ 60.16	\$ 7.41	14.05%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	32.6	\$ 0.25792	\$ 0.25792	\$ 8.41	\$ 8.41	\$ -	
9	Rider GCR Part B (Ccf)	32.6	\$ 0.53771	\$ 0.53771	17.53	17.53	-	
10	Total Gas Cost				\$ 25.94	\$ 25.94	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 78.69	\$ 86.10	\$ 7.41	
13	Rider FF and Rider TAX		0.06788	0.06788	5.34	5.84	0.50	9.36%
14								
15	Total Residential Average Bill				\$ 84.03	\$ 91.94	\$ 7.91	9.41%

Atmos proposes to leave rates for Commercial, Industrial, and Transportation customers unchanged.

REVENUE IMPACT:

Because of the substantial increase in rates to the Residential class of customers the City should closely scrutinize Atmos's proposed increase as well as its proposed allocation of costs to the customer classes.

ACTION REQUIRED BY JANUARY 20, 2025

The City must take action on Atmos's Statement of Intent by no later than January 20, 2025. Absent such action, Atmos's proposed rates are deemed approved by operation of law.

ATMOS TEXAS MUNICIPALITIES

The coalition of cities known as the Atmos Texas Municipalities ("ATM") was organized by a number of municipalities served by Atmos. Alfred R. Herrera, with the law firm of Herrera Law & Associates, PLLC, has previously represented ATM in rate cases involving Atmos.

CITY JURISDICTION TO SET ATMOS'S RATES

Unless a city ceded its original jurisdiction to the Railroad Commission of Texas, the Gas Utility Regulatory Act § 103.001 grants a city exclusive original jurisdiction over a gas utility's rates, services, and operations within the city limits. But even if a city has ceded its jurisdiction to the Railroad Commission, the Gas Utility Regulatory Act § 103.023 ("GURA"), grants a city the statutory right to participate in rate proceedings before the Railroad Commission.

RATE CASE EXPENSES

Cities by statute are entitled to recover their reasonable rate case expenses from the utility. See GURA § 103.022. Legal counsel and consultants approved by ATM will submit monthly invoices to the coalition-designated city that will be forwarded to ATM for reimbursement. No individual city's budget is negatively affected.

OPTIONS FOR CITY ACTION:

The City has three options with respect to the action it takes regarding Atmos's application to increase rates:

1. The City could take no action, and under state law, Atmos's proposed increase in revenue and change in rates would be deemed approved by operation of law and go into effect on Atmos's proposed effective date, January 20, 2025;
2. The City may suspend Atmos's proposed effective date of January 20, 2025, for its increase, for the statutorily allowed period of 90 days, which means the suspension would expire on April 20, 2025. If the City suspends Atmos's proposed effective date, the City will need to take final action on the merits of Atmos's proposed increase in revenue and rates by no later than April 20, 2025;
3. The City may deny Atmos's proposed increase in revenue and rates; if the City denies Atmos's proposed increase, Atmos will have the right to appeal the City's action to the Railroad Commission of Texas, which it would do.

RECOMMENDATION

ATM's Special Counsel recommends that the City join or continue its participation in ATM and retain the law firm of Herrera Law & Associates, PLLC to represent the City's interest in matters related to Atmos's rate case and to advise the City with regard to Atmos's application, and that, intervene in the proceedings before the Railroad Commission of Texas related to Atmos's rates for its Mid-Tex Division, and related court appeals, if any.

As noted above, because Atmos filed its application to increase rates with the RRC several weeks before it filed the same application with the City, it is highly likely the RRC will make a decision on the merits of Atmos's application pending before the RRC, well ahead of the time the City completes its review and makes its final decision on Atmos's application it filed with the City.

Thus, while the City could adopt a resolution suspending Atmos's proposed effective date for the statutorily allowed period, and not make a final decision until close to the end

of the suspension period – April 20, 2025 – ATM’s Special Counsel recommends the City adopt a resolution denying Atmos’s proposed increase in rates, and that the City do so as expeditiously as possible.

Otherwise, if the City adopts a “suspension” resolution, it is highly likely the RRC would have reached its decision on the merits of the application Atmos filed with the RRC, before Atmos even files its appeal of the City’s decision. This means that the City will have had no opportunity to influence the RRC’s decision and it is highly unlikely the RRC would change its decisions on any appeal Atmos files from the City’s actions on the merits of Atmos’s proposed increase in rates.

Crucially, though the City, as part of ATM, has filed a motion to intervene in Atmos’s pending rate case at the RRC, Atmos has informed ATM’s Special Counsel that Atmos will object to ATM’s intervention and there is the risk that the RRC’s administrative law judge will sustain Atmos’ objection keeping ATM out of the case Atmos filed with the RRC. The ALJ is not expected to make a decision on ATM’s motion to intervene until sometime after December 16, 2024, at the earliest.

So, ATM’s Special Counsel strongly advises the City to adopt a resolution denying Atmos’s proposed increase in rates, and that it do so as expeditiously as possible. Doing so ensures that Atmos will appeal the City’s decision to the RRC on a more expedited time frame, thus assuring ATM’s right to intervene in the proceedings at the RRC.

If adopted, the accompanying resolution:

1. Denies Atmos’s proposed increase in rates;
2. Authorizes Herrera Law & Associates, PLLC to represent the City through ATM in proceedings related to Atmos’s proposal to increase rates;
3. Directs Atmos to reimburse ATM’s rate-case expenses.

The City must take action no later than January 20, 2025. If the City does not take action by January 20, 2025, Atmos’s proposed rates will be deemed approved by operation of law. Though the City has until January 20, 2025, to take action, to maximize ATM’s participation in proceedings pending at the RRC, Special Counsel advises the City to adopt the denial resolution as expeditiously as possible.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: January 7, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z24-15, a request for a zone change from General/Heavy Commercial zoning district to Low-Rise Multifamily zoning district, including six properties located around W. 18th St., W. 19th St., and Martin Luther King Dr. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The property has 4 structures. At least two are currently listed on the Dangerous Buildings list. The developer is looking to demo the buildings and replace them with duplexes. The area is adjacent to retail sales and close to a park. The redevelopment in these areas would improve affordable housing, the connectivity to multimodal transit sites and the overall appearance of the area.

The Planning Commission voted 5-0 with a recommendation of approval. City Staff recommends approval of the proposed zone change from CG/CH General Commercial/ Heavy Commercial to Low-rise multifamily.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------|----------------------------|
| 1. | Z24-15 - Staff Report | Z24-15 - Staff Report.docx |
| 2. | Z24-15 Ordinance | Z24-15 Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – November 18, 2024
City Council First Reading – December 17, 2024

APPLICATION TYPE:	CASE:		
Zone Change	Z24-15: Lasker Addition, Block 25		
SYNOPSIS:			
This is a request for a zone change from the General/Heavy Commercial (CG/CH) zoning district to Low-Rise Multifamily (RM-1) affecting six properties around W 18th, W 19th, and Martin Luther King Dr. for residential redevelopment.			
LOCATION:	LEGAL DESCRIPTION(S):		
Between W 18 th Street and W 19 th Street along the eastern side of Martin Luther King Dr.	Acres: 0.161, Lot: 3, Blk: 25, Subd: LASKER ADDITION Acres: 0.161, Lot: 1A, Blk: 25, Subd: LASKER ADDITION, 2ND R/P IN BLK 25 Acres: 0.161, Lot: 2A, Blk: 25, Subd: LASKER ADDITION, 2ND R/P IN BLK 25 Acres: 0.071, Blk: 25, Subd: LASKER ADDITION, N 62 FT OF LOT 12 Acres: 0.102, Blk: 25, Subd: LASKER ADDITION, S 78 FT OF LOT 12 Acres: 0.161, Lot: 11, Blk: 25, Subd: LASKER ADDITION		
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	Current: CG/CH Proposed: RM-1	Commercial	.817 acres
THOROUGHFARE PLAN:			
- West 18th Street – Local Road - West 19th Street – Major Collector - Martin Luther King Drive – Minor Collector			
NOTIFICATIONS			
28 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1).			
PROPERTY OWNER/PETITIONER:			
Petitioner: Matlock Family Partnership, LLC Owners: Red Ram, LLC, Matlock Family Partnership, LLC			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

While these lots are commercially zoned, four out of the six lots have residential structures and one lot is vacant. These structures are all older, unoccupied, and now under common ownership. The applicant intends to clear these lots and redevelop the area by constructing new two-family or multifamily residences.

Planning Commission evaluation of appropriateness.

Section 213(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

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 future land use envisioned for this property is “Commercial”, which may align with Low-Rise Multifamily zoning according to the Comprehensive Plan.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request does not conflict with the Zoning Ordinance in any way, instead seeking to further align the historic use of the property with what would be an appropriate zoning designation.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*
The proposed zoning of these properties would be compatible with the surrounding area. There is further residential to the east and busier thoroughfare/commercial to the west, making an ideal place for multifamily development.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
The applicant’s intentions to convert the properties into multifamily residences requires a zone change towards RM-1 zoning and away from the unused commercial zoning.
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.*
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
Multifamily zoning in this area will help to provide diversity in housing, thereby addressing a demonstrated community need. Additionally, granting this request would help to promote the infill and redevelopment of the city.

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.**

This rezoning will help to promote a more sensible development pattern than the immediate area is currently zoned for. The placement of RM-1 at this location would create a transitional pocket of multifamily residential between the single-family residential to the east and the commercial corridors to the west.

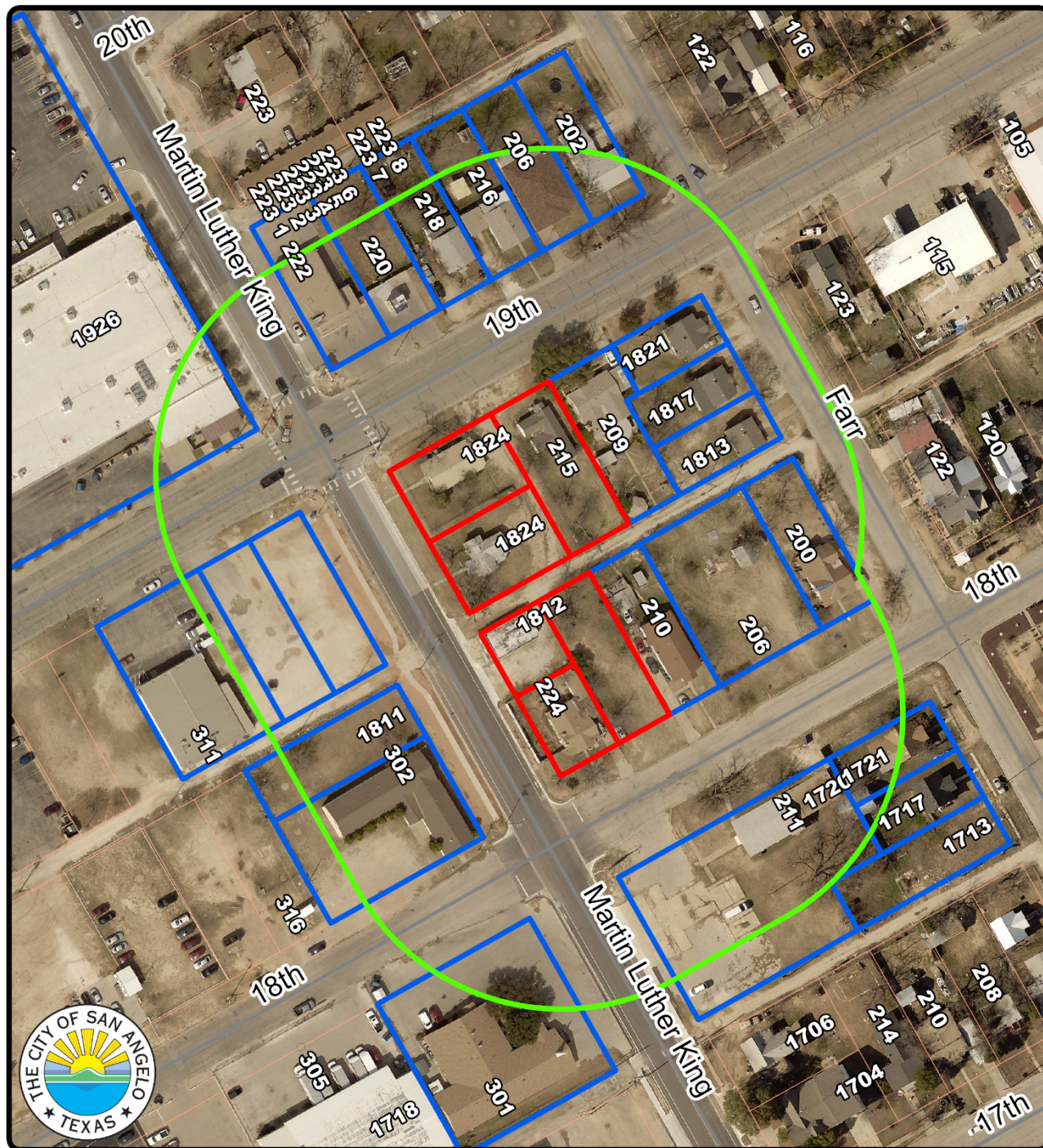
Recommendation:

Staff recommend **APPROVAL** of the zone change from General/Heavy Commercial (CG/CH) to Low-Rise Multifamily (RM-1).

Attachments:

Notification Map
Aerial Map
Zoning Map
Aerial Map

Notification Map



Notification Map
Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

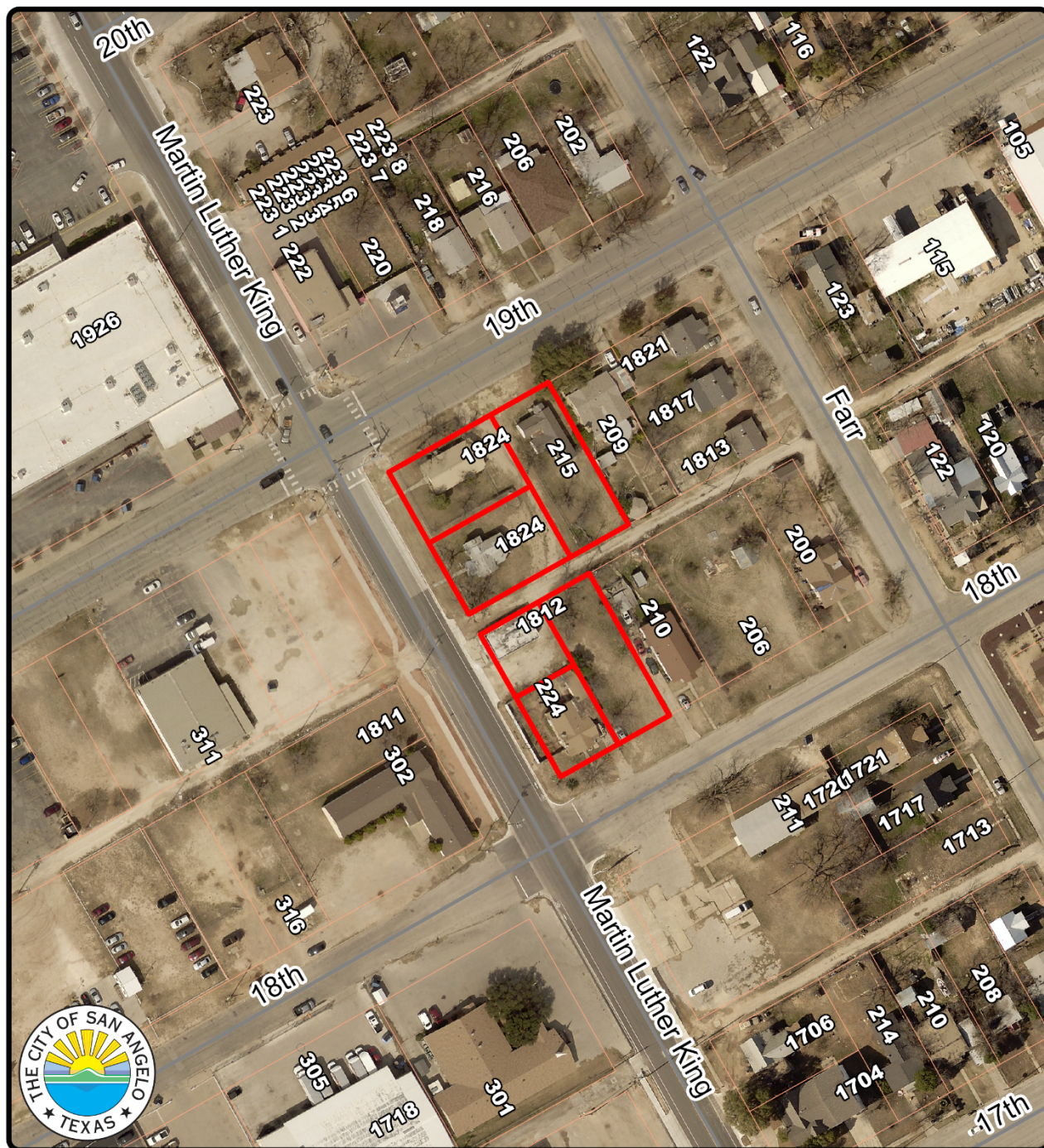
200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —



20th

Martin Luther King

19th

18th

17th

Fair

General Commercial/Heavy Commercial (CG/CH)

Single Family Residential (RS-1)

1926

223

223 8

223 7

223 6

223 5

223 4

223 3

223 2

223 1

220

218

216

206

202

122

116

105

115

123

120

122

120

1821

1817

1813

209

215

1824

1824

1812

210

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200

1721

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1713

208

210

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1704

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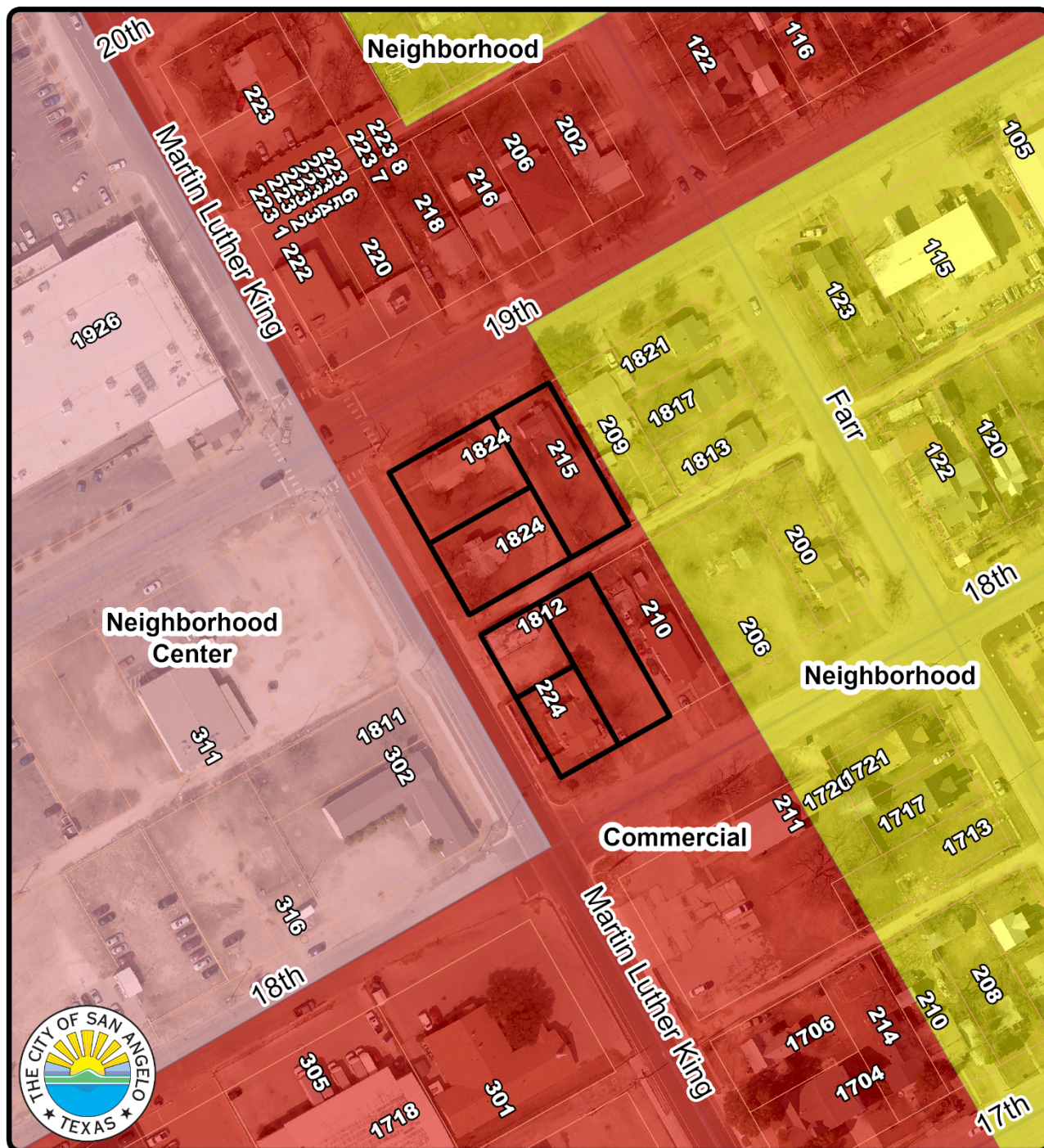
301

THE CITY OF SAN ANGELO TEXAS

N

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Vision Plan



Vision Map

Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Subject Property: —

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.817 ACRES AMONG 6 LOTS LOCATED ON BLOCK 25 OF THE LASKER ADDITION**; FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z24-15: Lasker Addition Block 25

WHEREAS, on the 18th day of November 2024, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the Low-Rise Multifamily (RM-1) Zoning District; and,

WHEREAS, on the 17th day of December 2024, City Council held a public hearing on Z24-15, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Low-Rise Multifamily (RM-1) Zoning District:

The real property being approximately 0.817 acres described as Lots 1A, 2A, 3, 11, the N 62ft. of Lot 12, and the S 78ft. of Lot 12, Block 25, Lasker Addition, within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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 (**“Zone Change Map”**).

SECTION 3: 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 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 5: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **17th day of December 2024**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of January 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

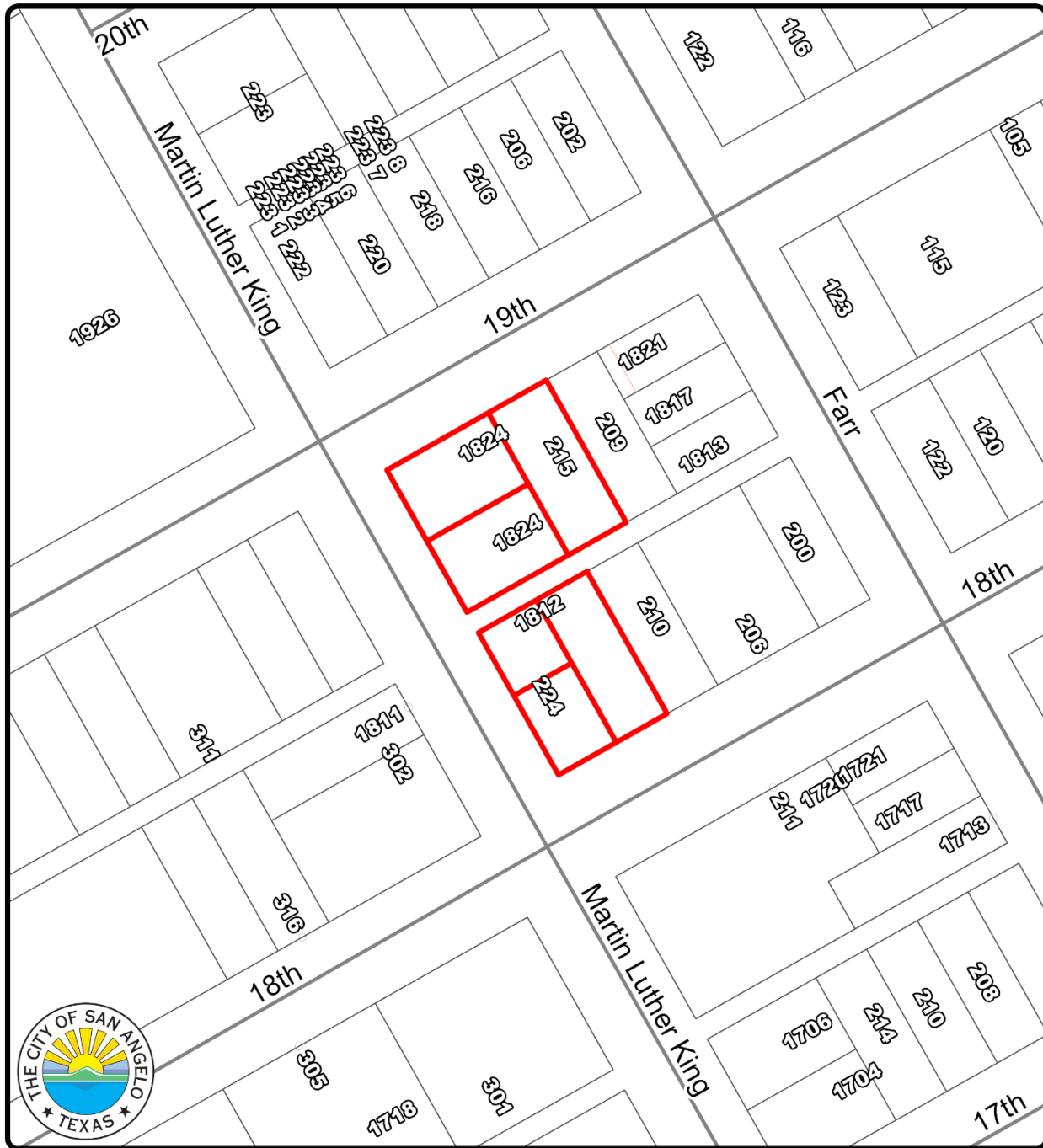
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Z24-15: Lasker Addition, Block 25

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —

Existing Zoning: CG/CH

Requested Zoning: RM-1



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hannah Murrell, Administrative Office Coordinator , Planning and Development Services

Meeting Date: January 7, 2025

Item type: Regular Item

Caption:

Consider approving TIRZ Incentive request for the following items:

1. North TIRZ private project creating a duplex in RM-1 located at 215 W. 19th St., totaling \$75,000
2. North TIRZ private project creating two retail locations located at 2401 N. Chadbourne St., totaling \$75,000
(Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

1. North TIRZ private project a duplex in RM-1 located at 215 W. 19th St., totaling \$75,000. this project is to revitalize an area adjacent to commercial development to the west and new infill adjacent to residential properties to the east. This will remove a structure which is close to be listed on the Dangerous Buildings list and alleviate a transient issues on the property. The new construction will be located on RM-1 low-rise multifamily zoned property and their goal is to continue to adjacent properties to create new affordable housing and short-term housing for downtown business.

2. North TIRZ private project two retail locations located at 2401 N. Chadbourne St., totaling \$75,000. The project is to have two spaces for new retail or other general Commercial ventures at the location. The façade change will make the property more inviting to the public and bring back a vacant building to life. The change in the parking design and the required curbing along N Chadbourne will promote safety at the intersection for both vehicles and pedestrians.

Both projects are recommended for funding by a vote of 6-0 in favor for support.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 2401 N Chadbourne app (no w9)
2. 215 W 19th App CC
3. 2401 N Chadbourne app after
4. Screenshot 2024-12-11 150641
5. w 19th color

2401 N Chadbourne app (no w9).pdf
215 W 19th App CC.pdf
2401 N Chadbourne app after.pdf
Screenshot 2024-12-11 150641.jpg
w 19th color.jpg

Presentation:

Aaron Vannoy

Approvals/Reviews:

Hannah Murrell
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
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: Turf Masters of Concho Valley Date: 10-30-2024
Business Owner (if different from above): Lisa Villarreal
Business Address: 2401 N. Chadbourne St. Mailing Address 1820 College Hills Blvd.
Business Phone: 325-374-3773 Secondary Phone: 325-374-3621
Email: Villarrealisa@rocketmail.com Fax: 325-942-7596
Property Owner: Andrew Hernandez

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:
(NOTE: See attached maps)

☒ TIRZ - North Eligibility Area

☐ TIRZ - South Eligibility Area

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: \$130,880.00.

4C. The amount of funding requested is: 75,000.00 as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: \$13,088.00 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 September 19, 2023 by City Council).
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

Andrew H. [Signature]

Date:

10/31/24

SECTION 6: REPRESENTATIVE:

I hereby designate Nick Gonzalez / Uno Roofing as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-244-4382

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. 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 DEVELOPMENT SERVICES COORDINATOR

DATE

The scope of work for the renovation project at 2401 N. Chadbourne includes the following key tasks:

1. Demolition:

- Remove the existing front entrance.
- Open four front windows.

2. Exterior Enhancements:

- Add three new exterior doors and one exterior roll-up door.
- Remove all existing stucco and replace it with new stucco and stonework on the front facade. New stucco will also be applied to both sides of the building.
- Install a new front awning constructed from metal panels and cedar posts.

3. Electrical and Signage:

- Rewire the building for exterior lighting and signage installation.
- Install a new sign.

4. Site Improvements:

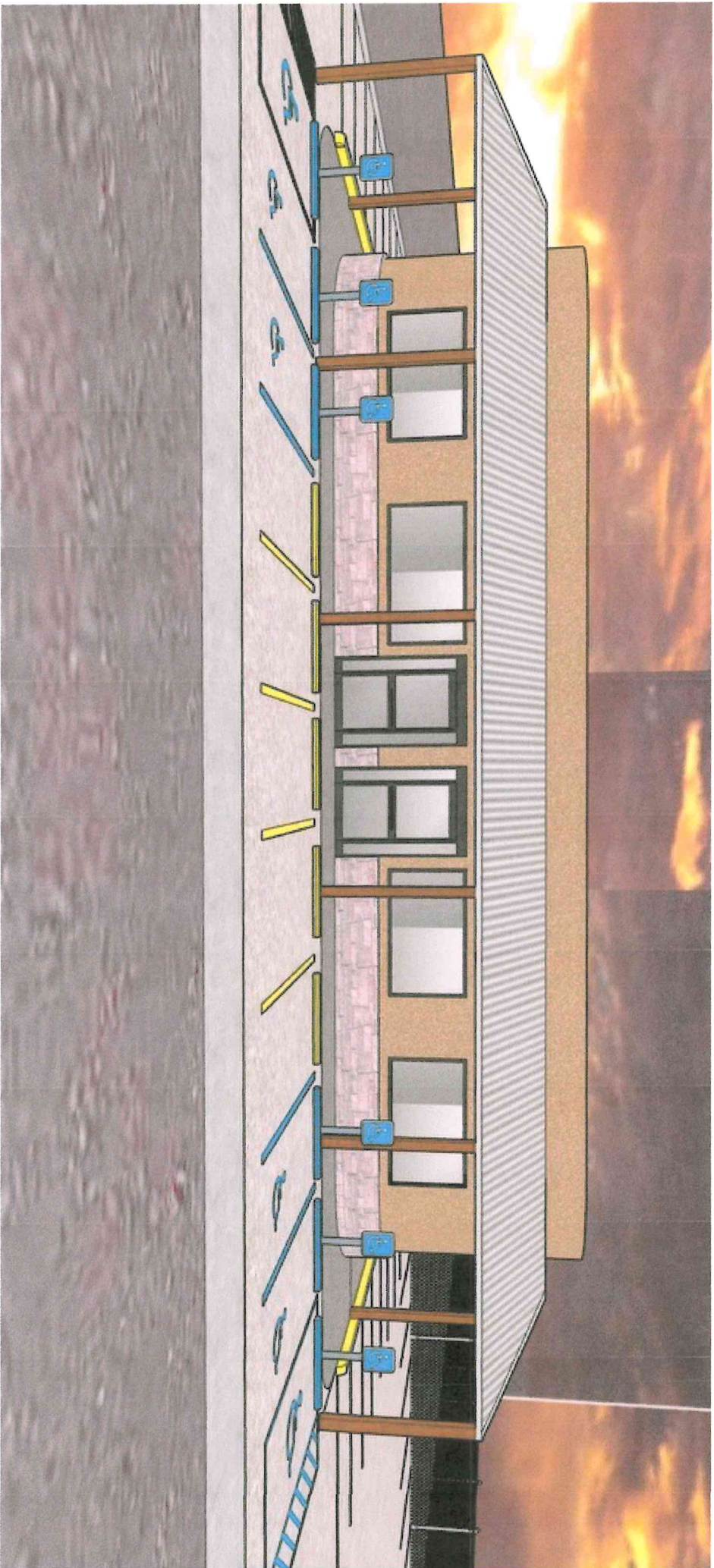
- Construct new curbing and landscaping.
- Install a new concrete parking area.

5. Roofing:

- Complete a full reroofing of the building.

This project aims to enhance the building's aesthetic appeal, functionality, and safety.







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: Matlock Family Partnership, LLC Date: 10-15-2024

Business Owner (if different from above): _____

Business Address: P.O. Box 5684 76902 Mailing Address same

Business Phone: 325-242-1830 Secondary Phone: 325-242-2283

Email: Cmatlockcpa@gmail.com Fax: _____

Property Owner: Matlock Family Partnership LLC

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. _____

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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 09/19/2023, 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 (part of a larger project and meet ADA requirements) | |
| ☐ 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: \$ 150,000.00 - 200,000.00

4C. The amount of funding requested is: \$ 75,000.00, as detailed on Worksheet A, attached.

4D. The amount of proposed match (which must be TIRZ-eligible expenses) is: 125,000.00, 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 09/19/23 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

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- ☒ 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.

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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 Chris Matlock Date: 10-15-24

SECTION 6: REPRESENTATIVE:

I hereby designate Chris Matlock & Jared Matlock as my representative on this project and prefer that any communication regarding this project be addressed to them directly. They may be reached at: 325-242-1830
or 325-242-2283 respectively.

After you have completed this application and submitted the required exhibits, please mail or deliver this information to Planning and Development Services located at 52 W College Ave. 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 DEVELOPMENT SERVICES COORDINATOR

DATE

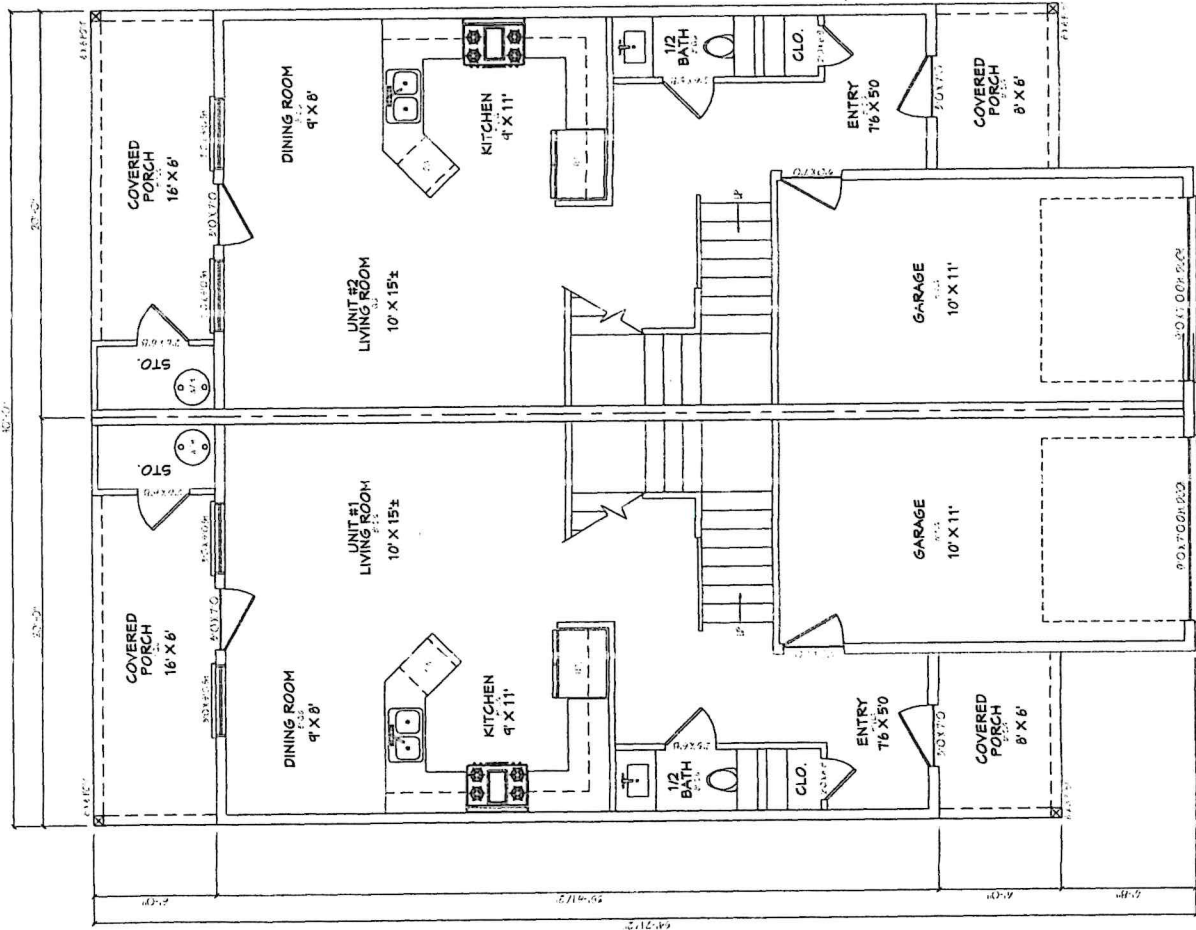
[illegible]

Summary

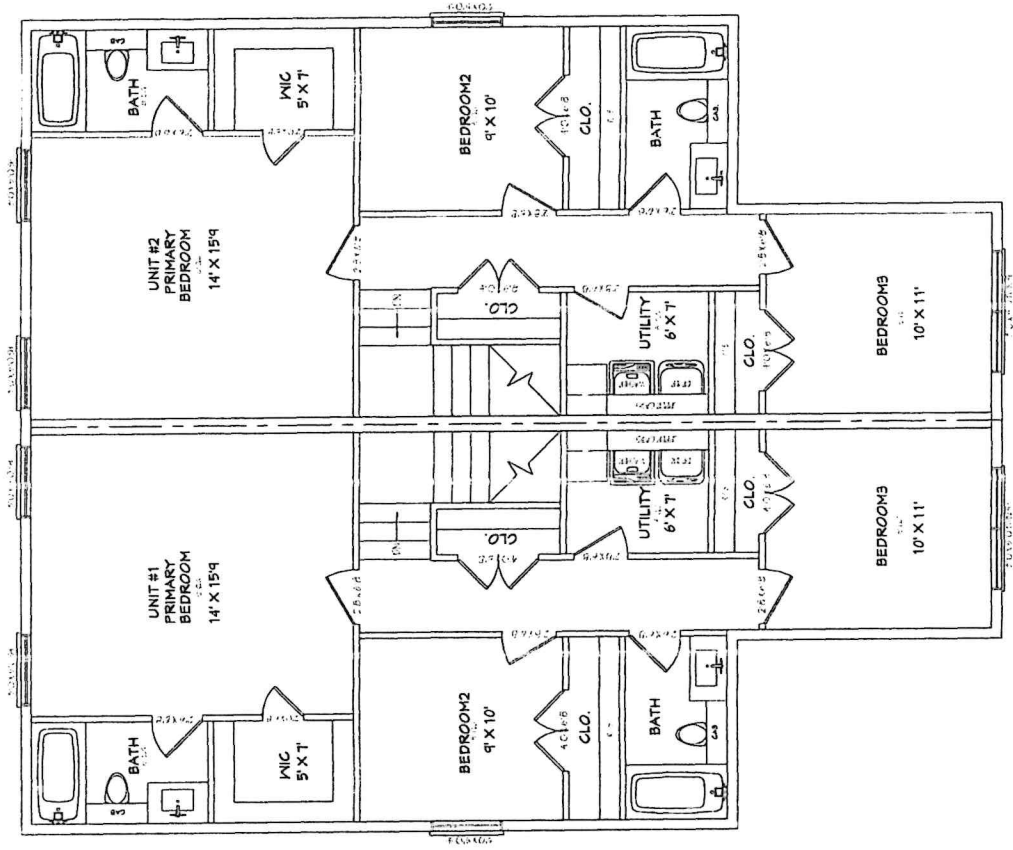
Matlock Family Partnership, LLC plans to remove the structure at 215 W 19th street and build a duplex on the property that features 2 3 bedroom 2.5 bathroom units that will be used as either HUD housing, short-term rental income through VRBO, or mid-term rentals for military and medical professionals. We plan to do this on the entire half block of MLK and 19th street. We believe this will greatly enhance this block and further enhance the features the city desires and has already fixed on the recent rebuild of MLK. This area is well suited for this type of housing due to the close proximity of retail shopping and restaurants.

Narrative

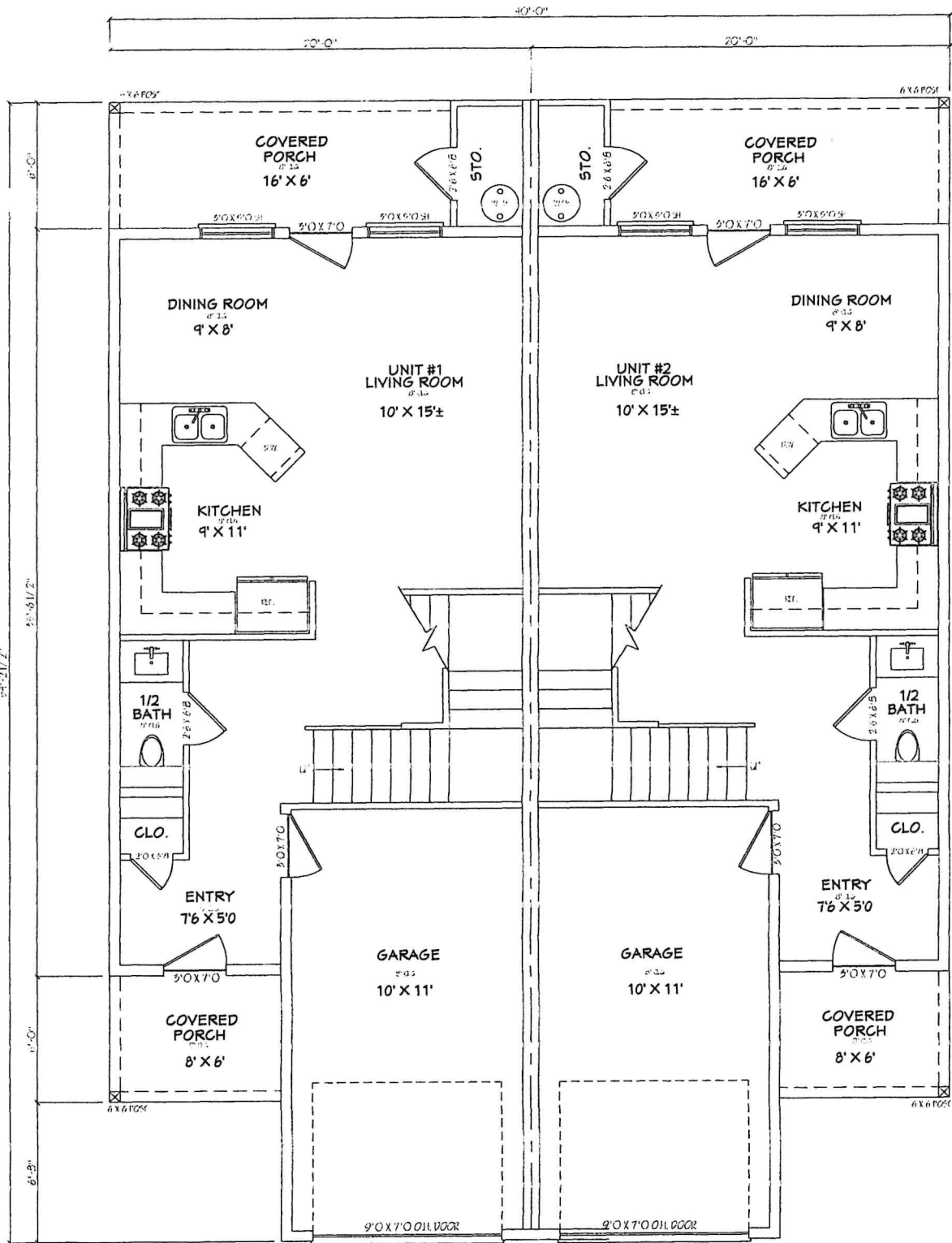
As stated in the summary, we want to build a very nice living structure that the north side of San Angelo desperately needs. We will update the landscaping, sidewalks and parking for the entire block as we work through each project. This will strengthen the focus area's identity as a great neighborhood with lots of opportunity. We are enhancing public safety by pushing out squatters that attempt to occupy these houses illegally. The lots will be put to use and this will be roughly \$2 million dollars of property being added to the district rolls. We plan to use landscaping that is local to Texas, drought tolerant, and requires low to very little water usage.



620 ± A/C SQ. FT.

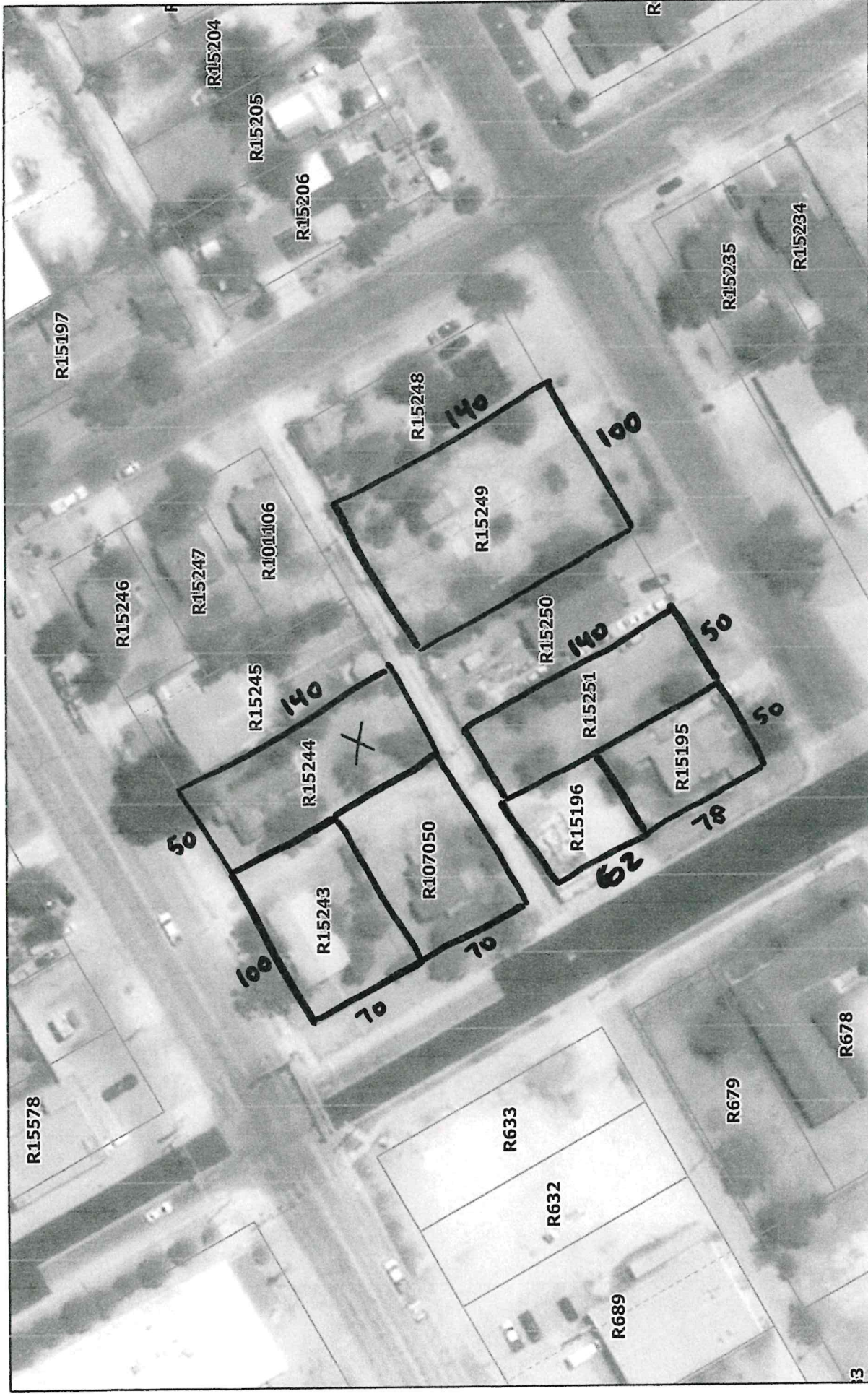


840 ± A/C SQ. FT.



620 ± A/C SQ. FT.

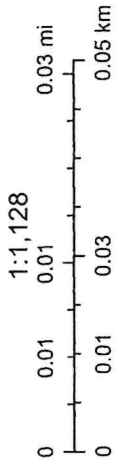
Tom Green CAD Web Map



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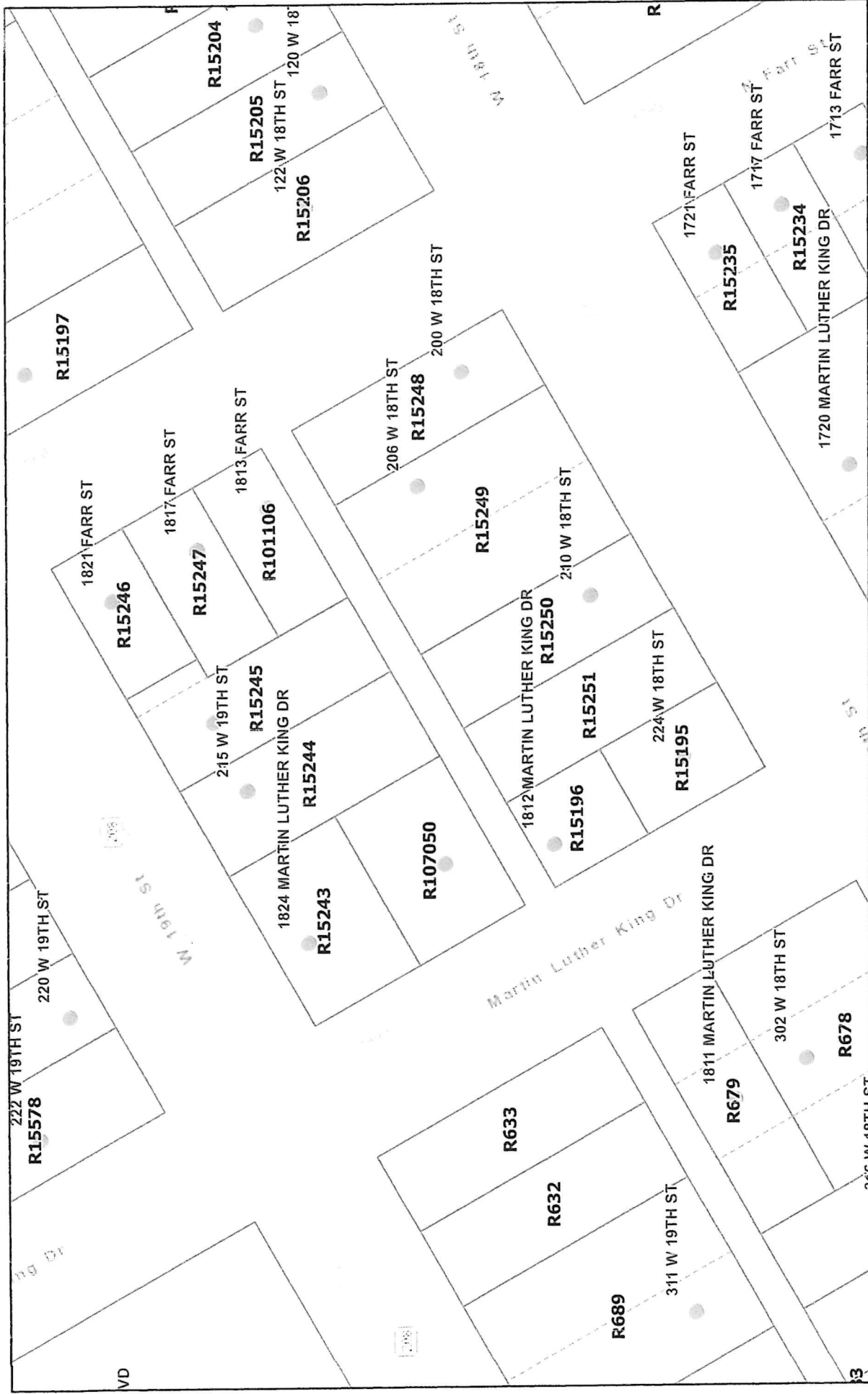
 Parcels

 Lot Lines



Maxar, Microsoft

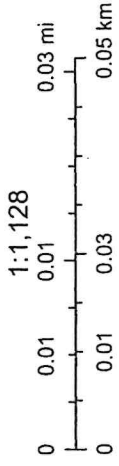
Tom Green CAD Web Map



7/17/2024, 3:27:22 PM

☐ Parcels
 ☐ Address Points

Lot Lines



Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Questions about this plan? Visit Eplans.com today or call 1-800-528-8070

View plan at </plan/1703-square-feet-3-bedroom-2-50-bathroom-1-garage-craftsman-traditional-sp270619>

Plan 126-196



1703 sq/ft 3 beds 2.5 baths 43' wide 48' deep



Pricing

Plan Set

PDF Set	\$1570.00
5 Copy and PDF Set	\$1820.00
CAD Set	\$2065.00

Foundation

Basement	+\$0.00
Crawlspace	+\$0.00
Stem Wall Foundation	+\$0.00

Framing

Wood 2x6	\$0.00
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Right-Reading Reverse

Each	+\$200.00
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Additional Construction Sets

Each Additional Set	+\$55.00/each
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Audio Video Design

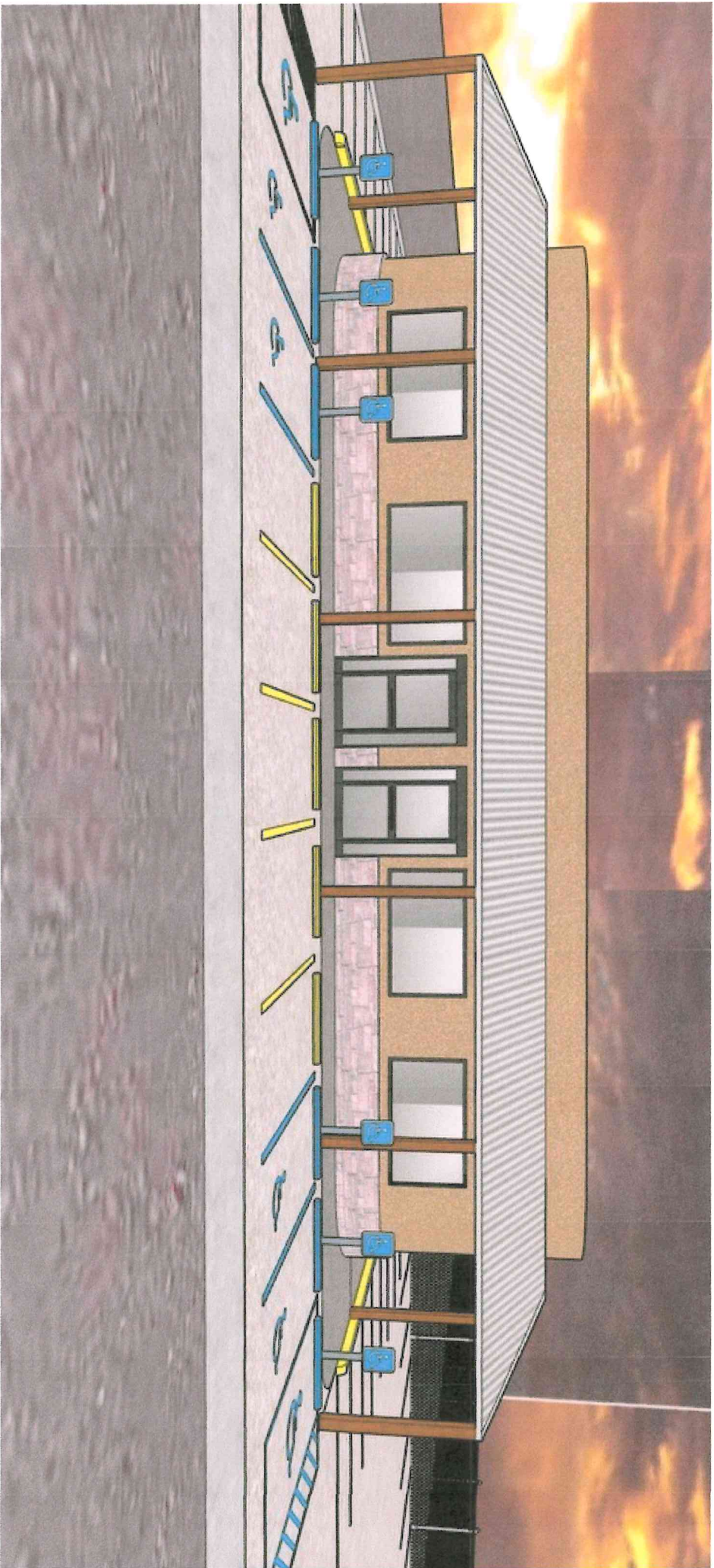
Each	\$165.00
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Construction Guide

Each	\$39.00
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Material List

Each	+\$125.00
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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hannah Murrell, Administrative Office Coordinator , Planning and Development Services

Meeting Date: January 7, 2025

Item type: Regular Item

Caption:

Discussion and possible action of North TIRZ Non-Profit policy update (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Direction from Council

Summary/History:

During the calendar year 2024 the Tax Increment Reinvestment Zone (TIRZ) Board worked through items to bring forward a proposal of a new Non-Profit policy for the North TIRZ area.

New policy:

Non-profit organizations are not eligible for TIRZ incentives in the South zone, with the exception of government entities.

North TIRZ Non-Profit set-aside – Annual \$100,000 of the North TIRZ funding beginning January 1 of each year.

Non-profit organizations may be eligible for TIRZ incentives in the North zone, with the following criteria:

1. One applicant up to \$75,000 or multiple applicants up to the \$100,000
2. No Match required, payment of funds will be standard reimbursement process
3. TIRZ Board will make a finding the project can make a significant neighborhood impact
 - Historic refurbishment
 - Neighborhood enhancement
 - Facade and building improvements to assist with occupancy
 - other
4. Project must include public improvements such as but not limited to public sidewalks, ADA ramps in Right of Way, transit shelters, and streetscaping
 - TIRZ Board and/or City Council can waive this requirement if these features exist
5. Annual Funding does not roll over year to year; any remainder goes back to incentives
6. Approval will require a simple majority vote of TIRZ Board and City Council.

7. Government entities would not be allowed to request funding from this set aside.
8. TIRZ Board would set application window for funding requests

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | Draft- North TIRZ Non-Profit Policy (2) | Draft- North TIRZ Non-Profit Policy (2) .docx |
|----|---|---|

Presentation:

Aaron Vannoy

Approvals/Reviews:

Hannah Murrell	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval



TIRZ INCENTIVES POLICY

BACKGROUND

To encourage revitalization and infill development of properties which fall within the Tax Increment Reinvestment Zone (TIRZ) area, the City of San Angelo offers many unique incentives. The goal is to fund projects that bring new business and positive impacts to this area in an aggressive way. Please refer to the maps at the end of this document to see if your business/property falls within the zone. For more information, contact the Economic Development Department at 325-653-7197.

These incentives are part of an overall strategy to leverage investment, lower the cost of doing business and incentivize property owners choosing to improve properties in the target area. They are also intended to preserve the architectural and historic character of buildings and corridors within the South zone.

Specifically excluded from the TIRZ Incentives Policy are properties zoned RS.

Non-profit organizations are not eligible for TIRZ incentives in the South zone, with the exception of government entities.

North TIRZ Non-Profit set-aside – Annual amount not to exceed \$100,000 of the North TIRZ funding beginning January 1st of each year.

Non-profit organizations may be eligible for the set-aside TIRZ incentives in the North zone, with the following criteria:

1. One applicant up to \$75,000 or multiple applicants up to the \$100,000
2. No Match required, payment of funds will be standard reimbursement process
3. TIRZ Board shall make a finding that the project will make a significant neighborhood impact such as:
 - a. Historic refurbishment
 - b. Neighborhood enhancement
 - c. Facade and building improvements to assist with occupancy
 - d. Other acceptable impacts as determined by the TIRZ Board
4. Project must include public improvements, including but not limited to, public sidewalks, ADA ramps in the Right of Way, transit shelters, and streetscaping
 - a. TIRZ Board and/or City Council can waive this requirement if these features exist
5. Annual Funding does not roll over year to year; any remainder goes back to incentives
6. Approval will require a simple majority vote of TIRZ Board and City Council.
7. Government entities would not be allowed to request funding from this set aside.
- 4-8. TIRZ Board would set application window for funding requests

ELIGIBILITY

1. Must fall within the North or South TIRZ boundary (see the maps at the end of this document)
2. The *Project Criteria* listed below will be considered when making grants, but will not necessarily be required.
3. The request for funding must be composed of one or more of the eligible *Incentive Types* listed below

PROJECT CRITERIA

Does the 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?

INCENTIVE TYPES

- ***Façade Improvement-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in façade improvements on existing buildings which are part of approved projects. Signage can be funded as part of broader aesthetic improvements, but generally will not be funded as a standalone project, with the exception of repair and revitalization of historic signage in the downtown.

In the South zone, review and approval of the proposed façade design will be based upon the design standards outlined in the River Corridor Master Development Plan. For buildings identified as resources within the 2006, 2009 or 2021 Historic Resources Survey, or which are historically designated, the review and approval of the proposed design will also be based upon the design standards outlined in the Central Business/Old Town Historic District Design Guidelines. Buildings identified as resources in the 2006, 2009, or 2021 Survey are strongly encouraged to apply, at no cost to the applicant, for a Historic Overlay through the Design and Historic Review Commission.

- ***Historic Preservation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the preservation, sustainability and conservation of historic buildings, structures and materials that maintain or revitalize the building or property's historical integrity.
- ***Landscape Installation-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in new landscaping for approved projects. Review and approval of the proposed landscaping design will be based upon the design standards outlined in the River Corridor Master Development Plan and plant selection as outlined in the Drought Tolerant Plantings Guide.
- ***Outside Storage Screening-*** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the screening of outside storage areas.
- ***Paving-*** As part of an overall funding package, TIRZ funds could cover a portion or all of the costs involved in paving (or demolition as part of an overall redevelopment project). This could include parking areas, driveways, sidewalks, and curbing on properties where such improvements are associated with a business or other use (i.e., not improvements to an undeveloped lot or vacant property). However, independent paving projects in the South TIRZ area, such as for a parking lot, will generally not be funded unless part of a larger improvement

project or where the parking lot includes aesthetic improvements such as screening, landscaping, etc. to help improve the appearance of the property and the zone.

- **Secondary Egress-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of additional exits *if required* by International or Fire Building codes. Written verification by the Fire or Building Code Official that the additional exit(s) are required must be provided.
- **Asbestos Abatement-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the abating of asbestos *if required* by International Fire or Building codes.
- **Fire Sprinkler System & Monitored Smoke Alarm System-** As part of the funding package, TIRZ funds could cover a portion or all of the costs involved in the installation of a fire sprinkler system or monitored smoke alarm system.
- **Sales Tax-** As part of the funding package, TIRZ funds could cover the sales tax on locally-purchased construction materials used on an approved project.
- **Property Tax-** As part of the funding package, TIRZ funds may be considered to cover a portion of property taxes – specifically the increment between the original appraised tax amount and the new appraised tax amount following improvements – beginning with the year a Certificate of Occupancy is granted in accordance with the schedule below. Property Tax incentives will only be considered for projects that have an overall total investment of \$750,000 or more. This is generally not a preferred funding mechanism but will be considered on a case-by-case basis for substantial projects based on the projected economic impact to the City. Applicants that are awarded for property tax incentive funding must show proof of payment of property taxes on or before February 1st of the payment year or will face forfeiture of their tax rebate for that year. Year 1 will include the first year in which the improvements are reflected in the new appraised value from the Tom Green County appraisal district. **Property tax incentives will be awarded in addition to the other listed incentives and are not counted toward the maximum award amounts.**

Year Rebate	Year 1	Year 2	Year 3	Year 4	Year 5
	100%	90%	80%	70%	60%

- **Job Creation Incentives-** This Incentive Policy does not preclude or serve as a guide for any incentives that may be granted based upon job creation by the City of San Angelo Development Corporation (COSADC). For more information about incentives possible from this source, contact the Economic Development Department at 325-653-7197.
- **Development Fee Reductions-** As part of the funding package, TIRZ funds could cover development fees including:
 - Preliminary Plat, Final Plat, Amended Plat and Replat application fees
 - Abandonment of public right-of-way application fees
 - Application fees for release of easements
 - Dedication of a public right-of-way or easement
 - Special Use, Conditional Use or Zone Change application fees
 - Building Permit fees
 - Off-site sign demolition permit fees (removal of billboards)
 - Permit fees for demolition of any non-historic building or structure

- Architectural fees
 - Engineering fees
 - Water tap fees
- ***Accessibility Improvements*** – Improvements to the property or buildings that bring elements into compliance with Texas Accessibility Standards (TAS) or Americans with Disabilities Act (ADA) standards are eligible for funding

REQUIRED APPLICATION DOCUMENTS

- A completed application
- A substantiation of the need for funding requested via a proposed project budget (Worksheet A)
- A brief narrative illustrating how the project meets the *Project Criteria* outlined on page 1
- Zone impact statement projecting the activity, economic benefit and positive impact of property taxes that will be generated as a direct result of the completion of the project(s).
 - Activities/benefits generated by the Project
 - Activities/benefits of adjacent properties
 - How the project will enhance the District
- Renderings/Elevation drawings of the proposed work (What the project will look like when complete)
- A site plan or drawing, for projects with site improvements (buildings or building expansions, parking, sidewalks, landscaping, fencing, etc.)
- Current photos
- A completed W-9
- Approval letter from the Design and Historic Review Commission (DHRC), if applicable
- Prior TIRZ funding (if applicable) that has been previously awarded to the subject property or applicant

(The Application and Project Budget (Worksheet A) can be found online at cosatx.us/TIRZ).

AWARD AMOUNTS

SOUTH	If total cost of Project is less than or equal to \$10,000	25% minimum match required from applicant	Maximum award of \$10,000
NORTH	If total cost of Project is less than or equal to \$25,000	No minimum match required from applicant	Maximum award of \$25,000
NORTH	If total cost of Project is greater than \$25,000	10% minimum match required from applicant	Maximum award of \$75,000
SOUTH	If total cost of Project is greater than \$10,000	25% minimum match required from applicant	Maximum award of \$75,000

Each project award may be issued as follows:

- Once the incentive funding has been authorized by the City Staff, the TIRZ Board and the City Council, an Incentive Agreement will be prepared which will outline the requirements of the policy and include recapture provisions in the event that the project is not completed within a two year period, or not completed in accordance with the approved drawings and Incentive Agreement. If the project cannot be completed within the 2 year period, extensions must be requested and granted by the TIRZ Board. Work can begin on other portions of the project, however, *work may not begin on the approved incentive items until an Incentive Agreement is executed and a Letter to Proceed is issued*. Payment of the incentive funds will be remitted once the project is complete and deemed compliant with the approved drawings and Incentive Agreement.
- A property subject to a TIRZ Incentive Agreement may not be sold for a period of 2 years after the completion of the project, subject to recapture of incentive funds for noncompliance. In addition, any taxable property subject to a TIRZ Incentive Agreement must remain as taxable property for a period of at least 5 years after the completion of the project, subject to recapture of incentive funds for noncompliance.
- Project costs used as matching funds must be for TIRZ-eligible expenses.

AWARD RANKINGS

Projects in the South TIRZ area will be considered during one or more application cycles each Fiscal Year. Projects in the North TIRZ area will be considered throughout the year and applications may be submitted at any time. Proposed projects submitted during the application window(s) will be ranked and the highest ranked will be considered for funding first.

Rankings will be determined in review utilizing:

- The project fulfilling one or more of the *Project Criteria* listed on page 1
- The appearance of the proposed project
- The location of the proposed project
- Projects will be prioritized based on the following:
 - High priority – housing, historic preservation, fire sprinklers and related improvements, building aesthetics, and **exterior or interior** improvements to bring the property into compliance with Texas Accessibility Standards (TAS) and/or Americans with Disabilities Act (ADA) standards.
 - Medium priority – landscaping, other aesthetic improvements, and other health/safety improvements
 - Low priority – internal building improvements and signage
 - Lowest priority – parking lots and other paving (and only funded as part of a larger project)
- In general, sites and/or owners that have not received funding within the past year will be prioritized over those that have received funding.
- Projects improving a blighted property will be prioritized over properties that are not blighted.
- Physical improvements visible from a public street right-of-way will be prioritized over improvements that are not visible from a public street right-of-way.
- An occupied building or one with immediate occupancy planned will be prioritized over vacant buildings.
- A project that will expand the tax base or employment within the zone will be prioritized over one that does not.
- The level of investment/overall fiscal impact, as well as any other information determined pertinent by the staff, the TIRZ subcommittee, TIRZ Board, and City Council.

OTHER IMPORTANT INFORMATION

- For all projects – Receipt of a complete application package by the Economic Development Department – and issuance to the applicant of a Letter to Proceed and signed Executed Incentive Agreement is required before work can begin on the approved incentive items.
- The Letter to Proceed will include the completion date on the portion of the project that is approved for incentive funding - two years from the issuance of this letter. If an extension past two years is requested, it must be presented to the TIRZ Board for determination.
- Unlike in previous TIRZ incentive policies, applicants will not be required to submit bids for work. Rather, the applicant will provide the total cost of the project via an overall scope and project budget (Worksheet A), and demonstrate how they will meet the required match, with the remaining cost constituting the request for incentive funding. The request for incentive funding must be composed of one or more of the eligible *Incentive Types* and substantiated with a cost estimate, estimated budget, or other means of documentation.
- The maximum request for incentive funding will be considered; however, the request may be denied for incentive funding, approved for partial incentive funding, or fully approved for incentive funding, based upon how well the proposed project meets the *Project Criteria* outlined on page 1. In addition, when the current year of incentive funds are exhausted, the TIRZ Board may elect to fund additional projects when incentive funding is available, by approving the project to begin and making reimbursement – subject to all restrictions outlined in the Incentive Agreement – in the

following fiscal year. In no circumstance shall an existing TIRZ Board make incentive funding commitments more than one cycle in the future.

- In 2017, the TIRZ Board voted to annually allocate at least 25% of TIRZ funding for public projects from each the North and South zones. Public project allocated funds will be accumulated annually until spent.
- All application requirements must be met in order to be eligible for the maximum reimbursement amounts.
- An appeal of any administrative decision can made to the TIRZ Board.
- All Incentive Agreements must be signed and executed within 60 days of City Council approval or applicant will forfeit all approved incentive funding.

OTHER IMPORTANT INFORMATION – SOUTH ONLY

- In determining whether or not to fund a project, City Staff and TIRZ Board Members will utilize the *Project Criteria*, some of which are contained within the recommendations of the Downtown Master Development Strategic Plan as recommended items for investment in order to realize the potential of the district, and others which were identified in the adopted River Corridor Master Development Plan and TIRZ Project Plan.

In 2013, The City Council adopted *The Downtown Master Development Strategic Plan*, which identified 3 areas of focus that the TIRZ South Zone should support.

- Category A - OFFICE/WORKFORCE- This includes potential building area, vacant office space and new office space
- Category B - RESTAURANT/ENTERTAINMENT- This includes food services and drinking places, full-service restaurants, limited service eating places, special food services, drinking places - alcoholic beverages
- Category C - HOUSING/HOTEL- This includes multi-family units

In addition, the TIRZ Board identified the following additional area of focus for the TIRZ South Zone.

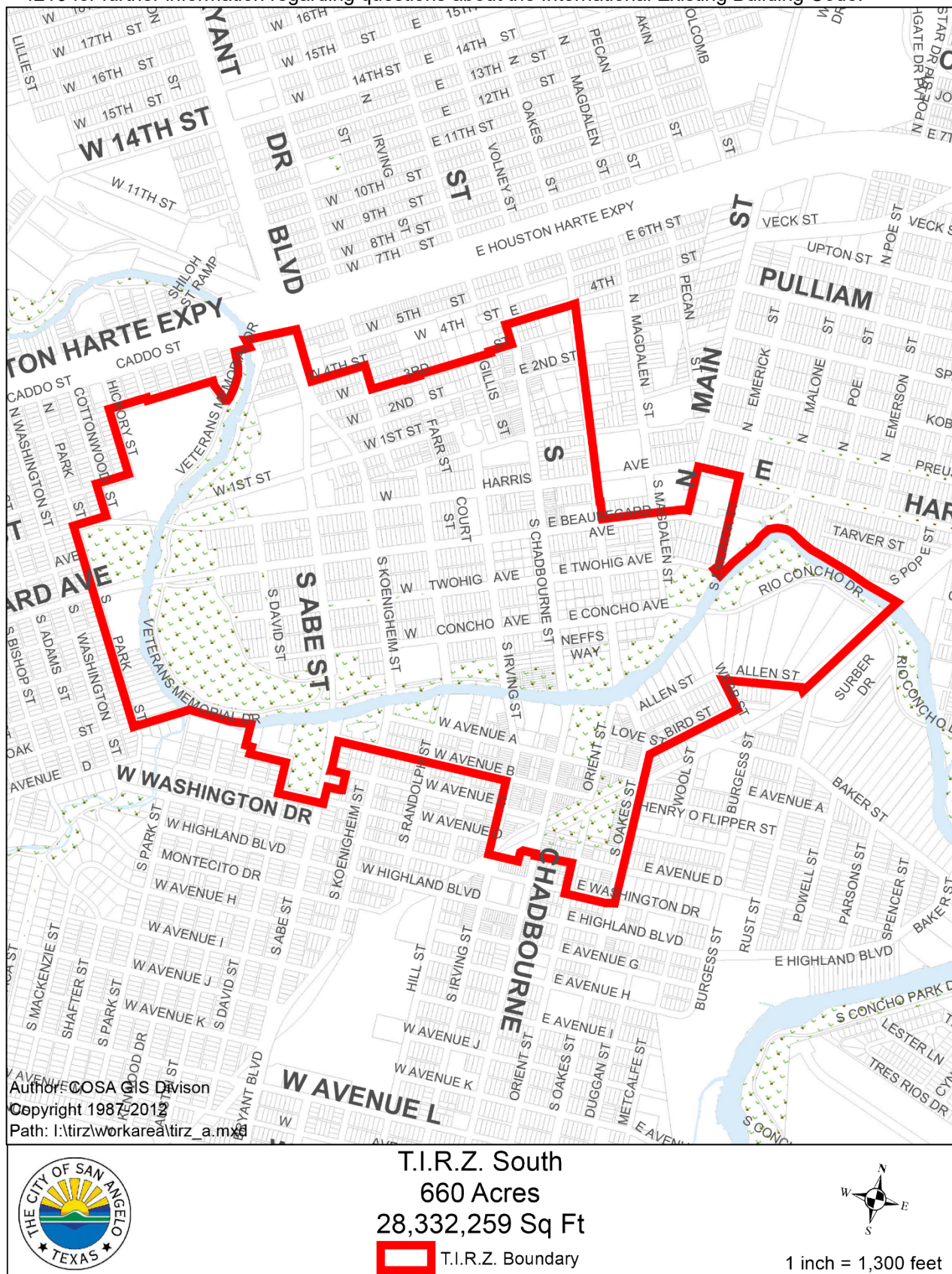
- Category D - RETAIL/SALES

ZONING REQUIREMENTS

Any business which applies for incentives through the TIRZ Policy and is currently zoned CG/CH must rezone their property. Proposals for CG/CH zoning were banned by the San Angelo Planning Commission and City Council in 1972 due to the harmful effects created such as unlimited outside storage and a range of incompatible allowed uses. ***Rezoning fees for this item will be waived.***

Unless specifically exempted, all projects seeking TIRZ incentive funding must meet current building standards, codes and permitting requirements as well as be current on all taxing obligations. All TIRZ incentives are subject to incentive funding availability and final approval by the City Council. The City of San Angelo has adopted the International Existing Building Code, a developer - friendly code that allows for improvements that consider the design limitations of older buildings to encourage adaptive reuse by

allowing different levels of modification to existing structures. Contact the Permits Division at 325-657-4210 for further information regarding questions about the International Existing Building Code.





REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: January 7, 2025

Item type: Regular Item

Caption:

Consider approving an Infill Empowerment Zone request for infrastructure funding for up to 50% of costs for the sewer main extension in an amount not to exceed \$12,500 for a residential project at 1608 Preusser (Presentation Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

1608 Preusser is a new residential build on vacant land. Based on mapping, the project initially was approved for construction due to having water in Preusser and wastewater (sewer) in Bell St. However this portion of Bell St is the newly constructed concrete section. This would require a saw cut through the new concrete to make the sewer service. The infill funding for this project will give access through a sewer main extension down Preusser and will give sewer access to potentially 3 additional lots which may build in the future. The request can only be up to 50% of the installation and engineering design costs being approximately \$12,500 in this estimate.

Funding Source(s):

Financial Impact:

Funding not to exceed \$12,500 is available in the Infill Empowerment Zone Funding.

Other Information/Recommendation:

Attachments:

- | | |
|-------------------|--------------------|
| 1. Infill request | Infill request.pdf |
|-------------------|--------------------|

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Brandon Dyson
Patrick Frerich
Aaron Vannoy
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval



WILDE ENGINEERING & SURVEYING, LLC.
"WHERE THERE'S A WILDE, THERE'S A WAY"

ENGINEER'S OPINION OF COST

Prepared For:

Zrubek Construction-1608 Preusser Street

San Angelo, Texas

Total Lots 1

Section One

No.	Description of Work (UTILITIES)	Unit	Qty	Unit Cost	Total Price
1.	Mobilization/De-mobilization	L.S.	1	\$2,700	\$2,700.00
2.	Construct 8-inch SDR 35 Sanitary Sewer	L.F.	300	\$39.38	\$11,814.00
3.	Construct 8-inch San. Sew. Cleanout with Concrete Pad	Ea.	1	\$524.40	\$524.40
4.	Construct Fiberglass Manhole 5'	Ea.	1	\$5,299	\$5,299.00
5.	Construct 4-inch SCH 40 Sewer Service Lines	Ea.	1	\$340.82	\$340.82
UTILITY TOTAL					\$20,678.22
TOTAL					\$20,678.22
20% Contingency					\$4,135.64
Grand Total					\$24,813.86

1. This estimate represents my best judgment as a design professional familiar with the construction industry. Wilde Engineering and Surveying, LLC. has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. Therefore, we cannot and do not guarantee that bids will not vary from this cost estimate.
2. This estimate includes only utilities for this specific project.

This Document is Released for the Purpose of:

Engineer's Opinion Of Probable Cost

Under the Authority of:

Engineer: Erica Wilde, P.E.

License No.: 114215

It is Preliminary in Nature and not to be Used for Feasibility of
Land Purchases, Bond Applications, Loans or Grants.

SITE CONSTRUCTION DRAWINGS FOR ZRUBEK CONSTRUCTION, LLC

SEWER MAIN EXTENSION PLANS SAN ANGELO, TEXAS NOVEMBER, 2024



SCALE: 1"=40'

REV.	DATE	BY	APPR.	COMMENT
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WILDE

ENGINEERING AND SURVEYING, LLC

ENG. FIRM NO. 24672 SURV. FIRM NO. 0004899

1770 ERM RD

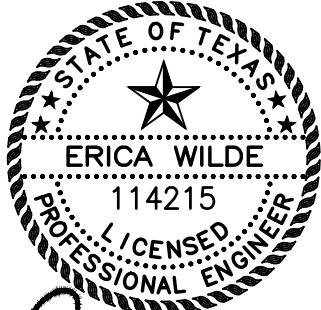
SAN ANGELO, TEXAS 76905

(325)215-4332

CLIENT:
ZRUBEK CONSTRUCTION, LLC
PO BOX 414
SAN ANGELO, TEXAS
MRS. MICHELLE ZRUBEK

COVER

PREUSSER STREET SEWER MAIN
EXTENSION DESIGN
1608 PREUSSER STREET
SAN ANGELO, TX



Erica Wilde
THE SEAL APPEARING ON THIS
DRAWING WAS AUTHORIZED BY
ERICA WILDE, P.E. 114215
WILDE ENGINEERING AND
SURVEYING #F-24672
NOVEMBER 4, 2024

ENGINEER: ERICA WILDE, P.E.

ENG. EMAIL: EWILDE@WILDE-ENG.COM

DESIGNER: EBW

DRAFTER: CDS

PROJECT NO.: 1323

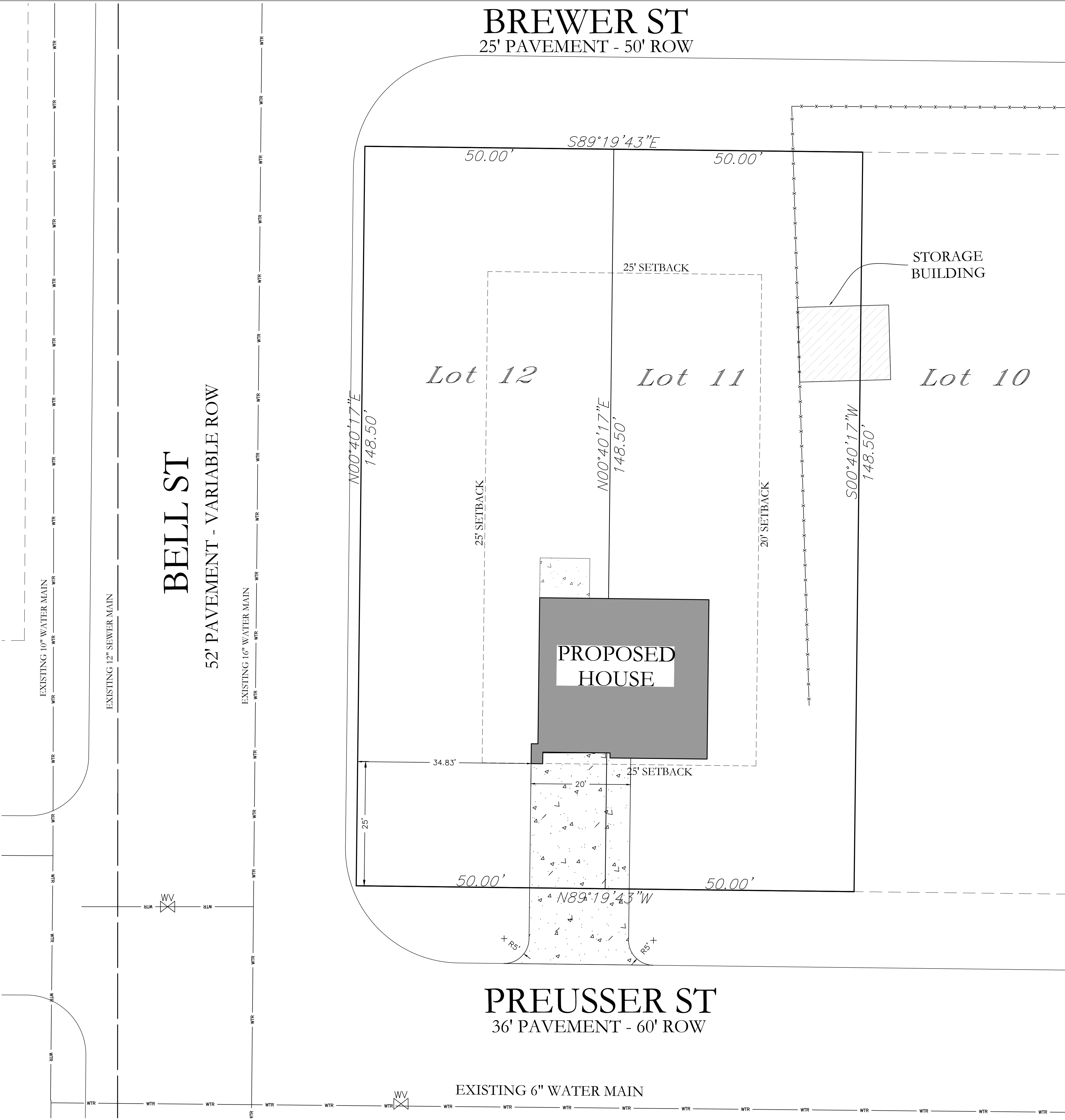
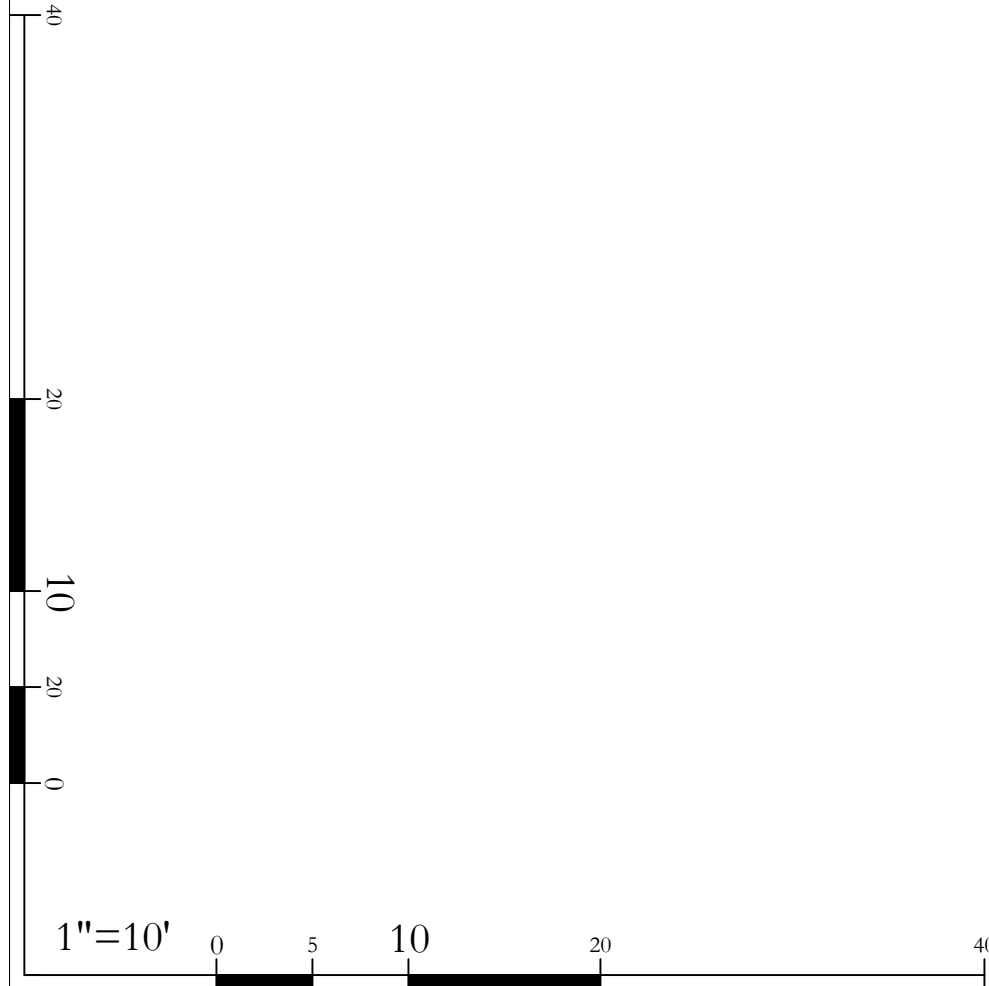
SHEET: 1 OF 4

SHEET INDEX

SHEET 01	COVER SHEET
SHEET 02	SEWER PLAN & PROFILE
SHEET 03	UTILITIES DETAILS
SHEET 04	CONSTRUCTION NOTES



VICINITY MAP
N.T.S.



SITE PLAN LEGEND

- PROPOSED RESIDENCE
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER VALUE

LEGAL DESCRIPTION

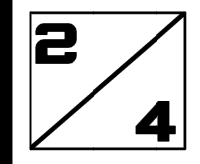
LOT: 11, BLK: 9, SUBD: BAILEY & PAUL ADDITION



1	02/28/24	EBW	EBW	CITY COMMENT-DRIVEWAY
REV.	DATE	BY	APPR.	COMMENT
CARTER-FENTRESS ENGINEERING CARTER-FENTRESS ENGINEERING MUNICIPAL & DEVELOPMENT SOLUTIONS TEXAS FIRM REGISTRATION NO. 18818 111 EAST FYNHIRE SAN ANGELO, TEXAS 76903 (325) 215-4332				
CLIENT: MR. MICHELLE ZRUBEK PO BOX 414 CHRISTOVAL, TEXAS 76935 MR. MICHELLE ZRUBEK				
SITE LAYOUT PLAN				
1608 PREUSSER STREET NEW HOME CONSTRUCTION PLANS SAN ANGELO, TX				
STATE OF TEXAS ERICA WILDE 114215 LICENSED PROFESSIONAL ENGINEER Erica Wilde THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY WILDE ENGINEERING AND SURVEYING #P-24672 OCTOBER 26, 2023 REVISED: FEBRUARY 28, 2024				
ENGINEER: ERICA WILDE, P.E.				
ENG. EMAIL: ECARTER@FENTRESSENG.COM				
DESIGNER: EBW				
DRAFTER: CDS				
PROJECT NO.: 1323				
SHEET: 1 OF: 1				

REVISIONS	BY
	24x36

DATE	6/14/2019
SCALE	1/4" = 1'-0"
BUILDER	
JOB	MEN5366
DRAWN BY	SMN



INSULATION NOTES:

1. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, ~~R-19~~ 2X4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-30 MINIMUM BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS, WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
5. SLAB EDGE INSULATION R-5.
6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.

SECTION NOTES:

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
2. ~~RIDGES~~ VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS
3. PROVIDE 2X6 COLLAR TIES AT 48" O.C.
4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.
5. PROVIDE 2X4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.
6. HANDRAILS SHALL BE MOUNTED 34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

AS PER
CONSTRUCTION
DETAIL SHEET 2X8'
RIDGE BEAMS WILL
BE USED.

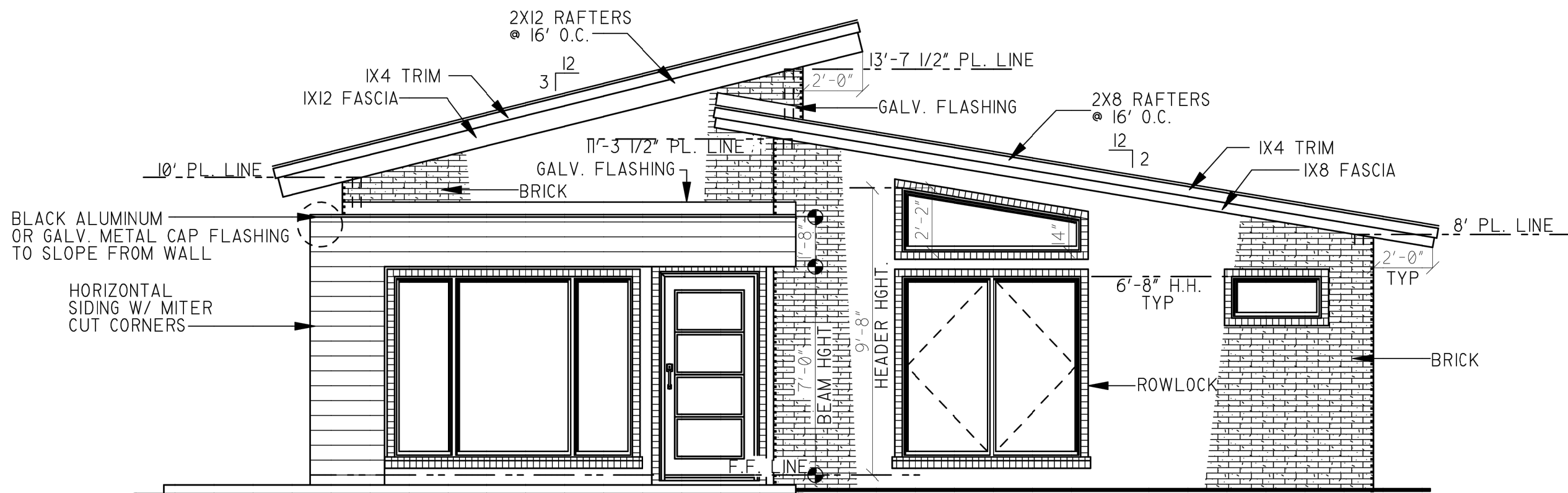
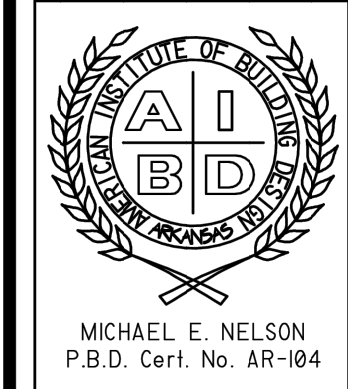
REAR ELEVATION

ELEVATION NOTES:

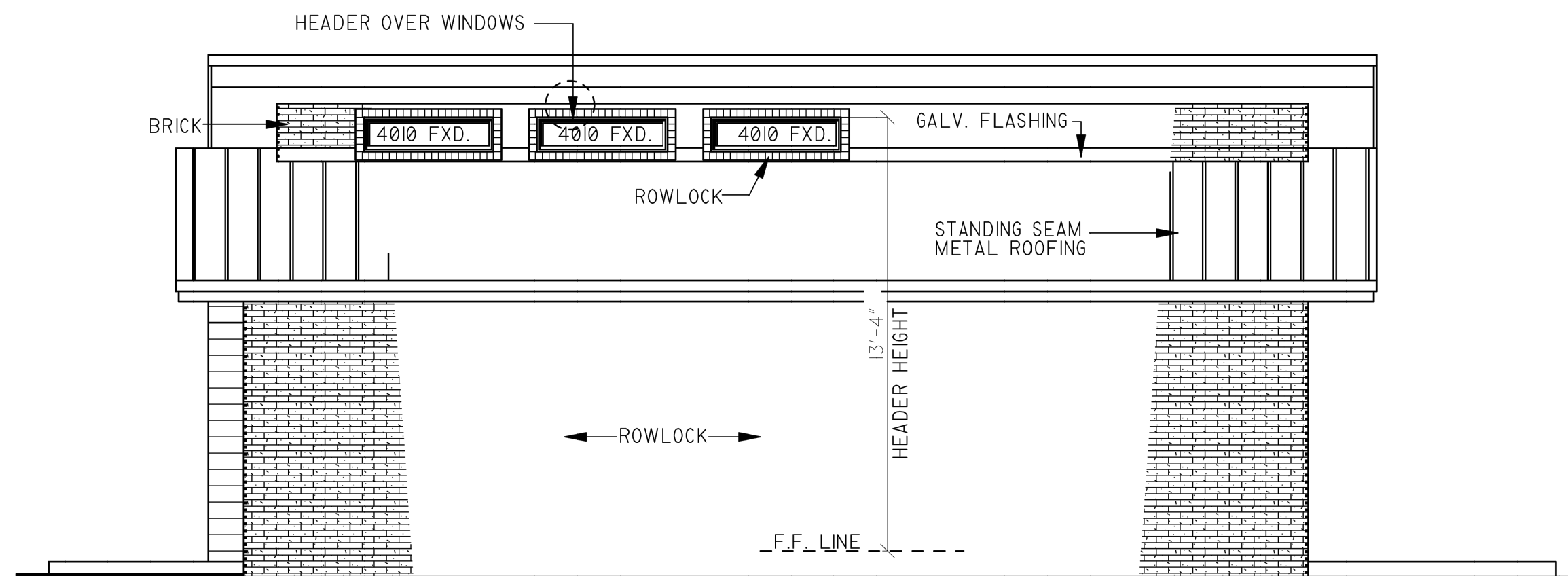
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

NOTICE DUTY OF COOPERATION

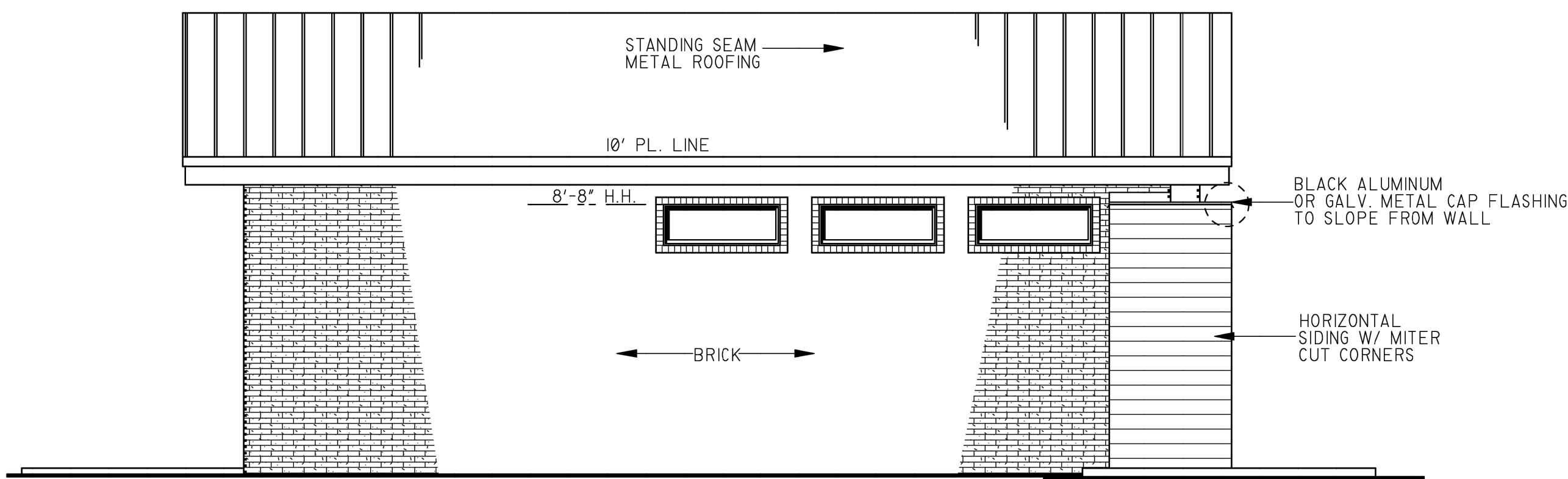
© 2019 Michael E. Nelson Designs, LLC
MICHAEL E. NELSON DESIGNS, LLC or Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans in any form, without the written consent of the Designer is prohibited. Reproduction of these plans in any form, without the written consent of the Designer is prohibited. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication or construction.



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NOTE:

SEE OWNER FOR STONE STYLE AND BRICK
CALL STONE CONCEPTS & BRICK
JONESBORO, AR (870) 203-6255



**APPLICATION FOR
BOARDS and COMMISSIONS**

Name: Patrick Anthony Baughman

Address: [REDACTED]

City: San Angelo State: TX Zip: 76904

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

Resident of San Angelo since: July 2022 SMD:

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

Occupation/Business Affiliation: Department of the Air Force/17 TRSS

Occupation/Business Address: 170 Griffin St, Bldg 448, Goodfellow AFB, TX. 76908

Title/Position: Supervisor, Interactive Multimedia Instruction Development Team

Email: [REDACTED]

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

BAUGHMAN.PATRICK.A.1174531443 Digitally signed by BAUGHMAN.PATRICK.A.1174531443 Date: 2024.12.11 21:26:09 -0600

11 DEC 2024

Applicant's Signature

Date

*NOTE: This application is a public record. * Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.*

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Applying for:

- ☐ Airport Advisory Board
- ☐ Airport Zoning Board
- ☐ Animal Shelter Advisory Committee
- ☐ Civic Events Advisory Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adjustment & Appeals
- ☐ Design & Historic Review Commission
- ☐ Economic Development Corporation
- ☐ Fairmount Cemetery Board
- ☐ Fort Concho Museum Board
- ☐ Keep San Angelo Beautiful Board
- ☐ Park Commission
- ☐ Parks & Recreation Advisory Board
- ☒ Planning Commission
- ☐ Public Art Commission
- ☐ Tax Increment Reinvestment Zone Board
- ☐ Water Advisory Board
- ☐ Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by:

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ☒ Yes ☐ No

If no, which criteria (see back page for board criteria):

Education and/or Professional Licenses: Masters of Business Administration w/Minor in International Business, PMP cert, Bachelor of Professional Aeronautics w/Minor in Management, A.A.S. in Chinese, A.A.S. Spanish, Associates in Communications Applications Technology, Associates in Instructor of Technology and Military Science

Current Municipal and Civic Organization Memberships (position and dates): None

Previous Municipal Experience (position, location, and dates): None

What personal qualifications can you bring to this board? I'm organized, passionate, driven, and reliable.

What is your personal vision for the City? I would love to see the city grow responsibly and potentially take the College students and military into consideration when developing the city for the future.

Why do you want to serve on this board? I am excited to be able to have the opportunity to have my voice heard when it comes to the future development of the city to be able to give military and college students a voice on the Board.

Additional relevant information: I am retired Air Force, having lived here 14 years ago and moving back after I retired. I am also currently working for the Department of the Air Force and about to attend my Doctorate program at CBU.

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BOARD / COMMISSION MEMBERSHIP CRITERIA

Generally, all board members should be at least 18 years of age and a City resident unless otherwise stipulated.

Airport Advisory Board: No additional criteria.

Airport Zoning Board: No additional criteria.

Animal Shelter Advisory Committee: 1 veterinarian; 1 municipal or county official; 1 whose duties include the daily operation of an “animal shelter” as defined in section 823.001 of the Health and Safety Code; 1 officer or employee of an animal welfare organization; and 3 positions filled by City residents.

Civic Events Advisory Board: No additional criteria.

Civil Service Commission: Age 25+, City resident for more than three years, good moral character, and has not held public office within the preceding three years.

Construction Board of Adjustment & Appeals: 1 architect or engineer; 1 commercial building contractor; 1 residential building contractor; 1 electrical contractor; 1 plumber; 1 mechanical contractor; 1 realtor, real estate inspector, or real estate appraiser (member at large from the building industry); 1 homeowner (member at large from the public); and 1 commercial business owner.

Design & Historic Review Commission: Known or demonstrated interest in, general knowledge of, and experience relevant to historic preservation or other professional design field within the City. As possible, at least: 2 licensed or otherwise recognized professionals in architecture, landscape architecture, design, engineering, surveying, or related profession; 1 recognized historian or member of a local historic preservation group; 1 real property owner within the River Corridor; 1 owner of real property designated or recognized as a community landmark, or within a designated historic district; and 1 member of a downtown development organization under contract with the City. Additionally, City Council appoints 1 Historic Preservation Officer with general knowledge and experience relevant to historic preservation or other professional design field.

Economic Development Corporation: Cannot be an employee, officer or member of the City Council, of the City, or a member of any board or commission of the City, except that a member may be appointed to serve on the Water Advisory Board.

Fairmount Cemetery Board: No additional criteria.

Fort Concho Museum Board: Age 21+ and demonstrated experience or interest in heritage education, historic preservation, and community service and/or tourism promotion.

Keep San Angelo Beautiful Board: No additional criteria.

Park Commission: No additional criteria.

Parks & Recreation Advisory Board: Selected on educational and professional qualifications and general knowledge of, interest in, and experience relevant to youth or adult sports, senior activities, recreation activities, other organized social activities, parks, nature or conservation.

Planning Commission: Representatives of different businesses, professions or occupations, as possible. No more than 3 members shall be in the same, similar or related business, profession or occupation.

Public Art Commission: As possible, 1 teacher or professor of art; 1 member of the San Angelo Cultural Affairs Council or the San Angelo Museum of Fine Arts; 1 artist; and 1 landscape architect, architect, engineer, or other type of design professional.

Tax Increment Reinvestment Zone Board: Resident of the county in which the zone is located or a county adjacent to that county; or owns real property in the zone, whether or not the individual resides in the county in which the zone is located or a county adjacent to that county.

Water Advisory Board: 1 engineer, hydrologist, meteorologist or water well driller; 1 in the industry of banking, accounting or financial services with a specialization in agricultural lending or water financing; 1 in agriculture or rural water issues; and 1 attorney, former municipal water district or other governmental officer, or legislator or person who has experience in legal issues related to water.

Zoning Board of Adjustment: No additional criteria.

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1.

Personal information

Name:	Mason Brooks
Address:	[REDACTED]
ZIP code:	76904
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	1993
City Council Single-member District in which you reside:	Single Member District 1
Registered San Angelo voter? (yes or no)	yes
Occupation/business affiliation:	Non-profit
Occupation/business address:	221 S. Irving St.
Title/position:	Vice President - Development
Email:	[REDACTED]

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information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(o) Yes

3.

Date

12/18/2024

4.

Applying for:

(o) Zoning Board of Adjustment

5.

Recommended by:

(Name): Tommy Heibert

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:

BBA from A&M, 2016

MBA from ASU, 2021

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

Rotary Club, president- elect currently

Goodfellow Honorary Commander Program, 2022

Leadership San Angelo, 2020

Leadership San Angelo Alumni Association, 2020-current (President)

Previous municipal experience (positions, dates, where):

N/A

What personal qualifications can you bring to the board?

Time management

Ability to listen and hear both sides of an issues

Family background of civil servants

Desire to continue to make San Angelo a great place to live and work and call home

What is your personal vision for the City?

downtown living with supporting businesses therein

Developing Lake Nasworthy and the regional airport

Continuing to attract business and industry while maintaining the small-town San Angelo feel

Why do you want to serve on this board?

to better understand the inner workings of city government while simultaneously making it a better place for residents, business and future growth

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

not at this time

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1. Personal information

Name:	Leonard Archie Christo
Address:	[REDACTED]
ZIP code:	76904
Home/mobile phone:	[REDACTED]
Office/mobile phone:	[REDACTED]
Resident of San Angelo since: (year)	2010
City Council Single-member	1
District in which you reside:	
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	United States Air Force
Occupation/business address:	210 Scherz Blvd, Bldg 707 Goodfellow AFB, Texas 76908
Title/position:	Base GPC Program Coordinator
Email:	[REDACTED]

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(o) Yes

3. Date

8/19/2024

4. Applying for:

(o) Civil Service Commission

5. Recommended by:

(Name): Craig Thomason

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:

Bachelor of Arts in International Studies, Economics, and Marketing
Bentley University, Waltham, Massachusetts

Master of Business Administration, Finance
Touro University, Cypress, California

Master of Arts, Curriculum and Instruction
Angelo State University, San Angelo, Texas

Graduate Certificate, Healthcare Leadership
Angelo State University, San Angelo, Texas

Squadron Officer School, In-Residence
Maxwell Air University, Maxwell AFB, Alabama

Air and Space Basic Course, In-Residence
Maxwell Air University, Maxwell AFB, Alabama

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

Leadership San Angelo Alumni Association Board, San Angelo Chamber of Commerce, President and Committee Chair, 2013 – Present

San Angelo Stock Show and Rodeo Association, Parade Committee Chair, Junior Robotics Competition

Superintendent, 2013 – Present

Previous municipal experience (positions, dates, where):

Team Red, White & Blue San Angelo, Chapter President & Functional Fitness Team Lead, 2013 – Present

Howard College Foundation Board, Howard Community College, Vice Chair, 2017–2021

20 Under 40 Honoree, San Angelo Standard Times, 2015

Boys & Girls Club of San Angelo Board, Vice President and Committee Chair, 2014–2017

Leadership San Angelo Alumni, San Angelo Chamber of Commerce, Class of 2012–2013

Young Professionals of San Angelo Board, San Angelo Chamber of Commerce, Vice President and Committee Chair, 2011 – 2019

What personal qualifications can you bring to the board?

I bring a breadth of experience and knowledge over a ten-year career to include the department of defense, healthcare, technology, and higher education to support the mission of the Civil Service Commission.

What is your personal vision for the City?

My personal vision for our city is to create a harmonious living environment that fosters sustainable growth while ensuring the highest possible quality of life for all generations, both present and future.

Why do you want to serve on this board?

Make a tangible difference: As a board member, I am in a position to directly impact the community by addressing critical issues, ensuring resources are allocated effectively, and promoting positive change.

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

As a responsible family man, providing for my loved ones is paramount. However, my desire to contribute to the community extends beyond professional achievements. I aspire to serve on a community board because I realize the immense value of working collectively to improve the lives of others and enhance the overall well-being of our local area.

As an active participant in local boards and events, I bring with me a wealth of experience, knowledge, and contacts that I believe can greatly benefit our community. I recognize the importance of collaboration in achieving common goals and making a lasting impact.

Being a competitive endurance athlete, I pride myself on my resilience, discipline, and dedication. Engaging in endurance sports has taught me the importance of perseverance, which I carry into my other pursuits, including community service. I firmly believe that my approach to training and competing translates well into collaborative efforts on a community board and helps me stay committed to our objectives.

Brazilian Jiu-Jitsu has also played a significant role in shaping my mindset. This martial art has taught me the value of adaptability, complex problem-solving, and maintaining a positive attitude in the face of challenges. I'm convinced that these skills will prove invaluable on a community board, as they will allow me to approach tasks analytically and embrace creative solutions.

In conclusion, I am passionate about serving on a community board as it provides an excellent opportunity to balance my professional life with my commitment to community development. My experiences as an endurance athlete and Brazilian Jiu-Jitsu practitioner have shaped my character and instilled in me the grit, determination, and humility required for effective board membership. Moreover, by leveraging my abilities and existence in local boards and events, I am confident in my ability to profoundly impact the community

and generate positive change.

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Thank you,
City of San Angelo, TX

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