



City Council Agenda 2/18/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held February 18, 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. Recognition of the United Way of the Concho Valley's Centennial Year

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 February 4, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider authorizing the purchase of Lots 14 and 22, Willick Subdivision of Bells Addition for stormwater purposes, purchase price and closing costs not to exceed \$50,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)
- c. Consider accepting a .312 acre, 25-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- d. Consider accepting a .054 acre, 11-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- e. Consider accepting a .266 acre, 20-ft. wide utility easement out of Lots 30 and 31, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- f. Consider accepting a .277 acre, 20-ft. wide utility easement out of Lots 5, 6, 24 and 25, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)
- g. Consider approving Task Order #1 with CDM Smith, Inc. under RFQ PW-01-23 for professional services related to updating the City of San Angelo's America's Water Infrastructure Act Risk and Resilience Assessment & Emergency Response Plan in the amount

of \$132,120 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

- h. Consider approving Change Order #4 to RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc. in the amount of \$778,276.46 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- i. Consider awarding Task Order #4 to SKG Engineering for the design of River Valley Ln. in conjunction with the Foster Rd. design project and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- j. Consider approving TIPS-240101 purchase of replacement microwave data links serving the City of San Angelo radio system from Alpha Omega Wireless, Inc. in the amount of \$281,095.02 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- k. Consider approving the annual purchase of Microsoft EntraID software licenses from Department of Information Resources in the amount of \$51,454.35 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)
- l. Consider a proposal between the San Angelo Area Foundation and City of San Angelo to fund a new position of assistant archivist at Fort Concho for five years starting April 2025 and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- m. Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for health insurance claims and an IRS payment for arbitrage (Tina Dierschke)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. 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 a resolution designating a venue project for the McNease Convention Center and identifying project financing (Presentation made by Finance Director Tina Dierschke)
- b. Consider approving Contract #23-00019 for the purchase and installation of 14 HVAC units at the McNease Convention Center at 501 Rio Concho Dr. with Advanced Service Group in the amount of \$524,573 utilizing HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Civic Events Manager Sidney Walker)
- c. Discuss and consider the proposed theme, style, and scope for the river walk wayfinding signage and provide direction to staff regarding the funding of the project (Presentation made by Parks & Recreation Director Carl White)
- d. First reading and public hearing of an ordinance annexing into the City of San Angelo, by petition of the property owner, unaddressed tracts with a total of 1205.573 acres in Tom Green County, Texas, located south of US Hwy 67, east of the US Hwy 277 and US Hwy 67 interchange and Harriet Rd.; being more fully described in the adopting ordinance. (Presentation made by Planning & Development Services Director Aaron Vannoy)

- e. First reading and public hearing of an ordinance for Z24-17, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 2401 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.071 - Consultation with attorney regarding Joshua Loudermilk litigation
- b. Section 551.072 - Deliberations about real property regarding:
 - 1. Approximately 200.11 acres out of Survey 20, W.C. Ry. Co., Abstract 8138; Approximately 143.78 acres out of Survey 19, W.C. Ry. Co., Abstract 4018; and Approximately 8.39 acres out of Survey 4 ½, J.W. Johnson, Abstract 8647
 - 2. Approximately 316 acres out of Sarah R. Robertson Survey No. 178, Abstract 8474

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations
 - Animal Shelter Advisory Committee:** Dr. Karen Frembggen (Mayor) to a first term ending January 2027
 - Construction Board of Adjustments and Appeals:** Scott Allison (Mayor) to a third term, Gary Cortese (SMD 4) and Jordan Sefcik (SMD 5) to a second term, all ending February 2027
 - Public Art Commission:** Katy Villa (SMD 3) to an unexpired term ending April 2026
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 13th day of February 2025, at 2:01 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.

Recognition

TO THE NEXT 100. United Way of the Concho Valley is thrilled to celebrate its Centennial Year, marking 100 years of dedicated service and impact in the Concho Valley. Since 1925, United Way of the Concho Valley has remained steadfast in its mission to improve lives by harnessing the caring power of this community. Through funding essential programs and addressing critical needs in education, health, and financial stability, the United Way has played a vital role in creating opportunities and fostering hope for all.

For a century, the United Way of the Concho Valley has united the community to confront challenges, support those in need, and create opportunities for a brighter future. Thanks to the unwavering generosity of partners, donors, and volunteers, countless residents of San Angelo and the surrounding region have benefited from the organization's efforts. Through its work, the United Way has empowered a network of social service agencies to deliver vital programs that address the most pressing needs of the community. These include providing emergency food and shelter, supporting children through educational and afterschool initiatives, access to mental health services, preventing and treating substance use, services for survivors of child abuse and domestic violence, and preventing homelessness.

As it celebrates this historic milestone, the United Way of the Concho Valley remains committed to its founding values of collaboration, service, and hope. Looking forward, the organization will continue to innovate and adapt to meet the ever-changing needs of the community, ensuring that every individual in the Concho Valley has the opportunity to thrive.

The City of San Angelo fully supports the United Way of the Concho Valley, and we ask that you do the same.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, on behalf of the City Council, do hereby recognize and applaud

UNITED WAY OF THE CONCHO VALLEY

for its achievement and positive determination to make a difference in our community.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 18th day of February 2025.

Brenda Gunter

Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 4, 2025

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 8:34 a.m. on Tuesday, February 4, 2025 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

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

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

SAISD Superintendent Chris Moran (SMD 1) provided an update on the school district and their proposed bond election.

5. Consent Agenda

- a. Approval of the January 21, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Acceptance of a 20' Water Utility Easement out of Lot 1N, Far West Addition and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Kevin Pate)
- c. Approval of a five-year lease agreement with Rebel Red's Aviation in the amount of \$26,223 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Approval of an increase to WU-02-24 for Water Treatment Coagulant supplied by Chameleon Industries up to \$260,000 per fiscal year and authorizing the City Manager to negotiate and execute any related documents (Shane Kelton)
- e. Acceptance of a WIC grant for a five-year term beginning October 1, 2025, and ending on September 30, 2030, including that the City provide certain services for the WIC program; authorizing the City Manager to execute a contract with the Health and Human Services Commission for the five-year term; authorizing the City Manager to execute other contracts or addendums for grant funding for the balance of the fiscal years and, all other related documents (Morgan Chegwiddden)

- f. Approval of an agreement with the Southern Drag Boat Association (SDBA) for the annual Drag Boat Races at Lake Nasworthy for 2025 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- g. Approval of the Fire department to apply for the FEMA Assistance to Firefighter Grant (AFG) program in the amount of \$585,458 with a cost share match of \$105,396 for the purchase of seven emergency backup generators (Patrick Brody)
- h. Adoption of a resolution authorizing the San Angelo Police Department to apply for the State Homeland Security Grant Program LETPA-L for installation of FLOCK Safety hardware and software (Craig Thomason) (Pg. 21, 2025-006)
- i. Adoption of a resolution authorizing the San Angelo Police Department to apply for an Office of the Governor Victim Assistance grant in the amount of \$60,000 with a 20% match requirement (Craig Thomason) (Pg. 22, 2025-007)
- j. Adoption of a resolution acknowledging a commitment to provide insurance benefits to city retirees who were hired on or before December 31, 1999 (Bryan Kendrick) (Pg. 23, 2025-008)
- k. Adoption of resolutions approving the Investment Policies for the City of San Angelo, Lake Nasworthy Trust, and Development Corporation Funds (Tina Dierschke) (Pg. 24, 2025-009)(Pg. 25, 2025-010)(Pg. 26, 2025-011)

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

6. **Regular Agenda**

- a. Consider resolutions of general support for construction of affordable housing projects as part of the 2025 annual Low Income Housing Tax Credit (LIHTC) program for:
 - 1. Concho Vista Residences – located at the corner of West 33rd St. and N. Bryant Blvd.
 - 2. The Commons at San Angelo – located at the corner of College Hills Blvd. and West 306 Loop
 - 3. The Madelyn - located at 4125 Ben Ficklin Rd. (Presentation made by Interim Neighborhood & Family Services Director Morgan Chegwidan) (Pg. 27, 2025-012)

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

- b. Consider calling and ordering the May 3, 2025 elections, authorizing the City Manager to negotiate and execute an agreement for election services and providing for the holding of a joint election to be administered by the Tom Green County Election Administration for:
 - 1. a resolution calling the General Election for Mayor, and Council Members for Single Member Districts 2, 4, and 6 (Pg. 28, 2025-013)
 - 2. an ordinance calling for a Bond Election for improvements to the City's Coliseum (Presentation made by City Clerk Heather Stastny and Finance Director Tina Dierschke) (Pg. 32, 2025-014)

SASSRA Executive Director Justin Jonas presented proposed improvement to the Coliseum.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the resolution calling the general election as presented. The motion unanimously (7) ayes to (0) nays.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the ordinance calling for a Bond Election as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for health insurance claims and an IRS payment for arbitrage (Presentation made by Finance Director Tina Dierschke)

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

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed
- b. Approval of various Board nominations:
Development Corporation: Matt Lewis (SMD 2) to an unexpired term ending January 2026
Planning Commission: Lyndon Roberts-Galindo (SMD 5) to a first term ending January 2027
Tax Increment Reinvestment Zone: Brianne Killam (SMD 1) to a first term ending July 2026, Joseph Spano (SMD 2) to a first term ending July 2026, Trey Holmes (SMD 3) as Chairman of the board for a one-year term ending January 2026

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

- c. Announcements and consideration of Future Agenda Items

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 9:38 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: February 18, 2025

Item type: Consent Item

Caption:

Consider authorizing the purchase of Lots 14 and 22, Willick Subdivision of Bells Addition for stormwater purposes, purchase price and closing costs not to exceed \$50,000 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

Operations is seeking authorization to purchase 2 lots to assist with drainage in that area.

Funding Source(s):

Financial Impact:

Operations/Stormwater has the needed funds in the current budget.

Other Information/Recommendation:

Staff recommends approval of the purchase.

Attachments:

- | | |
|------------------------|-------------------------|
| 1. Map of lots 14 & 22 | Map of lots 14 & 22.pdf |
|------------------------|-------------------------|

Presentation:

Sarah Tackett, Patrick Frerich

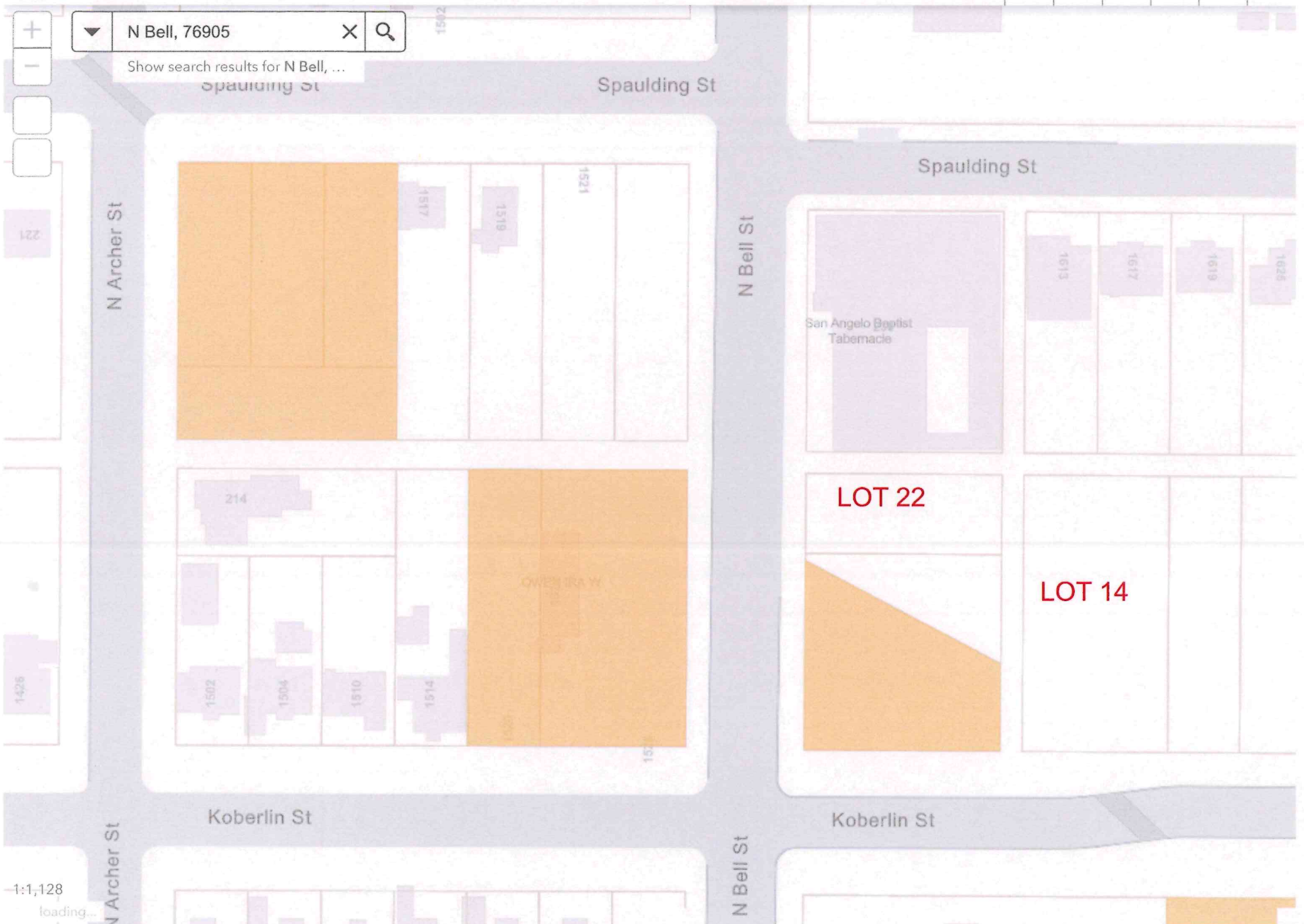
Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Patrick Frerich	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



Real Estate Map

improving City services with GIS technology



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider accepting a .312 acre, 25-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Accept

Summary/History:

Utility easement is needed for a water main extension from Sandpiper storage, down Humble Rd. to Lake Drive.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. .312 Ac Easement & Field Notes | .312 Ac Easement & Field Notes.pdf |
|-----------------------------------|------------------------------------|

Presentation:

Sarah Tackett, Shane Kelton

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Tract 1, Knights of
Columbus Subdivision
Vol. 4, Pg. 286, Plat
Records, Tom Green County,
Texas

Fd. 1/2" I.R.

OWNER: GREGORY A. MILLER

2.881 AC.
VOL. 461, PG. 236
O.P.R.P.

OWNER: DAVID CLENDENNEN

2.80 AC.
VOL. 612, PG. 99
O.P.R.P.

OWNER: MELODY
BYRD LIFE ESTATE

3.46 AC. (TR. ONE)
VOL. 865, PG. 408
O.P.R.P.

OWNER: PAUL &
VALERIE PRIESS

7.140 AC.
INSTR. NO. 682198,
O.P.R.

**C. BECK
SURVEY NO. 315,
ABSTRACT NO. 61**

**0.312 Ac.
25' Wide Utility
Easement**

REMAINDER OF 7.318 Ac.
INSTR. NO. 202403430, O.P.R.

EAST FRONTAGE RD.
U.S. HIGHWAY 87 - N. BRYANT BLVD.

**PROPOSED LOT 1
BANK AND TRUST SUBDIVISION
SECTION ONE**

HUMBLE RD.

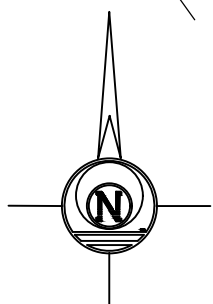
Lot 3

Lot 4

Block 1, Lakeside
Gardens Addition

Lot 5

Remn.
of Lot 6



SCALE: 1"= 100'

0 50 100 200
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON KNIGHTS
OF COLUMBUS SUBDIVISION TRACT 1,
VOL. 4, PG. 286, DEED RECORDS OF
TOM GREEN COUNTY, TEXAS.

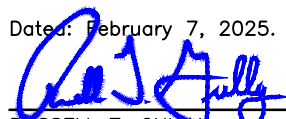
- Fd. 1/2" I.R.
- SET 1/2" I.R. W/ CAP
MARKED "SKG ENGINEERS"

PLAT SHOWING A SURVEY OF A 0.312 ACRE 25 FOOT WIDE UTILITY
EASEMENT OUT OF A CERTAIN 7.318 ACRES OF LAND OUT OF C.
BECK SURVEY NO. 315, ABSTRACT NO. 61, TOM GREEN COUNTY,
TEXAS, AND SAID 7.318 ACRE TRACT ALSO BEING THAT CERTAIN 7.39
ACRE TRACT DESCRIBED AND RECORDED IN INSTRUMENT NO.
201616866, OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY,
TEXAS. SEE ATTACHED FIELD NOTES.

This survey is prepared for the exclusive use and benefit of the purchaser of this
survey and for the specific transaction for which this survey is intended. Use of
this survey cannot be transferred or assigned to a third party. Not valid without
the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were
in accordance with the requirements set forth in the Professional Land Surveying
Practices Act in effect as of the date of this survey.

Dated: February 7, 2025.


RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



23-E-1423

SKG

ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM NO.: 10102400
www.skge.com

FIELD NOTES

0.312 Ac.
25' Wide Utility Easement

February 7, 2025
23-E-1423_0.312Ac

Being a 0.312 acre, 25-foot wide Utility Easement out of C. Beck Survey No. 315, Abstract No. 61, City of San Angelo, Tom Green County, Texas and being out of that certain 7.318 acre tract described and recorded in Instrument Number 202403430, Official Public Records of Tom Green County, Texas and said 0.312 acre Utility Easement being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" found on the east line of U.S. Highway 87 – North Bryant Boulevard for the northwest corner of this easement and said 7.318 acre tract and the southwest corner of Tract 1, Knights of Columbus Subdivision as per plat recorded in Volume 4, Page 286, Plat Records of Tom Green County, Texas;

Thence with the north line of this easement and said 7.318 acre tract and south line of said Tract 1, **N. 61°03'30" E.** a distance of **22.66** feet to a point for the northeast corner of this easement from which a ½" iron rod found for the northeast corner of said 7.318 acre tract bears **N. 61°03'30" E.** a distance of 397.84 feet;

Thence with the east line of this easement and crossing said 7.318 acre tract, **S. 35°37'52" E.** a distance of **542.78** feet to a point for the southeast corner of this easement and on the north line of proposed Lot 1, Bank and Trust Subdivision, Section One;

Thence with the south line of this easement and north line of said Lot 1, **S. 54°22'08" W.** a distance of **25.00** feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of this easement and northwest corner of said Lot 1 and on the east right of way line of said U.S. Highway 87;

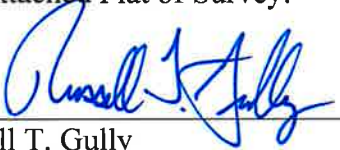
Thence with the west line of this easement and said 7.318 acre tract and east line of said U.S. Highway 87 as follows:

N. 35°37'52" W. a distance of **519.67** feet to a ½" iron rod with cap marked "SKG ENGINEERS" found for an angle corner;

N. 30°06'06" W. a distance of **25.87** feet to the point of beginning and **0.312** acres.

Bearings recited herein are based upon Knights of Columbus Subdivision, Tract 1 as per plat recorded in Volume 4, Page 286, Plat Records of Tom Green County, Texas.

See Attached Plat of Survey.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider accepting a .054 acre, 11-ft. wide utility easement out of C. Beck Survey No. 315, Abstract No. 61 and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Utility easement is needed for a water main extension from Sandpiper storage, down Humble Rd. to Lake Drive.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. .054 Ac Easement & Field Notes | .054 Ac Easement & Field Notes.pdf |
|-----------------------------------|------------------------------------|

Presentation:

Sarah Tackett, Shane Kelton

Approvals/Reviews:

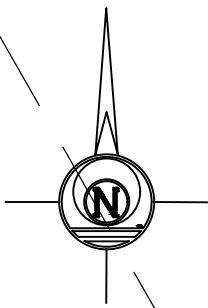
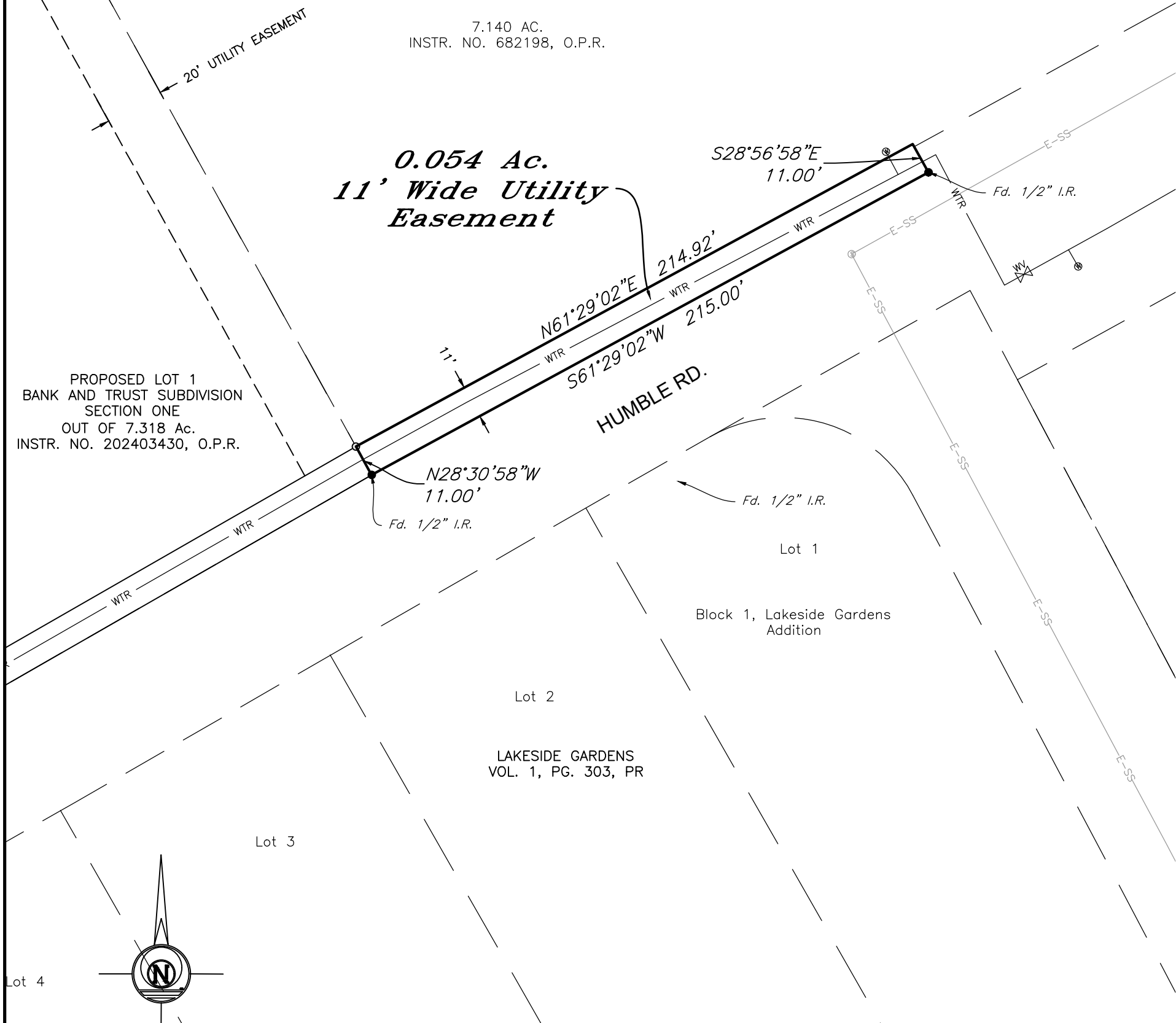
Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

C. BECK
SURVEY NO. 315,
ABSTRACT NO. 61

7.140 AC.
INSTR. NO. 682198, O.P.R.

**0.054 Ac.
11' Wide Utility
Easement**

PROPOSED LOT 1
BANK AND TRUST SUBDIVISION
SECTION ONE
OUT OF 7.318 Ac.
INSTR. NO. 202403430, O.P.R.



SCALE: 1"= 40'

0 20 40 80
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON KNIGHTS
OF COLUMBUS SUBDIVISION TRACT 1,
VOL. 4, PG. 286, DEED RECORDS OF
TOM GREEN COUNTY, TEXAS.

- Fd. 1/2" I.R.
- SET 1/2" I.R. W/ CAP
MARKED "SKG ENGINEERS"

PLAT SHOWING A SURVEY OF A 0.054 ACRE 11 FOOT WIDE UTILITY
EASEMENT OUT OF 7.140 ACRES OF LAND OUT OF C. BECK SURVEY
NO. 315, ABSTRACT NO. 61, TOM GREEN COUNTY, TEXAS, DESCRIBED
AND RECORDED IN INSTRUMENT NO. 682198, OFFICIAL PUBLIC
RECORDS OF TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD
NOTES.

This survey is prepared for the exclusive use and benefit of the purchaser of this
survey and for the specific transaction for which this survey is intended. Use of
this survey cannot be transferred or assigned to a third party. Not valid without
the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were
in accordance with the requirements set forth in the Professional Land Surveying
Practices Act in effect as of the date of this survey.

Dated: February 7, 2025.

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



23-E-1423

SKG

ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189

FIRM NO.: 10102400
www.skge.com

FIELD NOTES

0.054 Ac.
11' Wide Utility Easement

February 7, 2025
23-E-1423_0.054Ac

Being a 0.054 acre, 11-foot wide Utility Easement out of C. Beck Survey No. 315, Abstract No. 61, City of San Angelo, Tom Green County, Texas and being out of that certain 7.140 acre tract described and recorded in Instrument Number 682198, Official Public Records of Tom Green County, Texas and said 0.054 acre Utility Easement being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found for the southwest corner of this easement and said 7.140 acre tract and southeast corner of a certain 7.318 acre tract described and recorded in Instrument Number 202403430, Official Public Records of Tom Green County, Texas and being on the north right of way line of Humble Road;

Thence with the west line of this easement and said 7.140 acre tract and east line of said 7.318 acre tract, **N. 28°30'58" W.** a distance of **11.00** feet to a point for the northwest corner of this easement;

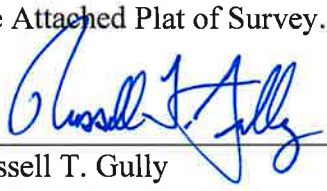
Thence with the north line of this easement and crossing said 7.140 acre tract, **N. 61°29'02" E.** a distance of **214.92** feet to a point for the northeast corner of this easement;

Thence with the east line of this easement, **S. 28°56'58" E.** a distance of **11.00** feet to a ½" iron rod found for the southeast corner of this easement and on the north right of way line of Humble Road;

Thence with the south line of this easement and said 7.140 acre tract and north right of way line of said Humble Road, **S. 61°29'02" W.** a distance of **215.00** feet to the point of beginning and containing **0.054** acres.

Bearings recited herein are based upon Knights of Columbus Subdivision, Tract 1 as per plat recorded in Volume 4, Page 286, Plat Records of Tom Green County, Texas.

See Attached Plat of Survey.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider accepting a .266 acre, 20-ft. wide utility easement out of Lots 30 and 31, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Accept

Summary/History:

Utility easement is needed for a water main extension from Sandpiper storage, down Humble Rd. to Lake Drive.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. .266 Ac Easement & Field Notes | .266 Ac Easement & Field Notes.pdf |
|-----------------------------------|------------------------------------|

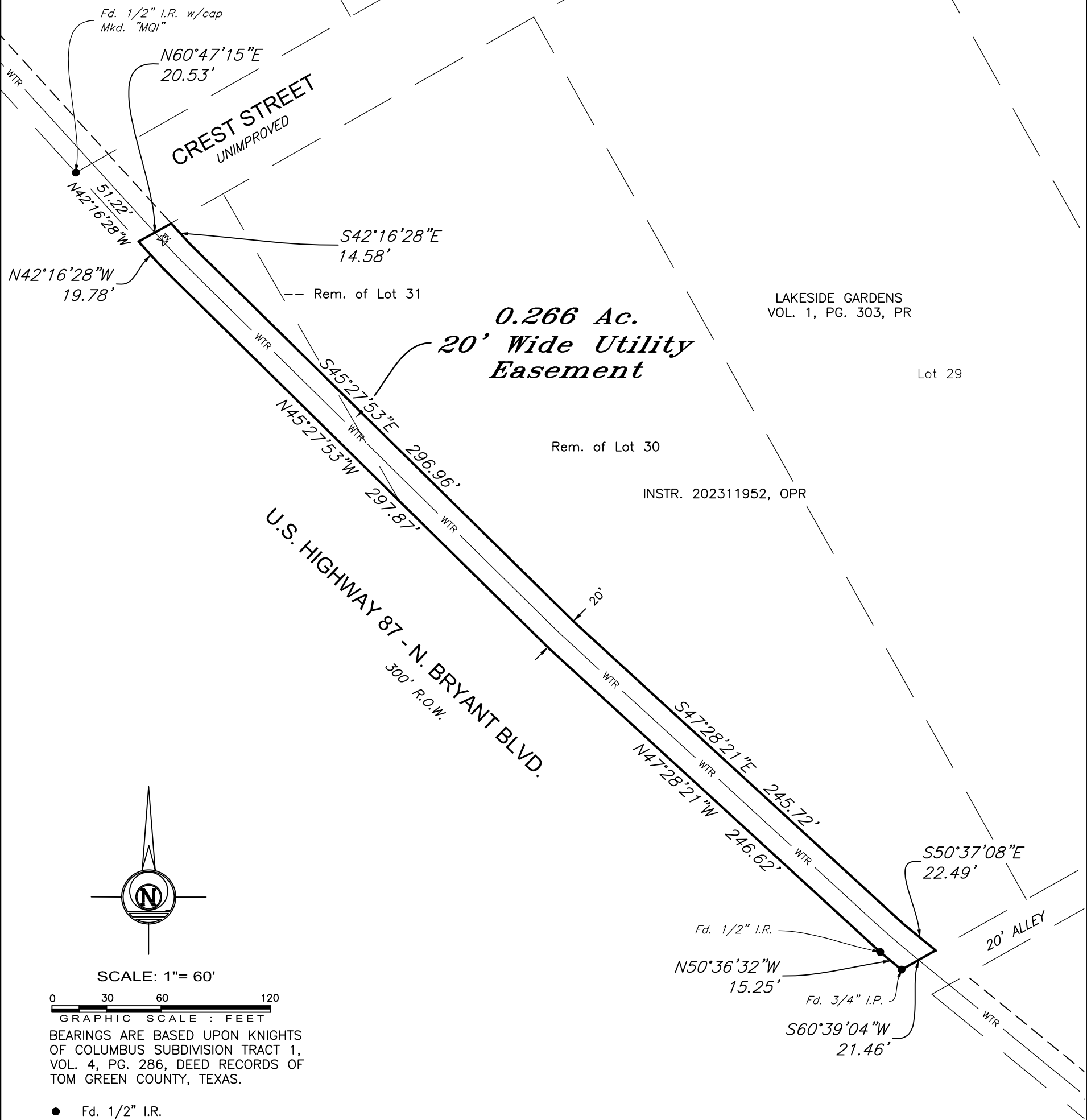
Presentation:

Sarah Tackett, Shane Kelton

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved
Shane Kelton	Approved
Heather Stastny	Final Approval

Rem. of Lot 25



PLAT SHOWING A SURVEY OF A 0.266 ACRE 20 FOOT WIDE UTILITY EASEMENT OUT OF LOTS 30 AND 31, BLOCK 1, LAKESIDE GARDENS, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 303, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

This survey is prepared for the exclusive use and benefit of the purchaser of this survey and for the specific transaction for which this survey is intended. Use of this survey cannot be transferred or assigned to a third party. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were in accordance with the requirements set forth in the Professional Land Surveying Practices Act in effect as of the date of this survey.

Dated: February 7, 2025.

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



23-E-1423

SKG

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FAX: 325.657.8189

FIRM NO.: 10102400
www.skge.com

FIELD NOTES

0.266 Ac.
20' Wide Utility Easement

February 7, 2025
23-E-1423_0.266Ac

Being a 0.266 acre, 20-foot wide Utility Easement out of Lots 30 and 31, Block 1, Lakeside Gardens, City of San Angelo, Tom Green County, Texas according to the plat recorded in Volume 1, Page 303, Plat Records of Tom Green County, Texas and said 0.277 acre Utility Easement being more particularly described by metes and bounds as follows:

Beginning at a point for the northwest corner of this easement and on the east right of way line of U.S. Highway 87 – North Bryant Boulevard and on the south right of way line of Crest Street, an unimproved roadway and on the north line of said Lot 31 from which a ½" iron rod with cap marked "MQU" found bears N. 42°16'28" E. a distance of 51.22 feet;

Thence with the north line of this easement and south right of way line of said Crest Street, N. 60°47'15" E. a distance of **20.53** feet to an angle corner of this easement;

Thence with the east line of this easement and crossing said Lots 30 and 31 as follows:

S. 42°16'28" E. a distance of **14.58** feet to an angle corner;

S. 45°27'53" E. a distance of **296.96** feet to an angle corner;

S. 47°28'21" E. a distance of **245.72** feet to an angle corner;

Thence with S. 50°37'08" E. a distance of **22.49** feet to the north line of a 20-foot wide ally and the southeast corner of this easement;

Thence with the south line of this easement and north line of said 20-foot wide alley, S. 60°39'04" W. a distance of **21.46** feet to a ¾" iron pipe found for the southwest corner of this easement;

Thence with the west line of this easement and east right of way line of said U.S. Highway 87 as follows:

N. 50°36'32" W. a distance of **15.25** feet to a ½" iron rod found for an angle corner;

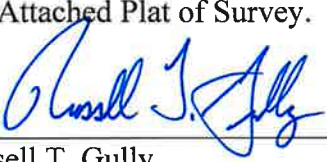
N. 47°28'21" W. a distance of **246.62** feet to an angle corner;

N. 45°27'53" W. a distance of **297.87** feet to an angle corner;

N. 42°16'28" W. a distance of **19.78** feet to the point of beginning and containing **0.266** acres.

Bearings recited herein are based upon Knights of Columbus Subdivision, Tract 1 as per plat recorded in Volume 4, Page 286, Plat Records of Tom Green County, Texas.

See Attached Plat of Survey.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider accepting a .277 acre, 20-ft. wide utility easement out of Lots 5, 6, 24 and 25, Block 1, Lakeside Gardens and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres, Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Utility easement is needed for a water main extension from Sandpiper storage, down Humble Rd. to Lake Drive.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Staff recommends approval.

Attachments:

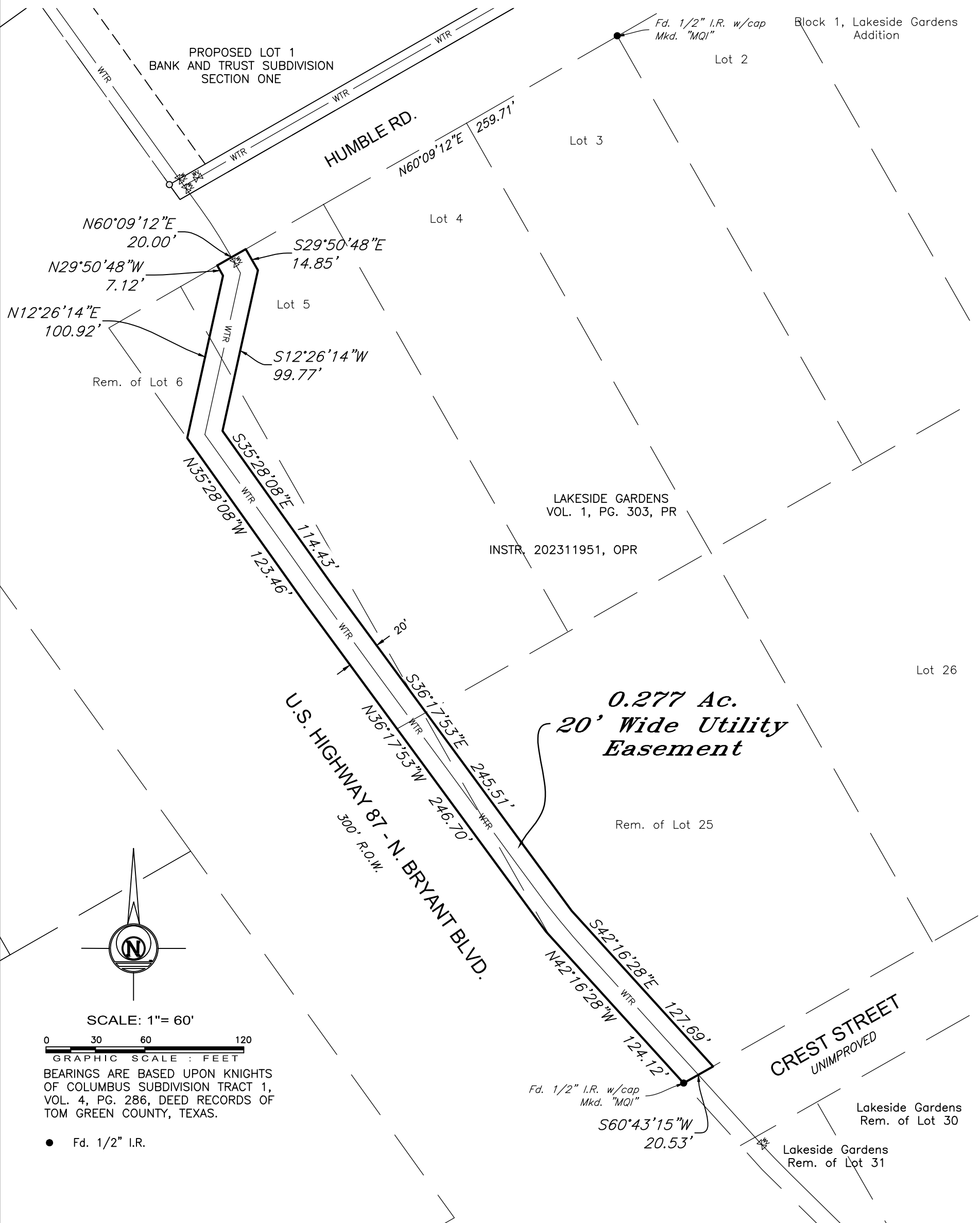
- | | | |
|----|---------------------------------|--------------------------|
| 1. | 0.277 Ac Easement & Field Notes | 0.277 Ac Easement & .pdf |
|----|---------------------------------|--------------------------|

Presentation:

Sarah Tackett, Shane Kelton

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



PLAT SHOWING A SURVEY OF A 0.277 ACRE 20 FOOT WIDE UTILITY EASEMENT OUT OF LOTS 5, 6, 24 AND 25, BLOCK 1, LAKESIDE GARDENS, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 303, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

This survey is prepared for the exclusive use and benefit of the purchaser of this survey and for the specific transaction for which this survey is intended. Use of this survey cannot be transferred or assigned to a third party. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

This is to certify that this map or plat and the survey on which it is based were in accordance with the requirements set forth in the Professional Land Surveying Practices Act in effect as of the date of this survey.

Dated: February 7, 2025.

[Signature]

 RUSSELL T. GULLY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



23-E-1423

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PHONE: 325.655.1288
 FAX: 325.657.8189

FIELD NOTES

0.277 Ac.
20' Wide Utility Easement

February 7, 2025
23-E-1423_0.277Ac

Being a 0.277 acre, 20-foot wide Utility Easement out of Lots 5, 6, 24 and 25, Block 1, Lakeside Gardens, City of San Angelo, Tom Green County, Texas according to the plat recorded in Volume 1, Page 303, Plat Records of Tom Green County, Texas and said 0.277 acre Utility Easement being more particularly described by metes and bounds as follows:

Beginning at a point for the northeast corner of this easement and on the north line of said Lot 5, and on the south line of Humble Road from which a $\frac{1}{2}$ " iron rod with cap marked "MQU" found for the northeast corner of Lot 3 and the northwest corner of Lot 2 of said Lakeside Gardens bears N. $60^{\circ}09'12''$ E. a distance of 259.71 feet;

Thence with the east line of this easement and crossing said Lots 5, 6, 24 and 25 as follows:

S. $29^{\circ}50'48''$ E. a distance of **14.85** feet to an angle corner;

S. $12^{\circ}26'14''$ W. a distance of **99.77** feet to an angle corner;

S. $35^{\circ}28'08''$ E. a distance of **114.43** feet to an angle corner;

S. $36^{\circ}17'53''$ E. a distance of **245.51** feet to an angle corner;

S. $42^{\circ}16'28''$ E. a distance of **127.69** feet to an angle corner and the southeast corner of this easement and on the north right of way line of Crest Street, an unimproved roadway;

Thence with the south line of this easement, S. $60^{\circ}43'15''$ W. a distance of **20.53** feet to a $\frac{1}{2}$ " iron rod with cap marked "MQU" found for the southwest corner of this easement and on the east right of way line of U.S. Highway 87 – North Bryant Boulevard;

Thence with the west line of this easement and east right of way line of said U.S. Highway 87 as follows:

N. $42^{\circ}16'28''$ W. a distance of **124.12** feet to an angle corner;

N. $36^{\circ}17'53''$ W. a distance of **246.70** feet to an angle corner;

N. $35^{\circ}28'08''$ W. a distance of **123.46** feet to an angle corner;

Thence with the west line of this easement and crossing said Lots 6 and 5 as follows:

N. $12^{\circ}26'14''$ E. a distance of **100.92** feet to an angle corner;

N. $29^{\circ}50'48''$ W. a distance of **7.12** feet to the northwest corner of this easement and on the south right of way line of said Humble Road;

Thence with the north line of this easement and south right of way line of said Humble Road, N. $60^{\circ}09'12''$ E. a distance of **20.00** feet to a to the point of beginning and containing **0.277** acres.

Bearings recited herein are based upon Knights of Columbus Subdivision, Tract 1 as per plat recorded in Volume 4, Page 286, Plat Records of Tom Green County, Texas.

See Attached Plat of Survey.

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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Pete Madrid Jr., Operations, Water Utilities

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider approving Task Order #1 with CDM Smith, Inc. under RFQ PW-01-23 for professional services related to updating the City of San Angelo's America's Water Infrastructure Act Risk and Resilience Assessment & Emergency Response Plan in the amount of \$132,120 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo reviews and updates its Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) every five years, pursuant to the requirements of the America's Water Infrastructure Act (AWIA). This process aims to adjust goals and targets, as well as integrate new best management practices. The primary purpose of the RRA and ERP is to identify and evaluate potential threats or hazards that could disrupt the City of San Angelo's water and wastewater services and infrastructure. The assessments help determine the city's resilience to these risks and guide proactive mitigation strategies to ensure service continuity.

The 2020 plan serves as the foundation for the updates to the RRA and ERP. The 2025 RRA and ERP will undergo redesigns, with CDM Smith, Inc. incorporating sections that highlight the importance of hazard mitigation plans; revise and review potential threats to facilities and assets identified in the 2020-2021 assessment; and integrating updates related to physical security and cybersecurity resilience.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
260			\$132,120.00

Financial Impact:

Funding for Task Order No. 1 is budgeted in FY'25.

Other Information/Recommendation:

Attachments:

1. City of San Angelo_AWIA Round 2
Proposal_Feb2025

City of San Angelo_AWIA Round 2
Proposal_Feb2025.pdf

Presentation:

Shane Kelton

Approvals/Reviews:

Pete Madrid Jr.
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



PROPOSAL

FEBRUARY 4, 2025

Compliance with America's Water Infrastructure Act of 2018

Prepared for:

City of San Angelo, Texas

**CDM
Smith**



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Compliance with America's Water Infrastructure Act of 2018

Project Overview

The second compliance cycle for America's Water Infrastructure Act (AWIA) Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) updates is approaching, requiring all water systems serving greater than 3,300 people to comply. The City of San Angelo (City) has requested support in compliance with AWIA requirements and updating previously developed RRA and ERPs for the City.

The overall goal of the project is to build upon the prior AWIA RRAs and ERPs performed and conduct a current assessment of the existing vertical and horizontal (above-ground and below-ground) assets as well as each system's business enterprise and cybersecurity processes. The CDM Smith team will combine results from the previous RRAs and ERPs for each system with any new information or changes to the systems since completion of the initial AWIA compliance cycle.

Potential changes that may impact RRA results include increased asset specific replacement costs, new hazards or critical assets that were not considered previously, or any mitigation activities or system changes implemented over the past five years. Updates to existing RRAs must be certified with the Environmental Protection Agency (EPA) by the deadlines included in **Table 1**. CDM Smith will provide the RRA to the City who will be responsible for certifying the RRA with the EPA once the review and updates have been conducted. Emergency Response Plans (ERP) will then be updated to address findings of the RRA within six months following certification of the RRA.

As required by AWIA, the RRAs will focus on the following elements:

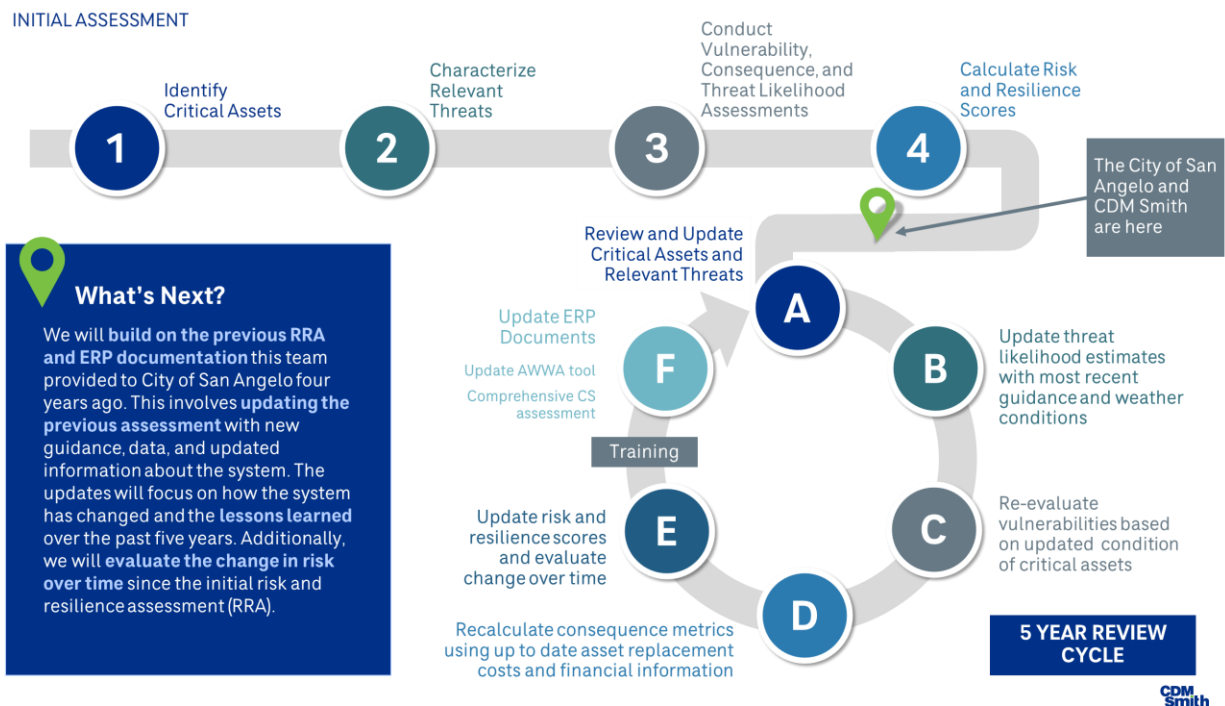
- The risk to the system from malevolent acts and natural hazards
- The resilience of the infrastructure, including SCADA/cyber resilience
- The monitoring practices of the system
- The financial infrastructure of the system
- The use, storage, or handling of various chemicals by the system
- The operation and maintenance of the system
- The evaluation of capital and operational needs for risk and resilience management

Table 1 AWIA Round Two Deadlines

Population Served	RRA Update Certification Deadline	ERP Update Certification Deadline
≥100,000	March 31, 2025	September 30, 2025
50,000-99,999	December 31, 2025	June 30, 2026
3,301-49,999	June 30, 2026	December 31, 2026

Like the first round of AWIA compliance, the CDM Smith Team will follow a seven-step approach known as Risk Analysis and Management for Critical Asset Protection (RAMCAP) to conduct updates to existing RRAs. This approach not only complies with 2018 AWIA requirements, but it is also performed in accordance with AWWA's "Risk and Resilience Management of Water and Wastewater Systems" (ANSI/AWWA J100-10 / R13). This will be conducted within CDM Smith's RRA Tool which is a Microsoft Excel based tool that follows the RAMCAP method in the AWWA J100 guidance so calculations are conducted in a consistent manner. The seven-step process outlined in the J100-10 standard provides the framework for the scope of work. CDM Smith's overall approach to updating existing RRA's to comply with AWIA's five year review cycle is illustrated below. Steps 1 to 4 in the diagram represent the initial RRA, while A through F represent the required five year update presented in this scope of work.

Head Start Approach



CDM Smith's proposed scope of services to support the City's AWIA compliance updates are detailed below.

Scope of Services

The law requires that RRA's and ERP's developed in accordance with AWIA requirements be updated every five years. As such, the City of San Angelo must review and update all RRA's and ERP's developed previously. The following scope of services is provided to support the City's AWIA compliance updates for systems included in **Table 2**.

Table 2 City of San Angelo AWIA Compliance Deadlines

System Name	Population Served	Number of Critical Assets*	RRA Update Deadline	ERP Update Deadline
City of San Angelo	122,229	47	March 31, 2025	September 30, 2025

* Total number of critical assets evaluated during the first AWIA compliance cycle in 2020-2021

Task 1: Project Kickoff and Overall Project Management

This task will include an initial kickoff meeting to orient project team members to the project goals, structure of project execution and expectations from participants. The task also includes initial data reviews, project management duties, and overall coordination with the City for the duration of the project.

Task 1.1 Project Kickoff

CDM Smith will schedule a project kickoff meeting with management teams from each respective system to review the project scope, deliverables, schedule, and other pertinent information related to the project. The meeting will include an overview of the initial AWIA RRAs and ERPs conducted and provide an opportunity for the teams to discuss their experience during the initial AWIA RRA process to help identify areas for improvement for round two compliance. Kickoff meeting minutes will be prepared by CDM Smith and distributed within 7 calendar days,

The following items will be discussed during the meeting:

- Identification of project participants and who should be involved in project meetings or workshops,
- Coordination and information flow and approval process for the project,
- Request of any outstanding data or information gaps to support the RRA update.

Each system will provide a list of staff (name, role, phone, email) to participate in the project kickoff and overall AWIA compliance process. Participants should include, but are not limited to, the key management and senior staff in the areas of safety and risk, communications, planning and engineering, finance, human resources, production, transmission/distribution, operations and maintenance, customer service, laboratory, electrical, process control and Information Technology (IT)/Operational Technology (OT). Field staff representation is also helpful on the RRA team.

Task 1.2 Project Management

CDM Smith will regularly coordinate with the City throughout the duration of the project.

Task 1 Deliverables

- Project Kickoff Meeting Agenda
- Project Kickoff Meeting Minutes

Task 2: Data Gathering/Review of Existing Materials

Following the project kickoff, CDM Smith shall continue reviewing existing data and information from the previous RRA and ERPs. CDM Smith will also review other relevant data and information such as updated hazard mitigation plans and

local emergency planning committee (LEPC) materials. Upon completion of initial data gathering, CDM Smith will provide a data gaps questionnaire for each respective system to populate. Potential data and information requests may include:

- Summary of infrastructure and operational changes over the past five years
- Updated incident reports, if any
- Changes in personnel or contact information
- Information about any new mitigation activities implemented over the past five years

Information gathered during this task will be incorporated into updated threat-asset matrices for each respective system that will be further refined during workshops to be conducted as part of Task 3.

Task 2 Deliverables

- Data Gaps Questionnaire
- Updated Threat-Asset Matrix

Task 3: AWIA RRA Workshops

As part of this task, CDM Smith will facilitate two separate workshops (up to 4 hours each) that will be conducted virtually. Workshop participants should include leadership teams and subject matter experts for each respective City departments. These half-day workshops are anticipated to take place after the CDM Smith team has completed initial data reviews of information gathered during Tasks 1 and 2.

At each workshop, management and engineering groups will review existing data and information and qualitatively conduct the initial updates to the RRA threat-asset pairings. Workshops will begin with a review of critical assets evaluated during the first AWIA RRA to confirm all critical assets throughout the water systems are being captured. It is during these workshops that new assets can be added, or old assets can be removed from the analysis. By the J100-10 standard definition, a critical asset is an item of value to the utility that, if incapacitated, could result in significant damage to the utility or community to the extent that the utility would be unable to meet its mission. Assets include physical elements, cyber elements, and human elements (critical knowledge or functions of people). Other potential critical assets that may be added to the RRA update include:

- Critical asset supporting infrastructure, such as generators or motor control centers
- Buildings associated with the storage of sensitive data and information, including IT/OT points of failure

The teams will also review existing vulnerabilities and potential worst case consequence scenarios identified during the initial RRA and discuss potential revisions to previous assumptions. CDM Smith will prepare and distribute the agenda and updated threat-asset matrices prior to the workshops and will distribute draft minutes within two weeks of workshop completion. The deliverable from this workshop is a finalized risk matrix for “all-hazards” and critical assets which will provide the basis for updating the RRA that will be further evaluated in subsequent tasks.

Task 3 Deliverables

- Workshop Agenda

- Workshop Minutes
- Final Threat-Asset Matrix

Task 4: Risk Calculations and RRA Update

After the workshops, CDM Smith will update the risk calculations and RRA. This will be conducted within CDM Smith's RRA Tool which is a Microsoft Excel based tool that follows the facilitated implementation of the RAMCAP method in the AWWA J100 guidance to calculate risk scores in a consistent manner using the data and information gathered under Tasks 1 through 3. The final product will include a draft and final RRA update report detailing the results.

Specific tasks during the assessment include:

- **Step 1** – Finalize updates to the asset and threat characterizations based on the City priorities and information gathered during data collection and workshops to identify, rank, and record the critical assets. The goal of this step is to validate critical and high-consequence facilities/assets identified in 2020-2021 and the potential threats that may impact them. These “threat-asset pairs”, which are the focus of the RRA, may be revised to include additional threats or assets, or to remove threat-asset pairs as appropriate. The high-priority threat-asset pairs will move on to the Consequence Analysis, Vulnerability Assessment, and Threat Analysis stages described in Step 2.
- **Step 2** – In order to conduct the Consequence, Vulnerability, and Threat Calculations for high-priority threat-asset pairs, the following will be performed:
 - **Consequence Analysis:** Validate or refine consequence metrics or criteria (such as financial, casualties, loss of revenue, or regional economic impact) using the most up to date information. The RAMCAP methodology is used to define ranges of consequence and analyze based on the consequence metrics for each threat-asset pair. A number of external resources will also be leveraged to evaluate consequences for updated threat-asset pairs, including EPA's Water Health and Economic Analysis Tool (WHEAT) and data from recent U.S. Census Bureau updates. Consequence scores are measured in dollars.
 - **Vulnerability Assessment:** For each critical threat-asset pair, the vulnerability is determined by evaluating the existing preparation, recovery, and response processes that are currently in place. During the workshops, these processes will be reviewed in more detail and any changes to those processes will be discussed. The output of a vulnerability analysis to malevolent incidents is the likelihood of success of the adversary for each specified attack scenario on each threat-asset pair, given that the attack is carried out. The parallel concept for natural hazards is the likelihood that the hazard will produce the consequences already estimated, given that the hazard occurs. This is expressed in a numerical value from zero (the threat is unlikely to occur and produce the consequence) to one (the threat is very likely to occur and produce the consequence).
 - **Threat Likelihood Analysis:** Conduct the threat analysis using the J100 guidance to estimate the likelihood or frequency of malevolent threats using the proxy measure, best estimate, or conditional assignment and the probability of natural hazards and likelihood of dependency or proximity hazards. The EPA's 2024 updates to baseline threat likelihoods for malevolent acts will be used for calculations,

along with recent climate and weather data from the past five years using local hazard mitigation plans and historical records for natural hazards. This is expressed in a numerical value from nearly zero (the threat is unlikely to occur) to one (the threat is certain to occur).

■ **Step 3** – In order to conduct the RRA, the following will be performed:

- Calculate risk for each threat-asset pair based on the results from updated Consequence, Vulnerability, and Threat Analyses, using the following equation:

$$\text{Risk} = \text{Consequences} \times \text{Vulnerability} \times \text{Threat Likelihood} \mid R = C \times V \times T$$

- Update the Utility Resilience Index (URI) as outlined in J100 as:
 - **Operational:** These indicators reflect the tactical capacity of the utility to react quickly and/or cope with various incidents that have the potential to disrupt services
 - **Financial:** These indicators reflect the fiscal capacity of the utility and supporting community to react quickly and/or cope with various incidents that have the potential to disrupt revenue
- Each of these indicators are numerical values from zero (not resilient) to one (highly resilient) designed to reflect the resilience of the utility as a whole. They help to further focus the City of San Angelo toward areas that need further attention to reduce risk and improve resilience. This will be presented in easy-to-understand dashboards as it applies to each critical asset.

■ **Step 4** – The methodology, findings, costs, and recommendations of the updated RRA process will be documented in a report format. An electronic copy of the draft RRA Update Report will be provided to the City for review. CDM Smith will incorporate City's written comments on this draft report into a final RRA Update Report.

■ **Step 5** – CDM Smith will assist the City in completing the EPA certification process as needed. The certification details are available from EPA, and require the water system name, PWSID#, the date certified, and a statement from that the system has conducted, reviewed, (and revised as needed), the RRA. CDM Smith will provide the City with the needed documentation for review 30 days prior to the RRA certification deadlines with the understanding that the City will review and return a consolidated set of comments and modifications within 14 days to allow time for finalizing any documents to meet final certification deadlines.

Task 4 Deliverables

- Draft RRA Report
- Final RRA Report

Task 5: ERP Updates

As part of this task, CDM Smith will review and update the current ERPs for the City of San Angelo to incorporate findings from the RRA updates and additional items from the AWIA not currently covered in the plans. No new ERPs will be developed. This will build upon existing documentation with a summary of changes included for record. The ERPs will be updated based on the most current AWWA and EPA standard and will include updates to:

- Strategies and resources to improve resilience, including physical security and cybersecurity;

- Plans, procedures, and equipment for responding to a malevolent act or natural hazard;
- Actions, procedures, and equipment to lessen the impact of a malevolent act or natural hazard, including alternative source water, relocation of intakes, and flood protection barriers;
- Strategies to detect malevolent acts or natural hazards.

An electronic copy of the updated draft ERPs will be provided for the City reviews 30 days prior to the designated EPA deadlines. The City will review and return a consolidated set of comments and modifications to CDM Smith within 14 days and CDM Smith will incorporate written comments on draft ERPs into final ERP formats to be provided to the City in time to meet EPA certification deadlines.

Task 5 Deliverables

- Draft ERP updates
- Final ERP updates

Project Schedules

Project schedules will vary for each subsidiary based on population sizes as shown in **Table 2**. Below is a detailed project schedule based on population served by subsidiary **Table 3**.



Table 3 Project Schedule

System Size	Subsidiary	Project Kickoff Meeting	Initial Threat-Asset Matrices	RRA Workshops	Draft RRA Report	Final RRA Report	Draft ERP Updates	Final ERP Updates
≥100,000	City of San Angelo	14 days from NTP	February '25	February '25	March 1, 2025	March 31, 2025	September 1, 2025	September 30, 2025



Optional Services

CDM Smith also offers other relevant professional services that will strengthen RRAs and provide a more in-depth review of high-risk threats currently facing the water sector. These more robust evaluations go beyond AWIA requirements and will help expand the City's understanding of vulnerabilities associated with cybersecurity and climate change impacts to their water systems. Additionally, since the passing of AWIA in 2018, there have been many legislative investments that have infused historical levels of federal funding to support water infrastructure improvement projects, including projects that align with AWIA and infrastructure resilience. As such, CDM Smith can provide the following supplemental evaluations as part of the AWIA round two compliance cycle contracts for [CLIENT].

Cybersecurity Assessment

Cybersecurity threats facing water utilities continue to increase with reports of attempted or successful cyber-attacks becoming more common in the headlines. CDM Smith can assist the City of San Angelo prepare by performing an in-depth cybersecurity assessment to help better understand the current cybersecurity posture of each City water system. This cybersecurity assessment is not required under AWIA, but information gathered during this more thorough assessment would help inform the AWIA RRAs and provide a more detailed overview of specific mitigation actions the City can take to harden their information technology (IT) and operational technology (OT) networks.

Cybersecurity assessments include the following activities.

- Perform an assessment of the system using the National Institute of Standards and Technology (NIST) Cybersecurity Framework (CSF) version 1.1. The Cybersecurity & Infrastructure Security Agency (CISA) Cybersecurity Evaluation Tool (CSET) will be used to document the findings. The latest available version of the NIST CSF available in the CISA CSET will be used at the time the assessment is performed.
- Conduct a series of workshops with IT and OT staff. The intent is that there would be two workshops per NIST CSF function group, one for IT and one for OT teams. The CSF 1.1 defines five function groups (Identify, Protect, Detect, Respond, and Recover). Each workshop is anticipated to last two to four hours depending on system size and network complexity. Since the meetings for IT and OT will be held separately, a total of ten virtual meetings will be held in support of this task.
- Develop As-Is and To-Be Recommended Roles and Responsibilities matrices for IT and OT system personnel based on review of existing protocols and input from personnel. The matrices will be provided to each system for review.
- Develop draft and final cybersecurity assessment report that documents findings of the CSF and provides preliminary guidance and recommendations. The report will document whether the appropriate policies, procedures, roles, controls and protections are in place to properly manage system and network access based on the NIST CSF. The report will include the identification of system security gaps based on review of the City water system's existing IT and OT Security Policies and recommendations for how to address those gaps.
 - CDM Smith will facilitate a meeting with system personnel to review the draft report including recommendations based on the NIST CSF findings.

Climate Vulnerability Assessment

Climate change is a significant risk facing utilities. Based on the most recent global climate model projections, temperatures will continue to rise in the mid-Atlantic area leading to:

- Warmer average temperatures
- Longer, hotter, and more frequent heat waves
- Increased precipitation intensity
- Extreme storm events
- Sea level rise

The basic structure of this assessment consists of acquiring and analyzing the latest climate projections, available flow and water quality data, and results from existing studies, and using this information to assess potential implications for the City. This will help to identify additional studies and to prioritize next steps in assessing the potential impacts that are most immediate and have the largest potential impact. Results of the climate vulnerability assessment will also help inform the system specific RRA's, allowing for a holistic risk management approach that also incorporates climate resilience. Results of the climate vulnerability assessment will be documented in a draft and final report to be reviewed by the City.

Funding Review

With the recent passing of legislative initiatives that allocate significant funding toward water infrastructure improvements, particularly projects that improve system resilience, identification of well-suited funding opportunities for identified mitigation actions may help with the prioritization of project implementation. The CDM Smith team will work with the City of San Angelo to evaluate relevant funding opportunities for mitigation activities identified as part of the RRA process. Results of the review will be documented in a technical memorandum that will include a funding matrix identifying potential external funding sources for up to 20 different mitigation projects identified during the RRA and/or Cybersecurity and Climate Vulnerability Assessments.

Estimated Fee

In accordance with paragraph 1.01 the Master Services Agreement (Contract Number 23-0048-MSA) between CDM Smith and the City of San Angelo for Professional Services – Task Order Edition, dated October 25, 2022. CDM Smith proposes to invoice based on the terms of payments set forth in Article 4 of the Master Services Agreement not to exceed basis for the professional engineering services associated with the project as summarized in **Table 4**. **Table 5** summarizes the project billing rates schedule. Billing rates are subject to a three percent increase one year following the date of the execution of this contract. **Table 6** is also provided to summarize estimated fees associated with optional services. Cost reimbursable/not to exceed services for CDM Smith office staff would be invoiced on a monthly basis based on the billing rate schedule. Subconsultant costs will be billed based on actual cost plus a 10% markup. Other direct costs, such as copying, airfare, and hotels will be billed at actual cost. Mileage for necessary travel will be billed at the U.S. General Services Administration mileage reimbursement rate (presently \$0.67 per mile).

Table 4 Proposed Fees for AWIA RRA and ERP Updates by the City of San Angelo Subsidiary

Task	Labor Hours	Fee
City of San Angelo AWIA Compliance Project		
Task 1: Project Management	64	\$11,240
Task 2: Data Collection and Review	44	\$7,020
Task 3: RRA Workshop	136	\$24,720
Task 4: RRA Update	354	\$53,360
Task 5: ERP Update	188	\$29,280
Other Direct Costs		\$6,500
Total	786	\$132,120

Table 5 2025 Billing Rates Schedule

Personnel Category	Billing Rate (\$/hr)
Engineer/Architect 10	350
Engineer/Architect 9	325
Engineer/Architect 8	300
Engineer/Architect 7	275
Engineer/Architect 6	250
Engineer/Architect 5	225
Engineer/Architect 4	200
Engineer/Architect 3	175
Engineer/Architect 2/1	125
Sr. Technician/CADD	175
CADD Technician	125

Personnel Category	Billing Rate (\$/hr)
Senior Administrator	150
Administrator	125
Asst. Administrator	100
Cost Estimator	175
O&M Specialist	220

Table 6 Estimated Fees for Optional Services

Optional Services	
Cybersecurity Assessment	Approximately \$50,000 to \$100,000 depending on system size and network complexity
Climate Vulnerability Assessment	Approximately \$90,000 per assessment
Funding Review	Approximately \$40,000 for review of up to 20 projects

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider approving Change Order #4 to RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc. in the amount of \$778,276.46 and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

RFB ES-01-22 College Hills Blvd. Reconstruction was awarded February 15, 2022 to Reece Albert Inc. in the amount of \$32,661,091.98. This includes \$1,500,000 in approved contingencies.

This Change Order #4 in the amount of \$778,276.46 is the final Change Order to add and deduct quantities for removal for Concrete Pavement, Concrete Curb and Gutter, Asphalt Pavement, Excavation (Roadway), 6" Curb and Gutter, Sidewalk, Asphalt, Curb Ramps, Striping and Signage.

Through the course of the project, there were issues in those items that required adjustments to achieve a functional end product. Adjustments were needed to accommodate drainage and erosion concerns, additional work and excavations due to weather and water line breaks, and changes to planned construction of residential driveways to ensure the final driveways were accessible by vehicles and easily functional for the homeowners. Adjustments to sidewalks, ADA elements like ramps, and bicycle facilities were needed to ensure that the new sidewalks being installed were both functional for users and met regulatory requirements.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Street Bond	534-3200-800.07-30	ST0003	\$778,276.46

Financial Impact:

The total contract amount will not change as additional work will be funded from approved project contingencies. However funding will need to be reallocated from utility accounts to street bond account.

Original Construction Cost: \$ 31,161,091.98

Approved Contingency: \$ 1,500,000.00
Total Original Contract Amount: \$ 32,661,091.98

Change Order #1: \$ 45,119.40
Change Order #2: \$ 166,821.19
Change Order #3 (\$ 160,309.62)
Change Order #4 \$778,276.46

Other Information/Recommendation:

Attachments:

1. Change Order No. Final CHB - Revised Form (1) Change Order No. Final CHB - Revised Form (1).xls

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



CONTRACTOR: REECE ALBERT, INC.

		Contract Adjustment	
			Original Contract Completion Date:
			Original Contract Construction Days:
			Prior Days Added:
			Days Added this Change Order:
			Revised Contract Construction Days:
			Revised Contract Completion Date:
			Current Contract Completion Date:
			Revised Contract Construction Days:

Comments
Final Change Order to add and deduct quantities for removal for Concrete Pavement, Concrete Curb and Gutter, Asphalt Pavement, Excavation (Roadway), 6" Curb and Gutter, Sidewalk, Asphalt,Curb Ramps, Stripir

Adjusted Total Price	Net Change (+/-)
\$ 219,187.81	\$ 34,801.81
\$ 161,332.20	\$ 13,752.20
\$ 239,446.67	\$ 58,846.67
\$ 164,494.21	\$ (12,493.79)
\$ 156,780.00	\$ (12,060.00)
\$ 318,268.86	\$ (5,236.14)
\$ 472,050.89	\$ 75,438.41
\$ 939,653.94	\$ 290,158.94
\$ 845,208.83	\$ 245,158.83
\$ 75,812.88	\$ (55,401.72)
\$ 1,026,833.69	\$ (56,846.31)
\$ 1,043,352.83	\$ 208,182.83
\$ 55,009.50	\$ 17,335.50
\$ 25,671.80	\$ 435.40
\$ 4,295.65	\$ 2,607.07
\$ 6,767.46	\$ 1,100.40
\$ 24,854.05	\$ 1,911.85
\$ 12,931.60	\$ 6,465.80
\$ 13,537.31	\$ 712.49
\$ 24,224.49	\$ 6,174.87
\$ 1,274.48	\$ 42.51
\$ 6,041.37	\$ 4,543.49
\$ 23,987.20	\$ 1,199.36
l Contract Amount:	\$ 31,162,514.59
Contingency:	\$ 1,500,000.00
ous Change Orders:	\$ 51,630.97
Change Order No. 1:	\$ 45,119.40
Change Order No. 2:	\$ 166,821.19
Change Order No. 3:	\$ (160,309.62)
nge Order Amount:	\$ 778,276.46
ingency Remaining:	\$ 670,092.57
d Contract Amount:	\$ 31,992,422.02

ing and Signage

\$ 346,817.85	Invoices	Less Retainage
\$ 57,727.36	Dec	851273.9 808710.23
\$ 1.50	Jan	157619.2 149738.19
\$ 329,903.15	RET	966370.88
\$ 0.01		
\$ 412,092.97		1924819.3
PO Amount \$ 1,146,542.84		
	\$ 778,276.46	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Engineering Services

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider awarding Task Order #4 to SKG Engineering for the design of River Valley Ln. in conjunction with the Foster Rd. design project and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

SKG Engineering is currently designing Foster Road to its full arterial standard as per the Master Transportation Plan. In order to provide better connectivity of Butler Farms, provide a secondary access for emergency services, and strategically better position the project for grant funding, the scope of the design is expanding to include an alternate connection between Foster Road and Wolf Creek Drive. This task order provides professional services for the River Valley Lane design between Foster Road and Wolf Creek Drive.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Streets			\$71,300
water			\$4,000
Stormwater			\$30,900

Financial Impact:

All funding is included in the current year Street and Bridge budget, and the project is included in the CIP.

Other Information/Recommendation:

Attachments:

1. River Vallley Lane SKG Fee Proposal River Vallley Lane SKG Fee Proposal.pdf

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz

Pete Madrid Jr.

Kevin Pate

Shane Kelton

Patrick Frerich

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval



February 5, 2025

Mr. Shane Kelton
Operations Director
301 West Beauregard Ave.
San Angelo, Texas 76903

Re: Fee Proposal for Professional Engineering Services
River Valley Lane Project
Foster Road to Wolf Creek Drive

Dear Mr. Kelton,

SKG Engineering, LLC proposes to provide surveying and engineering related services associated with the River Valley Lane Project. The extents are shown on exhibit A. The scope and lump sum fees are broken down by the Scope of Work outlined as follows.

1. TOPOGRAPHIC SURVEY

- a. **SKG** will perform the necessary survey field work to determine existing spot elevations and improvement and prepare the appropriate drawings for the design of the project.
- b. Scope includes approximately 7 acres north of the new River Valley Lane alignment out of the 129.233 Acre Tract and the WTU/AEP ROW.
- c. Fee for this scope is \$12,800.

2. RIGHT-OF-WAY SURVEY

- a. **SKG** will survey and delineate the Right-of-Way along the alignment of the Project.
- b. **SKG** determine the need for additional Right-of-Way for the Project.
- c. **SKG** will prepare legal descriptions and maps necessary to procure Right-of-Way or easements for the project.
- d. **Scope** includes approximately 7 acres north of the new River Valley Lane alignment out of the 129.233 Acre Tract and the WTU/AEP ROW.
- e. **Fee** for this scope will not exceed \$8,600.

3. GEOTECHNICAL INVESTIGATION

- a. **SKG** will perform a geotechnical investigation along the alignment of the project to include 4 boreholes to 15' along the alignment of the roadway and provide pavement recommendations and parameters for drainage structures.
- b. **Fee** for this scope will be \$8,200.

4. STREET PLAN PROFILE

- a. **Create** new alignment and layout River Valley Lane.
- b. **Design** new road profile for River Valley Lane as a local street.
- c. **Provide** detail sheets showing the appropriate COSA or TxDOT details necessary to construct the improvements.
- d. **Fee** for this scope is \$42,400.

5. DRAINAGE STRUCTURES

- a. **Evaluate** the existing drainage conditions contributing to the new segment of River Valley Lane.
- b. **Design** new drainage structures as required.
- c. **Evaluate** depth of flow in the street for the 2 and 100 year storm events per the COSA Stormwater Ordinance.
- d. **Provide** detail sheets showing the appropriate COSA or TxDOT details necessary to construct the improvements.
- e. **Fee** for this scope is \$22,400.

6. SPECIFICATIONS

- a. **Prepare** project manual including instructions, specifications and standards required to accomplish the foregoing. Use COSA standards, details and specifications where available, otherwise use TxDOT standards.
- b. **Fee** for this scope is \$6,400.

7. SUBMITTALS

- a. Preliminary Design Drawings, reports, specifications, opinion of probable construction cost, or other items as appropriate will be submitted at each milestone. COSA shall review and comments to be incorporated into future Design Drawings.
- b. Submittals will occur at 30, 60, 90, and 100 percent complete milestones.
- c. Submittals shall include an electronic copy in PDF.
- d. **Fee** for this scope is included in the fees stated above.

8. DELIVERABLES

- a. Complete electronic CAD Files on permanent media for COSA to create as-built drawings to be compatible with Autocad Civil 3D Version 2024.
- b. Final Plans & Specifications.
 - i. Electronically in PDF format.

- c. Reports listed herein.
- d. Engineer's Opinion of Probable Cost in Excel format.
- e. Bid Form in Excel format.
- f. Fee for this scope:
 - i. Street Project is \$3,600.
 - ii. Water Utility Project is \$1,800.

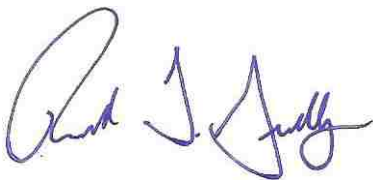
Fee Summary:

1.	Topographic Survey	\$12,800
2.	Right-of-Way Survey	\$8,600
3.	Geotechnical Investigation	\$8,200
4.	Street Plan-Profile	\$42,400
5.	Drainage Structures	\$22,400
6.	Specifications	\$6,400
7.	Submittals	Included
8.	Deliverables – Street	\$3,600
	Deliverables – Water Utility	<u>\$1,800</u>
	Total	\$106,200

Should additional services be required beyond those listed hereon a separate proposal identifying the additional services can be provided.

We appreciate the opportunity to respond to your request, if you have any further questions or comments, please feel free to contact me at rg@skge.com or (325) 652-1288.

Sincerely,



Russell T. Gully, P.E.
SKG Engineering

Attachment

EXHIBIT A

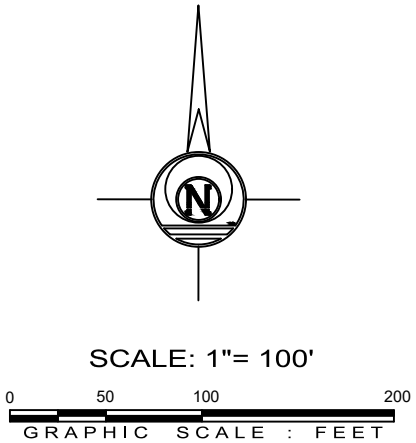


SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM No.: 10102400
www.skg.com



SKETCH SHOWING CONCEPTUAL ROADWAY
ALIGNMENT OF RIVER VALLEY LANE FROM
FOSTER ROAD TO WOLF CREEK DRIVE,
CITY OF SAN ANGELO, TOM GREEN
COUNTY, TEXAS.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bucky Hasty, IT Manager, Information Technology

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider approving TIPS-240101 purchase of replacement microwave data links serving the City of San Angelo radio system from Alpha Omega Wireless, Inc. in the amount of \$281,095.02 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)

Staff Recommendation:

Approve

Summary/History:

The current microwave system is over 15 years old and in need of replacement. This system will also complete a redundant data ring bringing much needed resiliency to the network.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Information Technology	537-1100-800.07-44		\$281,095.02

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Bucky Hasty

Approvals/Reviews:

Bucky Hasty	Created/Initiated
Bucky Hasty	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved

Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bucky Hasty, IT Manager, Information Technology

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider approving the annual purchase of Microsoft EntraID software licenses from Department of Information Resources in the amount of \$51,454.35 and authorizing the City Manager to negotiate and execute all related documents (Bucky Hasty)

Staff Recommendation:

Approve

Summary/History:

Microsoft EntraID licenses enable single sign-on across different platforms increasing the security of City employee accounts. This cost is expected to increase 4% per year.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Information Technology	305-1115-411.03-30		\$51,454.35

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Bucky Hasty

Approvals/Reviews:

Bucky Hasty	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Bluthardt, Fort Concho Manager, Fort Concho

Meeting Date: February 18, 2025

Item type: Consent Item

Caption:

Consider a proposal between the San Angelo Area Foundation and City of San Angelo to fund a new position of assistant archivist at Fort Concho for five years starting April 2025 and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)

Staff Recommendation:

Approve

Summary/History:

Barracks and Mess Halls 3 & 4 have been reconstructed thanks to \$4.5 million in private funding. This new facility will require an additional full-time staff member to manage the complex. Thanks to a private donor, funding managed by the San Angelo Area Foundation has become available to cover all costs for that new full time staff member plus some operational costs for five years, 2025-2030. The new staff member would primarily cover Barracks/Mess Hall 3, but would also be tasked with other associated duties in Barracks/Mess Hall 4. An attached MOU covers the guidelines and a schedule of accelerated payments that total \$350,000 over the five-year term. The MOU is renewable upon approval of both parties in 2030.

Funding Source(s):

Financial Impact:

As noted above, the costs for the staff member's proposed salary/benefits plus some building maintenance/operations/utility costs would be covered year-to-year from April 2025 to April 2030.

Other Information/Recommendation:

The Fort Concho Museum Board and the Fort Concho Foundation Board approve.

Attachments:

1. MOU_Ft Concho funding-2025_draft MOU_Ft Concho funding-2025_draft.pdf

Presentation:

Robert Bluthardt

Approvals/Reviews:

Robert Bluthardt
Carl White
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval

**MEMORANDUM OF UNDERSTANDING
FOR FORT CONCHO FUNDING**

BETWEEN

THE CITY OF SAN ANGELO AND THE SAN ANGELO AREA FOUNDATION

This memorandum of understanding (MOU), by and between the CITY OF SAN ANGELO (“CITY”) and its FORT CONCHO NATIONAL HISTORIC LANDMARK (FORT) and the SAN ANGELO AREA FOUNDATION (“SAAF”). In consideration of the mutual promises and agreements set forth, CITY, FORT, and SAAF agree as follows:

I. GENERAL PROVISIONS

- A. This MOU is for the purpose of providing a grant from SAAF to the FORT and CITY to assist with its operation costs and employment of an Assistant Archivist related to the FORT, specifically at Fort Concho Barracks 3 and Mess Hall 3, which houses the Noelke Library.
- B. This agreement shall be effective on April 1, 2025, and continue for five (5) years, until March 31, 2030, unless all parties agree in writing to terminate or amend this agreement.
- C. Nothing herein shall be deemed to create an association, partnership, or joint venture between CITY the FORT and SAAF.
- D. Point of contact for activities conducted under this memorandum for the CITY shall be Rick Weise, Assistant City Manager, for the FORT shall be Robert Bluthardt, Site Manager, and for SAAF, Matt Lewis, President & CEO.

II. CITY AND FORT SHALL:

- A. Operate, maintain and provide insurance for the structure and contents for Fort Concho Barracks 3 and Mess Hall 3, which houses the Noelke Library.
- B. Provide employment of an Assistant Archivist who will assist other FORT staff in the professional management and oversight for all the FORT’s archives and historic collections to include but not be limited to the Fort Concho Barracks 3 and Mess Hall 3, which houses the Noelke Library.
- C. Receipt and account for funding related to this agreement and not allow any reductions or offset in other funding because of this funding.
- D. Provide SAAF with any requested reports on the use of funding provided by SAAF related to this agreement, to substantiate proper use of funds consistent with this agreement.

III. SAAF SHALL:

- A. Distribute the following \$350,000.00 grant to the CITY/FORT according to the following schedule:

On or before:

April 1, 2025 – September 30, 2025:	\$25,000
October 1, 2025 – March 31, 2026:	\$25,000
April 1, 2026 – September 30, 2026:	\$30,000
October 1, 2026 – March 31, 2027:	\$30,000
April 1, 2027 – September 30, 2027:	\$35,000
October 1, 2027 – March 31, 2028:	\$35,000
April 1, 2028 – September 30, 2028:	\$40,000
October 1, 2028 – March 31, 2029:	\$40,000
April 1, 2029 – September 30, 2029:	\$45,000
October 1, 2029 – March 31, 2030:	\$45,000

IV. IT IS FURTHER AGREED THAT:

- A. The terms and conditions of this MOU may be amended, deleted, or extended only by written agreement of the parties approved by the respective boards.
- B. The Parties to this agreement agree to review potential future funding related to this MOU on or before April 1, 2029. This review is not a guarantee of future funding, but only a promise to review and consider any changes in sources of funding and operation expenses related to Fort Concho Barracks 3 and Mess Hall 3, which houses the Noelke Library.
- C. The MOU shall be construed under laws of Texas, and if any provisions shall be invalid under the laws, such invalidity shall not violate the entire agreement, but it shall be construed as if not containing the particular provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly.
- D. All the parties hereto and the individuals executing this agreement for them represent to the party that it has the requisite power and authority to make and enter this agreement, and said agreement does not violate any provisions of the corporate charter or by-laws of any corporate party or statute, act or ordinance under which any unincorporated institution or party hereto is organized, or violate any agreement or commitment executed or made by any party.
- E. Notices required to be sent hereunder shall be sent prepaid registered mail with return receipt requested, and are effective upon receipt.

Notices sent to CITY shall be sent to:

Rick Weise, Assistant City Manager
City Hall
72 West College
San Angelo, TX 76903
325-657-4241
rick.weise@cosatx.us

Notices sent to SAAF shall be sent to:

Matt Lewis, President & CEO
San Angelo Area Foundation
221 S. Irving St.
San Angelo, TX 76903
325-947-7071
mlewis@saafound.org

Notices sent to the FORT shall be sent to:

Robert Bluthardt, Site Director
Fort Concho National Historic Landmark
630 S. Oakes
San Angelo, TX 76903
325-481-2646
director@fortconcho.com

F. This writing shall constitute the sole agreement between the parties.

G. This agreement was approved by the Board of SAAF on _____.

Executed this _____ day of _____ 2025, after approval by the City of San Angelo City Council.

SAN ANGELO AREA FOUNDATION

By: Matt Lewis, President & CEO

CITY OF SAN ANGELO

ATTEST:

Daniel Valenzuela, City Manager

Heather Stastny, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Brandon Dyson, Deputy City Attorney

Rick Weise, Assistant City Manager

FORT CONCHO NATIONAL HISTORIC LANDMARK

Robert Bluthardt, Site Director

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

Second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for health insurance claims and an IRS payment for arbitrage (Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

This proposed amendment contains the following items (additional information attached):

- Carryover of unspent group insurance funds from departmental vacancies in FY24 to support the Health Insurance fund related Health Claims expense.
- Budget for additional city-contributed health insurance premium revenue and related health claims expenses in FY25.
- Fund payment to Internal Revenue Service for an Arbitrage Yield Reduction Payment for the Wastewater and Sewer Series 2019 Bonds

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Health Insurance Fund			\$624,420
General Fund Balance			-\$389,833
Intergovernmental Fund Balance			-\$52,690
Tx Bank Sports Complex Fund Balance			-\$1,315
Airport Fund Balance			-\$23,649
Solid Waste Fund Balance			-\$1,608
Stormwater Fund Balance			-\$6,479
Water Fund Balance			-\$101,027
Wastewater Fund Balance			-\$38,493
Vehicle Maintenance Fund			-\$5,468

Property & Casualty Fund	-\$704
Civic Events Fund	-\$1,757
Fairmount Cemetery Fund	-\$209
Home Fund	-\$1,188
Hickory Water Supply Phase II Debt Issue	-\$1,570,000

Financial Impact:

The numbers above are net benefit/(cost). See Exhibit A of the ordinance for additional details. Negative numbers indicate the use of fund balance. Funds showing \$0.00 have a corresponding revenue and expenditure offset each other; therefore, the net financial impact is zero. Please see attached BA memos for more details.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

1.	2025 02-04 Ordinance	2025 02-04 Ordinance.docx
2.	BA Memo - FY24 Health Insurance Carryover	BA Memo - FY24 Health Insurance Carryover.pdf
3.	BA Memo - FY25 Health Insurance	BA Memo - FY25 Health Insurance.pdf
4.	BA Memo - IRS Payment for Arbitrage	BA Memo - IRS Payment for Arbitrage.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

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

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR HEALTH INSURANCE CLAIMS AND AN IRS PAYMENT FOR ARBITRAGE.

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

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2024-2025 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 4th day of February 2025, and finally PASSED on this 18th day of FEBRUARY 2025.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Tina Dierschke, Finance Director

Brandon Dyson, Deputy City Attorney

Exhibit A**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
Health Insurance Fund	1,471,357	846,938	624,420
General (101)	-	389,833	(389,833)
Intergovernmental (103)	-	52,690	(52,690)
Tx Bank Sports Complex (203)	-	1,315	(1,315)
Airport (220)	-	23,649	(23,649)
Solid Waste (230)	-	1,608	(1,608)
Stormwater (240)	-	6,479	(6,479)
Water (260)	-	101,027	(101,027)
Wastewater (270)	-	38,493	(38,493)
Vehicle Maintenance (301)	-	5,468	(5,468)
Property & Casualty (320)	-	704	(704)
Civic Events (410)	-	1,757	(1,757)
Fairmount (440)	-	209	(209)
Home (483)	-	1,188	(1,188)
Hickory Water Supply Phase II Debt Issue	-	1,570,000	(1,570,000)
	\$ 1,471,357	\$ 3,041,357	\$ (1,570,000)

**City of San Angelo
Proposed Budget Amendment
Additional Information**

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Group Insurance Carryover	Operating Funds	624,419	624,419	-
Health Insurance Claims	Health Insurance Fund	846,938	846,938	-
IRS Payment For Arbitrage	Hickory Water Supply Phase II Debt Issue	-	1,570,000	(1,570,000)
		\$ 1,471,357	\$ 3,041,357	\$ (1,570,000)

Memo

To: Tina Dierschke, Finance Director
From: Bryan Kendrick, Director of Human Resources & Risk Mgmt
Date: 02/04/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Carryover of unspent group insurance funds from departmental vacancies in FY24 to support the Health Insurance fund related Health Claims expense.

Source of Funding:

Operating Funds Balances

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

September 3rd, 2024

Project/Budget to be amended	Revenue	Expense
Operating Funds Transfer out		624,420
Health Insurance Fund Transfer in	624,420	

Additional Comments:

This amendment requests the use of fund balance related to group insurance savings from departmental vacancies in FY24 to support the health insurance fund. These additional funds will offset high claims costs in the health insurance fund. The breakout of the transfer operating funds balances is attached.

City of San Angelo

FY24 Group Insurance Savings by Fund

	Fund	Amount
101	General	389,833
103	Intergovernmental	52,690
203	Tx Bank Sports Complex	1,315
220	Airport	23,649
230	Solid Waste	1,608
240	Stormwater	6,479
260	Water	101,027
270	Wastewater	38,493
301	Vehicle Maintenance	5,468
320	Property & Casualty	704
410	Civic Events	1,757
440	Fairmount	209
483	Home	1,188
Grand Total		624,420

Memo

To: Tina Dierschke, Finance Director
From: Bryan Kendrick, Director of Human Resources & Risk Mgmt
Date: 02/04/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for unspent group insurance funds from departmental vacancies in FY25 to support the Health Insurance fund related to claims expense.

Source of Funding:

FY25 unspent Budgeted funds in City operating funds due to vacancies

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

Project/Budget to be amended	Revenue	Expense
Health Insurance Fund	846,938	846,938

Additional Comments:

This amendment requests the use of potential group insurance savings from departmental vacancies in FY25 to support the health insurance fund. These additional funds will be utilized to offset high claims costs in the current year. The operating funds budgets will be unaffected by the change.

Memo

To: Tina Dierschke, Finance Director
From: Ryan Gaddy - Assistant Finance Director
Date: 01/28/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Fund payment to Internal Revenue Service for an Arbitrage Yield Reduction Payment for the Wastewater and Sewer Series 2019 Bonds resulting from the amount of interest earned exceeding the amount allowed by the IRS.
Source of Funding:

Fund 527 Hickory Water Supply Phase II Debt Issue Fund Balance

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

N/A

Project/Budget to be amended	Revenue	Expense
Fund 527 Fund Balance		1,570,000

Additional Comments:

The current payment due the IRS is \$1,548,002; the amount of the BA is higher to cover any additional amounts required. The Interest Income for the fund is currently \$3,222,617 which is more than adequate to fund the amount due.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

Consider a resolution designating a venue project for the McNease Convention Center and identifying project financing (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Approve

Summary/History:

City staff is presenting City Council with proposed renovations and remodel of the McNease Convention Center. The total new square footage is anticipated to be approximately 46,000 square feet. This would include the addition of a new exhibit hall that is 20,000 square feet. The cost of the project will be determined after formal design work has been completed. Funding for the project would be proposed as a bond funded by the implementation of a 2% increase to the Hotel Occupancy Tax, which is considered a Venue Tax.

A Venue Tax:

- Adds 2% to the existing Hotel Occupancy Tax (the existing Hotel Occupancy Tax rate is 7%) to the bill for a hotel stay or other short-term rental.
- Supports an approved designated Venue Project (in San Angelo's case, this is the McNease Convention Center).
- Presents residents the option to vote for or against a tax that will be paid by travelers or anyone who stays in a hotel or short-term rental in San Angelo.

The State requires cities to follow a specific and detailed process to approve venue projects.

- Council must act to formally start the process.
- The Texas Comptroller must review the project for fiscal impact.
- If the Comptroller approves the project, then Council may order an election.
- If the Council orders an election, voters must approve both the project and the type of financing for that project together as one proposition.

If this agenda item is approved, the City and its bond attorneys will send the approved resolution to the State Comptroller with a request to call for a special election for San Angelo residents to vote on the November 2025 ballot. The proposition would allow voters to approve additional funding sources in the form of a Venue Tax for the financing of the improvements to the McNease Convention

Center.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | San Angelo - comptroller resolution v2 | San Angelo - comptroller resolution v2.docx |
| 2. | 062124 Site | 062124 Site.jpg |
| 3. | Proposed Convention Center operations budget | Proposed Convention Center operations budget.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

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

Resolution No. _____

A resolution by the City Council of the City of San Angelo, Texas authorizing a venue project pursuant to chapter 334, Texas Local Government Code; designating methods of financing for the project, subject to voter approval; and other matters in connection therewith

WHEREAS, if approved by a majority of the qualified voters of the City of San Angelo, Texas (the *City*) voting at an election to be held on a uniform election date (the *Election*), the City Council of the City (the *Council*) desires to provide for the planning, acquisition, establishment, development, construction, renovation, and financing of a Venue Project (as defined and designated below), including related improvements, under the authority and subject to the provisions of Chapter 334, Texas Local Government Code, as amended (the *Act*); and

WHEREAS, Section 334.022 of the Act requires the City to send a copy of this Resolution, before ordering the Election, to the Comptroller of Public Accounts (the *Comptroller*) for the State of Texas (the *State*) to perform an analysis to determine if approval and implementation of this Resolution will have a significant negative fiscal impact on State revenue; and

WHEREAS, this Resolution is adopted pursuant to the requirements of and in conformity with Section 334.021 of the Act; and

WHEREAS, the Council is authorized by Section 334.024 of the Act to order the Election on the question of approving and implementing this Resolution provided the Comptroller's fiscal analysis determines there will be no significant negative fiscal impact on State revenue;

WHEREAS, the Council hereby finds and determines that these actions are in the best interests of the residents of the City;

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

SECTION 1. The Council designates, and, subject to approval at an election to be held in the City on a uniform election date, authorizes a convention center venue project of the type described and permitted by Section 334.001(4)(B) of the Act (the *Venue Project*). This Venue Project is described in summary form as follows:

The designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping of the existing convention center located at 501 Rio Concho Drive and related infrastructure.

SECTION 2. The foregoing convention center and any related infrastructure may be identified as the "McNease Convention Center."

SECTION 3. The Council designates the following method of financing (the *Venue Taxes*) as the method it desires to use to finance the Venue Project:

The imposition of an additional hotel occupancy tax at a rate not to exceed two percent (2%) to the extent authorized by Subchapter H of the Act.

SECTION 4. In accordance with the Act, the Council hereby determines that the Venue Project will be, if voter approved, financed in part by a hotel occupancy tax, and the Council hereby determines that the Venue Project will not be used primarily for community, civic, and charitable events that are attended only by residents of the community.

SECTION 5. Unless specifically approved by the voters, no ad valorem property tax revenues will be required or used to fund the Venue Project pursuant to the provisions of Section 334.041(f) of the Act.

SECTION 6. The City Manager or the City Manager's designee is authorized and directed to send a copy of this Resolution to the Comptroller, together with other information as may be requested by the Comptroller, for a determination regarding whether the implementation of this Resolution will have a significant negative fiscal impact on State revenue. Subject to the City's right to appeal an adverse decision by the Comptroller, upon receipt of a favorable written report by the Comptroller, the Council will order an election concerning the approval of this Resolution.

SECTION 7. The recitals contained in this Resolution are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 8. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9. This Resolution shall be construed and enforced in accordance with the laws of the State and the United States of America.

SECTION 10. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11. It is officially found that the meeting at which this Resolution is adopted was open to the public, and public notice of the time, place, and subject matter of the public business to be considered, including this Resolution, was given, all as required by Chapter 551 of the Texas Government Code, as amended.

SECTION 12. This Resolution is effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED, on February 18, 2025.

CITY OF SAN ANGELO, TEXAS

Brenda Gunter
Mayor

ATTEST:

Heather Stastny
City Clerk



Convention Center

Operations (staffing not included)

68808 Total sq ft

	FY24 Budgeted		FY24 Actual		Projected		Per sq ft
Contract Services	60,773		60,757.83		182,250		2.65
Water/Sewer Utilities	8,018		7,485.48		22,500		0.33
Natural Gas	6,350		6,361.33		19,000		0.28
Electricity	55,000		63,403.05		190,200		2.76
Custodial	4,915		4,916.85		14,750		0.21
Bldg & Grounds Maint	12,000		11,663.06		35,000		0.51
Equipment Maint	4,500		3,751.38		11,250		0.16
General Supplies	2,500		2,383.71		7,150		0.10
	154,056		160,722.69		482,100		7.01

Proposed staffing to maintain Convention Center

		# of Reps	
Event Service Rep 1's	49,930.61	6	299,583.66
Event Service Rep 3's	62,009.57	2	124,019.14
			423,602.80

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sidney Walker, Civic Events Manager, Civic Events

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

Consider approving Contract #23-00019 for the purchase and installation of 14 HVAC units at the McNease Convention Center at 501 Rio Concho Dr. with Advanced Service Group in the amount of \$524,573 utilizing HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Civic Events Manager Sidney Walker)

Staff Recommendation:

Approve

Summary/History:

The McNease Convention Center is in need of replacing 14 HVAC units due to ongoing maintenance issues and age. The HVAC units at the Convention Center have not been replaced since the last major renovations in 2008. We would like to replace the units with 14 AAON RTU with Daikin equipment to include: curb adapters, economizers, hail guards, electrical and gas modification, and all needed components for a turnkey project. This also includes coordination and installation of Ener-Tel controls system update. Facility Maintenance will oversee the project.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Hotel and Occupancy Tax Funds			\$524,573

Financial Impact:

City staff has identified Fund 605 (HOT) as the funding source for this project. Fund 605 budgeted fund balance: \$3,641,584.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------|---|
| 1. | Fund 605 (Dec 31, 2024) | Fund 605 (Dec 31, 2024).pdf |
| 2. | COSA- McNease Convention Cntr | COSA- McNease Convention Cntr DAIKIN 14 rtu with controls retro updated 1-24-25.pdf |

3. BA Memo - Convention Center BA Memo - Convention Center HVACs.pdf
HVACs

Presentation:

Sidney Walker

Approvals/Reviews:

Sidney Walker	Created/Initiated
Carl White	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through December 31, 2024

25% of
Year Lapsed

Hotel Occupancy Tax - Fund 605

Dept	Original Budget	Current Budget	Month Actual	YTD Total	YTD W/Enc	Over/(Under) Budget	% Realized
Beginning Fund Balance*	3,358,210	3,358,210			3,358,210		
Hotel Occupancy Tax							
REVENUES:							
Hotel Occupancy Tax	2,868,995	2,868,995	246,023	645,074	645,074	(2,223,921)	22%
Short Term Rental	75,000	75,000	8,954	25,487	25,487	(49,513)	34%
Interest Income	114,985	114,985	12,458	40,447	40,447	(74,538)	35%
Total Revenues	3,058,980	3,058,980	267,435	711,008	711,008	(2,347,972)	23%
EXPENDITURES:							
San Angelo Performing Arts Council	50,000	100,000	-	50,000	50,000	(50,000)	50%
San Angelo Destination Marketing Org	950,000	950,000	-	237,500	237,500	(712,500)	25%
San Angelo Cultural Affairs Council	72,000	72,000	-	30,000	36,250	(35,750)	50%
Downtown San Angelo	100,000	100,000	-	-	25,000	(75,000)	25%
San Angelo Museum of Fine Arts	50,000	50,000	-	-	-	(50,000)	0%
Lily Garden Wayfinding	25,000	73,143	-	-	22,500	(50,643)	31%
Art in Uncommon Places	50,000	50,000	-	50,000	50,000	-	100%
Railway Museum	25,000	25,000	-	25,000	25,000	-	100%
Concho Christmas Celebration	-	200,000	-	-	-	(200,000)	0%
Fort Concho	53,000	53,000	4,417	13,250	13,250	(39,750)	25%
Civic Events	1,008,050	1,008,050	84,004	252,013	252,013	(756,037)	25%
Texas Bank Sports Complex	50,000	50,000	4,167	12,500	12,500	(37,500)	25%
STR Software	-	24,098	-	13,291	24,098	-	100%
Audit Fees	-	20,315	-	-	20,315	-	100%
Total Expenditures	2,433,050	2,775,606	92,588	683,554	768,426	(2,007,180)	28%
Revenue Over/(Under) Expenditures	625,930	283,374	174,847	27,454	(57,418)		
Ending Fund Balance	3,984,140	3,641,584			3,300,792		

*Preliminary



ADVANCED SERVICE GROUP

ASG, INC
TACLA001444C

Commercial Heat & Air Conditioning

2724 N CHADBOURNE STREET, SAN ANGELO, TX 76903

Ph:(325)653-2616 • Fax:(325)658-3683 • OFFICE@ASGSANANGELO.COM

2.10, 2025

PROPOSAL SUBMITTED TO:

City Of San Angelo

WORK TO BE PERFORMED AT:

McNease Convention Center

Budget Quote

TYPE OF WORK TO BE PERFORMED: Replace 14 AAON RTU with DAIKIN Equipment: to include curb adapters, economizers, hail guards, electrical and gas modification, and all needed components for a turnkey project. Includes coordination and installation of Ener-Tel controls system update.

Receive Equipment

Install new Package units (14) 2- 6 tons, 2- 8.5 ton, 6- 15 ton, and 4- 20-ton units.

Install smoke detectors in units

Install hail guards

Install drain overflow switch

Install and rework electrical/disconnect

Install and rework gas piping

City permits & fees

Hoisting/Crane fees

Dispose of job-related debris

Units cost with curbs, economizers and hail guards	\$ 321,534.00
RTU Install	\$ 39,160.00
Crane	\$ 19,500.00
RTU Accessories: smoke detectors, drain overflow sw, Ect.	\$ 10,500.00
Controls update (see attached as specified)	\$ 110,885.00
Coordination and addition labor for controls retrofit	\$ 5,544.00
Permits and fees (bond)	\$ 17,450.00

Project total \$ 524,573.00

Memo

To: Tina Dierschke, Finance Director
From: Sidney Walker, Civic Events Manager
Date: 02/18/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the purchase and installation of 14 HVAC units at the McNease Convention Center

Source of Funding:

Hotel Tax Fund Balance

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

Project/Budget to be amended	Revenue	Expense
HOT Fund		
Transfer to Civic Events fund		524,573
Civic Events Fund		
Transfer from Hot Fund	524,573	
HVAC Units and Installation		524,573

Additional Comments:

The McNease Convention Center is in need of replacing 14 HVAC units due to ongoing maintenance issues and age. The HVAC units at the Convention Center have not been replaced since the last major renovations in 2008.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

Discuss and consider the proposed theme, style, and scope for the river walk wayfinding signage and provide direction to staff regarding the funding of the project (Presentation made by Parks & Recreation Director Carl White)

Staff Recommendation:

Direction from Council

Approve

Summary/History:

Wayfinding Signage Project Summary

Staff collaborated with architect Craig Kinney and the Fall 2024 Angelo State University graphic arts class to develop a Concho River wayfinding signage system. Student teams created proposals based on guiding principles, which were evaluated using the following criteria:

- **Functionality** – Effectiveness in guiding users.
- **Location & Map Placement** – Accessibility and strategic positioning.
- **Design** – Simplicity, elegance, and clarity.
- **Cost** – Feasibility within budget constraints.
- **Maintenance** – Durability and low upkeep requirements.

Throughout the semester, staff and students engaged in several review sessions to refine designs. A leading team was selected to finalize the graphics and design, culminating in the current proposal.

Proposal Overview

The final proposal emphasizes clarity, elegance, and cost-efficiency. It includes:

- **Map Signs**– Installed at three key locations:
 1. Santa Fe Park near the golf course
 2. Bart DeWitt Park near the Chadbourne Street ramp and steps
 3. Gazebo Garden near the McNease Convention Center*(Includes "You Are Here" indicators and key location markers.)*

- **Directional & Informational Signs** – Placed along the trail for navigation and highlighting significant features.

Materials

- Concrete base
- Corten steel metal faces
- Brushed aluminum pin-mounted letters
- Weather-resistant polyurethane plastic signage
- Brushed stainless steel brackets

Estimated Costs

- **21 Directional/Informational Signs:** \$7,800 each → **\$163,800**
- **3 Map Signs:** \$9,500 each → **\$28,500**
- **Subtotal: \$192,300**
- **Contingency (10%) → \$211,530** (*Includes installation; excludes lighting*)

Project Status & Timeline

- Design is budgeted; implementation is not yet funded.
- If funded, installation could occur in Spring & Summer 2025.

Funding Source(s):

Financial Impact:

Design for this project is budgeted from account 605-0000-454.05-69 at a cost of \$22,500.

Implementation for this project is not yet budgeted. Hotel Occupancy Tax funds are a recommended source of funding for the project.

Other Information/Recommendation:

Attachments:

1. presentation on wayfinding project January 22, 2025, presentation on wayfinding project January 22, 2025.pptx

Presentation:

Carl White

Approvals/Reviews:

Carl White

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval



San Angelo City Council

February 18, 2025

Concho River Trail wayfinding

Discuss and approve a theme, style and scope for the Concho River Trail wayfinding signage, and provide direction regarding the funding for the project.

Project guiding principles

- Function: Does it guide people as it should?
- Locations and Map: Where are the signs located?
Where are the Maps located?
- Design: Is the graphic/signage design simple, elegant, easy to understand?
- Cost: Needs to be cost effective so that it can actually be built.
- Maintenance: Will the signage be "tired" in a few years? Will there be a need to maintain the work?
Both answers should be "no."

Concho River Trail wayfinding

- Staff, with architect Craig Kinney, worked with the fall 2024 semester graphic arts class at Angelo State University.
- Students paired into teams to work on wayfinding themes based on our guiding principles.
- We met with the teams during class several times to review their work and make adjustments.
- At our final meeting, we selected the leading team to work with us separately on the final graphics and design.



Visitor Center



Hours:
9:00am - 10:00pm M - F
9:00am - 7:00pm Sat
Not open on Sunday



Concho
River
Trail

International
Water Lily
Garden →





Maps of proposed sign locations

Concho River Trail wayfinding

Materials:

- * Concrete base
- * Corten steel for the large metal faces
- * Brushed aluminum pin-mounted letters
- * Weather resistant polyurethane plastic signage
- * Brushed stainless steel brackets (each side)

Concho River Trail wayfinding

COSA River Wayfinding Cost Estimate

1. 21 directional / info signs x \$7,800. each =	\$163,800.
2. 3 map signs x \$9,500. each =	<u>\$28,500.</u>
	\$192,300. Subtotal
	<u>x 10% Contingency</u>
	\$211,530.

Figure above includes installation. There is no lighting for any of the signage included. Final engineering and shop drawings will be by signage company. Note that this is a cost estimate only and is based on our best guess after consulting with a signage company.

Concho River Trail wayfinding

- Design for the project is budgeted.
 - Project implementation is not yet budgeted.
 - We recommend funding the project from _____
 - If funded, the project could be implemented Spring & Summer 2025.
-
- We seek Council's approval of funding and implementing this project.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance annexing into the City of San Angelo, by petition of the property owner, unaddressed tracts with a total of 1205.573 acres in Tom Green County, Texas, located south of US Hwy 67, east of the US Hwy 277 and US Hwy 67 interchange and Harriet Rd.; being more fully described in the adopting ordinance. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Annexation Map 1205 acres - non aerial | Annexation Map 1205 acres - non aerial.pdf |
| 2. | Annexation Map 1205 acres with aerial | Annexation Map 1205 acres with aerial.pdf |
| 3. | Hwy 67 City Owned Land Annexation Ordinance | Hwy 67 City Owned Land Annexation Ordinance.docx |

Presentation:

Approvals/Reviews:

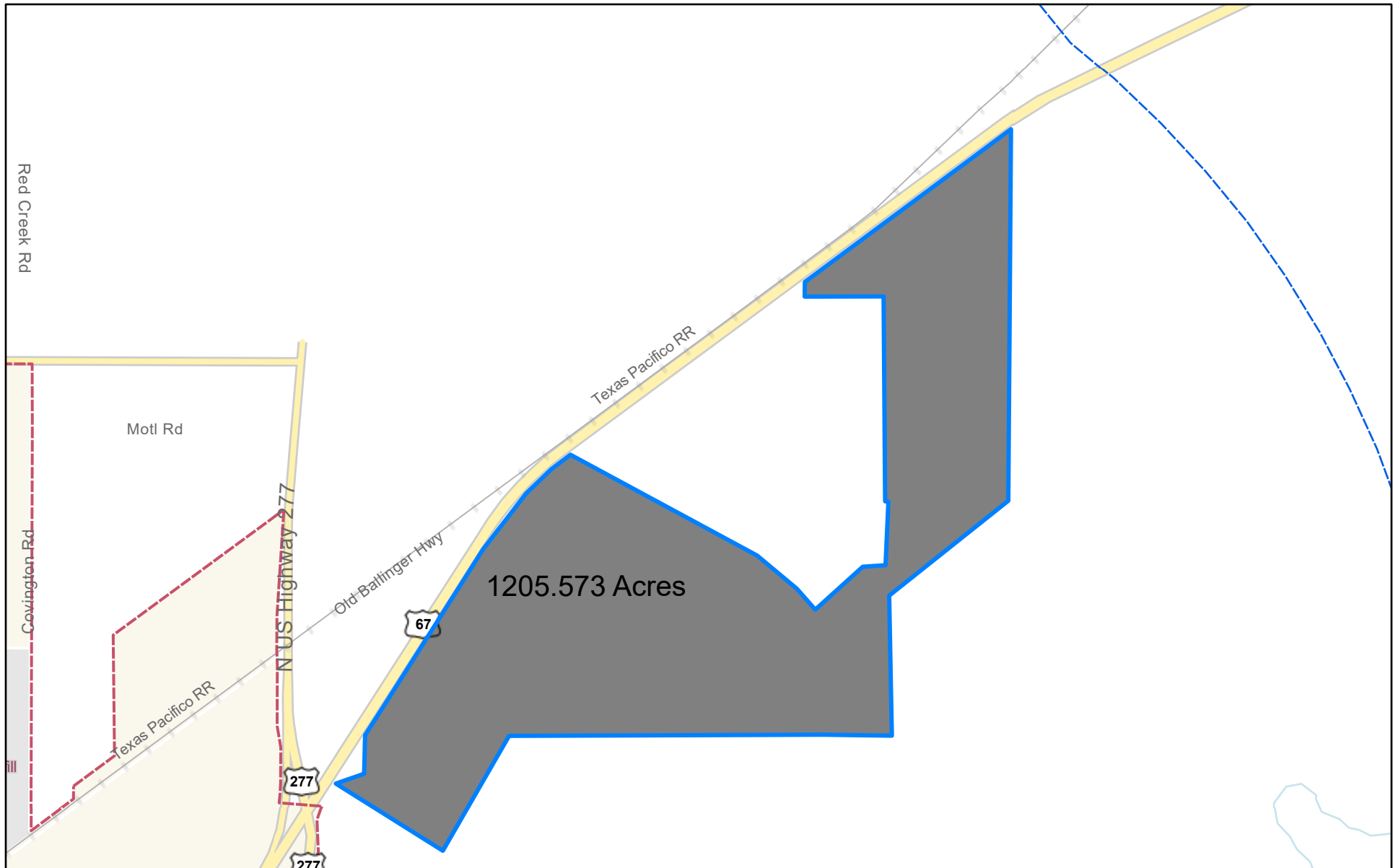
Aaron Vannoy
Aaron Vannoy

Created/Initiated
Approved

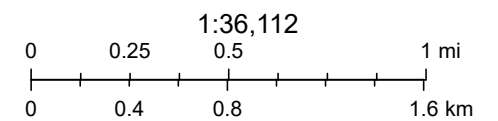
Shane Kelton
Sarah Tackett
Brandon Dyson
Aaron Vannoy
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

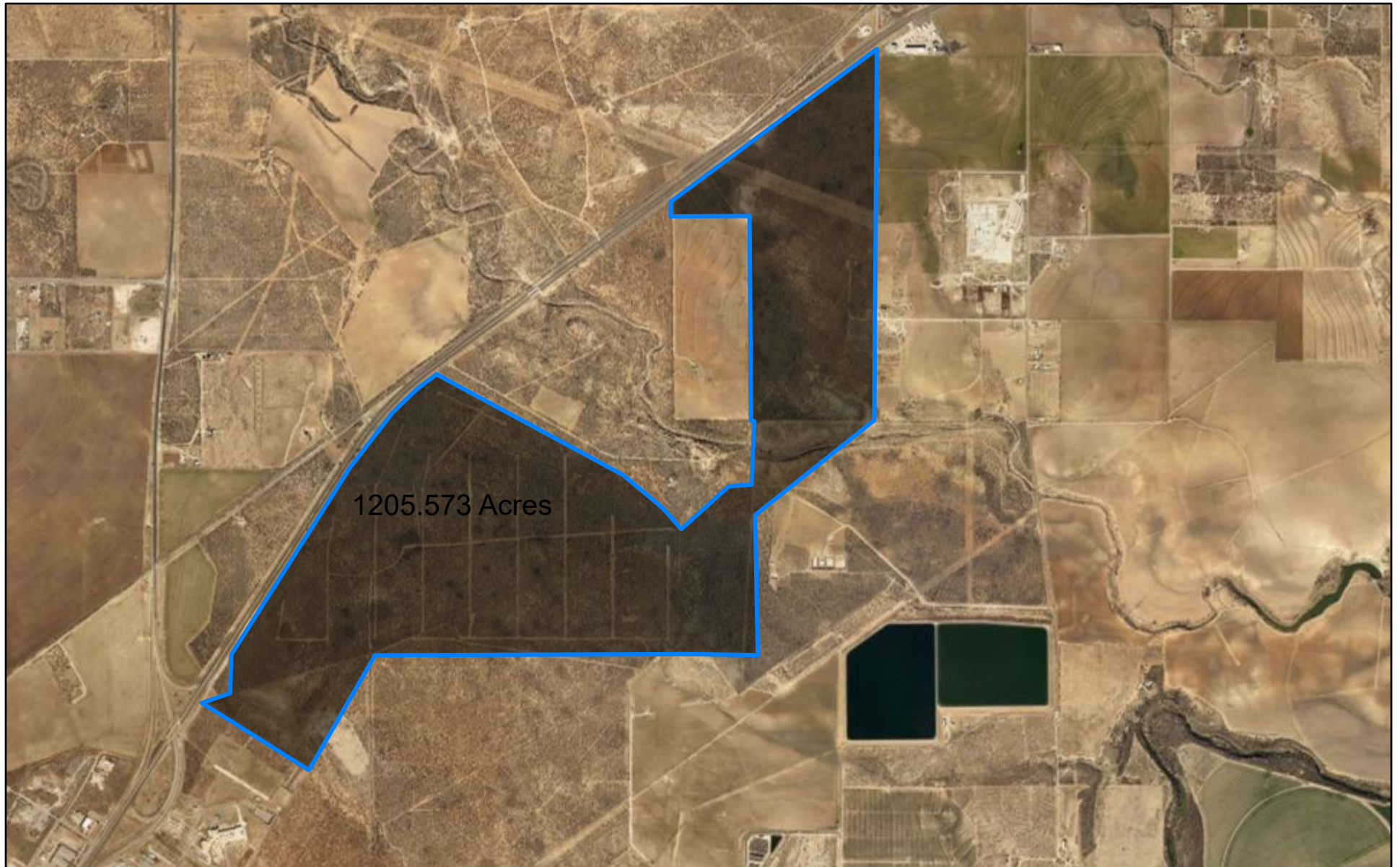
Annexation Map - non aerial



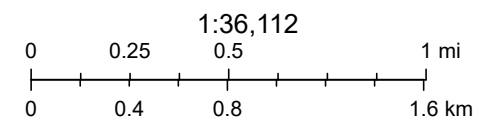
1/14/2025, 8:31:21 AM



Annexation Map -aerial



1/14/2025, 8:32:34 AM



AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED BEING A TOTAL OF APPROXIMATELY 1205.573 ACRES GENERALLY SITUATED IMMEDIATELY NORTHEAST OF THE CITY, GENERALLY LOCATED SOUTH OF US HWY 67 BETWEEN THE US HWY 277 AND US HWY 67 INTERCHANGE AND HARRIET RD, HEREINAFTER MORE FULLY DESCRIBED BY METES AND BOUNDS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

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

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 1205.573 acres situated immediately northeast of the City, generally located south of US HWY 67 between the US HWY 277 and US HWY 67 interchange and Harriet Rd, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, City is the sole owner of the Territory; and,

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

WHEREAS, the City Council accepted the Petition Requesting Annexation by City, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on January 21, 2025 and,

WHEREAS, a public hearing on the annexation was held, the 18th day of February 2025, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCED on the 18th day of February, 2025, and finally PASSED, APPROVED AND ADOPTED on this the 4th day of March, 2025.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

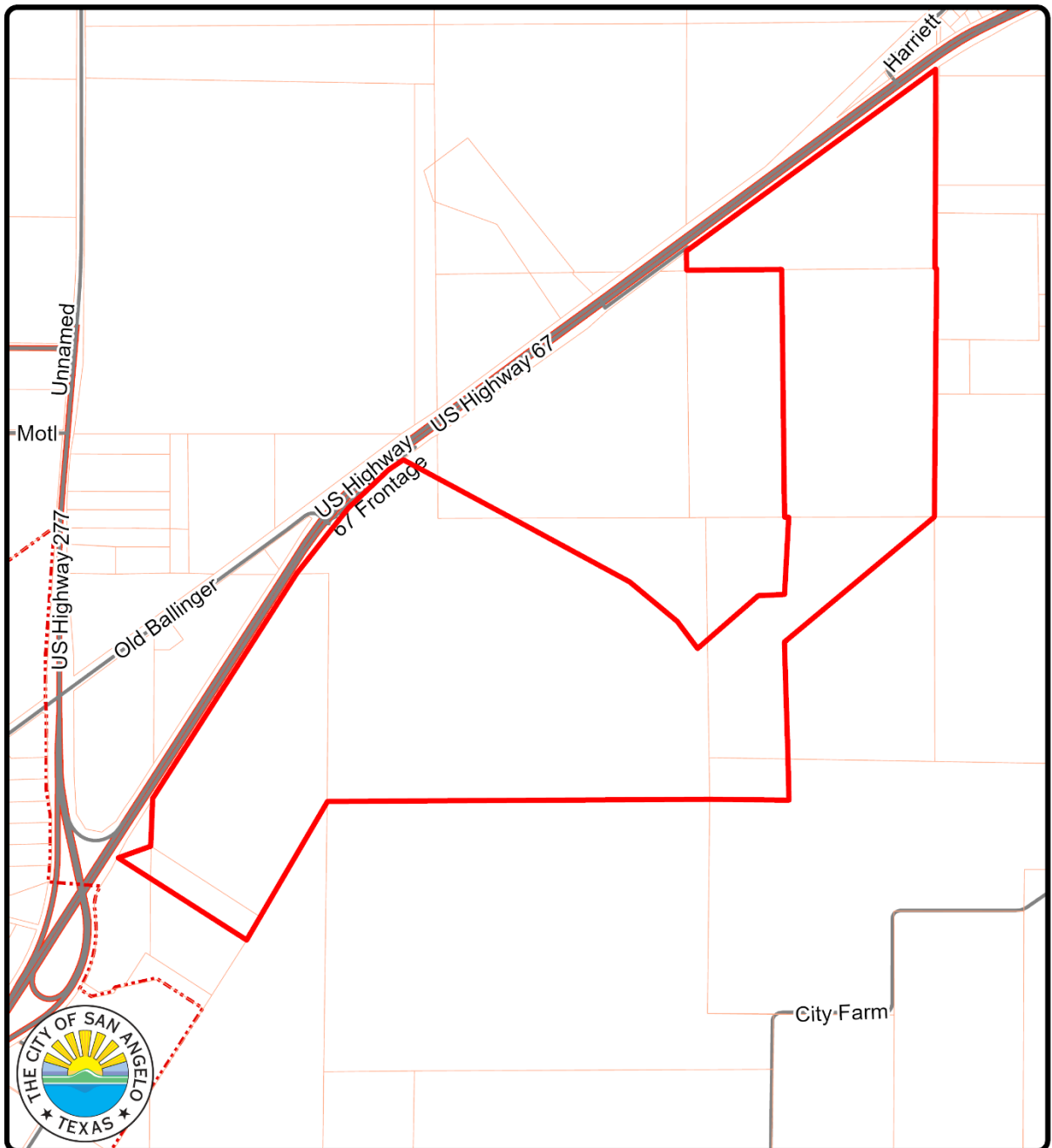
ATTEST:

APPROVED AS TO FORM:

By: _____
Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Exhibit "A" (Legal Description and Survey)



Annexation Map AX25-02

Council District: #4 Lucy Gonzales
Neighborhood: Paulann

Scale: 0 0.13 0.25 0.5 0.75 1 Miles

Subject Property: —



Exhibit “A” (Legal Description and Survey)

Exhibit “B” (Service Plan)

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

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

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

Executed on the 4th day March 2025, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela
City Manager

Attest:

Approved as to Form and Legality:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

Approved as to Content:

Aaron Vannoy, Planning &
Development Services Director

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

Generally described as unaddressed as **being an approximately 1205.573 acre tract of land** out of the following abstracts and surveys:

Abstract-4018 S-0019 Survey WC RR CO 141.670 ACRES;
Abstract -8138 S 20 J Survey: W JOHNSON - 200.1100 ACRES;
Abstract-3945 S-0001 Survey: E J WORTHAM - 113.00 ACRES;
Abstract-4019 S-0021 Survey: WC RR CO 7.90 ACRES;
Abstract-5145 S-0004 Survey: T J SMITH 528.8930 ACRES;
Abstract-8134 S-0010 Survey: J W JOHNSON 194.00 ACRES;
Abstract-8134 S-0010 Survey: J W JOHNSON 17.0000 AC;
Abstract-4984 S-0002 Survey: J A EGGLESTON 3.0000 AC

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. POLICE PROTECTION

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

Services to be provided:

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

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

2. FIRE PROTECTION AND EMERGENCY SERVICES

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

Services to be provided:

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

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

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

The Office of Fire Prevention will provide permitting and inspection services upon annexation. This includes issuing permits and conducting fire sprinkler, fire alarm, commercial hood or special agent system inspections as well as occupancy and maintenance inspections for any new construction and remodeling projects, as well

as any other applicable enforcement of adopted codes and standards within the City of San Angelo.

3. SOLID WASTE COLLECTION

Existing Services: None

Services to be provided:

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

4. MAINTAINING WATER AND WASTEWATER FACILITIES

Existing Services: None.

Services to be provided:

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

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

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

5. MAINTAINING ROADS, STREETS, AND ALLEYWAYS

Existing Services: Provided by Tom Green County

Services to be provided:

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

6. MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Existing Services: None

Services to be provided:

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

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

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

7. BUILDING INSPECTION

Existing Services: None

Services to be provided:

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

8. PLANNING AND ZONING

Existing Services: None

Services to be provided:

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

9. CODE COMPLIANCE

Existing Services: None

Services to be provided:

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

10. MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS

Existing Services: None

Services to be provided:

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

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

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

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:

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

12. STREET LIGHTING

Existing Services: None

Services to be provided:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: February 18, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z24-17, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 2401 N. Chadbourne (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

Property at 2401 N. Chadbourne was presented to TIRZ with a funding request for three separate businesses. TIRZ funding was approved by the City Council, January 7, 2025. The TIRZ policies require the removal of the CG/CH zoning district designation. The applicant worked with the Planning Division to determine the best fit for the current and future General Commercial (CG) land uses.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

The Planning Commission heard the rezoning case on January 27, 2025, and voted 6-0 in recommending approval of the zone change.

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | Z24-17 - Staff Report | Z24-17 - Staff Report.pdf |
| 2. | Z24-17 - Ordinance | Z24-17 - 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 – January 27, 2024
City Council First Reading – February 18, 2024

APPLICATION TYPE:		CASE:	
Zone Change		Z24-17: 2401 N Chadbourne	
SYNOPSIS:			
This is a request for a zone change from the General/Heavy Commercial (CG/CH) zoning district to General Commercial (CG) affecting one property located at 2401 N Chadbourne. The property has an active TIRZ request, and a requirement for its approval is to phase out the existing CG/CH zoning.			
LOCATION:		LEGAL DESCRIPTION(S):	
2401 N Chadbourne, intersection of N Chadbourne and W 24 th street.		Acres: 0.321, Lot: 11 & 12, Blk: 53, Subd: LASKER ADDITION, MONTE CARLO	
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Neighborhood: Reagan	Current: CG/CH Proposed: CG	Commercial	.321 acres
THOROUGHFARE PLAN:			
• N Chadbourne St. – Minor Arterial • W 24th St. – Local Road			
NOTIFICATIONS			
20 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 General Commercial (CG).			
PROPERTY OWNER/PETITIONER:			
Petitioner: ATRS Investment, LLC Owner: Andrew Hernandez			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Ext. 1550 austin.reed@cosatx.us			

Information:

This is an unoccupied commercial building at an intersection that is being renovated with the help of the TIRZ program. One condition of TIRZ is that properties must change away from CG/CH zoning, which the city is attempting to phase out. In this case, the property will rezone to CG, which is a close match.

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 aligns perfectly with “General Commercial” zoning.
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.
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 this property would be compatible with the surrounding area. It is at an intersection and along a busy thoroughfare, making it suitable for General Commercial.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
The applicant’s intentions to renovate the properties through TIRZ requires a zone change away from the old 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.**
Commercial zoning at this location may help meet the needs of the community and granting this request would help to promote the redevelopment of existing property.
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.**
Commercial zoning at this location would help to maintain a logical pattern of development where commercial uses are located along the corridor.

Recommendation:

Staff recommend **APPROVAL** of the zone change from General/Heavy Commercial (CG/CH) to General Commercial (CG)

Attachments:

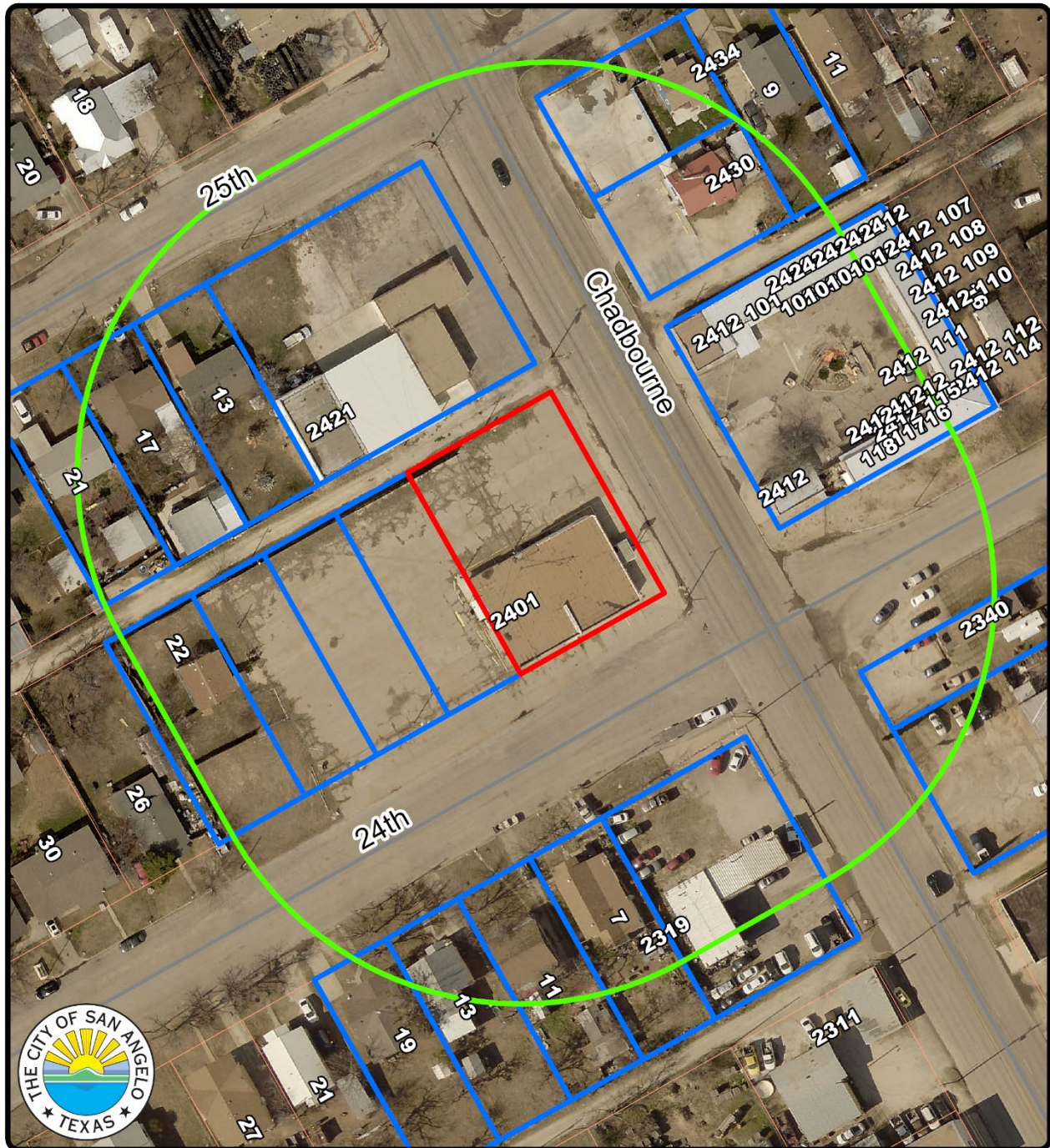
Notification Map

Aerial Map

Zoning Map

Aerial Map

Notification Map



200' Notification Map
Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

200' Range: 

Subject Property: 

Notified Properties: 



Aerial Map



Aerial Map

Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales

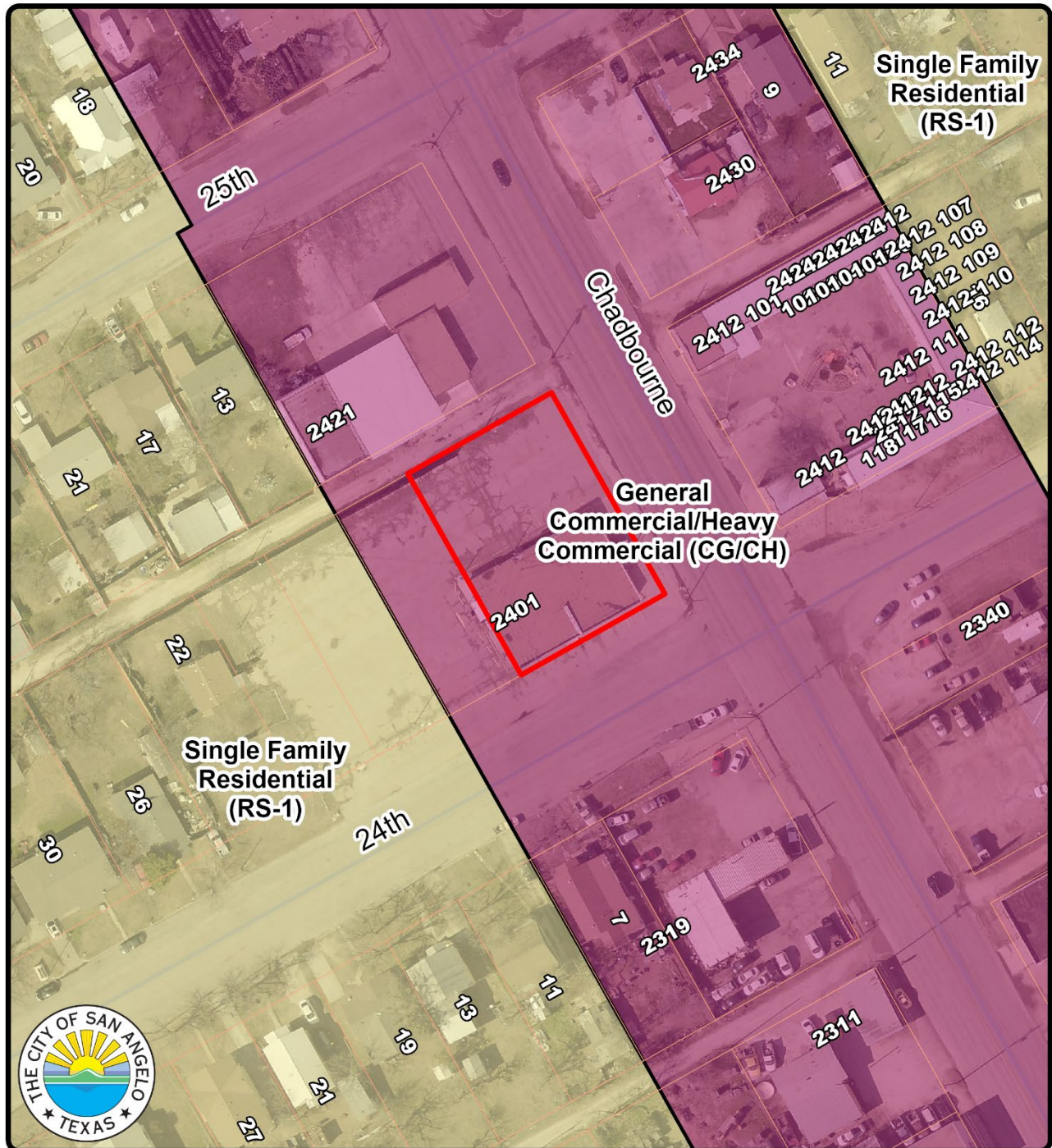
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: 



Zoning Map



Zoning Map

Z24-17: 2401 N Chadbourne

Council District: #4 Lucy Gonzales

Neighborhood: Reagan

Subject Property: 

Scale:  Miles



N

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.321 ACRES LOCATED AT LOTS 11 AND 12 ON BLOCK 53 OF THE LASKER ADDITION, MONTE CARLO;** FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z24-17: 2401 N Chadbourne St.

WHEREAS, on the 27th day of January 2025, 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 General Commercial (CG) Zoning District; and,

WHEREAS, on the 18th day of February 2025, City Council held a public hearing on Z24-17, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property being approximately 0.321 acres described as Lots 11 and 12 on Block 53 of the Lasker Addition, Monte Carlo, 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 **18th day of February 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of March 2025**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

The map displays a residential neighborhood with the following features:

- Streets:** Chadbourne, 23rd, 24th, and 25th.
- Highlighted Lot:** 2401, located between 24th and 25th streets, and Chadbourne.
- Other Lots:** 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600.
- City Logo:** The City of San Antonio, Texas, located in the bottom left corner.

A new entry to a form/survey has been submitted.

Form Name: Boards and Commissions application
Date & Time: 12/29/2024 1:22 PM
Response #: 192
Submitter ID: 147545
IP address: 74.197.50.81
Time to complete: 25 min. , 49 sec.

Survey Details

Page 1

NOTE: This application is a public record.

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

1.

Personal information

Name: Karen Frembgen
Address: [REDACTED]
ZIP code: 76904
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 2012
City Council Single-member District in which you reside: San Angelo
Registered San Angelo voter? (yes or no) yes
Occupation/business affiliation: Veterinarian, Knickerbocker Rd Animal Hospital,
Occupation/business address: 3209 Knickerbocker Rd

Title/position:

Owner, veterinarian

Email:

[REDACTED]

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

(o) Yes

3.

Date

12/29/24

4.

Applying for:

(o) Animal Shelter Advisory Committee

5.

Recommended by:

(Name):

Rodger Horton

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:

Veterinarian and owner of Knickerbocker Road Animal Hospital.

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

N/A

Previous municipal experience (positions, dates, where):

N/A

What personal qualifications can you bring to the board?

As a veterinarian and small business owner in San Angelo, as well as a member of this community, I believe I can bring an accurate assessment of the animal services currently in our city. I also have a unique view on ways to accomplish the animal service goals our city has. I believe my education and years of experience working with the people of San Angelo can be a vital resource this committee may benefit from. Being a small business owner, I also understand working within the confines of a budget.

What is your personal vision for the City?

A safe place to raise a family, enjoy retirement, or accomplish personal and professional goals for everyone here. To allow for the growth of this city in a responsible way to ensure this occurs.

Why do you want to serve on this board?

I want to be a productive member of this society in every way that I can be helpful. I want to be a source of information and ideas the city can use to ensure that everyone is safe and that the best possible plan is in place in order for this to happen.

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

I have always jumped at every opportunity to be a part of teaching the next generation, and this generation, the importance of animal ownership and its responsibilities. Whether it is talking to children in our schools or adults in our community clubs, my belief is that if we educate, we do better.

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Thank you,
City of San Angelo, TX

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A new entry to a form/survey has been submitted.

Form Name: Boards and Commissions application
Date & Time: 02/07/2025 9:28 AM
Response #: 201
Submitter ID: 148100
IP address: 2600:387:15:401b::8
Time to complete: 13 min. , 32 sec.

Survey Details

Page 1

NOTE: This application is a public record.

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

1.

Personal information

Name: Katy Villa
Address: [REDACTED]
ZIP code: 76901
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since: (year) 1988 (my birth year!)
City Council Single-member Santa Rita
District in which you reside:
Registered San Angelo voter? (yes or no) yes
Occupation/business affiliation: San Angelo Museum of Fine Arts
Occupation/business address: 1 Love St, San Angelo, Texas 76903

Title/position: Director of Communications
Email: [REDACTED]

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(o) Yes

3. **Date**

02/07/2025

4. **Applying for:**

(o) Public Art Commission

5. **Recommended by:**

(Name): Not answered

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

(o) Yes

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

Not answered

8. **Tell us about yourself.**

Education and/or professional licenses:

Education & Certifications

Angelo State University – Current Psychology Student (Full-Time) (graduation Summer 2025)

The Art Institute of San Francisco – Associate’s Degree in Graphic Design

Certified Yoga Instructor – 2009

Central High School, San Angelo, TX – Class of 2006

Professional Experience

Director of Communications

San Angelo Museum of Fine Arts | Present

Lead strategic communications, marketing, and public relations initiatives.

Develop and execute branding, digital media, and outreach campaigns to enhance public engagement.

Oversee content creation, including graphic design and promotional materials.

Freelance Visual Designer

Various Clients Nationwide | Ongoing

Provided branding, graphic design, and marketing strategies for corporations, small businesses, and artists dedicated to community, art, and environmental sustainability.

Developed compelling visual content to enhance brand identity and audience engagement.

Built lasting client relationships through creative collaboration and innovative design solutions.

Medical Research & Marketing Consultant

Doctor-Founded, Mother-Daughter Wellness Company

Conducted in-depth medical research to support brand credibility and educational initiatives.
Designed graphics and visual materials to strengthen brand identity and outreach.
Developed and executed a comprehensive marketing strategy to promote the company's wellness offerings.

Art Industry Experience
Chicago, San Francisco, & Los Angeles

Worked with various artists in Chicago, assisting in studio production and exhibition planning.
Held roles at multiple galleries and an art auction house in San Francisco, gaining experience in curation, sales, and art market trends.

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

EnPleinAirTEXAS - Artist Selection Committee
Psychology Research Team - Community Gardens

Previous municipal experience (positions, dates, where):

n/a

What personal qualifications can you bring to the board?

I bring a unique and well-rounded perspective to the Public Art Commission Board, combining my extensive professional experience in the arts, communications, and design with a deep personal commitment to community, history, and education.

With a background in graphic design, museum communications, and public relations, I have worked in various artistic and cultural spaces, including galleries, an art auction house, and as a freelance visual designer, collaborating with corporations, small businesses, and artists. In my current role as Director of Communications at the San Angelo Museum of Fine Arts, I actively engage diverse audiences, advocate for public art, and develop strategies to enhance community participation in the arts.

In addition to my professional expertise, I am a full-time psychology student at Angelo State University, which gives me valuable insight into human behavior, community engagement, and the impact of public spaces on well-being. My education, combined with my experience in medical research, branding, and marketing, allows me to take a strategic approach to fostering public interest in art and historical preservation.

As a mother of two school-aged children, I am deeply invested in making public art initiatives accessible, educational, and inspiring for future generations. My passion for history and historical preservation drives me to ensure that public art not only reflects our cultural heritage but also fosters new creative expressions that strengthen our community.

I believe my experience in visual storytelling, historical preservation, community engagement, and education makes me a valuable asset to the Public Art Commission Board. I am excited about the opportunity to contribute to meaningful projects that celebrate San Angelo's rich history, diverse voices, and vibrant future.

What is your personal vision for the City?

My vision for the city of San Angelo is to create a community where history is preserved and honored, while also fostering a dynamic and engaging environment where people of all ages can experience and be inspired by the arts.

I believe that public art and historical preservation go hand in hand, telling the story of our city's past while shaping its future. By protecting and celebrating our cultural landmarks, historic sites, and artistic heritage, we ensure that future generations can connect with the rich history that makes San Angelo unique.

At the same time, I want to see San Angelo continue to grow as a vibrant, creative space where art is accessible to everyone—whether through interactive installations, community projects, or engaging public programs. Art should be something that sparks curiosity and joy, whether you're a child discovering creativity for the first time, an adult finding inspiration in a mural, or a visitor experiencing the unique character of our city.

I envision a city where public spaces are infused with creativity, where local artists are supported, and where people of all ages can enjoy the arts in a way that feels welcoming, engaging, and fun. By blending historical preservation with forward-thinking artistic initiatives, we can create a city that remains deeply connected to its roots while constantly evolving as a hub of inspiration and cultural enrichment.

Why do you want to serve on this board?

I want to serve on the Public Art Commission Board because I believe in the power of art to transform communities and enrich lives. Public art is more than just decoration—it tells stories, sparks conversations, and creates a sense of place. It has the ability to inspire, educate, and connect people across generations.

As a mother, I am especially passionate about ensuring that children in our community grow up surrounded by creativity and culture. I want them to see San Angelo as a city where their imaginations are nurtured, where art is not just something in a museum but something they can experience in their daily lives. I want to help create spaces that invite curiosity, encourage self-expression, and make art an accessible and joyful part of childhood.

Beyond children, I see public art as a unifying force that brings people together, bridging gaps between past and future, tradition and innovation. By serving on this board, I can help shape projects that preserve our city's history while also pushing creative boundaries, ensuring that San Angelo remains a place where both residents and visitors feel inspired.

Most importantly, I want to give back to the community that has shaped me. This city has a rich artistic and cultural identity, and I want to be part of the effort to strengthen it, ensuring that everyone—regardless of age or background—can find beauty, meaning, and connection through public art.

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

Returning to San Angelo in 2022 has felt like coming full circle. After years of working in creative industries across the country, being back in my hometown has given me a deeper appreciation for its history, culture, and artistic potential. Serving on the Public Art Commission Board would be an opportunity to give back to the city that shaped me, using my experience to help preserve its rich heritage while fostering new artistic opportunities for the community.

This role would be an honor—not just as a professional but also as a mother, a lifelong lover of history, and someone who truly believes in the power of public art to bring people together, inspire future generations, and make everyday spaces more meaningful. I want to contribute to projects celebrating San Angelo's past while creating a more vibrant, engaging, and creative future for everyone who calls this city home.

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