



City Council Agenda 7/15/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held July 15, 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**
- 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 June 17-18, 2025 and June 23, 2025 Strategic Planning Workshop minutes, and the July 1, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider ratifying a COSADC resolution authorizing the termination of an economic development performance agreement between the City of San Angelo Development Corporation and Ethicon, Inc. dated July 1, 2019; authorizing the Board President to execute all related documents (Michael Dane)
- c. Consider a resolution of support by the City for its detailed application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Grant Program (Patrick Frerich)

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. Discuss and consider adoption of an Ordinance authorizing the Issuance and Sale of up to \$41,660,000 of City of San Angelo, Texas General Obligation Bonds, Taxable Series 2025, for the purposes of improving the City's Coliseum located on the San Angelo Fairgrounds, as approved by voters at the Bond Election held within the City on May 3, 2025; Levying an Annual Ad Valorem Tax and providing for the Security for and Payment of said Bonds; Approving an Official Statement, a Bond Purchase Agreement, and a Paying Agent/Registrar Agreement; and enacting other provisions relating to the subject (Presentation made by

Finance Director Tina Dierschke and Specialized Public Finance, Inc. Managing Director Vince Vialle)

- b. Consider authorizing a resolution establishing the Coliseum renovation project as an economic development program under Chapter 380 of the Texas Local Government Code, and authorizing the City Manager to negotiate and execute a Chapter 380 agreement with the Stock Show and Rodeo Association setting out the development obligations under the program (Presentation made by Interim City Attorney Brandon Dyson)
- c. Discussion and possible direction on the issuance of 2025 Tax Notes to provide for taxiway improvements at the Airport (Presentation made by Director of Finance Tina Dierschke)
- d. Consider a resolution approving the 2026-2030 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Tina Dierschke)
- e. Consider approving a lease agreement renewal with US Customs and Border Protection for the Air and Marine Operations Hangar, and approving TIPS Agreement # 23010402 with CC3 Construction in the amount \$996,223.60 for the hangar shell improvements funded by the lease agreement and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)
- f. Consider awarding AP-01-25 Construct South Hangar Access Taxilane at the San Angelo Regional Airport to Hoar Construction in the amount of \$4,458,585.17 (FAA AIP# 3-48-0191-051-2025) utilizing \$300,000 of Airport fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)
- g. Consider authorizing staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park to seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations (Presentation made by Parks and Recreation Director Carl White)
- h. First reading and public hearing of ordinances for:
 - 1. CP25-01, a request to amend the Comprehensive Plan from Neighborhood to Commercial in the Lasker Addition Block 38, Lot 6; and
 - 2. Z25-18, a request to rezone from the Single-family Residential zoning district to the General Commercial zoning district, located at 21 E. 21st St., being in the Lasker Addition Block 38, Lots 4-6 (Presentation made by Planning & Development Services Director Aaron Vannoy)
- i. First reading and public hearing of an ordinance to amend PD05-02, a request to amend a Planned Development by updating the Concept Site Plan to include renovations and expansions located at 50 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.074 - Personnel matters to deliberate the appointment of the City Attorney

8. Follow Up and Administrative Issues

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

- b. Consider approving various Board nominations:
Park Commission: James Robinson (At-Large) to an unexpired term ending January 2027
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 9th day of July 9, at 4:57 p.m.


Heather Stastny, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.087 (Deliberations Regarding Economic Development Negotiations), and 551.089 (Deliberations Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

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

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

City of San Angelo, Texas
City Council Special Agenda – Strategic Priority Setting Workshop
Tuesday, June 17 & Wednesday, June 18, 2025

Present:

Mayor Tom Thompson
Mayor Pro tem Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

DAY 1 – June 17, 2025

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the Strategic Planning Workshop session of the San Angelo City Council to order at 10:52 a.m. on Tuesday, June 17, 2025 at San Angelo City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

2. Workshop Overview and Goals

City Manager Daniel Valenzuela gave an overview of the Strategic Planning Workshop Itinerary and introduced the topics for discussion during the workshop.

3. Department Presentations

- a. City Clerk
- b. Finance
- c. Development Services
- d. Legal
- e. Water Utilities
- f. Operations
- g. Engineering
- h. Human Resources & Risk Management
- i. Airport

City Clerk Heather Stastny, Finance Director Tina Dierschke, Planning & Development Services Director Aaron Vannoy, Interim City Attorney Brandon Dyson, Public Works Executive Director Shane Kelton, Operations Director Patrick Frerich, City Engineer Keven Pate & Assistant City Engineer Zeferino Mendoza, Human Resources Director Veronica Sanchez & Human Resources Assistant Director Kimberly Holle, and Airport Director Justing Fletcher provided a Strengths, Weaknesses, Opportunity, and Threat (SWOT) Analysis and presented a 1-yr., 3-yr., and 5-yr. goal and resources needed to achieve goals for their respective department.

4. Discussion, Clarifications & Observations

5. Adjournment

Consensus: There being no further business, the meeting was adjourned at 4:49 p.m. by consensus.

DAY 2– June 18, 2025

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the Strategic Planning Workshop session of the San Angelo City Council to order at 8:35 a.m. on Wednesday, June 18, 2025 at San Angelo City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

2. Department Presentations

- a. Neighborhood & Family Services
- b. Information Technology
- c. Fire Department
- d. Economic Development
- e. Police Department
- f. Municipal Court
- g. Health Department
- h. Parks & Recreation
- i. Communications

Interim Neighborhood & Family Services Assistant Director Angela Bloss, Information Technology Director Bucky Hasty, Fire Chief Patrick Brody, Interim Economic Development Director Michael Dane, Police Chief Travis Griffith, Municipal Court Director Sylvia Guadarrama, Health Services Director Sandra Villarreal, Parks & Recreation Director Carl White, and Deputy Communications Director Lorelei Day provided a Strengths, Weaknesses, Opportunity, and Threat (SWOT) Analysis and presented a 1-yr., 3-yr., and 5-yr. goal and resources needed to achieve goals for their respective department.

3. Discussion, Clarifications & Observations

4. Adjournment

Consensus: There being no further business, the meeting was adjourned at 1:40 p.m. by consensus.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, 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.)

City of San Angelo, Texas
City Council Special Agenda – Strategic Priority Setting Workshop
Monday, June 23, 2025

Present:

Mayor Tom Thompson
Mayor Pro tem Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the Strategic Planning Workshop session of the San Angelo City Council to order at 8:33 a.m. on Monday, June 23, 2025 at San Angelo City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

2. Overview of Day 3 Workshop

City Manager Daniel Valenzuela gave an overview of the Strategic Planning Workshop Itinerary and introduced the topics for discussion during the workshop.

3. Citywide SWOT & Goals Presentation

City Manager Daniel Valenzuela provided a Citywide Strengths, Weaknesses, Opportunity, and Threat (SWOT) Analysis and presented a 1-yr., 3-yr., and 5-yr. strategic goals and resources needed to achieve goals.

4. Funding Presentation

- a. Revenues
- b. Expenses
- c. Optional Funding

Finance Director Tina Dierschke presented financial information including Property Tax, Sales Tax, overview of the General Fund revenues and expenditures, and provided optional funding sources.

5. Establish Citywide Priorities & Goals

- a. Overview of 2024/2025 Strategic Priorities
 - i. Infrastructure
 - ii. Public Safety
 - iii. Economic Development
 - iv. Employee Compensation

Executive Director of Public Works Shane Kelton, Police Chief Travis Griffith, and Fire Chief Patrick Brody provided updates on Infrastructure and Public Safety 2024 goals, completed projects and upcoming projects. Information was provided for Economic Development and Employee Compensation.

- b. Discuss & set new Strategic Priorities
- c. Determine goals for new Strategic Priorities

Council discussed potential priorities for 2025/2026 including an updated Comprehensive Plan to include Parkland/Green Space, Employee Compensation, Public Safety including Animal Services, Water, Infrastructure, Economic Development and other Revenues.

6. Animal Shelter Strategic Session

- a. Recap and discussion
- b. Discussion on recommendations
- c. Direction based on recommendations

Members of the Animal Services Task Force recapped their findings and make recommendations to assist with current animal crisis.

7. Adjournment

Consensus: There being no further business, the meeting was adjourned at 2:06 p.m. by consensus.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

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City of San Angelo, Texas
Regular City Council Meeting
Tuesday, July 1, 2025

Present:

Mayor Tom Thompson
Council Member Tommy Hiebert, SMD 1
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, July 1, 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 Chaplain Talles.

3. Proclamations/Recognitions

Brenda Gunter was recognized by the Office of State Representative Drew Darby.

Colonel Angelina M. Maguinness was presented a Key to the City.

4. Public Comment

Communications Director Brian Groves announced the Communications Department and SAPD won a Silver Telly Award for their production of Lock It-Take It-Hide It.

5. Consent Agenda

- a. Approval of the June 17, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Authorization of a lease agreement with Tik Toc Coffee Co. for the concessionaire space in the airport terminal and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- c. Award of RFB AP-02-25 Airfield Pavement Preservation Project (FAA AIP Project: 3-48-0191-050-2025) to American Road Maintenance in the amount of \$1,349,005 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Award of BuyBoard Contract #692-23 for the purchases of budget book and capital improvement plan software in the amount of \$88,020 and authorizing the City Manager to negotiate and execute all related documents (Jonathan Flores) (Pg. 265, 2025-057)
- e. Adoption of an ordinance for SU25-01, a request for a special use to allow a residence and art gallery with a studio in a Single-Family Residential zoning district located at 1302 Kenwood (Aaron Vannoy)
- f. Adoption of an ordinance for Z25-17, a request to rezone 20.696 acres out of Survey W H Willis and PaulAnn Park Subdivision, from Single-Family Residential zoning district to Multi-

family Residential zoning district, north and east of the intersection of McGill Blvd and Gregory Dr. (Aaron Vannoy)

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

6. Regular Agenda

- a. Approval a professional services contract with Public Sector Personnel Consultants, Inc (PSPC), per Texas LGC Sec. 252.022(a)(4) in the amount not to exceed \$150,000 sourced from operating fund balances and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Human Resources Director Veronica Sanchez)

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

- b. Adoption of a resolution finding a public purpose and approving a request by Vista Del Sol Ventures LLC., for the City to purchase materials for a 16" water main extension on Twin Mountain Dr. for the Baker Ranch 7 and Homestead 2 Subdivisions (Presentation made by Public Works Executive Director Shane Kelton)

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

- c. Adoption of an ordinance amending Chapter 12, Exhibit A, Article 5, Section 509 "Fences" of the Code of Ordinances to provide an exception for public and private schools to allow fencing in the front yard setback (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

7. Closed Session

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

- a. ~~Section 551.074 – Personnel matters to deliberate the appointment of the City Attorney~~

8. Follow Up and Administrative Issues

- a. ~~Consideration of items discussed in Closed Session, if needed~~
b. Announcements and consideration of Future Agenda Items

9. Adjournment

Motion: Council Hiebert made a motion, seconded by Council Member Keely, to adjourn the meeting. The motion carried unanimously (5) ayes to (0) nays.

There being no further business, the meeting adjourned at 9:20 a.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, 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.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: July 15, 2025

Item type: Consent Item

Caption:

Consider ratifying a COSADC resolution authorizing the termination of an economic development performance agreement between the City of San Angelo Development Corporation and Ethicon, Inc. dated July 1, 2019; authorizing the Board President to execute all related documents (Michael Dane)

Staff Recommendation:

Approve

Summary/History:

In 2019, Ethicon requested and received an economic development incentive for a capital investment of \$29,950,000 over several years. The incentive agreement provided for incentives totaling just over \$325,047 for achieving the total capital investment over three phases. Upon completion of Phase III, Ethicon then became eligible for a 75% rebate of the resulting increase in City property taxes through the end of 2030. Ethicon was also required to meet a job retention requirement of 475 FTEs (Full-time equivalents) with 1 FTE = \$40,000 per year plus benefits. Ethicon has far exceeded this requirement. Ethicon met the capital investment requirement in 2022 and began receiving tax rebates for Tax Year 2023. In 2024, the Texas Legislature passed a revision to TX Tax Code § 11.36 (2024) exempting certain Medical and Biomedical Property from ad valorem taxes, which are part and parcel to the reimbursement provision of this agreement, resulting in a net reduction of municipal ad valorem taxes paid by Ethicon, Inc. As a result, as of Tax Year 2024, Ethicon will no longer be eligible for tax rebates under the agreement based on no increase in taxes. Staff recommends mutual termination of the agreement due to the State tax revision. COSADC approved this resolution at their meeting on June 11, 2025.

Funding Source(s):

Financial Impact:

Termination results in the remaining funds of approximately \$431,832 being returned from Project DC0170 to Future Projects.

Other Information/Recommendation:

Attachments:

1. COSADC Resolution Terminating Ethicon Agreement

COSADC Resolution Terminating Ethicon Agreement.docx

Presentation:

Michael Dane

Approvals/Reviews:

Robert Schneeman

Michael Dane

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE TERMINATION OF AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND ETHICON, INC. DATED JULY 1, 2019, AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL RELATED DOCUMENTS

WHEREAS, the City of San Angelo Development Corporation (COSADC) and Ethicon, Inc. (Ethicon) entered into an Economic Development Performance Agreement (the "Agreement"), dated effective July 1, 2019, in an amount not exceeding, ONE MILLION FIFTY-SEVEN THOUSAND, TWO HUNDRED AND THREE AND NO/100 DOLLARS (\$1,057,203) to incentivize certain capital investment and job retention; and,

WHEREAS, Ethicon has timely met all requirements under the Agreement relating to capital investment and job creation to date; and,

WHEREAS, COSADC has timely met all requirements under the Agreement relating to incentives paid to date; and,

WHEREAS, under the Agreement Ethicon is required to make certain capital investment in property resulting in an increase in municipal ad valorem taxes; and,

WHEREAS, the Agreement provides for reimbursement of up to but not to exceed 75% of the increase in municipal ad valorem taxes paid resulting from that investment in any one year through 2030; and,

WHEREAS, Texas Tax Code § 11.36 became effective January 1, 2024, and exempts certain Medical and Biomedical Property from ad valorem taxes, which are part and parcel to the reimbursement provision of the Agreement resulting in a net reduction of municipal ad valorem taxes paid by Ethicon; and,

WHEREAS, the net reduction in municipal ad valorem taxes results in no further reimbursement being warranted under the terms of the Agreement; and

WHEREAS, the COSADC Board and Ethicon mutually agree that the Agreement should be terminated due to the change in the Tax Code.

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

The Board of Directors authorizes mutual termination of the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Ethicon, Inc. with an effective date of July 1, 2019, and authorizes the Board President to execute any necessary documents to effectuate said termination; and recommending ratification by City Council.

ADOPTED THIS 11th DAY OF JUNE, 2025

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

By: _____
Rick Mantooth, President

Nora Nevarez, Corporate Secretary

APPROVED FOR CONTENT

APPROVED AS TO FORM

Robert Schneeman, Economic Development
Project Manager

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jennifer Bellemare, Administrative Office Coordinator , Operations

Meeting Date: July 15, 2025

Item type: Consent Item

Caption:

Consider a resolution of support by the City for its detailed application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Grant Program (Patrick Frerich)

Staff Recommendation:

Adopt

Summary/History:

The City of San Angelo previously authorized preparation of a Preliminary Application and Detailed Application for the 2025 Transportation Alternatives Set-Aside (TA) Grant Program. The Chadbourne Corridor Community Accessibility Project selected for application encompasses the design and construction of drainage, pedestrian improvements, and bus stop improvements for strategic corridors along N. Chadbourne Street from 29th Street to 43rd Street, W. 43rd Street from Chadbourne Street to Coliseum Drive, E. 39th Street from N. Chadbourne Street to Goliad sidewalks and Coliseum Drive from 43rd Street to Chadbourne Street. This Resolution of Support is a requirement for the TA's Detailed Application, committing to the project's development, implementation, construction, maintenance, management and financing, should the project be selected for funding.

Funding Source(s):

Financial Impact:

TxDOT's TA Program requires a 20% local match as well as any non-reimbursable costs or overruns.

Other Information/Recommendation:

Attachments:

1. Resolution Supporting Infrastructure App Resolution Supporting Infrastructure App.docx

Presentation:

Patrick Frerich

Approvals/Reviews:

Jennifer Bellemare
Patrick Frerich
Shane Kelton
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

**A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL
SUPPORTING THE CITY'S APPLICATION TO THE TEXAS DEPARTMENT
OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-
ASIDE (TA) CALL FOR PROJECTS**

WHEREAS, the Texas Department of Transportation issued a call for projects in January 2025 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds will require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. If awarded, the City of San Angelo would additionally be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

The City of San Angelo supports funding this project as described in the 2025 TA Detailed Application (including the preliminary engineering budget, if any, construction budget, the department's direct state cost for oversight, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City of San Angelo is willing and able to enter into an agreement with the Department should the project be selected for funding, subject to further Council approval.

PASSED and APPROVED this 15th day of July, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Discuss and consider adoption of an Ordinance authorizing the Issuance and Sale of up to \$41,660,000 of City of San Angelo, Texas General Obligation Bonds, Taxable Series 2025, for the purposes of improving the City's Coliseum located on the San Angelo Fairgrounds, as approved by voters at the Bond Election held within the City on May 3, 2025; Levying an Annual Ad Valorem Tax and providing for the Security for and Payment of said Bonds; Approving an Official Statement, a Bond Purchase Agreement, and a Paying Agent/Registrar Agreement; and enacting other provisions relating to the subject (Presentation made by Finance Director Tina Dierschke and Specialized Public Finance, Inc. Managing Director Vince Vialle)

Staff Recommendation:

Adopt

Summary/History:

The San Angelo Coliseum was built in 1958. This bond will allow the City to increase the seating capacity at the Coliseum from 5,000 to 10,150 seats, including 44 additional accessible seats and 60 companion seats. It would also construct life safety improvements and add 204 toilets. The San Angelo Stock Show and Rodeo Association will also take over operation, maintenance, and management of the Coliseum upon completion of the project, which will be governed by a Chapter 380 economic development agreement.

The bond election has been approved for \$41,660,000. The estimated tax rate impact was an increase of 4.7 cents. The anticipated tax impact on a residence homestead is projected to be \$37.60 per year for each \$100,000 taxable appraised value.

Residents over 65 or disabled who have an approved homestead exemption will not have their tax bill increased, except for certain improvements made to their homesteads. According to City ordinance, the dollar amount of city taxes imposed on the residence homestead of a person 65 years of age or older or disabled persons cannot be increased above the amount paid in the first year after the person turns 65 or becomes disabled, provided they file for the appropriate exemption.

On May 3, 2025, San Angelo citizens voted to approve the bond referendum to upgrade the City's Coliseum and surrounding fairgrounds. This ordinance authorizes the issuance and sale of those bonds.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------|-----------------------|
| 1. | Bond Ordinance v1 | Bond Ordinance v1.pdf |
|----|-------------------|-----------------------|

Presentation:

Tina Dierschke

Approvals/Reviews:

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

ORDINANCE NO. 2025-_____

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$41,660,000 OF CITY OF SAN ANGELO, TEXAS GENERAL OBLIGATION BONDS, TAXABLE SERIES 2025, FOR THE PURPOSES OF IMPROVING THE CITY’S COLISEUM LOCATED ON THE SAN ANGELO FAIRGROUNDS, AS APPROVED BY VOTERS AT THE BOND ELECTION HELD WITHIN THE CITY ON MAY 3, 2025; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; APPROVING AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AND A PAYING AGENT/REGISTRAR AGREEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS	§
COUNTY OF TOM GREEN	§
CITY OF SAN ANGELO	§

WHEREAS, the bonds hereinafter authorized represent the issuance of bonds lawfully and favorable voted and approved by voters of the City of San Angelo, Texas (the “City”) at an election held in the City on May 3, 2025 (the “Election”), under a proposition in the amount of \$41,660,000 for the purpose of providing funds for promoting economic development throughout the City by designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping the City’s Coliseum located on the San Angelo Fairgrounds at 50 East 43rd Street, with any surplus proceeds remaining for improving other fairground facilities, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and through funding the City’s programs for economic development, including making loans and grants of bond proceeds and otherwise providing assistance for private commercial, retail, and mixed-use development in relation to the Coliseum and completing related landscaping (the “Project”), which was lawfully and favorably voted; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Section 380.001 of the Texas Local Government Code, as amended, to use public funds for the public purposes of promoting local economic development and stimulating business and commercial activity within the City, including the funding of the Project; and

WHEREAS, the City Council hereby finds and determines that the Project creates an estimated economic impact to the City of approximately \$73,000,000 annually and fosters the development and diversification of the economy of the City, the elimination of unemployment or underemployment in the City, the stimulation of agricultural innovation, the fostering of the growth of enterprises based on agriculture, or the development or expansion of transportation or commerce in the City; and

WHEREAS, the City Council has adopted Resolution No. _____, a development program pursuant to Chapter 380, Local Government Code, as amended (the “Program”), for the development and redevelopment of the San Angelo fairgrounds in the City; and

WHEREAS, the City Council deems it necessary and advisable to authorize, issue and deliver all \$41,660,000 of said voted bond authorization from the Election for the purposes stated

in the preceding paragraph, thereby leaving a balance of voted but unissued bonds from the Election of \$0; and

WHEREAS, the bonds hereafter authorized are being issued and delivered pursuant to the Constitution of the State of Texas, Chapter 1331, Texas Government Code, as amended, Section 31 of the City's home rule charter, and other applicable laws; and

WHEREAS, it is officially found, determined and declared that the meeting at which this Ordinance has been adopted was open to the public, and public notice of the date, hour, place and subject of said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code.

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE BONDS; DEFINITIONS.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The bonds of the City are hereby authorized to be issued and delivered in the aggregate principal amount of \$41,660,000 with the proceeds of such being used for the for the purpose of (i) providing funds for promoting economic development throughout the City by designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping the City's Coliseum located on the San Angelo Fairgrounds at 50 East 43rd Street, with any surplus proceeds remaining for improving other fairground facilities, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and through funding the City's programs for economic development, including making loans and grants of bond proceeds and otherwise providing assistance for private commercial, retail, and mixed-use development in relation to the Coliseum and completing related landscaping, and (ii) paying the costs of issuance of the Bonds (collectively, the "Project").

(b) DEFINITIONS. Unless otherwise expressly provided or unless the context clearly requires otherwise in this Ordinance, the following term shall have the meaning specified below:

"Bonds" means all Bonds issued pursuant to this Ordinance, including the Initial Bond and all substitute Bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto, and the term "Bond" shall mean any of the Bonds.

"Delivery Date" shall mean the date of delivery of the Bonds to the Underwriters (as defined in Section 12 hereof) against payment therefor.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, INTEREST RATES AND MATURITIES OF BONDS; APPLICATION OF PREMIUM OR DISCOUNT.

(a) Each Bond issued pursuant to this Ordinance shall be designated "CITY OF SAN ANGELO, TEXAS GENERAL OBLIGATION BOND, TAXABLE SERIES 2025" (the "Bonds"), and initially there shall be issued, sold and delivered hereunder one fully registered Bond, without interest coupons, dated July 1, 2025, in the entire principal amount of the Bonds,

numbered T-1, and in the denomination hereinafter stated (the “Initial Bond”), with Bonds issued in replacement thereof being in the denominations and principal amounts hereinafter stated, numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof, or to the registered assignee or assignees of said bonds or any portion or portions thereof (in each case, the “Registered Owner”).

(b) Interest on the Bonds shall accrue from the Delivery Date and shall be payable February 15 and August 15 of each year, commencing February 15, 2026. The Bonds shall mature and be payable on the Maturity Dates and in the Principal Amounts, respectively, and shall bear interest in the manner provided, on the dates stated, and from the dates set forth, in the FORM OF BOND set forth in EXHIBIT B of this Ordinance to their respective Maturity Dates or redemption prior to maturity at the rates per annum, as set forth in the following schedule.

<u>Maturity Date (Feb. 15)</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>	<u>Maturity Date (Feb. 15)</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>
2026			2037		
2027			2038		
2028			2039		
2029			2040		
2030			2041		
2033			2042		
2034			2043		
2035			2044		
2036			2045		

Section 3. CHARACTERISTICS OF THE BONDS. (a) The City shall keep or cause to be kept at the corporate trust office of BOKF, NA, Dallas, Texas (the “Paying Agent/Registrar”) books or records for the registration of the transfer, conversion and exchange of the Bonds (the “Registration Bonds”), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers and exchanges as herein provided. The Paying Agent/Registrar shall at all times maintain an office in the State of Texas or shall keep a copy of the Registration Books in the State of Texas.

(b) The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. To the extent possible and under reasonable circumstances, all transfers of Bonds shall be made within three business days after request and presentation thereof. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar’s standard or customary fees and charges for making such registration, transfer, conversion, exchange and

delivery of a substitute Bond or Bonds shall be paid as provided in the FORM OF BOND set forth in EXHIBIT B of this Ordinance. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in EXHIBIT B of this Ordinance. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

(c) Except as provided in subsection (e) below, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, date and manually sign the Paying Agent/Registrar's Authentication Certificate, and no such Bond shall be deemed to be issued or outstanding unless such certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for transfer and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing transfer and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Bonds in the manner prescribed herein, and said Bonds shall be of type composition printed on paper with lithographed or steel engraved borders of customary weight and strength. Pursuant to Texas Government Code Chapter 1201, Subchapter D, the duty of transfer and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the transferred and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds that initially were issued and delivered pursuant to this Ordinance, approved by the Office of the Attorney General of the State of Texas (the "Attorney General"), and registered by the Comptroller of Public Accounts of the State of Texas (the "Comptroller").

(d) The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Bonds.

(e) The Bonds (i) shall be issued in fully-registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Registered Owners thereof, (ii) may be transferred and assigned, (iii) may be exchanged for other Bonds, (iv) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the City at least 35 days prior to any such redemption date), (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in EXHIBIT B of this Ordinance. The Initial Bond is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF BOND.

(f) The City covenants with the Registered Owners of the Bonds that at all times while the Bonds are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Bonds under this Ordinance, and that the Paying Agent/Registrar will be a single entity.

The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 45 days written notice to the Paying Agent/Registrar, to be effective not later than 30 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(g) On the closing date, one Initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the order of the Representative (as defined in Section 12 hereof) or its designee, executed by manual or facsimile signature of the Mayor or Mayor Pro-Tem and City Clerk of the City, approved by the Attorney General, and registered and manually signed by the Comptroller, will be delivered to the Representative or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver to DTC on behalf of such Representative one registered definitive Bond for each maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity.

(h) With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice will state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the City will not redeem such Bonds, and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that such Bonds have not been redeemed.

Section 4. DTC REGISTRATION. The Bonds initially shall be issued and delivered in such manner that no physical distribution of the Bonds will be made to the public, and The Depository Trust Company ("DTC"), New York, New York, initially will act as depository for the Bonds. DTC has represented that it is a limited purpose trust company incorporated under the law of the State of New York, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered under Section 17A of the Securities Exchange Act of 1934, as amended, and the City accepts, but in no way verifies, such representations. Immediately upon delivery of the Initial Bond to the Representative, the Paying Agent/Registrar shall cancel such Initial Bond, and substitute Bonds shall be delivered to and registered in the name of CEDE & CO., the nominee of

DTC. It is expected that DTC will hold the Bonds on behalf of the Underwriters and its respective participants. So long as each Bond is registered in the name of CEDE & CO., the Paying Agent/Registrar shall treat and deal with DTC the same in all respects as if it were the actual and beneficial owner thereof. It is expected that DTC will maintain a book-entry system that will identify ownership of the Bonds in integral amounts of \$5,000, with transfers of ownership being effected on the records of DTC and its participants pursuant to rules and regulations established by them, and that the Bonds initially deposited with DTC shall be immobilized and not be further exchanged for substitute Bonds except as hereinafter provided. The City is not responsible or liable for any function of DTC, will not be responsible for paying any fees or charges with respect to its services, will not be responsible or liable for maintaining, supervising, or reviewing the records of DTC or its participants, or protecting any interests or rights of the beneficial owners of the Bonds. It shall be the duty of the DTC Participants, as defined in the Official Statement herein approved, to make all arrangements with DTC to establish this book-entry system, the beneficial ownership of the Bonds, and the method of paying the fees and charges of DTC. The City does not represent, nor does it in any respect covenant that the initial book-entry system establishment with DTC will be maintained in the future. Notwithstanding the initial establishment of the foregoing book-entry system with DTC, if for any reason any of the originally delivered Bonds is duly filed with the Paying Agent/Registrar with proper request for transfer and substitution, as provided for in this Ordinance, substitute Bonds will be duly delivered as provided in this Ordinance, and there will be no assurance or representation that any book-entry system will be maintained for such Bonds. To effect the establishment of the foregoing book-entry system, the Mayor, City Manager and Finance Director of the City are hereby authorized to execute a "Blanket Issuer Letter of Representations" in the form provided by DTC to evidence the City's intent to establish said book-entry system.

Section 5. FORM OF BOND. The form of the Bond, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller to be attached only to the Initial Bond, shall be, respectively, substantially in the form provided in EXHIBIT B attached hereto, with such appropriate variations, omissions, or insertions as are permitted or required by this Ordinance.

Section 6. TAX LEVY. A special Interest and Sinking Fund (the "Interest and Sinking Fund") is hereby created solely for the benefit of the Bonds, and the Interest and Sinking Fund shall be established and maintained by the City at an official depository bank of the City. The Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of the City, and shall be used only for paying the interest on and principal of the Bonds. All ad valorem taxes levied and collected for and on account of the Bonds shall be deposited, as collected, to the credit of the Interest and Sinking Fund. During each year while any of the Bonds or interest thereon are outstanding and unpaid, the governing body of the City shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on the Bonds as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of its Bonds as such principal matures (but never less than 2% of the original amount of said Bonds as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of the City, with full allowance being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in the City for each year while any of the Bonds or interest thereon are outstanding and unpaid; and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem

taxes sufficient to provide for the payment of the interest on and principal of the Bonds, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

Section 7. DEFEASANCE OF BONDS. (a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section 7, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow

agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability of sufficient money to provide for such payment, and when proper arrangements have been made by the City with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in subsection 7(a)(i) or (ii) shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the City expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the Registered Owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the City be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the City, or deposited as directed in writing by the City. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 7(a)(i) or (ii). All income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the City or deposited as directed in writing by the City.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to discharge obligations such as the Bonds.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the

same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the City elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

Section 8. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen, or destroyed, the Paying Agent/Registrar shall cause to be printed, executed, and delivered, a new bond of the same principal amount, maturity, and interest rate, as the damaged, mutilated, lost, stolen, or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen, or destroyed Bonds shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft, or destruction of a Bond, the Registered Owner applying for a replacement bond shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft, or destruction of a Bond, the registered owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft, or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement bond, the Paying Agent/Registrar shall charge the registered owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen, or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen, or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Bonds duly issued under this Ordinance.

(e) Authority for Issuing Replacement Bonds. In accordance with Texas Government Code Chapter 1201, Subchapter D, this Section 8 of this Ordinance shall constitute authority for the issuance of any such replacement bond without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Bonds issued in conversion and exchange for other Bonds.

Section 9. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION AND ENGAGEMENT OF BOND COUNSEL AND FINANCIAL ADVISOR; CUSIP NUMBERS.

(a) The Mayor of the City is hereby authorized to have control of the Initial Bond and all necessary records and proceedings pertaining to the Bonds pending their delivery and their investigation, examination, and approval by the Attorney General, and their registration by the Comptroller. Upon registration of the Bonds said Comptroller (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Bonds, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers may, at the option of the City, be printed on the Bonds issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Bonds.

(b) The obligation of the Underwriters to accept delivery of the Bonds is subject to the Underwriters being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the City, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the Underwriters. The engagement of such firm as bond counsel to the City in connection with issuance, sale and delivery of the Bonds is hereby approved and confirmed. The execution and delivery of an engagement letter between the City and such firm, with respect to such services as bond counsel, is hereby authorized in such form as may be approved by the Mayor of the City, and the Mayor is hereby authorized to execute such engagement letter.

Section 10. NOT TAX-EXEMPT OBLIGATIONS. The Bonds shall not be considered "obligations" within the meaning of Section 103 of the United States Internal Revenue Code of 1986.

Section 11. CONSTRUCTION FUND.

(a) The City hereby creates and establishes and shall maintain on the books of the City a separate fund to be entitled the "2025 Coliseum Bond Construction Fund" (the "Construction Fund") for use by the City for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said fund shall be transferred to the Interest and Sinking fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 6 of this Ordinance.

(b) The City may invest proceeds of the Bonds (including investment earnings thereon) issued for Project and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the City hereby covenants that the proceeds of the sale of the Bonds will be used as soon as practicable for the purposes for which the Bonds are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 12. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT.

(a) The Bonds are hereby sold and shall be delivered to Raymond James & Associates, Inc. (the "Representative") and SAMCO Capital Markets, Inc. (together with the Representative, the "Underwriters") for the purchase price of \$_____, representing the aggregate principal amount of the Bonds of \$_____, [plus/minus] a net reoffering [premium/discount] of \$_____, and less an underwriting discount of \$_____, pursuant to the terms of the Bond Purchase Agreement dated as of July 15, 2025 by and among the City and the Underwriters in substantially the form presented at this meeting, which the Mayor or Mayor Pro-Tem of the City is hereby authorized to execute and deliver. It is hereby officially found, determined, and declared that the terms and issuance of the Bonds are in the best interests of the City. The Bonds shall initially be registered in the name of the Representative or its designee.

(b) The City hereby approves the form and content of the Official Statement relating to the Bonds and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Bonds by the Underwriters in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement, prior to the date hereof is hereby ratified and confirmed.

Section 13. INTEREST EARNINGS ON BOND PROCEEDS; USE OF ACCRUED INTEREST AND PREMIUM RECEIVED FROM SALE OF BONDS.

(a) Interest Earnings. Interest earnings derived from the proceeds deposited to the Construction Fund shall be retained therein and used for the purpose of constructing the Project, provided that after the completion of the Project, any amounts remaining therein shall be deposited to the Interest and Sinking Fund for the Bonds.

(b) Use of Accrued Interest and Premium. There is no accrued interest received from the sale of the Bonds. The Bonds are being sold at a net premium of \$_____, which premium is being applied as follows: the amount of \$_____ being deposited to the Construction Fund authorized by Section 11 hereof for the purpose of paying lawful costs of the Project, and the amount of \$_____ being applied to pay the costs of issuance. Therefore, the voted authorization of Bonds which are being issued pursuant to the Election is \$41,660,000.00 (\$_____ in principal amount, plus \$_____ in premium being allocated to the Construction Fund) with the balance of voted but unissued bonds authorized at the Election being \$0.

Section 14. METHOD OF AMENDMENT. The City hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The City may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under

the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Bonds aggregating in principal amount 51% of the aggregate principal amount of then outstanding Bonds that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the City; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Bonds, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Bonds so as to:

- (1) Make any change in the maturity of any of the outstanding Bonds;
- (2) Reduce the rate of interest borne by any of the outstanding Bonds;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Bonds;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Bonds or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of the Bonds necessary for consent to such amendment.

(c) If at any time the City shall desire to amend this Ordinance under this Section, the City shall send by U.S. mail to each registered owner of the affected Bonds a copy of the proposed amendment.

(d) Whenever at any time within one year from the date of mailing of such notice the City shall receive an instrument or instruments executed by the holders of at least 51% in aggregate principal amount of all of the Bonds then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and which shall specifically consent to and approve such amendment, the City may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the City and all holders of such affected Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Bond pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of such consent and shall be conclusive and binding upon all future holders of the same bond during such period. Such consent may be revoked at any time after six months from the date of said consent by the holder who gave such

consent, or by a successor in title, by filing notice with the City, but such revocation shall not be effective if the holders of 51% in aggregate principal amount of the affected Bonds then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Bonds, the City shall rely solely upon the registration of the ownership of such bonds on the registration books kept by the Paying Agent/Registrar.

Section 15. FURTHER PROCEDURES. (a) The Mayor (or in the Mayor's absence, Mayor Pro-Tem or Deputy Mayor Pro-Tem) and City Clerk of the City, the City Manager of the City, and the Finance Director of the City shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City a Blanket Issuer Letter of Representations to DTC regarding the Book-Entry-Only System, a Paying Agent/Registrar Agreement with the Paying Agent/Registrar and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Blanket Issuer Letter of Representations, the Bonds, the Bond Purchase Agreement, the sale of the Bonds and the Official Statement. Notwithstanding anything to the contrary contained herein, while the Bonds are subject to DTC's Book-Entry-Only System and to the extent permitted by law, the Blanket Issuer Letter of Representation is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

(b) In addition, prior to the initial delivery of the Bonds, the City's Mayor, City Manager, Finance Director, and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance, (ii) obtain a rating from any of the national bond rating agencies, if any, or the provider of a municipal bond insurance policy, if any, or (iii) obtain the approval of the Bonds by the Texas Attorney General's office.

Section 16. COMPLIANCE WITH RULE 15c2-12.

(a) Annual Reports. The City shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, (A) within six months after the end of each fiscal year ending in or after 2025, financial information and operating data with respect to the City of the general type included in the final Official under Tables 1 through 6 and 8 through 15; and (B) within 12 months after the end of each fiscal year ending in or after 2025, audited financial statements, if the City commissions an audit and it is completed by the required time. If audited financial statements are not available by the required time, the City will provide unaudited financial information of the general type in the numbered tables described above by the required time and will provide the City's annual audited financial statements when and if such audited financial statements become available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any documents available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Event Notices. The City shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten business days after the occurrence of the event) of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other material events affecting the tax-exempt status of the Bonds;
7. Modifications to rights of bondholders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of an obligated person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in

which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City);

13. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(c) Limitations, Disclaimers, and Amendments.

(i) The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the City in any event will give the notice required by Subsection (d) hereof of any Bond calls and defeasance that cause the City to no longer be such an “obligated person”.

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER

PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under the Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(v) The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Bonds. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

(e) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

(i) “MSRB” means the Municipal Securities Rulemaking Board or any successor to its functions under the Rule.

(ii) “Rule” means SEC Rule 15c2 12, as amended from time to time.

(iii) “SEC” means the United States Securities and Exchange Commission.

(iv) “Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal

securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

Section 17. APPROPRIATION. To pay the debt service coming due on the Bonds prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. INCONSISTENT PROVISIONS. All ordinances, orders, or resolutions of the City Council, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

Section 19. GOVERNING LAW. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 20. SEVERABILITY. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 21. CONTINUED PERFECTION OF SECURITY INTEREST. Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the ad valorem taxes granted by the City under Section 6 of this Ordinance, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the Bonds are outstanding and unpaid such that the pledge of the taxes granted by the City under Section 6 of this Ordinance is to be subject to the filing requirements of Chapter 9, Texas Business and Commerce Code, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business and Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

Section 22. EVENTS OF DEFAULT. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an event of default (an "Event of Default"):

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Registered Owners, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

Section 23. REMEDIES FOR DEFAULT. (a) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City or the City

Council of the City, as appropriate for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then outstanding.

Section 24. REMEDIES NOT EXCLUSIVE. (a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(c) By accepting the delivery of a Bond authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or directors of the City or the City Council of the City.

[Remainder of page intentionally left blank]

APPROVED AND ADOPTED ON THE 15TH DAY OF JULY, 2025.

THE CITY OF SAN ANGELO, TEXAS

Tom Thompson, Mayor

Attest:

Heather Stastny, City Clerk

Approved As to Form:

Approved As to Content:

Rodolfo Segura Jr
McCall, Parkhurst & Horton L.L.P.

Tina Dierschke, Finance Director
City of San Angelo, Texas

[CITY SEAL]

Signature Page to

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$41,660,000 OF CITY OF SAN ANGELO, TEXAS GENERAL OBLIGATION BONDS, TAXABLE SERIES 2025, FOR THE PURPOSES OF IMPROVING THE CITY'S COLISEUM LOCATED ON THE SAN ANGELO FAIRGROUNDS, AS APPROVED BY VOTERS AT THE BOND ELECTION HELD WITHIN THE CITY ON MAY 3, 2025; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; APPROVING AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AND A PAYING AGENT/REGISTRAR AGREEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

EXHIBIT A

FORM OF BOND

(a) Form of Bond. The form of the Bond, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller to be attached only to the Initial Bond, shall be, respectively, substantially as follows, with such appropriate variations, omissions, or insertions as are permitted or required by this Ordinance.

NO. R-	UNITED STATES OF AMERICA	PRINCIPAL
	STATE OF TEXAS	AMOUNT
	CITY OF SAN ANGELO, TEXAS	\$ _____
	GENERAL OBLIGATION BOND, TAXABLE SERIES 2025	

<u>INTEREST RATE</u>	<u>DELIVERY DATE</u>	<u>MATURITY DATE</u>	<u>CUSIP NO.</u>
_____%	August 14, 2025	February 15, 20__	796099 ____

REGISTERED OWNER:

PRINCIPAL AMOUNT: _____ DOLLARS

ON THE MATURITY DATE specified above, CITY OF SAN ANGELO, TEXAS in Tom Green County, Texas (the "Issuer"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assigns (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon from the Delivery Date set forth above, on February 15, 2026 and on each August 15 and February 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged or converted from is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the registered owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the corporate trust office of BOKF, NA in Dallas, Texas which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the

Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of the Bonds (the “*Bond Ordinance*”) to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared at the close of business on the last business day of the month next preceding each such date (the “*Record Date*”), on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a “*Special Record Date*”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Bond for payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Bond that on or before each principal payment date and interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the “Interest and Sinking Fund” created by the Bond Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for any payment due on this Bond shall be a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day on which banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated as of July 1, 2025, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of [\$41,660,000] for the purpose of (i) providing funds for promoting economic development throughout the City by designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping the City’s Coliseum located on the San Angelo Fairgrounds at 50 East 43rd Street, with any surplus proceeds remaining for improving other fairground facilities, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, and through funding the City’s programs for economic development, including making loans and grants of bond proceeds and otherwise providing assistance for private commercial, retail, and mixed-use development in relation to the Coliseum and completing related landscaping, and (ii) paying the costs of issuance of the Bonds.

ON FEBRUARY 15, 20__, or any date thereafter, the Bonds of this series maturing on and after February 15, 20__ may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Bond may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

AT LEAST THIRTY days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, to the Registered Owner of each Bond to be redeemed at its address as it appeared on the day such notice of redemption is mailed and to major securities depositories, national bond rating agencies and bond information services; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof which are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof which are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Registered Owner, and in aggregate amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Bond Ordinance.

ALL BONDS OF THIS SERIES are issuable solely as fully registered Bonds, without interest coupons, in the denomination of \$5,000 in principal amount or any integral multiple thereof. As provided in the Bond Ordinance, this Bond may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate amount of fully registered Bonds, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having any authorized denomination or denominations as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Bond Ordinance. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any authorized denomination to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Bond may be executed by the Registered Owner to evidence the assignment hereof, but such

method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer or exchange with respect to Bonds (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Bond Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Bonds.

IT IS HEREBY certified, recited, and covenanted that this Bond has been duly and validly authorized, issued, and delivered; that all acts, conditions, and things required or proper to be performed, exist, and be done precedent to or in the authorization, issuance and delivery of this Bond have been performed, existed, and been done in accordance with law; that this Bond is a general obligation of the Issuer, issued on the full faith and credit thereof; and that ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Bond, as such interest comes due, and as such principal matures, have been levied and ordered to be levied against all taxable property in the Issuer, and have been pledged for such payment, within the limit prescribed by law.

THE ISSUER ALSO HAS RESERVED THE RIGHT to amend the Bond Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Bonds.

BY BECOMING the Registered Owner of this Bond, the Registered Owner thereby acknowledges all of the terms and provisions of the Bond Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Bond Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Bond Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, of the Mayor Pro-Tem) and countersigned with the manual or facsimile signature of the City Clerk of the Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

City Clerk

Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Bond is not accompanied by an
executed Registration Certificate of the Comptroller
of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Bond Ordinance described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a bond, bonds, or a portion of a bond or bonds of a Series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Date of authentication: _____

BOKF, NA
Dallas, Texas
Paying Agent/Registrar

By: _____
Authorized Signatory

(c) Form of Assignment.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto:

Please insert Social Security or Taxpayer Identification Number of Transferee

Please print or type name and address, including zip code of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints:
_____, attorney, to register the transfer of the within Bond
on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by
an eligible guarantor institution participating
in a securities transfer association recognized
signature guarantee program.

NOTICE: The signature above must
correspond with the name of the Registered
Owner as it appears upon the front of this
Bond in every particular, without alteration or
enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller.

REGISTRATION CERTIFICATE OF COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
OF THE STATE OF TEXAS	§	

I HEREBY CERTIFY that there is on file and of record in my office a certificate of the Attorney General of the State of Texas to the effect that this Bond has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that it is a valid and binding obligation of City of San Angelo, Texas, and that this Bond has this day been registered by me.

WITNESS MY SIGNATURE AND SEAL this _____.

Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER'S SEAL)

(f) Insertions for the Initial Bond.

The initial Bond shall be in the form set forth in paragraph (a) of this Form of Bond, except that:

(A) immediately under the name of the Bond, the headings “INTEREST RATE” and “MATURITY DATE” shall both be completed with the words “As shown below” and “CUSIP NO. _____” shall be deleted.

(B) the first paragraph shall be deleted and the following will be inserted:

“CITY OF SAN ANGELO, TEXAS (the “Issuer”), being a political subdivision located in Tom Green County, Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the “Registered Owner”), on the dates, in the principal amounts and bearing interest at the per annum rates set forth in the following schedule:

[Information from Section 2(b) of the Bond Ordinance to be inserted]

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date above at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2026 and on each August 15 and February 15 thereafter to the date of payment of the Principal Amounts specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.”

(C) The Initial Bond shall be numbered “T-1.”

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Brandon Dyson, Assistant City Attorney, Legal

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Consider authorizing a resolution establishing the Coliseum renovation project as an economic development program under Chapter 380 of the Texas Local Government Code, and authorizing the City Manager to negotiate and execute a Chapter 380 agreement with the Stock Show and Rodeo Association setting out the development obligations under the program (Presentation made by Interim City Attorney Brandon Dyson)

Staff Recommendation:

Adopt

Summary/History:

Chapter 380 of the Texas Local Government Code authorizes a municipality to establish programs for granting public money to promote local economic development and to stimulate business and commercial activity in the municipality. This resolution will establish such a program and authorize the City Manager to negotiate and execute a Chapter 380 agreement with SASSRA who will ultimately operate the Coliseum under a long-term lease. Because bond funds will be utilized in a manner that provides a significant benefit to a private entity, a 380 agreement is necessary to ensure the economic development purposes of the program are accomplished, and the City receives a return benefit.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Resolution Authorizing CH 380 Program and Agreement | Resolution Authorizing CH 380 Program and Agreement.docx |
|--|--|

Presentation:

Brandon Dyson

Approvals/Reviews:

Brandon Dyson
Tina Dierschke
Heather Stastny

Created/Initiated
Approved
Final Approval

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL ESTABLISHING THE COLISEUM RENOVATION PROJECT AS AN ECONOMIC DEVELOPMENT PROGRAM UNDER CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CHAPTER 380 AGREEMENT WITH THE STOCK SHOW & RODEO ASSOCIATION SETTING OUT THE DEVELOPMENT OBLIGATIONS UNDER THE PROGRAM

WHEREAS, the CITY is authorized by Article III, Section 52-a of the Texas Constitution and Section 380.001 of the Texas Local Government Code, as amended, to use public funds for the public purposes of promoting local economic development and stimulating business and commercial activity within the CITY; and

WHEREAS, a special bond election was held May 3, 2025, requesting authorization from the voters to renovate the coliseum and surrounding fairgrounds owned by the CITY and located at 50 East 43rd St., San Angelo, Texas (collectively the “Coliseum”); and

WHEREAS, the Coliseum bond measure passed authorizing the CITY to issue and sell general obligation bonds in the principal amount of not more than \$41,660,000 to accomplish the renovations; and

WHEREAS, such renovations will directly benefit SASSRA who leases the Coliseum to host annual stock show and rodeo events; and

WHEREAS, at its own expense, SASSRA prepared designs and specifications for the renovation of the Coliseum which includes updated exterior features, increased seating capacity, including grandstand seats, skybox suites, and additional ADA compliant seating, as well as significantly expanded lavatory and toilet facilities (the “Project”); and

WHEREAS, CITY desires to fund and construct the Coliseum Project pursuant to the designs and specifications provided by SASSRA in an amount not to exceed the general obligation bond issuance approved by the voters; and

WHEREAS, in consideration of the same, SASSRA desires to enter into a new long-term lease agreement by which it will operate and manage the Coliseum and surrounding fairgrounds, host the Rodeo and other events, pay rent and share event revenues with the CITY; and

WHEREAS, the City Council finds that the Project will have direct positive economic impacts on the CITY, will provide a valuable catalyst for economic development, and stimulate business and commercial activity in the CITY; and

WHEREAS, such economic impacts include increased sales tax revenues through hosting events at the Coliseum, job creation opportunities, and encouraging investments in real and business personal property within the CITY that will potentially increase tax revenue; and

WHEREAS, City Council further finds that the Project embodies an eligible program that clearly promotes economic development in the CITY and, as such, meets the requirements under Chapter 380 of the Texas Local Government Code and further, is in the best interests of the CITY.

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

Part 1: An economic development program for the Coliseum renovation Project is hereby established pursuant to Chapter 380 of the Texas Local Government Code.

Part 2: As part of the established program, the City Manager is directed and authorized to negotiate and execute a Chapter 380 economic development program agreement with the San Angelo Stock Show & Rodeo Association that provides for the Project development obligations of each of the parties. At a minimum the development obligations shall address funding and construction of the Coliseum Project, the long-term lease of the Coliseum to SASSRA, including the operation, maintenance, and rent requirements, capital improvements to be provided by SASSRA, and such other provisions that support the economic development program established herein.

PASSED and APPROVED this 15th day of July, 2025.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM

Brandon Dyson, Interim City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Discussion and possible direction on the issuance of 2025 Tax Notes to provide for taxiway improvements at the Airport (Presentation made by Director of Finance Tina Dierschke)

Staff Recommendation:

Direction from Council

Summary/History:

The south taxilane construction will provide aeronautical infrastructure access to green space parcels for hangar development on the airport. The project was bid under three schedules:

Schedule 1: Construct a 35-foot-wide taxiway (eligible for Federal funding)

Schedule 2: Construct an additional 75-foot-wide taxiway (Ineligible for Federal funding/funded locally)

Schedule 3: Underground utilities (eligible for Federal Funding)

Schedule two is critical to the project:

1. The Taxiway Object Free Area is 110 feet wide. This keeps aircraft wings and engines over the pavement rather than grass.
2. The additional 75-foot width mitigates drainage issues around the new hangars.

This project is funded by FAA Infrastructure Airport Improvement Grant (AIG) Funds from FY22 - FY25. Additionally, the airport is committing \$300,000 from Fund Balance, and the City of San Angelo is committing \$1,062,831 in short-term debt to fund the Non-Federal portions of the project.

FAA AIG 047: \$1,039,379 (Design/Engineering)

FAA AIG 051: \$3,410,822 (Construction/Construction Management)

Airport Funds: \$300,000

COSA Funds: \$1,062,831

Funding Source(s):

Financial Impact:

The City will issue a short-term note at a competitive interest rate of approximately \$1.1 million, which will be paid off before the end of the next fiscal year.

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | ST Note Timeline | ST Note Timeline.pdf |
|----|------------------|----------------------|

Presentation:

Vince Viaille, Managing Director, Specialized Public Finance, Inc.

Approvals/Reviews:

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



Preliminary Tax Note Timeline

Subject to Change.

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

 Denotes City Council Meeting Date
 Denotes Closing Date

Date	Task
Tuesday, July 15, 2025	<u>Council Meeting</u> – Specialized Public Finance Inc. (“SPFI”) will present the financing plan for the issuance of the Notes. (8:30 am)
Thursday, July 31, 2025	Bank Placement Agent to distribute a term sheet and the City’s financial information to local, regional, and national banks for the Notes.
Friday, August 15, 2025	The Bank Placement Agent to receive bids from Banks for the Notes. (11:00 am)
Tuesday, August 19, 2025	<u>Council Meeting - Award</u> – Bid results provided to the Council by SPFI. The Council awards the Notes to the winning bidder. (8:30 am)
Thursday, September 18, 2025	<u>Delivery Date</u> – The City receives the Notes proceeds.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: July 15, 2025

Item type: Consent Item

Caption:

Consider a resolution approving the 2026-2030 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Tina Dierschke)

Staff Recommendation:

Adopt

Summary/History:

The capital planning process and Capital Improvement Plan (CIP) were established to provide a routine process for identifying, evaluating, and advocating the capital needs of the City of San Angelo. Street, water, drainage, and park projects are in the CIP, as are new facilities and facility improvements. The formal CIP process was implemented in 2007 and is required by the City charter. The CIP aids the City Council in allocating funding in the annual operating budget.

The CIP's new online format offers citizens the opportunity to voice their opinions. Public comments will be accepted until July 29, 2025, and then emailed to City Council.

The final proposed 2026-2030 CIP for the Council's consideration is available on the budget's web page (<https://city-san-angelo-tx-clear.doc.cleargov.com/8906/251702/d>). Approval of this resolution is the final step to adopting the 2026-2030 CIP. With this CIP in place, staff will continue to stay the course on researching solutions to these major issues.

In compliance with the charter regulations, the proposed CIP is published on the internet with a public notice that the Council will conduct a public hearing at this meeting. Any comments received via the website are provided in the background. The City Charter also requires the CIP to be introduced to City Council five months before the final submission of the budget.

Funding Source(s):

Financial Impact:

None at this time. Funding will be discussed during the fiscal year 2025-26 budget and future years' budget preparation processes.

Other Information/Recommendation:

Staff recommends approval of the 2026-2030 Capital Improvement Plan and adoption of the resolution.

Attachments:

- 1. 2026-30 CIP Resolution - Adopted 2026-30 CIP Resolution - Adopted.docx
- 2. Capital Requests - For Memo attachment 5.20.25 Capital Requests - For Memo attachment 5.20.25.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

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

**A RESOLUTION OF THE CITY OF SAN ANGELO ADOPTING THE
2026-2030 CAPITAL PROGRAM**

WHEREAS, the City Charter for the City of San Angelo, Texas, provides that the City Manager shall prepare and submit to the City Council a multi-year capital program before the final date for submission of the budget; and,

WHEREAS, on May 23, 2025, the City Manager presented a 2026-2030 capital program, which revises and extends the 2025-2029 capital program adopted by the City Council on July 15th, 2025; and,

WHEREAS, the contents of the 2026-2030 capital program comply with the requirements of Section 59A of the City Charter for the City of San Angelo;

WHEREAS, pursuant to Section 59A of the City Charter for the City of San Angelo, the City Council by resolution shall adopt the capital program with or without amendment after public hearing and on or before adoption of the annual budget.

WHEREAS, as of this date, the 2025-2026 annual budget has not yet been adopted;

WHEREAS, in accordance with Section 59A of the City Charter for the City of San Angelo, after compliance with all publication and notice requirements, a public hearing for City Council to consider adoption of the proposed 2026-2030 capital program was held on July 15, 2025.

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

SECTION 1. The facts and matters set forth in the preamble of this Ordinance are bound to be true and correct.

SECTION 2. It is hereby officially found and determined that the meeting at which this resolution was passed and adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Local Government Code.

SECTION 3. The 2026-2030 capital program is hereby adopted by majority vote of the City Council without amendment, subject to deletion, modification or suspension during the course of the fiscal year based on events, changes in technology or other circumstances which justify such action.

ADOPTED THIS 15th DAY OF JULY, 2025.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Tina Dierschke, Finance Director

Brandon Dyson, Interim City Attorney

Department	Request Title	Project Status	Budgeted Years Capital Cost
Airport	Airport Storage Barn	Proposed	522,000
Airport	Construct South Taxi lane	Proposed	4,247,877
Airport	Convert RWY 9-27 to Taxiway H, Reconstruct Taxiway H	Proposed	11,624,140
Airport	Hangar Road Reconstruction	Proposed	2,000,000
Airport	Jet Bridge Reconstruction	Proposed	2,700,000
Airport	Reconstruct Taxiway D	Proposed	6,666,667
Airport	Rehab Hangar Roofs	Proposed	120,000
Airport	Rehabilitate Runway 18-36, Taxiway A & B	Proposed	1,666,667
Airport	Rehabilitate Runway 3-21	Proposed	1,111,111
Airport	Terminal Drainage Improvements	Proposed	3,888,889
Airport	Terminal Improvements (Bathrooms - HVAC - Roofs)	Proposed	444,444
Airport	Terminal IT Improvements	Proposed	50,000
Airport	Terminal Landscape and Fencing Improvements	Proposed	10,000
Airport	Terminal Parking Lot Reconstruction	Proposed	6,800,000
Airport	Tower Reconstruction	Proposed	12,500,000
Animal Services	Animal Shelter Rehabilitation	Active	1,583,096
Civic Events	Bill Aylor Sr. Memorial River Stage Improvements Phase Two	Proposed	3,237,500
Civic Events	Bill Aylor Sr. Memorial River Stage Phase One & Bathroom Improvements	Active	1,810,000
Civic Events	McNease Convention Center Renovations and Expansion	Proposed	14,317,573
Civic Events	San Angelo Coliseum Renovation	Proposed	41,600,000
Emergency Management	Emergency Operations Center HVAC	Proposed	325,000
Engineering	Community Accessibility and Connectivity Loop - Phase 1 - Chadbourne Streetscape	Active	13,800,000
Engineering	Community Accessibility and Connectivity Loop - Phase 2	Active	18,494,792
Engineering	Construction of Rick's Dr. Sidewalk	Active	100,000
Engineering	Drainage - River Valley Ln.	Proposed	470,000
Engineering	E. Harris Ave. from Main St. to N. Bell St.	Proposed	9,687,464
Engineering	Glenna Dr., Edmund, & 29th St.	Active	18,350,000
Engineering	Howard St. from Glenna St. to Sherwood Way	Active	4,500,000
Engineering	Johnson St. from Sherwood Way to Knickerbocker	Active	10,245,544
Engineering	Lakeview Heroes Drive and US 208 Water Line Extention	Active	650,000
Engineering	Randolph Water Line Replacement	Active	5,520,603
Engineering	Reconstruction of Avenue N from Sherwood Way to S. Chadbourne St.	Active	16,729,446
Engineering	Reconstruction of Christoval Rd. from Paint Rock Rd. to S. Chadbourne St.	Proposed	20,899,509
Engineering	Reconstruction of Foster Rd.	Active	19,200,000
Engineering	S. Chadbourne St. from River to Avenue L	Proposed	2,301,229
Engineering	Shady Point Rd. Bridge Replacement	Proposed	4,000,000
Engineering	Smith Blvd. from Pulliam St. to Gordon Blvd.	Active	3,709,574
Engineering	Stormwater - Quality Improvement Projects	Active	2,400,000

Department	Request Title	Project Status	Budgeted Years Capital Cost
Engineering	Stormwater - Sunset Lake & Parkview Lake Improvements	Active	9,200,000
Engineering	Street & ROW Construction - General	Active	6,000,000
Engineering	Sunset Dr. from Loop 306 to Foster Rd.	Active	12,745,710
Facilities Maintenance	City Hall - Exterior Wall Waterproofing	Proposed	1,000,000
Facilities Maintenance	Security Equipment Replacement	Proposed	75,000
Fairmount Cemetery	Fairmount Cemetery new entrance and fence	Active	380,000
Fairmount Cemetery	Fairmount Cemetery new office and maintenance facility	Active	995,000
Fire	Aerial Platform (L1) replacement	Active	2,400,000
Fire	Ambulance	Active	3,850,000
Fire	Fire Station 9	Proposed	6,650,000
Fire	Fire Training Center Classroom Addition	Proposed	1,700,000
Fire	Land for future Fire Stations	Proposed	1,175,000
Fort Concho - Capital	Fort Concho Barracks and Mess Halls 3 and 4 Reconstruction	Active	75,000
Fort Concho - Capital	Fort Concho Officers' Quarters 2 Renovation	Proposed	351,000
Fort Concho - Capital	Fort Concho Officers' Quarters 6 Restoration	Proposed	346,500
Fort Concho - Capital	Fort Concho Officers' Quarters 8 Restoration	Proposed	282,500
Fort Concho - Capital	Fort Concho Officers' Row and Company Street Reconstruction	Proposed	100,000
Fort Concho - Capital	Fort Concho Visitors' Center Restoration and Improvements	Active	3,265,000
Human Resources	Human Resources Management Software	Proposed	120,000
Lake Operations	Lake Operations Maintenance Facility	Proposed	1,200,000
Operations	ADA and Sidewalk Improvements	Active	2,784,900
Operations	Ben Ficklin Road Pedestrian Safety Improvements	Proposed	19,920,000
Operations	Lake Nasworthy Improvements	Active	5,750,000
Parks	Kids Kingdom Playground Replacement	Proposed	1,500,000
Parks	Restrooms for Meadowcreek Park	Proposed	310,000
Parks	Riverbank Stabilization	Proposed	12,000,000
Parks	Santa Rita Neighborhood /School Park renovation	Proposed	480,000
Parks	South Concho Park trail improvements	Proposed	200,000
Parks	Twin Buttes Reservoir recreational trails and trailheads improvements	Active	275,000
Parks	World War II Veterans Memorial	Active	370,000
Police	Lenco Bearcat	Proposed	317,968
Police	Police Headquarters and/or Municipal Complex	Proposed	15,000,000
Police	Police Station Improvements	Proposed	56,368
Police	Real Time Crime Center	Proposed	900,000
Police	Regional Training Center	Proposed	6,000,000
Public Saf Communications	Dispatch Flooring and Consoles	Active	267,302
Public Saf Communications	Radio System Upgrade	Active	1,400,000
Public Works	Harris Ave from Main to Abe St Safety Action Plan Priority Roadway Improvements	Proposed	2,689,000

Department	Request Title	Project Status	Budgeted Years Capital Cost
Public Works	14th St. FDR Project	Proposed	5,000,000
Public Works	Beauregard from W Ave N to Sherwood Way and Abe St to Main Safety Action Plan Priority Roadway Improvements	Proposed	4,850,000
Public Works	Chadbourne Phase B and S Curve	Active	13,092,379
Public Works	Concho Ave. from Sante Fe Park Dr. to Magdalen St. Safety Action Plan Priority Roadway Improvements	Proposed	600,000
Public Works	FDR of Main and 19th Street	Proposed	2,000,000
Public Works	North Chadbourne from 29th to 43rd Sidewalk and Drainage Improvements	Proposed	1,500,000
Public Works	Public Works Facility	Proposed	51,650,000
Public Works	Ricks Dr FDR from Bell St to McGill Blvd.	Proposed	1,000,000
Public Works	S Oakes St. from E Ave A to E College Ave. Safety Action Plan Priority Roadway Improvements	Proposed	600,000
Public Works	Standard Times Building - 34 E. Harris Avenue	Proposed	20,310,000
Public Works	Twin Mountain Drive Extension	Proposed	52,400,000
Public Works	Twohig Ave. Sante Fe Park Dr. to Main St. Safety Action Plan Priority Roadway Improvements	Proposed	1,690,000
Recreation	Improved Nature Trail at Lake Nasworthy	Proposed	250,000
Recreation	Splash Pads	Active	485,000
Recreation	Youth sports practice area	Active	1,500,000
Solid Waste	New Landfill Site	Active	9,700,000
Sports Complex - Parks	Texas Bank Sports Complex Storage Building and Shade Structure	Active	126,000
State Office - Operations	Chase State Office Building Improvements	Active	425,000
Street & Bridge	Street and Bridge Facility Improvements	Proposed	1,060,000
Traffic Services	Traffic Operations Facility Improvements	Proposed	1,030,000
Traffic Services	Traffic Signal Replacement	Active	23,100,000
Vehicle Maintenance	Additional City Fuel Site	Proposed	2,210,000
Vehicle Maintenance	City Fuel Site Expansion	Proposed	1,810,000
Vehicle Maintenance	Fleet Services Facility Improvements	Proposed	1,145,000
Water Capital	City Hall Annex Improvements	Proposed	250,000
Water Capital	Elevated Storage for Water Distribution System	Proposed	25,000,000
Water Capital	Water Chemical Building and Appurtenances	Proposed	1,510,000
Water Capital	Water Meter Reading AMI System Equipment Upgrades	Active	18,077,991
Water Capital	Water Production Control Center and Lab	Proposed	1,450,000
Water Capital	Water Treatment Plant Improvements	Active	100,000,000
Water Reclamation Capital	Lake Nasworthy Sanitary Sewer Collection System Improvements	Active	17,800,000
Water Reclamation Capital	Lift Station Improvements	Active	1,097,100
Water Reclamation Capital	North Concho River Area Sanitary Sewer Collection System Improvements (CIPP)	Active	2,772,667
Water Reclamation Capital	North Concho River Wastewater System Improvements	Active	7,500,000
Water Reclamation Capital	Vacuum Truck	Active	600,000
Water Reclamation Capital	Water Reclamation Plant Improvements	Active	100,000,000

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Consider approving a lease agreement renewal with US Customs and Border Protection for the Air and Marine Operations Hangar, and approving TIPS Agreement # 23010402 with CC3 Construction in the amount \$996,223.60 for the hangar shell improvements funded by the lease agreement and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

This agenda item proposes City Council to review a 10-year lease renewal for the Air and Marine Operations Hangar located at 8092 Hangar Road at the San Angelo Regional Airport. The lease will be concurrently executed under two documents: a Standstill Agreement and an On-Airport Lease. The Standstill Agreement serves to preserve the *status quo* and allows US Customs to continue operating in the hangar while the City of San Angelo completes the Shell Requirements of the new lease. The Shell Requirements include:

1. Install a new fire alarm system.
2. Install a Fire Suppression System compliant with local fire code.
3. Identify all electrical circuits that feed the hangar's electric panels.
4. Repair an underground conduit that collapsed, damaging USCBP's communication cables.

Upon executing the Standstill Agreement the City will have 180 days to complete the Shell Requirements. CC3 Construction provided a TIPS Agreement quote of \$996,223.60 for the cost of the Shell Requirements. The City of San Angelo will fund the \$996,223.60 and the airport will reimburse the City over the course of the lease agreement. Upon completion of the hangar shell improvements and acceptance by the City of San Angelo and US Customs the 10-year On-Airport lease will take-effect.

Lease Terms:

10 Years with 2-5-year renewal options

Current Lease Rate: \$194,346 (Annually)

Standstill Agreement: \$287,390 (Annually)

On-Airport Lease Agreement: \$368,645.82 (Annually)

Annual Airport Reimbursement to the City of San Angelo: \$49,811.15

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Airport			\$996,224

Financial Impact:

The City of San Angelo will fund the \$996,223.60, and the airport will reimburse the City over the course of the lease agreement. The estimated reimbursement equals \$49,811.15 annually for 20 years. Please see the attached BA memo for more details.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------------------|---|
| 1. | CC-3 TIPS Proposal | CC-3 TIPS Proposal.pdf |
| 2. | BA Memo - Hangar Shell Improvements | BA Memo - Hangar Shell Improvements.pdf |

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher	Created/Initiated
Justin Fletcher	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

TIPS COMPLIANCE ESTIMATE

City of San Angelo- San Angelo Airport
 8618 Terminal Circle
 San Angelo, TX 76904

6/21/2025
North AMO-Fire Protection

Construction Consultants-3

2032 East Hwy 80, Abilene, Texas 79601

TIPS# 23010402

Division Totals

Division 01 - General Requirements	\$	348,531.49
Division 02 - Existing Conditions	\$	56,688.30
Division 03 - Concrete	\$	70,355.00
Division 04 - Masonry	\$	2,086.00
Division 05 - Metals	\$	5,816.00
Division 06 - Wood, Plastics, and Composites	\$	-
Division 07 - Thermal and Moisture Protection	\$	17,585.00
Division 08 - Openings	\$	3,376.26
Division 09 - Finishes		
Division 10 - Specialties		
Division 11 - Equipment		
Division 12 - Furnishings		
Division 13 - Special Construction		
Division 14 - Conveying Equipment		
Division 21 - Fire Suppression	\$	218,900.00
Division 22 - Plumbing	\$	223,733.50
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)		
Division 26 - Electrical		
Division 27 - Communications		
Division 28 - Electronic Safety and Security	\$	10,592.34
Division 31 - Earthwork	\$	10,053.00
Division 32 - Exterior Improvements	\$	83,595.48
Division 33 - Utilities		
Division 34 - Transportation		

RS MEANS PRICING TOTAL (MODIFIED BY CITY COST INDEX) \$ 1,051,312.37

TIPS CONTRACT COEFFICIENT (MEANS BASED PRICING ONLY) 0.920000000

SUBTOTAL \$ 967,207.38

P&P BONDING \$ 29,016.22

TOTAL PRICE \$ 996,223.60

**Scope of Work
San Angelo Airport
AMO Hanger
Fire Sprinkler System**

- Wet pipe fire sprinkler system designed and installed in full compliance with NFPA #13 and in accordance with local AHJ.
- All material shall be UL listed or FM approved.
- Sprinkler heads to be recessed with chrome or white finish in all public areas. Sprinklers in storage and mechanical rooms to be chrome standard pendants with two-piece escutcheons.
- Sprinkler heads to be aligned in a neat, symmetrical pattern, but not necessarily located in the geometric center of ceiling tiles.
- FDC on the wall adjacent to riser.
- Underground line of 8" C900 PVC, fireline.
- Backhoe and operator, equipment.
- Sand bedding for ditch line, concrete thrust blocks and/or retainer glands.
- City connection and after installation lines to be flushed then hydrostatically tested to 200 PSI for a 2-hour duration.
- Replace the existing control board with new fire alarm panel
- Provide and install strobe alarm system in the gym and breakroom.

Small addition/ Fire Caulking/ Doors

- Pour new 6x5 foundation with #3 rebar at 15" o.c.
- 1'x2' grade beam installed at three perimeter sides with #5 rebar and #3 stirrups.
- Columns to be 4"x4"x1/4" square tubing, wall and roof framing to be 4" and 6" purlin and covered with standard 28GA R-panel sheeting. Eaves, rakes, and transitions to have standard pre-finished trims.
- Entry door to be PEMB style metal frame with white pre-finished nonrated door, lever to be standard cylindrical style.
- Install batt insulation and unfinished drywall in small addition.
- Remove existing wall and IT panel to allow access to new PEMB structure.
- Apply fire rated caulking in pre-existing penetrations/openings and install fire rated collars as needed.
- Remove and replace double door between hangers with 2-hour fire rated doors.

Asphalt/Concrete

- Hot mix asphalt for tack coat vertical edges of existing asphalt using SS 1H asphalt for patch back using HMA @2" for compacting to industry standards.
- Concrete install for trench shall follow specifications attached.
- Cleaning and prep for seal coat including crack sealing using hot rubberized crack filler.
- Two coats of MasterSeal asphalt seal coat between AMCON and AMO hangar and east side of AMO hanger
- Saw cutting, removing concrete/asphalt along taxi lane and installing new concrete.
- Backfill and install concrete over communication line exposed by the airport.
- Install/repair drainage near hangar.

Electrical

- Properly relabel all panels (18) total.
- All work to be performed on Saturday and Sunday 9:00am to 5:00pm.
- Work to be performed over multiple weekends.
- All computers/equipment must be properly shut off, (if possible) to avoid any information lost or equipment damaged.
- Complete access to the facilities is required to properly trace and label all circuits.
- The proposal is trace and label only, if any repairs are needed client will be informed for approval of any additional fees.

Roofing

- Clean off debris on back left and right corners of the building facing the runway.
- Remove and replace damaged screws over east side of the hangar.
- Coat both corners with 911 roof coating to prevent water intrusions.
- Remove/replace foam closures on the ridge and seal laps with caulk.
- Haul off all associated trash and debris.

Estimate Exclusions

- Fire pump
- Asbestos Surveys
- Patching or painting drywall, electrical repairs
- Adequate heat in all areas of the structure to prevent freezing.
- Soil testing for moisture or compaction.
- Civil engineering drawings on underground work or AISC certifications on small addition.

Memo

To: Tina Dierschke, Finance Director
From: Justin Fletcher, Airport Director
Date: 07/07/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Hangar shell improvements for the US Customs and Border Protection Hangar

Source of Funding:

Lease agreement with US Customs and Border Protection Agency

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

-

Project/Budget to be amended	Revenue	Expense
Airport Fund		996,224

Additional Comments:

This amendment seeks to budget expenses related to the TIPS agreement to make the shell improvements required by the USCBPA lease. The San Angelo Regional Airport is entering into a new lease agreement with the US Customs and Border Protection Agency. The new lease requires that the city make hangar shell improvements. The City will fund the \$996,224 and the airport will reimburse the City over the course of the lease agreement.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, Airport

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Consider awarding AP-01-25 Construct South Hangar Access Taxilane at the San Angelo Regional Airport to Hoar Construction in the amount of \$4,458,585.17 (FAA AIP# 3-48-0191-051-2025) utilizing \$300,000 of Airport fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

This agenda item is for Council to consider awarding AP-01-25 to Hoar Construction for the development of the South Taxilane. The south taxilane construction will provide aeronautical access to green space parcels for hangar development on the airport. This project is funded by FAA Infrastructure Investment Jobs Act (IIJA) and Airport Improvement Grant (AIG) Funds. Additionally, the airport is committing \$300,000 from Fund Balance and the City of San Angelo is committing \$1,062,831 to fund the Non-Federal portions of the project.

FAA AIG 051: \$3,410,822

Airport Funds: \$300,000

COSA Funds: \$1,062,831

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Airport Fund Balance			\$300,000
FAA Alp Grant Funds			\$4,450,201
Short-term Debt Proceeds			\$1,062,831

Financial Impact:

The Airport is committing \$300,000 from Fund Balance and the City of San Angelo is committing \$1,062,831 to fund the Non-Federal portions of the project. Please see the attached BA memo for more details.

FAA AIG 047: \$1,039,379 (already budgeted)

FAA AIG 051: \$3,410,822

Airport Funds: \$300,000

COSA Funds: \$1,062,831

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | SJT 051 Recommendation to Award | SJT 051 Recommendation to Award.pdf |
| 2. | SJT Taxilane Hangar and Apron Project (aig)
DCE_amended | SJT Taxilane Hangar and Apron Project (aig)
DCE_amended.pdf |
| 3. | BA Memo - South Hangar Taxilane | BA Memo - South Hangar Taxilane.pdf |

Presentation:

Justin Fletcher

Approvals/Reviews:

Heather Stastny	Created/Initiated
Justin Fletcher	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



July 1, 2025

Justin Fletcher, Airport Director
San Angelo Regional Airport
8618 Terminal Cir Ste 101
San Angelo, TX 76903

Subject: San Angelo Regional Airport
AIP Project No. 3-48-0191-047-2023/051-2025
Schedule I (Federal): Taxiway Construction 35' Width Asphalt
Schedule II (Non-Federal): Taxiway Additional 75' Width Asphalt Alternative
Schedule III (Federal): Electrical and Telecommunication Utility Relocation
Letter of Recommendation

Dear Mr. Fletcher:

Bid proposals for the above referenced project were received and opened on Thursday, June 5, 2025, at 2:00 P.M., at the San Angelo City offices. A total of two (2) prime contractors submitted formal bids. The project was advertised on the City of San Angelo's Bonfire bid site. In addition, advertisements were placed in the San Angelo Standard Times on May 8 and May 15, 2025. Upon advertising, Woolpert notified contractors to solicit interest in the project.

All bids were tabulated for mathematical correctness and are summarized in the following table, in order from lowest to highest total cost:

Bidder	Schedule I (Federal)	Schedule II (Non-Federal)	Schedule III (Federal)	Total Bid
Engineer's Estimate	\$ 2,810,350.00	\$ 663,450.00	\$ 462,500.00	\$ 3,936,300.00
Hoar Construction, LLC	\$ 2,908,328.79	\$ 1,022,177.68	\$ 528,078.70	\$ 4,458,585.17
Ragle Construction, Inc	\$ 3,674,550.89	\$ 1,007,645.00	\$ 334,577.26	\$ 5,016,773.15

The bid for Ragle Construction, Inc had missing or incomplete forms. There were no other errors or omissions in the bids. See attached Bid Summary and Tabulation.

Our office has reviewed Hoar Construction, LLC, bid proposal for compliance with the Instruction to Bidders and determined they submitted all required Federal and Local forms. Hoar Construction, LLC, also submitted evidence of competency to perform the work and evidence of financial responsibility, as per the requirements set forth by the Contract Documents.

The DBE goal for this project is 2.99%. Hoar Construction, LLC, was able to list 4.42% DBE participation on the project, consisting of one (1) DBE subcontractor for the project for a total DBE contract amount of \$196,914,200.

Woolpert, Inc.
11750 Katy Freeway, Suite 1260
Houston, TX 77079
+1 800.414.1045

We also verified Hoar Construction, LLC, is not on any Federal or State Excluded Parties list.

We have reviewed the qualifications of Hoar Construction, LLC, and consider this firm capable of completing the project. Their bid of \$2,908,328.79 for Schedule I (Federal), \$1,022,177.6 for Schedule II (Non-Federal), and \$528,078.70 for Schedule III (Federal), for a total bid of \$4,458,585.17 is approximately 13.3% higher than the Engineer's Estimate and approximately 12.5% lower than the bid received from Ragle Construction, Inc. The bid for the Federal schedules is the low bid, as well as all three schedules combined.

Even with the bid higher than the engineer's estimate, Federal Schedules I and III can be completed with the available FAA IIJA AIG FY 22-25 funds. See attached Project Funding Summary.

For Schedule II (Non-Federal), the bid is about \$358,728 more than the engineer's estimate. The City will need to provide additional funds for this schedule.

Also, the City will need additional matching funds for the increase in Schedule I and III costs. Based on the low bid, the estimated total City funds for all three schedules will be \$1,362,831.

Based on the submitted information and our evaluation, we recommend that the City of San Angelo award the construction project to Hoar Construction, LLC, in the amount of \$2,908,328.79 for Schedule I (Federal), \$1,022,177.6 for Schedule II (Non-Federal), and \$528,078.70 for Schedule III (Federal), for a total bid of \$4,458,585.17. The award is contingent on FAA concurrence and available funding.

If you need additional information, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Hart". The signature is written in a cursive, flowing style.

Thomas Hart, P.E.
Project Manager

Enclosures

cc: Frank Snell, FAA Texas - ADO

SAN ANGELO REGIONAL AIRPORT

San Angelo, Texas

AIP Project No. 3-48-0191-047-2022, RFB#AP-01-25

BID OPENING

DATE: March 06, 2025

TIME: 2:30 P.M. (LOCAL TIME)

Schedule I: (Federal) Taxilane Construction 35' Width Asphalt

Schedule II: (Non-Federal) Taxilane Additional 75' Width Asphalt Alternative

Schedule III: (Federal) Electrical and Telecommunication Utility Relocation

Bid Summary Item	Engineer's Estimate	Hoar Construction, LLC	Ragle Construction, Inc
Bid Proposal Form	√	√	√
Bid Bond/Security	√	√	√
Contractor Information	√	√	√
Qualifications/Prequalification Statement	√	√	√
List of Subcontractors	√	√	√
Disadvantage Business Utilization Commitment	√	√	√
DBE Participation Form	√	√	√
Equal Employment Opportunity Report Statement	√	√	Missing
Certification of Compliance with FAA Buy American Preference	√	√	Not Complete
Buy American Waiver Request Forms	√	NA	Missing
Buy America Conformance Listing	√	NA	Missing
Certification Regarding Domestic Preferences For Procurements	√	√	√
Certification of Offeror/Bidder Regarding Debarment	√	√	Missing
Certification of Lower Tier Contractors Regarding Debarment	√	√	Missing
Certification Regarding Lobbying	√	√	√
Certification of Offeror/Bidder Regarding Tax Delinquency & Felony Convictions	√	√	Missing
Trade Restriction Certification	√	√	Missing
Non-Collusion Affidavit	√	√	Missing
SJT - Certification for Federally Funded Projects	√	√	√
SJT - Conflict of Interest Questionnaire	√	√	√
SJT - Contact Information with W9	√	√	√
SJT - Debarment and Suspension Certification	√	√	√
SJT - Local Preference Consideration	√	√	Missing
SJT - Special Insurance Rider/Certificate of Insurance	√	√	√
SJT - Vendor Compliance with Reciprocity on Non-Resident Vendors	√	√	√
SJT - Verification Related to Prohibited Contracts	√	√	√
SJT - References	√	√	√
Bid Proposal Summary and Schedules	√	√	√
Schedule I (Federal)	\$ 2,810,350.00	\$ 2,908,328.79	\$ 3,674,550.89
Schedule II (Non-Federal)	\$ 663,450.00	\$ 1,022,177.68	\$ 1,007,645.00
Schedule III (Federal)	\$ 462,500.00	\$ 528,078.70	\$ 334,577.26
Federal Schedules Total	\$ 3,272,850.00	\$ 3,436,407.49	\$ 4,009,128.15
Non-Federal Schedule Total	\$ 663,450.00	\$ 1,022,177.68	\$ 1,007,645.00
Total Cost	\$ 3,936,300.00	\$ 4,458,585.17	\$ 5,016,773.15

*Based on the Instruction to Bidders, Evaluation of Bids and Award of Contract, the award is based on the low bidder of the Federally Eligible Schedules.

Schedule I: (Federal) Taxilane Construction 35' Width Asphalt

				Engineer's Estimate		Hoar Construction, LLC.		Ragle Construction, Inc	
Item No.	Description	Estimated Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
C-105a	MOBILIZATION (10% MAXIMUM)	1	LS	\$ 245,000.00	\$ 245,000.00	\$247,200.00	\$ 247,200.00	\$380,000.00	\$ 380,000.00
C-100a	CONTRACTOR QUALITY CONTROL PROGRAM	1	LS	\$ 123,000.00	\$ 123,000.00	\$189,043.49	\$ 189,043.49	\$550,000.00	\$ 550,000.00
C-102a	TEMPORARY EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$31,105.80	\$ 31,105.80	\$520,000.00	\$ 520,000.00
P-101a	FULL DEPTH ASPHALT REMOVAL (2")	6,350	SY	\$ 15.00	\$ 95,250.00	\$8.38	\$ 53,213.00	\$5.40	\$ 34,290.00
P-101b	PARTIAL DEPTH ASPHALT MILL (2" BUTT JOINTS)	300	SY	\$ 15.00	\$ 4,500.00	\$5.98	\$ 1,794.00	\$5.20	\$ 1,560.00
P-151a	CLEARING AND GRUBBING	9	AC	\$ 7,000.00	\$ 63,000.00	\$5,967.94	\$ 53,711.46	\$25,000.00	\$ 225,000.00
P-152a	UNCLASSIFIED EXCAVATION	4,450	CY	\$ 25.00	\$ 111,250.00	\$17.20	\$ 76,540.00	\$60.00	\$ 267,000.00
P-152b	MUCK EXCAVATION	300	CY	\$ 50.00	\$ 15,000.00	\$74.60	\$ 22,380.00	\$22.00	\$ 6,600.00
P-152c	DRAINAGE EXCAVATION	4,200	CY	\$ 20.00	\$ 84,000.00	\$33.28	\$ 139,776.00	\$17.00	\$ 71,400.00
P-152d	GRANULAR EMBANKMENT	300	CY	\$ 50.00	\$ 15,000.00	\$163.29	\$ 48,987.00	\$128.00	\$ 38,400.00
P-152e	SUBGRADE PREPARATION	8,950	SY	\$ 10.00	\$ 89,500.00	\$5.09	\$ 45,555.50	\$1.65	\$ 14,767.50
P-154a	SUBBASE COURSE	2,000	CY	\$ 60.00	\$ 120,000.00	\$163.38	\$ 326,760.00	\$89.00	\$ 178,000.00
P-154b	SEPARATION GEOTEXTILE, CLASS 2, NON-WOVEN	8,950	SY	\$ 3.00	\$ 26,850.00	\$3.36	\$ 30,072.00	\$3.50	\$ 31,325.00
P-154c	GEOGRID, TYPE 2	900	SY	\$ 5.00	\$ 4,500.00	\$8.24	\$ 7,416.00	\$18.00	\$ 16,200.00
TXDOT-247a	AGGREGATE BASE COURSE (TYPE A, GRADE 1-2)	2,050	CY	\$ 75.00	\$ 153,750.00	\$120.93	\$ 247,906.50	\$71.00	\$ 145,550.00
TXDOT-3076a	ASPHALT SURFACE COURSE (TYPE C, SAC B, PG 70-22)	2,300	TON	\$ 150.00	\$ 345,000.00	\$229.09	\$ 526,907.00	\$175.00	\$ 402,500.00
P-603a	EMULSIFIED ASPHALT TACK COAT	5	TON	\$ 1,500.00	\$ 7,500.00	\$2,797.47	\$ 13,987.35	\$1,750.00	\$ 8,750.00
P-620a	PERMANENT PAVEMENT MARKINGS	1,200	SF	\$ 10.00	\$ 12,000.00	\$5.87	\$ 7,044.00	\$10.00	\$ 12,000.00
F-162a	REMOVE EXISTING FENCE AND GATE	1,200	LF	\$ 10.00	\$ 12,000.00	\$5.69	\$ 6,828.00	\$15.00	\$ 18,000.00
F-162b	INSTALL CHAIN LINK FENCE	600	LF	\$ 60.00	\$ 36,000.00	\$70.59	\$ 42,354.00	\$50.00	\$ 30,000.00
F-162c	INSTALL 20' VEHICLE GATE (ELECTRIC)	1	EA	\$ 35,000.00	\$ 35,000.00	\$53,408.94	\$ 53,408.94	\$81,900.00	\$ 81,900.00
F-162d	INSTALL 16' VEHICLE GATE (ELECTRIC)	1	EA	\$ 25,000.00	\$ 25,000.00	\$50,935.14	\$ 50,935.14	\$56,900.00	\$ 56,900.00
D-701a	INSTALL 15-INCH RCP STORM DRAIN PIPE	110	LF	\$ 100.00	\$ 11,000.00	\$242.69	\$ 26,695.90	\$176.00	\$ 19,360.00
D-701b	INSTALL 24-INCH RCP STORM DRAIN PIPE	90	LF	\$ 150.00	\$ 13,500.00	\$228.64	\$ 20,577.60	\$201.00	\$ 18,090.00
D-701c	INSTALL 30-INCH RCP STORM DRAIN PIPE	90	LF	\$ 200.00	\$ 18,000.00	\$434.79	\$ 39,131.10	\$228.00	\$ 20,520.00
T-901a	SEEDING	2	AC	\$ 3,000.00	\$ 6,000.00	\$35,575.37	\$ 71,150.74	\$4,000.00	\$ 8,000.00
L-125a	INSTALL L-858C SIGN, 48" TAXIWAY ENDING MARKER, COMPLETE	3	EA	\$ 3,000.00	\$ 9,000.00	\$5,692.93	\$ 17,078.79	\$6,900.00	\$ 20,700.00
U-100a	INSTALL 8-INCH C900 PVC WATERLINE PIPE	500	LF	\$ 300.00	\$ 150,000.00	\$101.21	\$ 50,605.00	\$118.21	\$ 59,105.00
U-100b	INSTALL 2-INCH C900 PVC WATERLINE PIPE	800	LF	\$ 70.00	\$ 56,000.00	\$36.24	\$ 28,992.00	\$33.38	\$ 26,704.00
U-100c	INSTALL 8-INCH C900 PVC SECONDARY WATERLINE PIPE	450	LF	\$ 300.00	\$ 135,000.00	\$127.01	\$ 57,154.50	\$118.21	\$ 53,194.50
U-100d	INSTALL 6-INCH C900 PVC SECONDARY WATERLINE PIPE	50	LF	\$ 275.00	\$ 13,750.00	\$105.73	\$ 5,286.50	\$108.54	\$ 5,427.00
U-100e	INSTALL 8-INCH SDR 26 PVC SANITARY SEWER PIPE	1,100	LF	\$ 350.00	\$ 385,000.00	\$149.56	\$ 164,516.00	\$137.53	\$ 151,283.00
U-100f	INSTALL 4-INCH SDR 26 PVC SANITARY SEWER PIPE	550	LF	\$ 300.00	\$ 165,000.00	\$54.24	\$ 29,832.00	\$47.92	\$ 26,356.00
U-100g	INSTALL 16-INCH C900 PVC CASING PIPE	50	LF	\$ 200.00	\$ 10,000.00	\$384.29	\$ 19,214.50	\$323.50	\$ 16,175.00
U-100h	INSTALL FIRE HYDRANT INCLUDING RISER	3	EA	\$ 15,000.00	\$ 45,000.00	\$11,869.34	\$ 35,608.02	\$9,991.75	\$ 29,975.25
U-100i	INSTALL 8-INCH GATE VALVE	2	EA	\$ 5,000.00	\$ 10,000.00	\$5,895.08	\$ 11,790.16	\$9,925.13	\$ 19,850.26
U-100j	INSTALL 6-INCH GATE VALVE	3	EA	\$ 4,000.00	\$ 12,000.00	\$4,496.69	\$ 13,490.07	\$3,785.34	\$ 11,356.02
U-100k	INSTALL SANITARY SEWER MANHOLE	3	EA	\$ 20,000.00	\$ 60,000.00	\$11,444.46	\$ 34,333.38	\$9,634.16	\$ 28,902.48



*Tabulation of Bids
(Continued)*

U-100l	INSTALL SANITARY SEWER CLEANOUT	4	EA	\$ 2,000.00	\$ 8,000.00	\$1,136.84	\$ 4,547.36	\$1,914.13	\$ 7,656.52
U-100m	ABANDON EXISTING WATERLINE	1	LS	\$ 10,000.00	\$ 10,000.00	\$12,779.69	\$ 12,779.69	\$10,757.65	\$ 10,757.65
U-100n	ABANDON EXISTING SECONDARY WATERLINE	1	LS	\$ 10,000.00	\$ 10,000.00	\$6,685.64	\$ 6,685.64	\$5,628.16	\$ 5,628.16
U-100o	ABANDON EXISTING NON-PRESSURE RATED SEWER LINE	1	LS	\$ 10,000.00	\$ 10,000.00	\$4,969.09	\$ 4,969.09	\$4,182.55	\$ 4,182.55
U-100p	ABANDON EXISTING PRESSURE RATED SEWER LINE	1	LS	\$ 10,000.00	\$ 10,000.00	\$6,159.39	\$ 6,159.39	\$5,185.00	\$ 5,185.00
U-100q	INSTALL 20' LIGHT POLE WITH FIXTURES, COMPLETE	2	EA	\$ 15,000.00	\$ 30,000.00	\$12,403.09	\$ 24,806.18	\$18,000.00	\$ 36,000.00
TOTAL SCHEDULE I					\$ 2,810,350.00		\$ 2,908,328.79		\$ 3,674,550.89

*Based on the Instruction to Bidders, Evaluation of Bids and Award of Contract, the award is based on the low bidder of the Federally Eligible Schedules.



Schedule II: (Non-Federal) Taxilane Additional 75' Width Asphalt Alternative

				Engineer's Estimate		Hoar Construction, LLC.		Ragle Construction, Inc	
Item No.	Description	Estimated Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
C-105a	MOBILIZATION (10% MAXIMUM)	1	LS	\$ 58,000.00	\$ 58,000.00	\$86,800.00	\$ 86,800.00	\$100,000.00	\$ 100,000.00
C-100a	CONTRACTOR QUALITY CONTROL PROGRAM	1	LS	\$ 29,000.00	\$ 29,000.00	\$66,524.60	\$ 66,524.60	\$180,000.00	\$ 180,000.00
P-101b	PARTIAL DEPTH ASPHALT MILL (2" BUTT JOINTS)	50	SY	\$ 15.00	\$ 750.00	\$5.98	\$ 299.00	\$11.00	\$ 550.00
P-152a	UNCLASSIFIED EXCAVATION	3,300	CY	\$ 25.00	\$ 82,500.00	\$17.14	\$ 56,562.00	\$50.25	\$ 165,825.00
P-152b	MUCK EXCAVATION	250	CY	\$ 50.00	\$ 12,500.00	\$74.46	\$ 18,615.00	\$19.00	\$ 4,750.00
P-152d	GRANULAR EMBANKMENT	250	CY	\$ 50.00	\$ 12,500.00	\$162.99	\$ 40,747.50	\$128.00	\$ 32,000.00
P-152e	SUBGRADE PREPARATION	6,150	SY	\$ 10.00	\$ 61,500.00	\$5.08	\$ 31,242.00	\$1.80	\$ 11,070.00
P-154a	SUBBASE COURSE	1,400	CY	\$ 60.00	\$ 84,000.00	\$163.09	\$ 228,326.00	\$100.00	\$ 140,000.00
P-154b	SEPARATION GEOTEXTILE, CLASS 2, NON-WOVEN	6,150	SY	\$ 3.00	\$ 18,450.00	\$3.35	\$ 20,602.50	\$3.50	\$ 21,525.00
P-154c	GEOGRID, TYPE 2	700	SY	\$ 5.00	\$ 3,500.00	\$8.23	\$ 5,761.00	\$18.00	\$ 12,600.00
TXDOT-247a	AGGREGATE BASE COURSE (TYPE A, GRADE 1-2)	1,050	CY	\$ 75.00	\$ 78,750.00	\$120.70	\$ 126,735.00	\$75.50	\$ 79,275.00
TXDOT-3076a	ASPHALT SURFACE COURSE (TYPE C, SAC B, PG 70-22)	1,450	TON	\$ 150.00	\$ 217,500.00	\$228.68	\$ 331,586.00	\$175.00	\$ 253,750.00
P-603a	EMULSIFIED ASPHALT TACK COAT	3	TON	\$ 1,500.00	\$ 4,500.00	\$2,792.36	\$ 8,377.08	\$2,100.00	\$ 6,300.00
TOTAL SCHEDULE II					\$ 663,450.00		\$ 1,022,177.68		\$ 1,007,645.00

*Based on the Instruction to Bidders, Evaluation of Bids and Award of Contract, the award is based on the low bidder of the Federally Eligible Schedules.



Schedule III: (Federal) Electrical and Telecommunication Utility Relocation				Engineer's Estimate		Hoar Construction, LLC.		Ragle Construction, Inc	
Item No.	Description	Estimated Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
C-105a	MOBILIZATION (10% MAXIMUM)	1	LS	\$ 10,000.00	\$ 10,000.00	\$44,800.00	\$ 44,800.00	\$30,000.00	\$ 30,000.00
C-100a	CONTRACTOR QUALITY CONTROL PROGRAM	1	LS	\$ 12,000.00	\$ 12,000.00	\$34,410.75	\$ 34,410.75	\$30,000.00	\$ 30,000.00
L-108a	INSTALL 2-25 PAIR COPPER CABLE (FAA COMM LINE)	1,550	LF	\$ 20.00	\$ 31,000.00	\$16.91	\$ 26,210.50	\$32.05	\$ 49,677.50
L-110a	INSTALL 1-2" PVC DUCT (DEB)	450	LF	\$ 52.00	\$ 23,400.00	\$26.78	\$ 12,051.00	\$22.54	\$ 10,143.00
L-110b	INSTALL 1-3" PVC DUCT (DEB)	400	LF	\$ 60.00	\$ 24,000.00	\$29.04	\$ 11,616.00	\$24.82	\$ 9,928.00
L-110c	INSTALL 1-4" PVC CONDUIT (DEB)	700	LF	\$ 68.00	\$ 47,600.00	\$43.27	\$ 30,289.00	\$36.43	\$ 25,501.00
L-110d	JOINT TRENCH #1	550	LF	\$ 110.00	\$ 60,500.00	\$102.07	\$ 56,138.50	\$62.91	\$ 34,600.50
L-110e	JOINT TRENCH #2	200	LF	\$ 155.00	\$ 31,000.00	\$375.58	\$ 75,116.00	\$112.63	\$ 22,526.00
L-110f	JOINT TRENCH #3	250	LF	\$ 155.00	\$ 38,750.00	\$183.06	\$ 45,765.00	\$110.08	\$ 27,520.00
L-110g	JOINT TRENCH #4	150	LF	\$ 185.00	\$ 27,750.00	\$260.23	\$ 39,034.50	\$123.69	\$ 18,553.50
L-110h	JOINT TRENCH #5	150	LF	\$ 155.00	\$ 23,250.00	\$217.07	\$ 32,560.50	\$123.69	\$ 18,553.50
L-110i	JOINT TRENCH #6	100	LF	\$ 135.00	\$ 13,500.00	\$186.31	\$ 18,631.00	\$96.28	\$ 9,628.00
L-110j	JOINT TRENCH #7	450	LF	\$ 75.00	\$ 33,750.00	\$119.21	\$ 53,644.50	\$28.23	\$ 12,703.50
L-115a	INSTALL HANDHOLE FOR FAA COMM LINE	4	EA	\$ 3,500.00	\$ 14,000.00	\$5,120.85	\$ 20,483.40	\$4,310.69	\$ 17,242.76
U-100r	INSTALL ELECTRICAL UPGRADES FOR NEW METERS	1	LS	\$ 72,000.00	\$ 72,000.00	\$27,328.05	\$ 27,328.05	\$18,000.00	\$ 18,000.00
TOTAL SCHEDULE III					\$ 462,500.00		\$ 528,078.70		\$ 334,577.26

*Based on the Instruction to Bidders, Evaluation of Bids and Award of Contract, the award is based on the low bidder of the Federally Eligible Schedules.



PROJECT FUNDING SUMMARY
SAN ANGELO REGIONAL AIRPORT
CONSTRUCT SOUTH HANGAR ACCESS TAXILANE
AIP #3-48-0191-047-2022 AND 3-48-0191-051-2025
June 18, 2025

		FAA (IIJA AIG) AIP-047 (FY 22) 90%	FAA (IIJA AIG) AIP-051 (FY23-25) 95%	LOCAL MATCH 5%/10%
Estimate of Construction Costs (Bid Results)	TOTAL			
SCHEDULE I (FEDERAL) Taxilane Construction 35' Width Asphalt	\$ 2,908,329	\$ -	\$ 2,762,912	\$ 145,416
SCHEDULE II (NON-FEDERAL) Taxilane Additional 75' Width Asphalt Alternative	\$ 1,022,178	\$ -	\$ -	\$ 1,022,178
SCHEDULE III (FEDERAL) Electrical and Telecommunication Utility Relocation	\$ 528,079	\$ -	\$ 501,675	\$ 26,404
CONSTRUCTION SUBTOTAL	\$ 4,458,585	\$ -	\$ 3,264,587	\$ 1,193,998
Administrative Costs	\$ 15,000	\$ 13,500	\$ -	\$ 1,500
Reimbursable Agreement for FAA Comm Line	\$ 98,216	\$ 88,394	\$ -	\$ 9,822
Relocate Electrical and Communication Lines	\$ 275,000	\$ 247,500	\$ -	\$ 27,500
Engineering Fee	\$ 421,567	\$ 379,410	\$ -	\$ 42,157
Construction Management Fee	\$ 499,015	\$ 310,575	\$ 146,235	\$ 42,205
Schedule II Construction Management Fee	\$ 31,850	\$ -	\$ -	\$ 31,850
Schedule II Quality Assurance Testing	\$ 13,800	\$ -	\$ -	\$ 13,800
ENGINEERING, CM, ADMIN COSTS SUBTOTAL	\$ 1,340,647	\$ 1,039,379	\$ 146,235	\$ 168,833
TOTAL COST	\$ 5,799,232	\$ 1,039,379	\$ 3,410,822	\$ 1,362,831

TOTAL REQUESTED IIJA AIG FUNDING (with match)	\$ 4,745,205
TOTAL AVAILABLE IIJA AIG FUNDING (with match)	\$ 4,749,283

	FAA IIJA AIG	Local Match	Status
FY2022	\$ 1,043,050	\$ 115,894	awarded (90/10 split)
FY2023	\$ 1,042,534	\$ 54,870	allocated
FY2024	\$ 1,037,057	\$ 54,582	allocated
FY2025	\$ 1,331,231	\$ 70,065	allocated
Total Funding	\$ 4,453,872	\$ 295,411	



LEDGEND

PROPOSED PAVEMENT

PROPOSED PAVEMENT REMOVAL

CONTRACTOR STAGING AREA

PROPOSED HAUL ROUTES

PREVIOUSLY APPROVED CATEX LIMITS

PROPOSED CATEX LIMITS

GATE ACCESS

Plotted March 28, 2023 @ 4:30 PM by: Baileman, Lynn
E:\ST151-1-408 TMY HCA\EXHIBITS\CATEX\ST151-407_CATEX\REVISED.dwg

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SAN ANGELO REGIONAL AIRPORT
CONSTRUCT SOUTH HANGAR ACCESS TAXILANE

DATE: MARCH 2023

SHEET 1 OF 1

Memo

To: Tina Dierschke, Finance Director
From: Justin Fletcher, Airport Director
Date: 07/07/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Construction of the South Hangar Access Taxilane improvements at the San Angelo Regional Airport

Source of Funding:

FAA AIG funds, Airport Fund Balance, and Short-term Debt Issue.

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

-

Project/Budget to be amended	Revenue	Expense
South Hangar Access Taxilane		
Airport FAA Projects Fund	4,773,653	4,773,653
Airport Fund Balance		300,000
Short-term Debt Issue	1,062,831	1,062,831

Additional Comments:

The Airport is committing \$300,000 from Fund Balance and the City of San Angelo is committing \$1,062,831 to fund the Non-Federal portions of the project. Please see the attached BA memo for more details.

FAA AIG 047: \$1,039,379 (already budgeted)
FAA AIG 051: \$3,410,822
Airport Funds: \$300,000
COSA Funds: \$1,062,831

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Consider authorizing staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park to seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

At the May 6, 2025, meeting, City Council adopted a resolution endorsing private fundraising efforts to commission and install a series of sculptures entitled the "Concho River Legacy Trail," which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park. Because of this, staff sought direction to issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations. City Council approved the direction to do so.

We have returned to City Council for direction and approval regarding this matter. To clarify, since we are seeking the services of a firm with Landscape Architecture talents, per Local Government Code, we must issue a Request for Qualifications (RFQ). We have drafted a scope of services for the RFQ and want to ensure it meets with Council's approval before we issue the RFQ.

Here is the scope of the planning and design for this project as well as key elements:

- The project includes connectivity to and interaction with adjacent Civic League Park (botanical gardens), Sunken Garden Park (sculpture gardens), and properties extending east of Santa Fe Park to Rio Concho Drive at Baze/Roosevelt Streets along the Concho River;
- The master plan will deliver a comprehensive conceptual blueprint for Santa Fe Park and downtown river parks;
- Expected outcomes include: conceptual master plan for Santa Fe Park, including the Kids Kingdom playground area of the park and integration of the Concho River Legacy Trail, conceptual coordination with the other river parks, conceptual plan for the river parks east of Santa Fe Park, a general management and maintenance plan for Santa Fe Park; landscape plans for the incorporation of the Concho River Legacy Trail;

- Community and stakeholder engagement: monthly meetings with CoSA project team and stakeholder representatives; stakeholder engagements at key milestones; outreach to groups such as the Santa Fe Park Commission, Santa Rita HOA, Parks and Recreation Advisory Board, Public Art Commission; San Angelo Museum of Fine Arts, botanical garden advocates, SAISD, Downtown San Angelo, San Angelo Area Foundation, Health Foundation, Concho River Legacy Trail representatives, City staff and City Council Members;

Attached are maps showing the scope of the river parks included in the master planning and designs.

Fundraising and initial planning and coordination for the "Concho River Legacy Trail" has begun. Once a firm is hired to help us develop the river parks master plan and landscape plans for the sculpture installations, we will work in tandem with the "Concho River Legacy Trail" project coordinators.

Funding Source(s):

Financial Impact:

The RFQ is yet unfunded. If this direction is approved, we will return to City Council once we are ready to recommend hiring a firm. At that time, we will request funding.

Other Information/Recommendation:

Attachments:

1.	Maps for river parks RFQ June 2025	Maps for river parks RFQ June 2025.pdf
2.	RFQ for river parks master plan	RFQ for river parks master plan.docx
3.	Presentation on RFQ request river parks master plan	Presentation on RFQ request river parks master plan.pdf

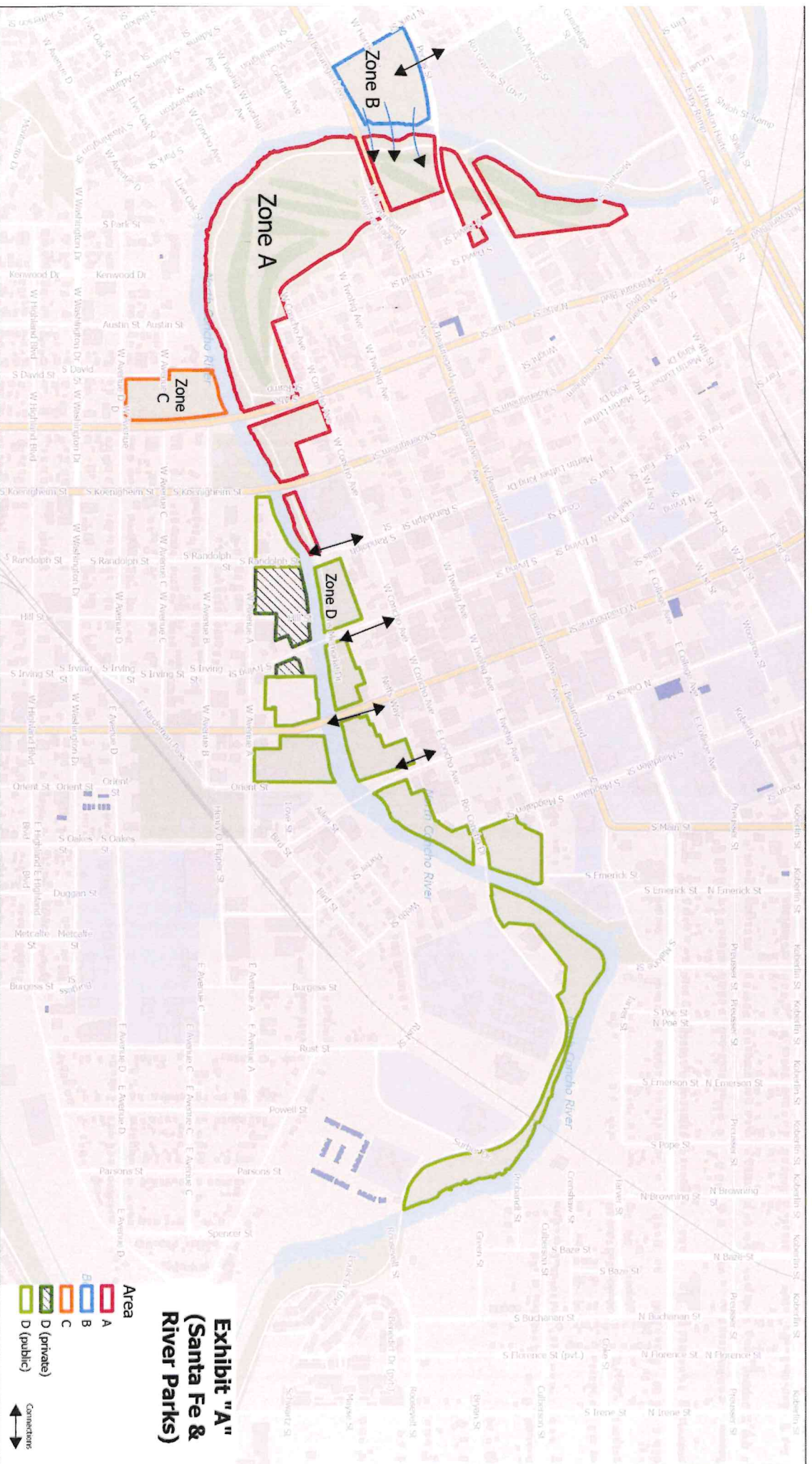
Presentation:

Carl White

Approvals/Reviews:

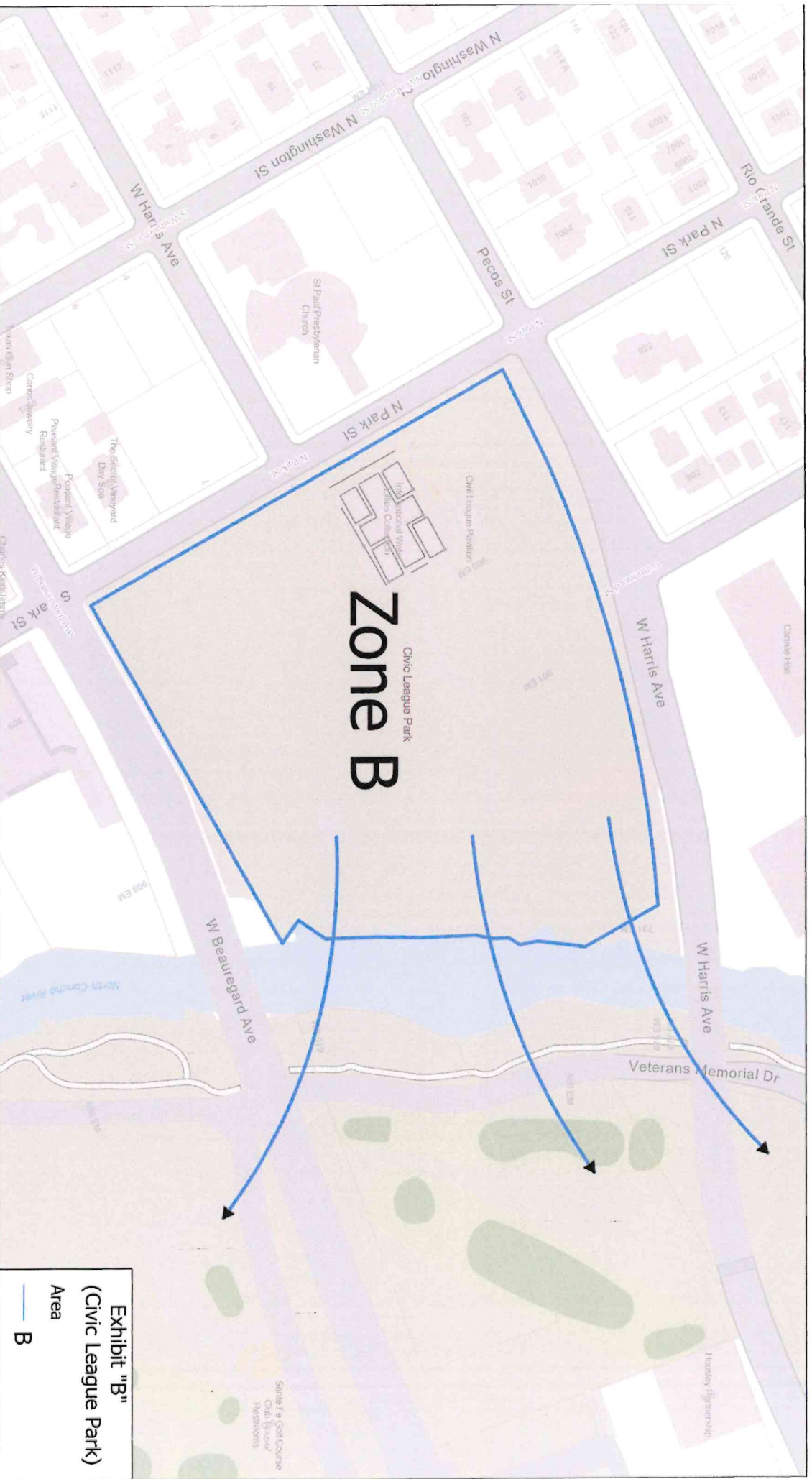
Carl White	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Exhibit "A" Map Showing Zones A,B,C, and D)



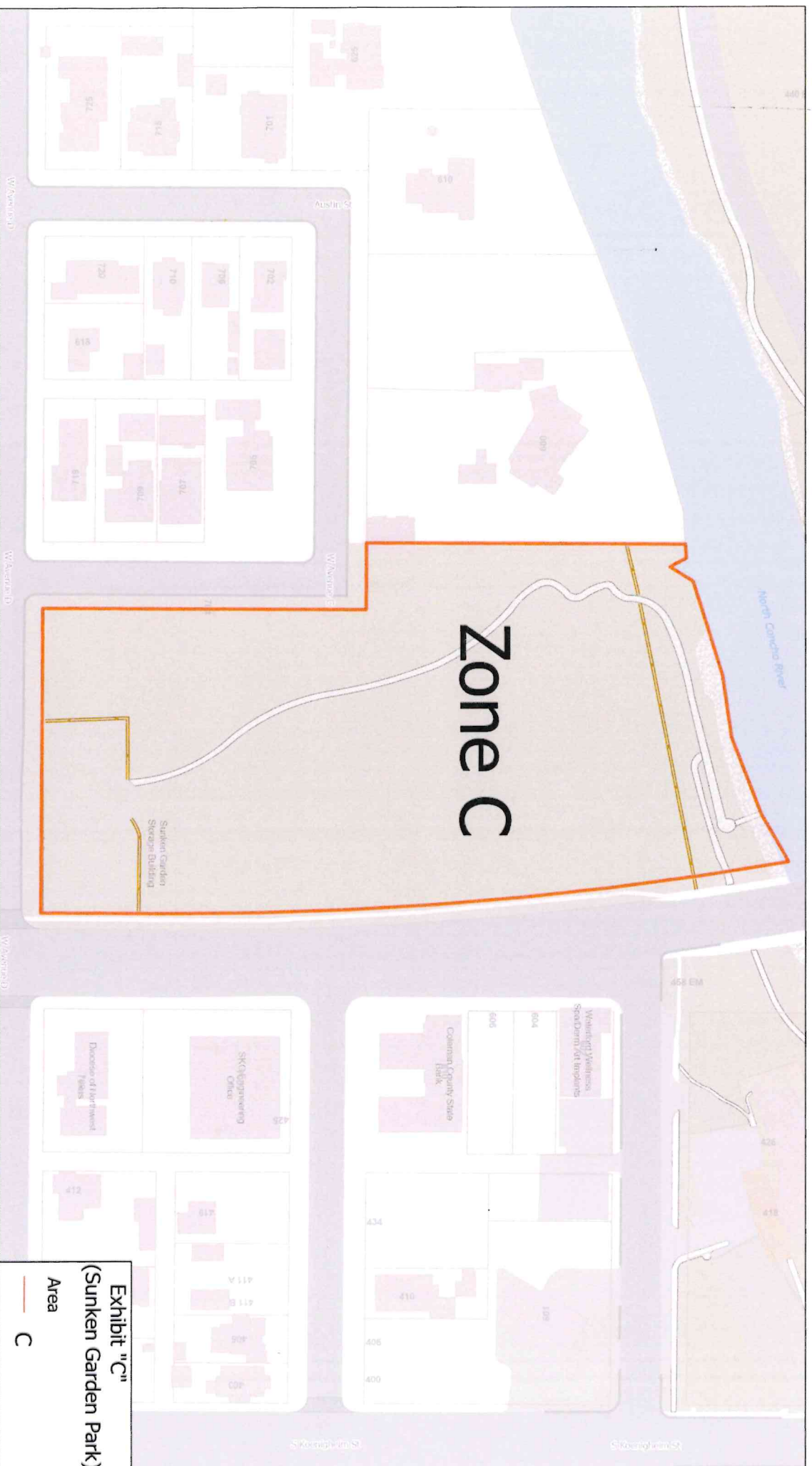
Concho River Legacy Trail, Kids Kingdom Playground, re-envisioned park

Exhibit "B" Map Showing Zone B



Civic League & Botanical Gardens

Exhibit "C" Map Showing Zone C



Sunken Garden Park & Sculpture Gardens

REQUEST FOR QUALIFICATIONS (RFQ)

Santa Fe/Downtown River Parks Master Plan/Design Services, PK-02-25

RFQ Issue Date: _____

Proposal Due Date: _____

SECTION 1. GENERAL INFORMATION

1.1 The City of San Angelo (COSA) requests qualifications (RFQ) from urban design, landscape architecture, and engineering professionals for park and open space Master Planning and Design Services for the Santa Fe/Downtown River Parks. This project includes connectivity to and interaction with adjacent Civic League Park (botanical gardens), Sunken Garden Park (sculpture gardens), and properties extending east of Santa Fe Park to Rio Concho Drive at Baze/Roosevelt Streets along the North Concho River.

1.2 The estimated project duration is 6–9 months. Interested parties must submit a detailed Qualifications Package that defines relevant experience of proposed staff and sub-consultant team members, and proposed methods and strategy to execute the scope of work

1.3 Contact for queries and submittals:

Rick Weise – Assistant City Manager
City of San Angelo
72 West College Avenue
San Angelo, Texas 76903
rick.weise@sanangelo.gov | 325-657-4241

1.4 All questions regarding this RFQ and the selection process must be directed in writing to the contact in 1.3. Responses will be emailed. Questions submitted after _____ will not be answered.

1.5 Consideration will be given to criteria in this RFQ, though not guaranteed. COSA reserves the right to reject any and all submittals, waive informalities, and make the award that best meets project objectives.

1.6 Respondent expenses related to this RFQ, including appearances before the Selection Committee, are the responsibility of the respondents.

1.7 Sub-consultants may participate in multiple applicant teams. COSA may suggest team restructuring during final contract negotiations.

SECTION 2. BACKGROUND

Santa Fe Park, one of San Angelo's oldest parks (acquired 1913), lies centrally along the North Concho River. Spanning approximately 50 acres, the park is intersected by several streets. It is bordered by an affluent residential neighborhood, Civic League Park (home of the International Water Lily Collection), Central High School, downtown San Angelo, the McNease Convention Center, and historic Sunken Garden Park, with WPA-era stonework and sculpture gardens.

Santa Fe Park has evolved from a golf course (since the 1920s) into a 9-hole, unlighted walking course that is currently underused. Prior investments include trail, lighting, and riverbank stabilization (2013), a Visitors' Center (2002), and Kids Kingdom playground (2003), now needing refurbishment or replacement.

Community interest has shifted toward a broader, more inclusive redevelopment emphasizing native landscaping, visual arts, recreation, history, and public open spaces. A vision for a botanical garden, enhanced trail access, and integration with the Concho River Legacy Trail – a public art and history trail supported by local citizens and artists—is a key consideration.

SECTION 3. PROJECT DESCRIPTION

3.1 DESCRIPTION

This Master Plan will deliver a comprehensive conceptual blueprint for Santa Fe and Downtown River Parks (see Exhibit "A").

Expected outcomes include:

- Conceptual master plan for Zone A (Santa Fe Park), including Kids Kingdom and Concho River Legacy Trail integration;
- Conceptual coordination with Zones B, C, and D (refer to Exhibits B, C, and D);
- Conceptual plan for Zone D, including COSA- and Health Foundation-owned land;
- General management and maintenance plan for Zone A.

Planning efforts must ensure connectivity among all zones, including river crossings, and proposed Concho River Legacy Trail elements and enhancements to the Kids Kingdom area.

Ideas to incorporate into Zone A include: Sculptures/Visual Arts, Open Space/Play Area, Pavilions, Splash Pad, River Access, Botanical Garden, Restrooms, Topographic Landscaping, and Standard Park Amenities. Other opportunities are possible, based on public input.

3.2 SCOPE OF SERVICES

Community and Stakeholder Engagement:

- Monthly meetings with COSA project team and stakeholder representatives;
- Stakeholder engagement at key milestones;

- Outreach to groups such as the Santa Fe Park Commission, the Santa Rita HOA, Parks and Recreation Advisory Board, Public Art Commission, San Angelo Museum of Fine Arts, botanical garden advocates, SAISD, Downtown San Angelo, SAAF, Health Foundation, Concho River Legacy Trail representatives, City staff, and council members;
- Presentations to relevant commissions, boards and City Council;
- Public charrettes and engagement sessions, with all materials prepared by the consultant.

Field Survey:

- Topographic and boundary survey of Zone A.

Conceptual Design (Zone A):

- Review existing conditions, city plans, and relevant deeds and ordinances;
- Incorporate community and committee feedback;
- Apply sustainable and CPTED design standards;
- Provide at least three conceptual design alternatives;
- Finalize a framework conceptual plan including Concho River Legacy Trail elements and Kids Kingdom redevelopment.

Interfacing Zones B and C:

- Ensure connection and interface between Zones A, B, and C;
- Consider extending Zone B across the river to allow botanical garden expansion;
- Incorporate CRLT elements across connected zones.

Conceptual Design (Zone D):

- Address both public and private properties, maximizing public access;
- Develop greenbelt and trail concepts for both riverbanks;
- Align design with COSA Comprehensive Plan and other guidelines;
- Provide at least three conceptual design alternatives;
- Finalize a framework conceptual plan.

Feasibility and Compatibility:

- Assess feasibility through market/demographic review;
- Provide compatibility statement with surroundings;
- Deliver range-based cost estimates for each concept;
- Recommend future maintenance program with cost projections and sustainability features.

SECTION 4. SUBMISSION REQUIREMENTS

4.1 Requirements: Ten (10) hard copies (8.5" x 11" with optional 11" x 17" foldouts) and one (1) digital copy are required. Late submissions will not be accepted.

4.2 Format:

Technical Section:

- One-page cover letter with firm contact info and qualifications statement;
- Team description with roles, office locations, leadership, legal status, and staff resumes;
- Detailed method and plan, including engagement approach, timeline, and current workload;
- Three relevant project references, with one stormwater/green infrastructure example and one built project.

SECTION 5. EVALUATION CRITERIA

5.1 Technical Expertise (30 pts):

- Consultant team experience (10)
- Staff qualifications (10)
- Accessibility/responsiveness (10)

5.2 Methods & Procedures (45 pts):

- Clarity of proposal (10)
- Thorough work plan (10)
- Task sequencing (5)
- Community engagement approach (10)
- Local context understanding (10)

Additional (25 pts):

- Project Schedule (5)
- Sustainability design experience (5)
- Local service connections and diversity of participation (15)

SECTION 6. SELECTION PROCESS

6.1 Submittals will be evaluated by a selection committee. Finalists will be interviewed. City Council will make the final selection based on committee recommendations. Interview dates will be scheduled during _____.

6.2 Upon notification, the selected firm must negotiate a timeline and deliver a full master plan proposal within four weeks. If unsuccessful, COSA may proceed with another finalist.



City Council

July 15, 2025

Request for Qualifications (RFQ) for the
re-envisioning of the Concho River parks
and Santa Fe Park

Carl White

RFQ for Concho River parks master plan

Consider authorizing staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFQ will seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations.

RFQ for Concho River parks master plan

Council Resolution Adopted (May 6, 2025)

Endorsed private fundraising for "Concho River Legacy Trail" sculpture series.

Sculpture Locations

Planned for Concho River parks and Santa Fe Park, depicting Concho Valley history.

Landscape Planning Required

Council directed staff to pursue re-envisioning of park spaces to integrate sculptures.

Procurement Process

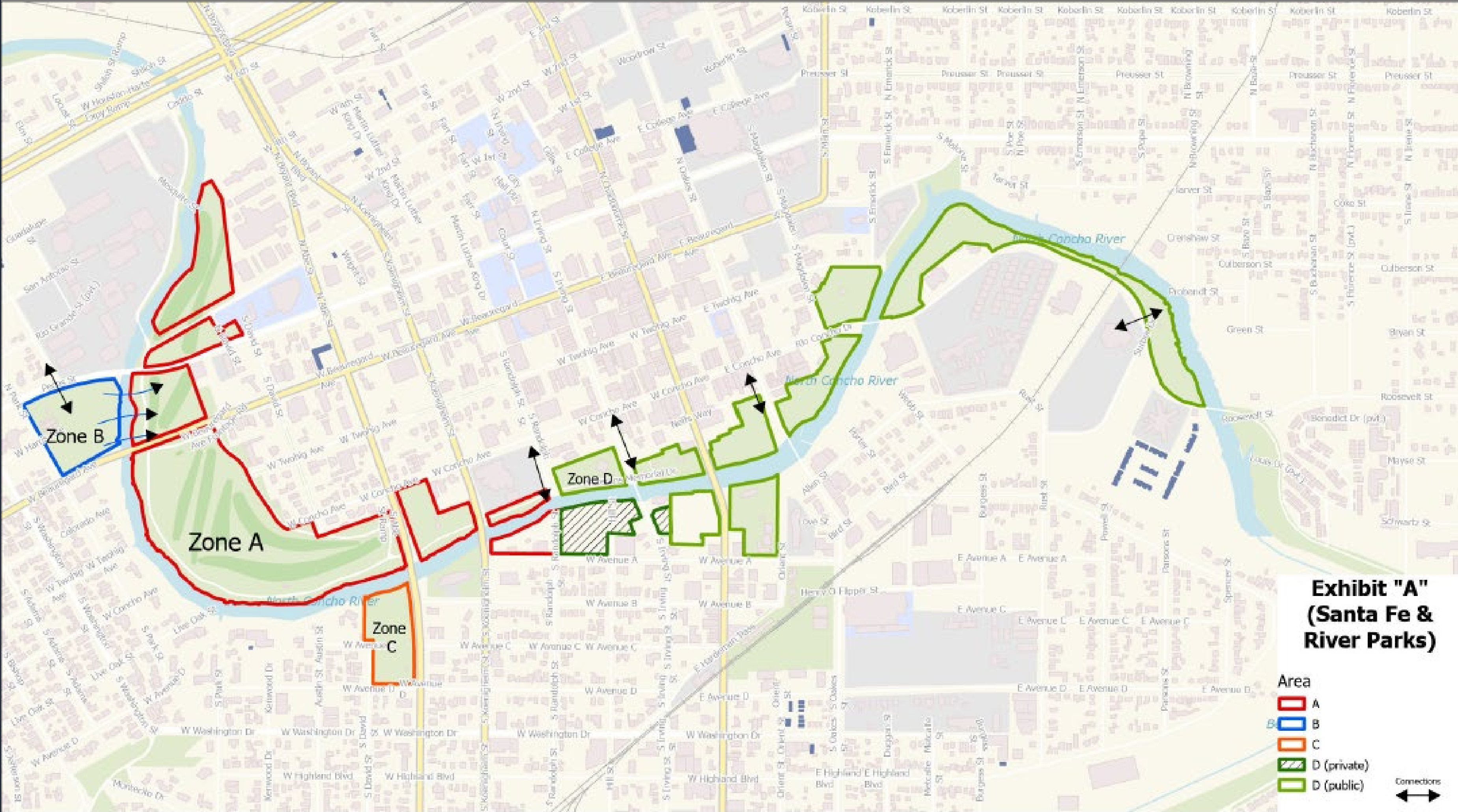
RFQ (Request for Qualifications) required to hire Landscape Architecture firm.

Next Step

Seeking Council approval of RFQ scope before issuing solicitation.

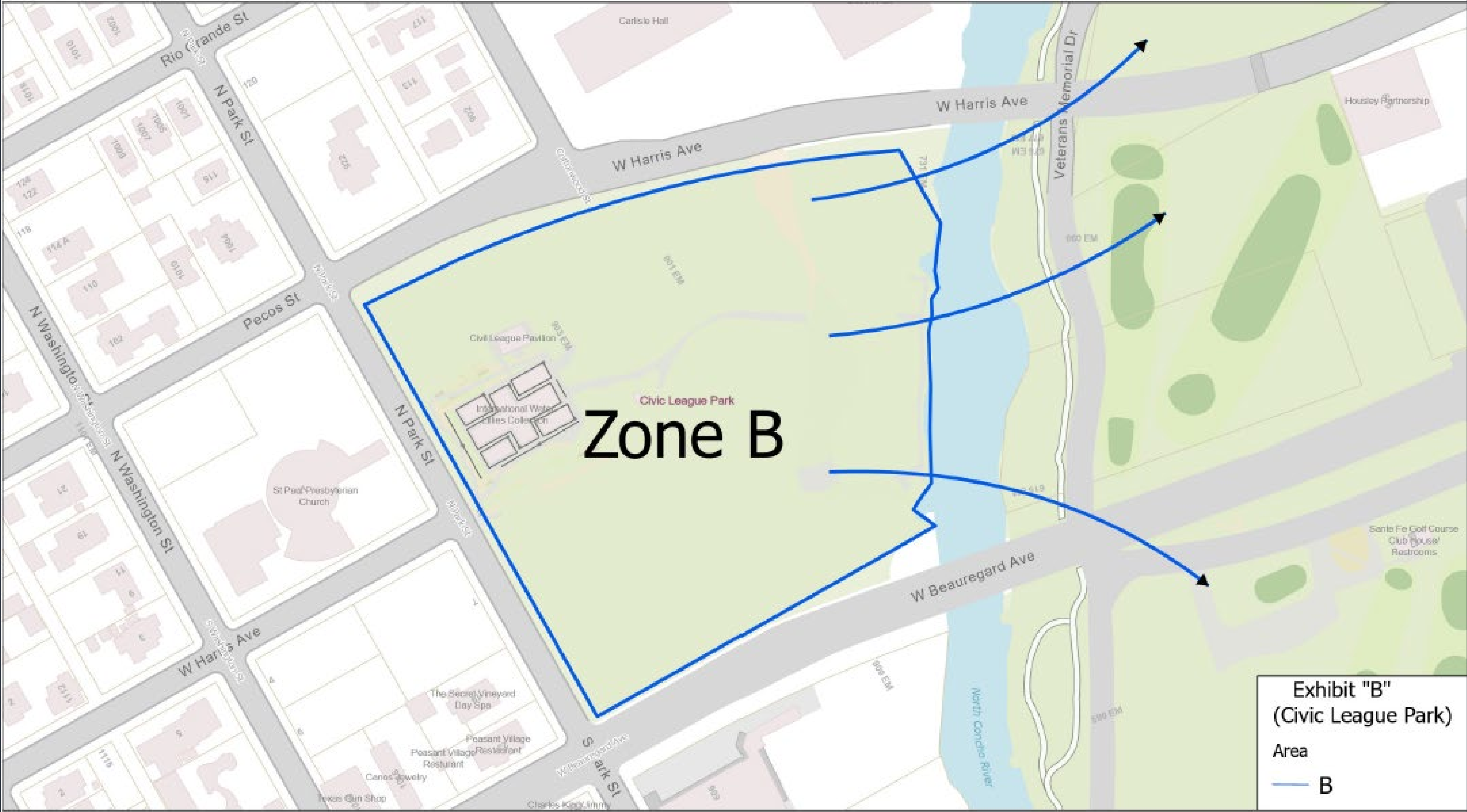
RFQ for Concho River parks master plan

Exhibit "A" Map Showing Zones A,B,C, and D



RFQ for Concho River parks master plan

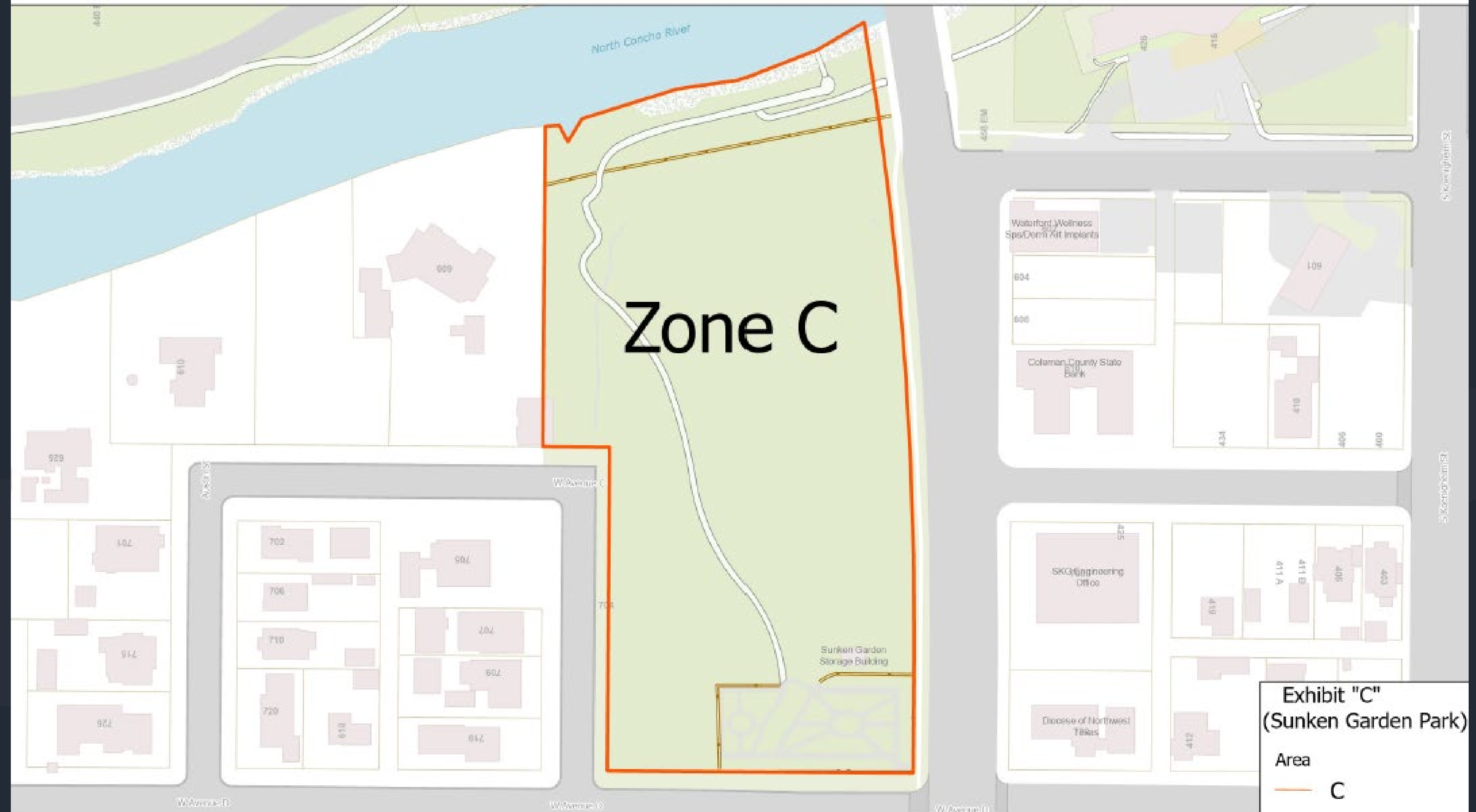
Exhibit "B" Map Showing Zone B



Civic League & Botanical Gardens

RFQ for Concho River parks master plan

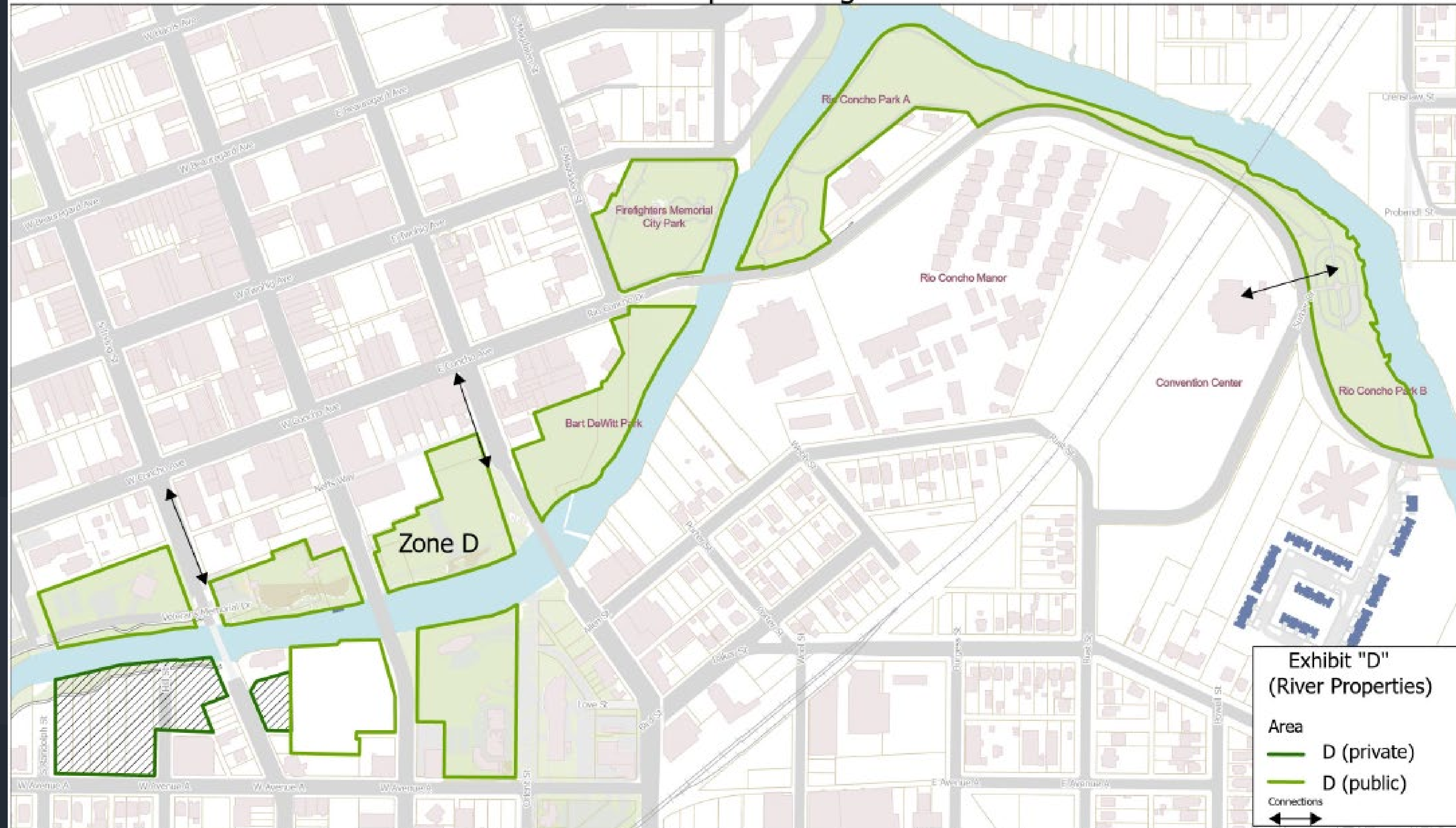
Exhibit "C" Map Showing Zone C



Sunken Garden Park & Sculpture Gardens

RFQ for Concho River parks master plan

Exhibit "D" Map Showing Zone D



River Properties

RFQ for Concho River parks master plan

Scope & Key Elements – Santa Fe Park & River Parks Planning

Project Area connects Santa Fe Park with Civic League Park (botanical gardens), Sunken Garden Park, and riverfront east to Rio Concho Dr. at Baze/Roosevelt.

Community Engagement

Monthly project team & stakeholder meetings.

Outreach to key groups: Santa Fe Park Commission, Santa Rita HOA, Parks Advisory Board, Public Art Commission, San Angelo Museum of Fine Arts, SAISD, Downtown San Angelo, area foundations, and City leaders.

RFQ for Concho River parks master plan

Master Plan Deliverables

Conceptual plan for Santa Fe Park, including Kids Kingdom.

Integration of Concho River Legacy Trail.

Conceptual plans for adjacent river parks and parks east of Santa Fe Park.

General management & maintenance plan for Santa Fe Park.

Landscape plans for sculpture placement.



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

First reading and public hearing of ordinances for:

1. CP25-01, a request to amend the Comprehensive Plan from Neighborhood to Commercial in the Lasker Addition Block 38, Lot 6; and
2. Z25-18, a request to rezone from the Single-family Residential zoning district to the General Commercial zoning district, located at 21 E. 21st St., being in the Lasker Addition Block 38, Lots 4-6 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The applicant's request is to update the Comprehensive plan and the Zoning District for property owned and directly behind their commercial business. The area will be used for overflow parking and possibly some event space in the future. There is a current structure which will be demolished, and a fence placed between the commercial zoned property and the residential property to the east. This project fits the Chadbourne corridor as an accessory function to the main business which fronts Chadbourne. The Planning Commission heard the case on June 16th and recommended approval with a 5-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Presented to Planning Commission on June 16, 2025 and recommend approval with a 5-0 vote.

Attachments:

- | | |
|--|---|
| 1. Z25-18 Staff Report 21 E 21st St | Z25-18 Staff Report 21 E 21st St.pdf |
| 2. Zoning Ordinance -Z25-18 21 E 21st Lot 4-6 St. | Zoning Ordinance -Z25-18 21 E 21st Lot 4-6 St. .docx |
| 3. Comprehensive Plan Ordinance -CP25-01 21 E 21st Lot 6 | Comprehensive Plan Ordinance -CP25-01 21 E 21st Lot 6 .docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



STAFF REPORT - Z25-18

Planning Commission: June 16, 2025

City Council 1st reading: July 15, 2025

APPLICATION TYPE:		CASES:	
Zone Change		Z25-18: 21 E 21 st St, Lots 4-6	
SYNOPSIS:			
Request for approval of an amendment to the Comprehensive Plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 21 E 21 st St, Lots 4-6 to be used as an extension of Western Sky's parking lot and excess storage for restaurant.			
LOCATION:		LEGAL DESCRIPTION:	
21 E 21 st St, Lots 4-6		Acres: 0.482, Lot: 4 THRU 6, Blk: 38, Subd: LASKER ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #4 – Patrick Keely Neighborhood – Reagan	Currently: RS-1 Requesting: CG	Currently: Commercial/Neighborhood	Acres: .482
NOTIFICATIONS:			
17 notifications sent on 5/29/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend Approval of an amendment to the comprehensive plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 517 W 18th St.			
PROPERTY OWNER/PETITIONER:			
Petitioner/Owner: M3ASO Holding LLC Representative: Yolanda Franco			
STAFF CONTACT:			
Rae Lineberry Senior Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: The subject of this zone change is a lot with a house that is listed as a dangerous building and a storage building currently on the property. The owner would like to demo the house and keep the storage buildings, as they are used by the restaurant. Once the house is gone, the owner plans to extend the current parking lot of Western Sky onto these lots and maintain the storage buildings for restaurant storage.

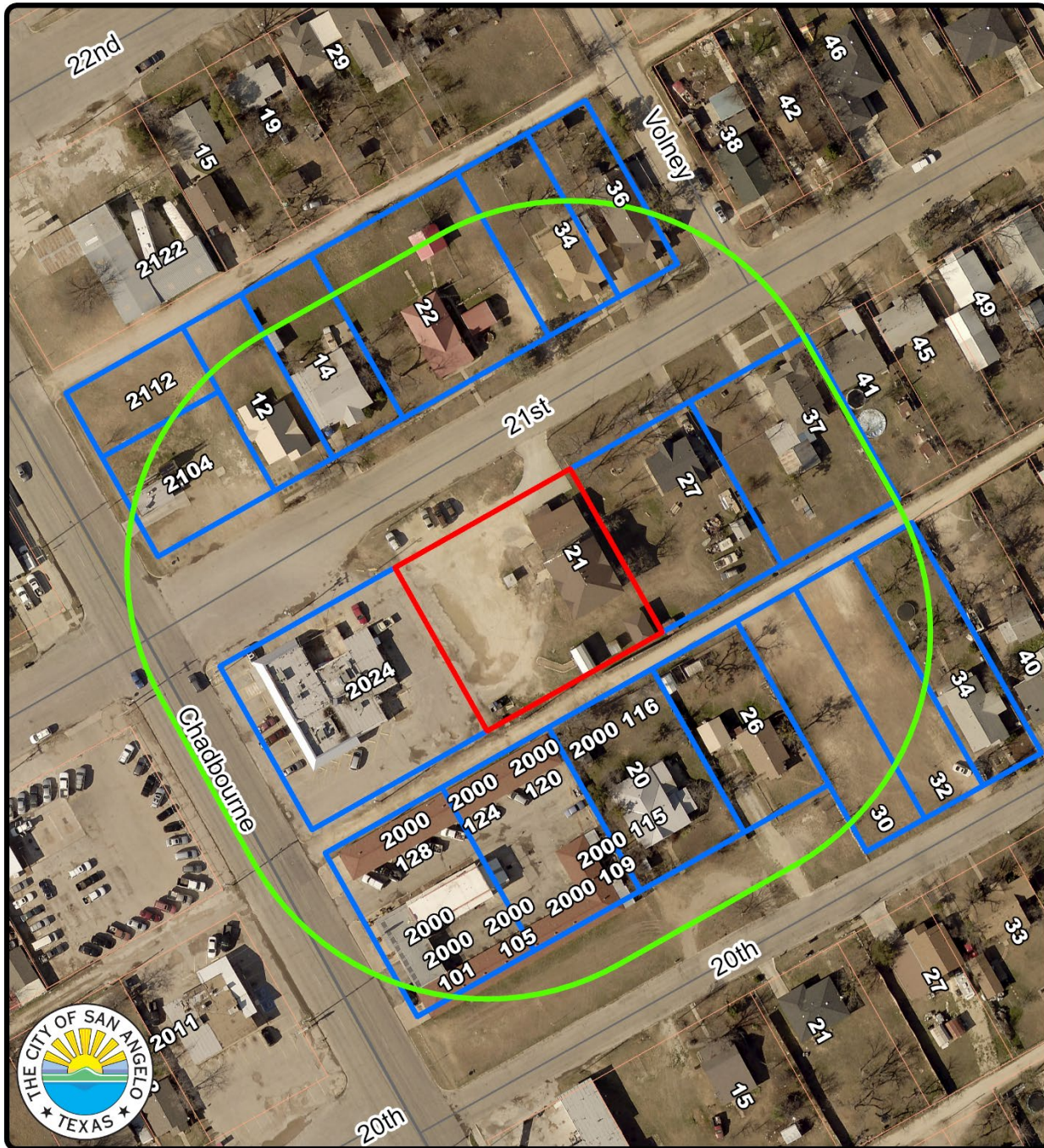
1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** The Comprehensive Plan currently designates Lots 4 and 5 as Commercial, making the proposed amendment for Lot 6 consistent with the existing land use designation for the adjacent properties.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed zoning does not conflict with the zoning ordinance and will allow the restaurant to create more parking.
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 change to (CG) General Commercial is compatible with surrounding land uses and will support the continued growth of a locally established business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change will allow the restaurant to offer more parking and will remove a building from the dangerous building list while being able to keep the storage buildings.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will meet a community need given the consistency with the Comprehensive Plan on adjacent lots, the compatibility of the proposed zoning with surrounding development, and the operational needs of the existing commercial establishment.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will meet the development pattern of general commercial in the area.

Recommendation:

Staff recommend **Approval** of an amendment to the Comprehensive Plan on Lot 6 from Neighborhood to Commercial and a zone change from (RS-1) Single-family Residential to (CG) General Commercial for the property located at 517 W 18th St.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



200' Notification Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
Neighborhood: Reagan

Scale: 0 0.010.01 0.02 0.03 0.04 Miles

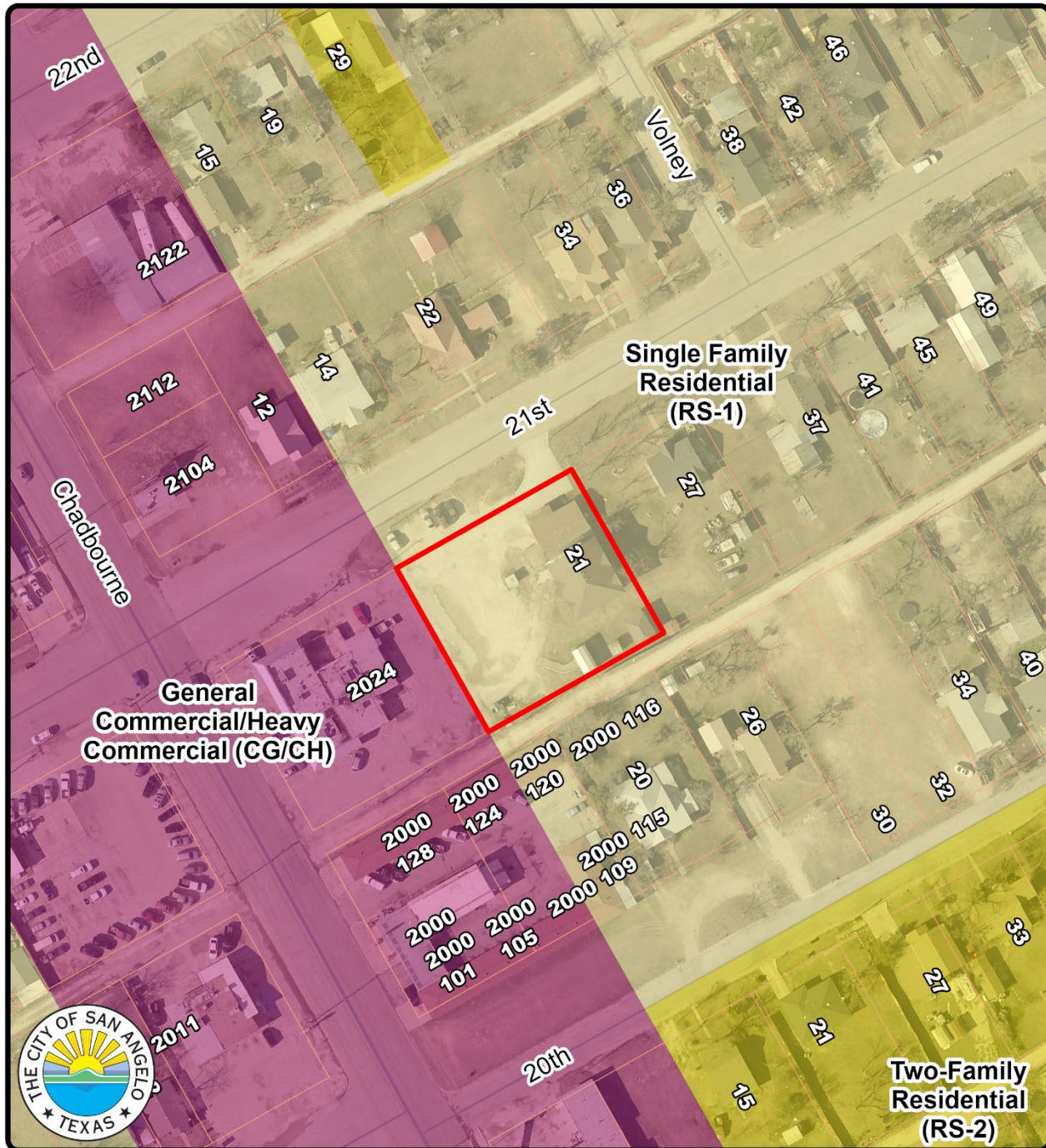
200' Range: —

Subject Property: —

Notified Properties: —

N





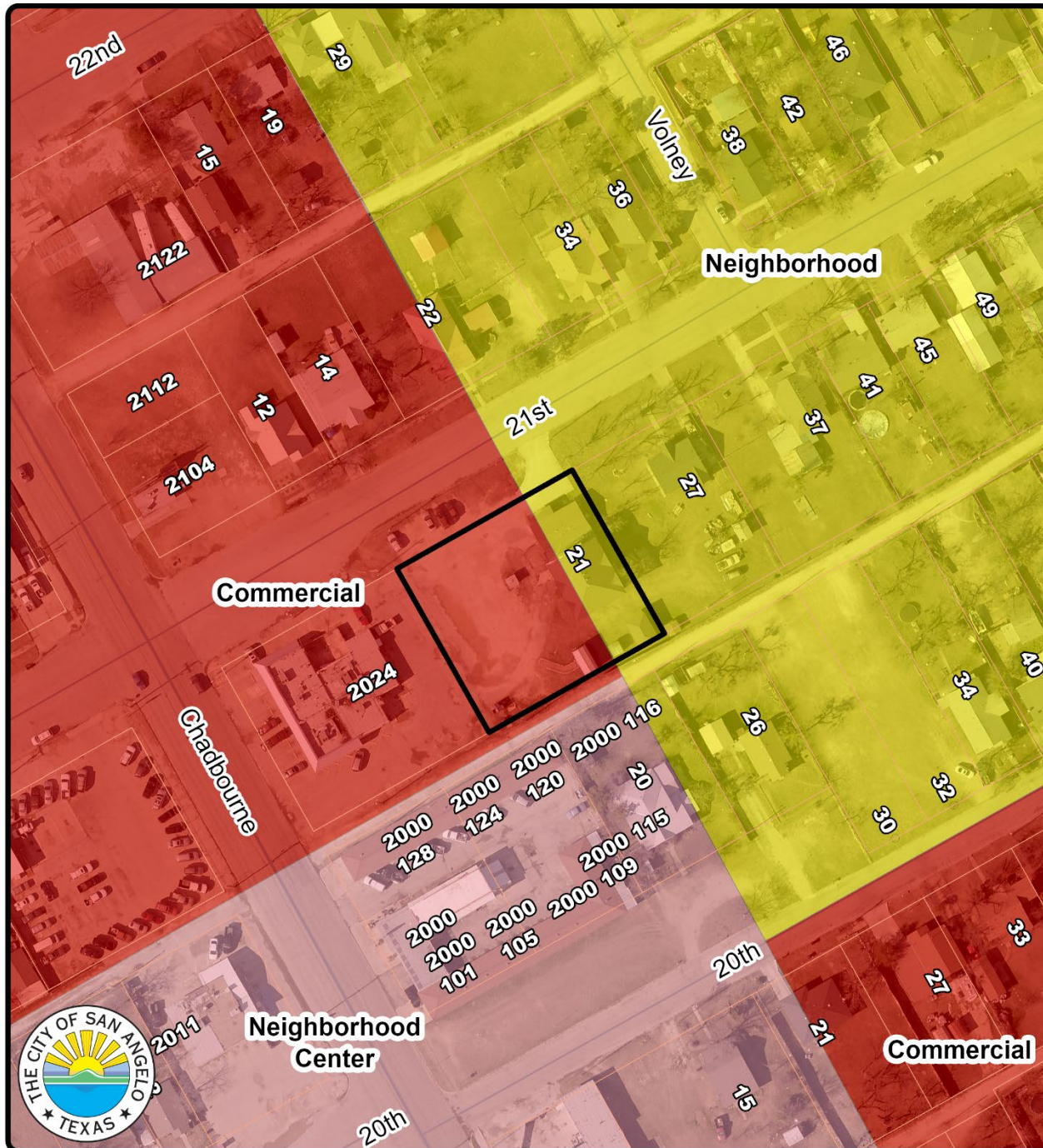
Zoning Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: —





Vision Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
Neighborhood: Reagan

Scale: 0 0.01 0.02 0.03 0.04 Miles

Subject Property: —

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 ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY .482 ACRES LOCATED AT 21 E 21st St., LOTS 4-6**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO GENERAL COMMERCIAL (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-18: 21 E 21st St.

WHEREAS, on the 16th day of June, 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 proposed General Commercial (CG) Zoning District; and,

WHEREAS, on the 15th day of July, 2025, City Council held a public hearing on Z25-18, 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 located at 21 E 21st St, described as a total of .482 acres from Lasker Addition, Block 38, Lots 4-6 within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted on Exhibit "A" of this Ordinance.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development

Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance.

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

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

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

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

INTRODUCED on the **15th day of July, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of August, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

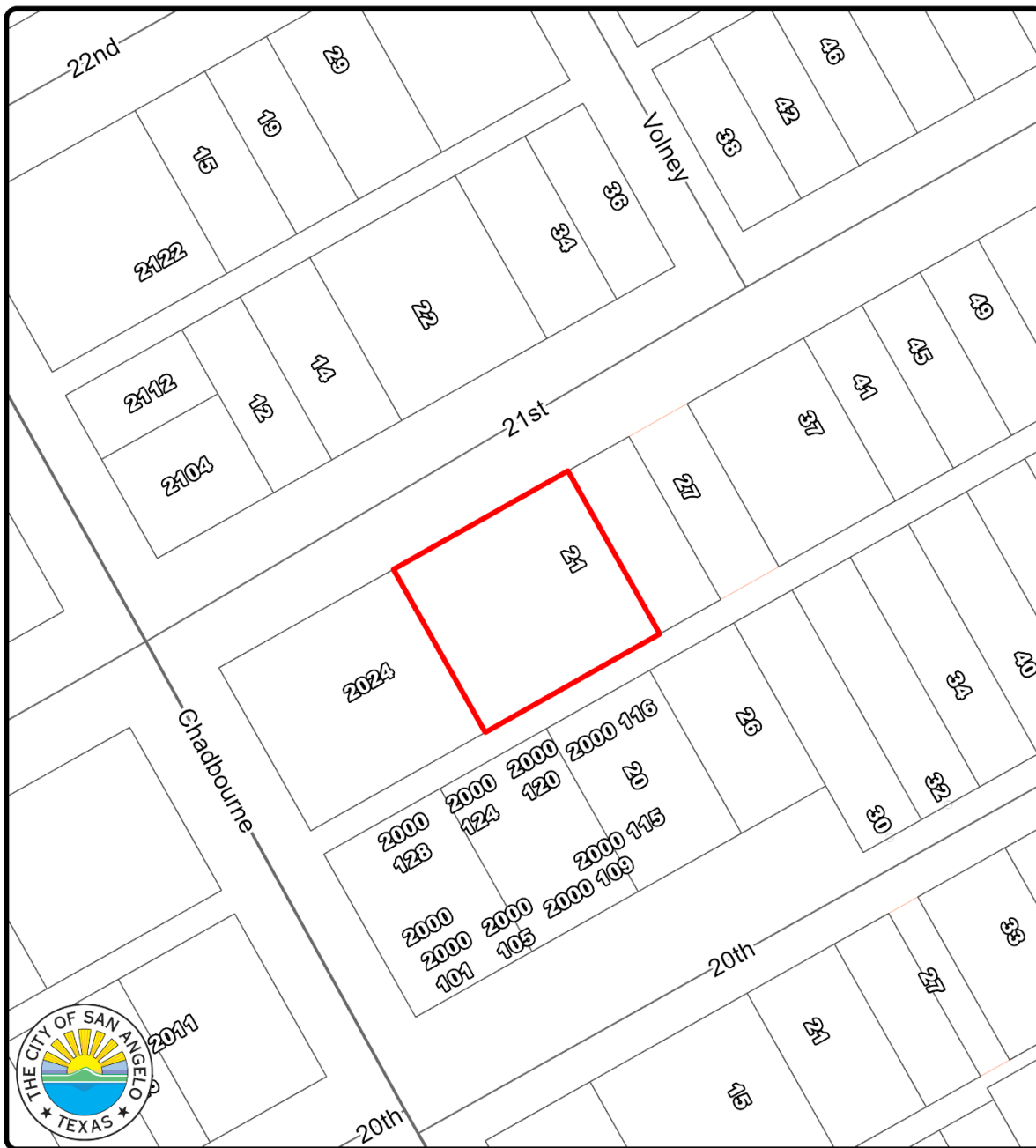
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit “A”



Ordinance Map
Z25-18: 21 E 21st St.

Council District: #4 - Patrick Keely
Neighborhood: Reagan

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles

Subject Property: _____

Existing Zoning: RS-1

Requested Zoning: CG



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS LOCATED AT **APPROXIMATELY .16 ACRES LOCATED AT 21 E 21ST ST., LOT 6**; FROM "NEIGHBORHOOD" TO "COMMERCIAL"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-01: 21 E 21ST St., Lot 6

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

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

WHEREAS, on the 16th day of June, 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 proposed Comprehensive Plan amendment; and,

WHEREAS, on the 15th day of July, 2025, City Council held a public hearing on CP25-01, 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 Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designation of the following described parcel as outlined below:

The real property located at 21 E 21st St., described as .16 acres from Lasker Addition, Block 38, Lot 6 within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

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

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

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

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

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

INTRODUCED on the **15th day of July, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of August, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, Interim City Attorney

N

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance to amend PD05-02, a request to amend a Planned Development by updating the Concept Site Plan to include renovations and expansions located at 50 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is to amend the Planned Development PD05-02 with a new major concept plan for the Coliseum expansion located at 4600 Grape Creek. The Planning Commission recommends approval of the Major Concept plan amendment with a 5-0 on May 16, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Presented to Planning Commission on June 16, 2025, and they recommend approval with a 5-0 vote.

Attachments:

- | | |
|--|---|
| 1. Staff memo - Major Site Plan Amendment | Staff memo - Major Site Plan Amendment.pdf |
| 2. 102112 MRI BUILDERS - FOSTER COMMUNICATIONS COLISEUM ADDITION - PERMIT SET 09.27.25 SHT.A0.02 | 102112 MRI BUILDERS - FOSTER COMMUNICATIONS COLISEUM ADDITION - PERMIT SET 09.27.25 SHT.A0.02.pdf |
| 3. PD05_02 original case file | PD05_02 original case file.pdf |
| 4. Ordinance Major Concept Plan | Ordinance Major Concept Plan .docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval

MEMO

**Meeting**

Date: June 16, 2025

To: Planning Commission

From: Aaron Vannoy
Planning and Development Services Director, City of San Angelo

Request: Planned Development Amendment – Major Site Plan: expansion of Coliseum and renovation.

Background: The current Planned Development PD05-02 was adopted by City Council in February of 2005. The PD allowed several entertainment, livestock and fairground land uses and accessory uses. Today's proposal is to renovate and expand the Coliseum as vote by the Citizens of San Angelo in the May 2025 Bond election. The land use will continue the same as the original planned development simply modifying the Site plan to add the expanded coliseum footprint and the associated accessory uses.

Planning Commission Requested Action:

Staff recommends **APPROVAL** of a Major Site Amendment to PD05-02

Attached

Site Plan – Amended



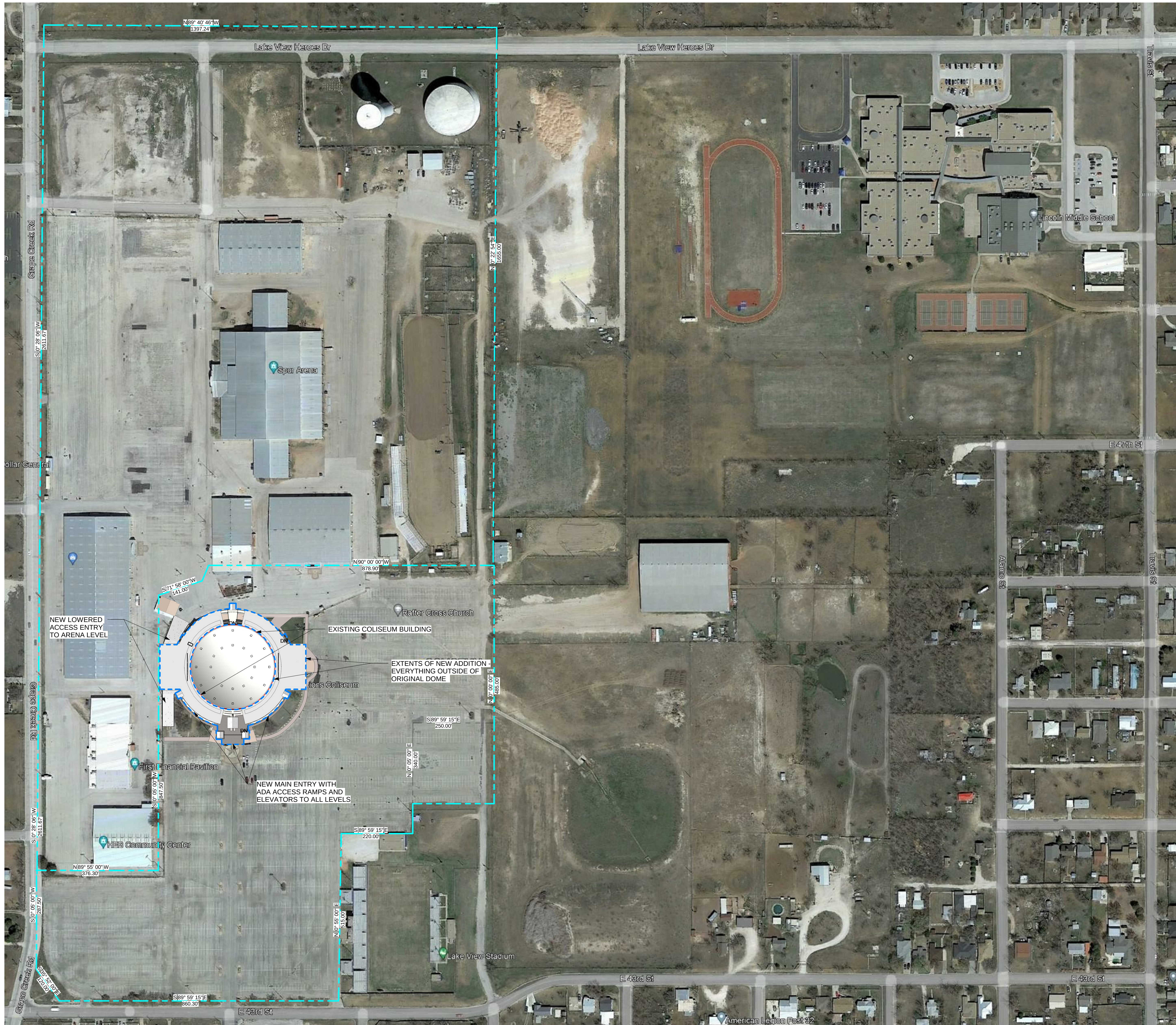
FOSTER COMMUNICATIONS
COLISEUM ADDITION
50 E. 43RD STREET
SAN ANGELO TX

PROJECT #202112

DATE ITEM

04.01.22	SCHEMATIC DESIGN
08.27.24	SIGN OFF (FP & ELEV) SET
05.10.25	ADDENDUM
06.02.25	ADDENDUM

A0.02



1 SITE PLAN - AERIAL OVERLAY
1" = 120'-0"

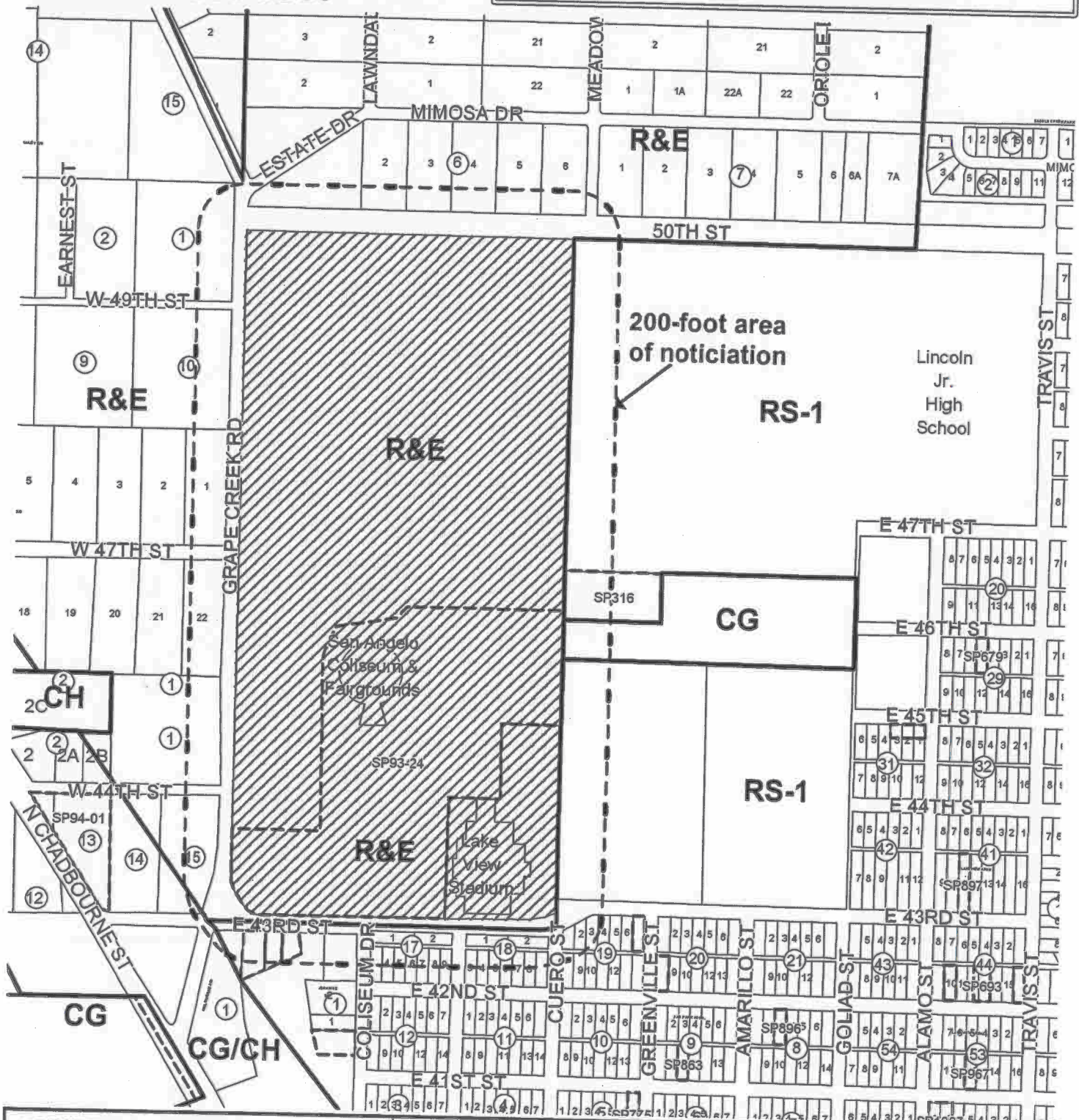
City of San Angelo
Planning Department

72 W. College Ave.
 San Angelo, TX 76903

1 inch = 600 feet



PD 05-02: City of San Angelo
 (for San Angelo Stock Show and Rodeo Association)



COMMERCIAL DISTRICTS

CN ___ NEIGHBORHOOD COMMERCIAL
 CO ___ OFFICE COMMERCIAL
 CG ___ GENERAL COMMERCIAL
 CG/CH ___ GENERAL COMMERCIAL/HEAVY COMMERCIAL
 CH ___ HEAVY COMMERCIAL
 CBD ___ CENTRAL BUSINESS
 OW ___ OFFICE WAREHOUSE
 PD ___ PLANNED DEVELOPMENT

RESIDENTIAL DISTRICTS

R&E ___ RANCH AND ESTATE
 RS-1 ___ SINGLE-FAMILY RESIDENCE
 RS-2 ___ TWO-FAMILY RESIDENCE
 RS-3 ___ ZERO LOT LINE, TWINHOME
 AND TOWNHOUSE RESIDENCE
 RM-1 ___ LOW RISE MULTI-FAMILY RESIDENCE
 RM-2 ___ HIGH RISE MULTI-FAMILY RESIDENCE
 MHP ___ MANUFACTURED HOUSING PARK
 MHS ___ MANUFACTURED HOUSING SUBDIVISION

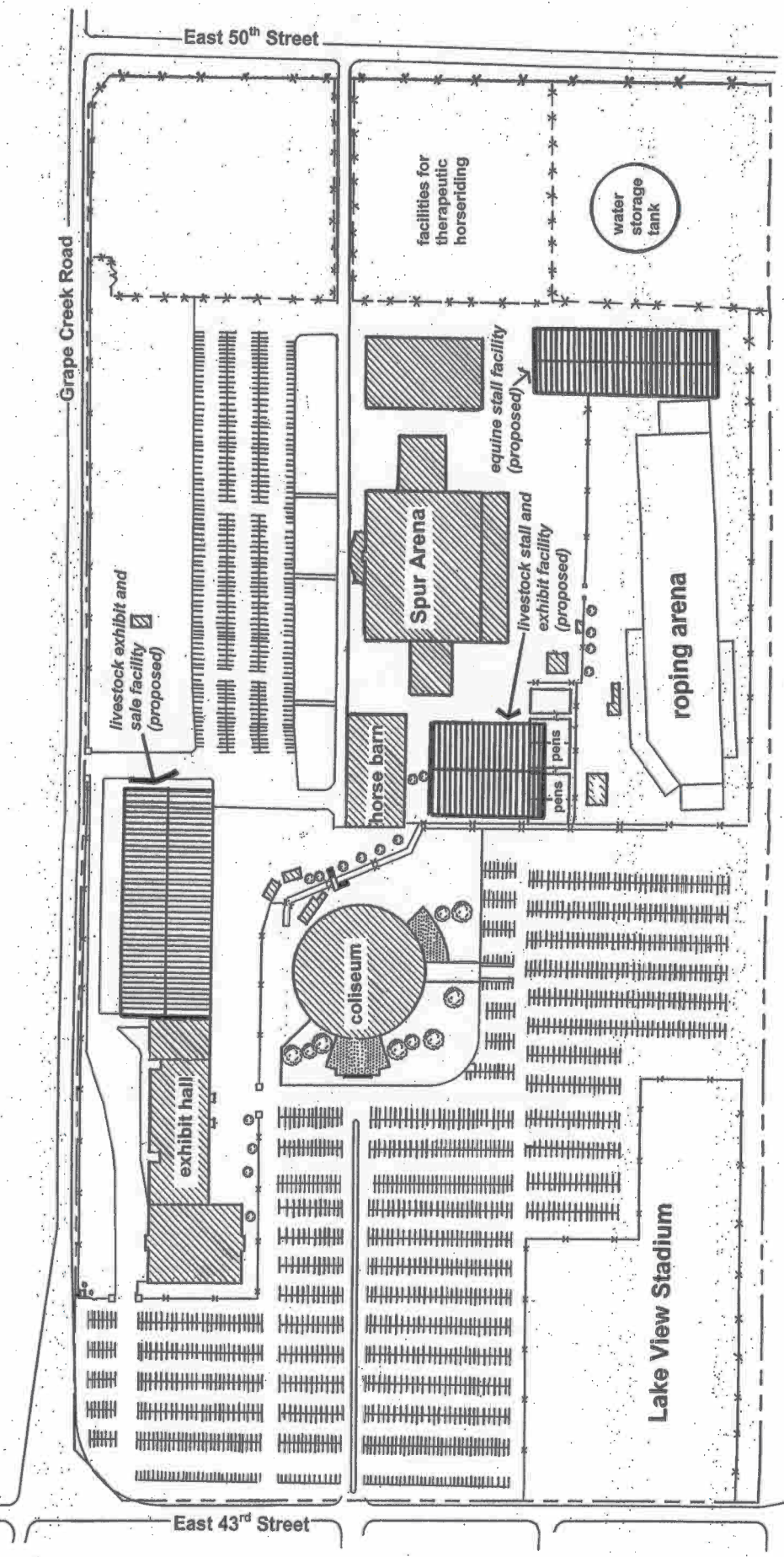
MANUFACTURING DISTRICTS

ML ___ LIGHT MANUFACTURING
 MH ___ HEAVY MANUFACTURING

SP ___ SPECIAL PERMIT
 SU ___ SPECIAL USE
 ZC ___ ZONE CHANGE



Exhibit "A"
concept plan for Planned Development District PD 05-02,
on the site of San Angelo fairgrounds (February, 2005)



COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: 8.78 ACRES OF LAND WRAPPING AROUND THE SOUTHEAST CORNER OF F.D. AND JAYCEE ROADS, SOUTH AND EAST FROM THEIR INTERSECTIONS WITH MIDDLE CONCHO DRIVE AND ON THE NORTHWESTERN SHORELINES OF LAKE NASWORTHY, SPECIFICALLY OCCUPYING ALL LOTS IN BLOCK 1 OF LAKE NASWORTHY ADDITION GROUP MIDDLE CONCHO IN SOUTHWEST SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN RS-1 (SINGLE-FAMILY RESIDENCE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING LIMITED COMMERCIAL AND RESIDENTIAL USE AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-01: City of San Angelo, was made by Councilmember Rainey and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Responding to a question from Councilmember Morrison, Mr. Stone said the 1 letter in opposition offered no explanation.

Motion, to introduce an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association, was made by Councilmember Morrison and seconded by Councilmember Bates. Motion carried unanimously.

INTRODUCTION OF ORDINANCES AMENDING THE TEXT OF THE ZONING ORDINANCE, EACH OF WHICH WILL HELP IMPLEMENT A PROPOSAL FOR ROUTINELY ALLOWING OPEN CARPORTS AND PORCHES TO EXTEND WITHIN MINIMUM FRONT AND SIDE YARDS REQUIRED ON RESIDENTIAL LOTS, IN CERTAIN SPECIFIC AREAS PLANNED TO BE

excerpt from San Angelo City Council
minute record of meeting on 02-15-2005

NOTE:

SECOND PUBLIC HEARING AND ADOPTION OF AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS:

PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: APPROXIMATELY 100 ACRES COMPRISING THE SITE OF SAN ANGELO'S FAIRGROUNDS BORDERING GRAPE CREEK ROAD BETWEEN EAST 43RD AND 50TH STREETS IN NORTHERN SAN ANGELO, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM AN R&E (RANCH AND ESTATE) TO A PD (PLANNED DEVELOPMENT) DISTRICT ALLOWING SHORT-TERM OR SEASONAL EVENTS FOR SALES, SPORTS, CULTURAL, ENTERTAINMENT OR AMUSEMENT PURPOSES AND SUBJECT TO CERTAIN CONDITIONS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY

Senior Planner Brad Stone presented background information.

Motion, to adopt an Ordinance amending Chapter 12, Exhibit "A" of the Code of Ordinances, City of San Angelo, Texas: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association), was made by Councilmember Morrison and seconded by Mayor Lown. Motion carried unanimously.

Annex E, Page 243, "Ordinance"

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH SAID EXHIBIT "A" OF CHAPTER 12 ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: **approximately 100 acres of land out of A.M. Bullock Survey Number 9 in Tom Green County, Texas, generally extending 1400 feet east from Grape Creek Road between East 43rd and 50th Streets in north central San Angelo, changing the zoning classification from a Ranch and Estate District (some portion of which has a special permit allowing a coliseum and related facilities) to a Planned Development District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to conditions specified herein; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY**

RE: PD 05-02: City of San Angelo (for San Angelo Stock Show and Rodeo Association)

WHEREAS, the Planning Commission for the City of San Angelo and the governing body for the City of San Angelo, in compliance with the charter and the state law with reference to zoning regulations and a zoning map, have given requisite notice by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners and persons interested, generally, and to persons situated in the affected area and in the vicinity thereof, is of the opinion that zoning changes should be made as set out herein; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: That the basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo on January 4, 2000 and included within Chapter 12 of the Code of Ordinances for the City of San Angelo, be and the same is hereby amended insofar as the property hereinafter set forth, and said ordinance generally and the zoning map shall be amended insofar as the property hereinafter described: 100 acres of land, more or less, out of A. M. Bullock Survey Number 9 in Tom Green County, Texas, and being the same land conveyed by John W. Harris, et ux, to San Angelo Fairgrounds Company by deed recorded on Page 490 in Volume 93 of Deed Records for Tom Green County, Texas, to which reference is herein made for a more complete description thereof, shall be permanently zoned as follows: Planned Development (PD) District allowing short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes, subject to any conditions specified in Sections 5 thru 10 below.

The Director of Planning is hereby directed to correct the zoning district maps in the office of the Director of Planning, to reflect the herein described changes in zoning.

SECTION 2: That in all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 3: That the following severability clause is adopted with this amendment:

SEVERABILITY:

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

SECTION 4: That the following penalty clause is adopted with this amendment:

Any person who violates any provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine as provided for in Section 1.106 of the Code of Ordinances for the City of San Angelo. Each day of such violation shall constitute a separate offense.

SECTION 5: That allowed use of the subject property shall include the following:

- A. Short-term or seasonal events for sales, sports, cultural, entertainment or amusement purposes. Such events may be either of a public or private nature. Such events shall include but are not limited to trade shows, athletic competition, livestock shows, equine riding, rodeos, dances, concerts, circuses, carnivals and festivals. In no event shall any single such event occur on a daily basis, for more than twenty-one consecutive days during any one calendar month.
- B. Accessory uses functionally connected with the operation of short-term or seasonal events allowed on the subject property, which said accessory uses shall be limited to the following:
 - the sale of food items, provided that such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;

- the sale of beverages (including alcoholic beverages) for on-premise consumption, so long as such sales are accessory and incidental to seasonal or short-term events then occurring on these premises;
- one or more detached single-family residences, not including mobile or manufactured homes, each of which is intended for permanent occupancy by at least one person employed as a caretaker of grounds and/or buildings on these premises;
- shops, buildings and other storage facilities for supplies, tools, material and equipment intended specifically for maintaining the grounds and/or buildings on these premises;
- offices specifically for the management of events (as well as the maintenance of grounds and/or buildings) on these premises;
- livestock holding pens, provided that any livestock confined therein appears in conjunction with an event scheduled on the subject property, and so long as such livestock is held for no more than seven days before or after the scheduled date(s) of such event;
- use of vacation travel trailers, motor homes and other such recreational vehicles, as dwelling places, if and only if each is occupied by at least one person engaged in the operation of short-term or seasonal events occurring during the period of such vehicles' location on these premises. In no event shall any travel trailer, motor home or other such recreational vehicle be allowed on these premises, occupied or unoccupied, for any longer than thirty days in any six-month period of time.

Storage of vehicles or other equipment not intended for maintaining the grounds and/or buildings on these premises, or not connected with specific operation of short-term or seasonal events then occurring on these premises, shall not be allowed.

- C. Offices, stables and equine exercise facilities for noncommercial enterprise(s) engaged in therapeutic horseriding for disabled persons, provided such facilities are physically separated (by a fence) from the grounds and/or buildings intended for seasonal or short-term events occurring elsewhere on these premises.
- D. Basic utility or infrastructural service facilities that need to be located in or near the area where service is provided. These may be publicly-provided, or provided by locally-franchised private utility services. Such facilities

shall include but are not limited to water storage tanks, water and sewer pump stations, electrical substations, and storm water detention areas.

E. Public safety and emergency response services.

SECTION 6: That all buildings shall be set back a minimum distance from the subject property's boundaries, as follows:

- 25 feet from the subject property's north boundary on the south line of right-of-way for East 50th Street;
- 25 feet from the subject property's west boundary on the east line of right-of-way for Grape Creek Road;
- 25 feet from the subject property's south boundary on the north line of right-of-way for East 43rd Street; and
- 25 feet from the subject property's east side boundary.

Above-described setbacks shall also be required of grandstand or bleacher-type facilities intended for spectator viewing but which are not classified as buildings.

SECTION 7: That no limitations shall be applicable to the height of fences installed on this site, provided no fences shall be installed in any of the following locations:

- within rights-of-way available for East 43rd and East 50th Streets, as well as within right-of-way for Grape Creek Road;
- within 15 feet from pavement on a semicircular-shaped turning lane extending between East 43rd Street and Grape Creek Road;
- within 15 feet from pavement on East 50th Street; and
- within a "sight triangle" extending for a distance of 30 feet from the southeast corner of intersecting rights-of-way for East 50th Street and Grape Creek Road. For this purpose, the restricted area shall be considered as a triangle rather than an area bounded by an arc.

No privacy fence(s) shall be required along any boundary of this subject property.

SECTION 8: That paved off-street parking spaces (as well as pavement on accompanying off-street maneuvering areas and driveways for access to such off-street parking spaces) shall be provided on the subject property, on the following basis:

one such parking space shall be provided for each 400 square feet of gross floor area or for each 10 seats available for patron use (whichever is greater) in exhibit halls, sports arenas or stadiums, coliseums or other places of public assembly, regardless of whether such seating is indoors or outdoors. On grandstand or bleacher-type facilities with bench seating, each 20 inches of bench length shall be considered a single seat.

Rules for determining off-street parking requirements, maintenance and design of off-street parking facilities, and minimum dimensions for off-street parking shall otherwise be as specified in that section of the Zoning Ordinance which concerns off-street parking standards.

SECTION 9: That signage on the subject property shall be guided by the City of San Angelo's Sign Ordinance, the same as if this property was situated in a General Commercial zoning district.

SECTION 10: That use and development of the subject property shall generally conform to what is depicted on the accompanying graphic concept plan attached as Exhibit "A" to this Ordinance.

INTRODUCED on the 1st day of February, 2005 and finally PASSED, APPROVED AND ADOPTED on this the 15th day of February, 2005.

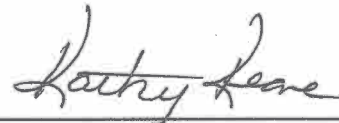
THE CITY OF SAN ANGELO

ATTEST:

by: _____


Joseph W. Lown, Mayor

by: _____


Kathy Keane, City Clerk

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 AMENDING PD05-02 TO PROVIDE FOR A REVISED MAJOR CONCEPT PLAN ON THE FOLLOWING PROPERTY: **APPROXIMATELY 92.530 ACRES IN THE T. H. DAWSON SURVEY A-8046 S-009, COMMONLY KNOWN AS THE SPUR ARENA, CONCHO PAVILION AND THE COLISEUM, LOCATED AT 50 E. 43RD ST.**; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD05-02 AMENDMENT: 50 E. 43RD ST.

WHEREAS, on the 16th day of May, 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 proposed Major Concept Plan amendment to Planned Development (PD05-02) Zoning District to allow for an expansion of the Coliseum and subject to the development standards as outlined in the Ordinance; and,

WHEREAS, on the 15th day of July, 2025, City Council held a public hearing on PD05-02, 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 revise the major concept plan of the PLANNED DEVELOPMENT (PD05-02) ZONING DISTRICT:

The real property is generally located at 50 E 43rd St.; being approximately 92.530 acres in the A-8046 S-0009 Survey, T H Dawson; City of San Angelo, Tom Green County, Texas.

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

SECTION 3: References to “Concept Plan” or “Exhibit A” in the original PD05-02 ordinance adopted February 15, 2005, shall be revised to instead refer to the Major Concept Plan, as further depicted on **Exhibit “A”** of this Ordinance (**“PD Concept Plan”**). The use of the hereinabove described property shall be subject to all applicable regulations contained in the original **PD05-02** ordinance and Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended herein, or by the original PD05-02, shall remain in full force and effect.

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

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

INTRODUCED on the **15th day of June, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of August, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

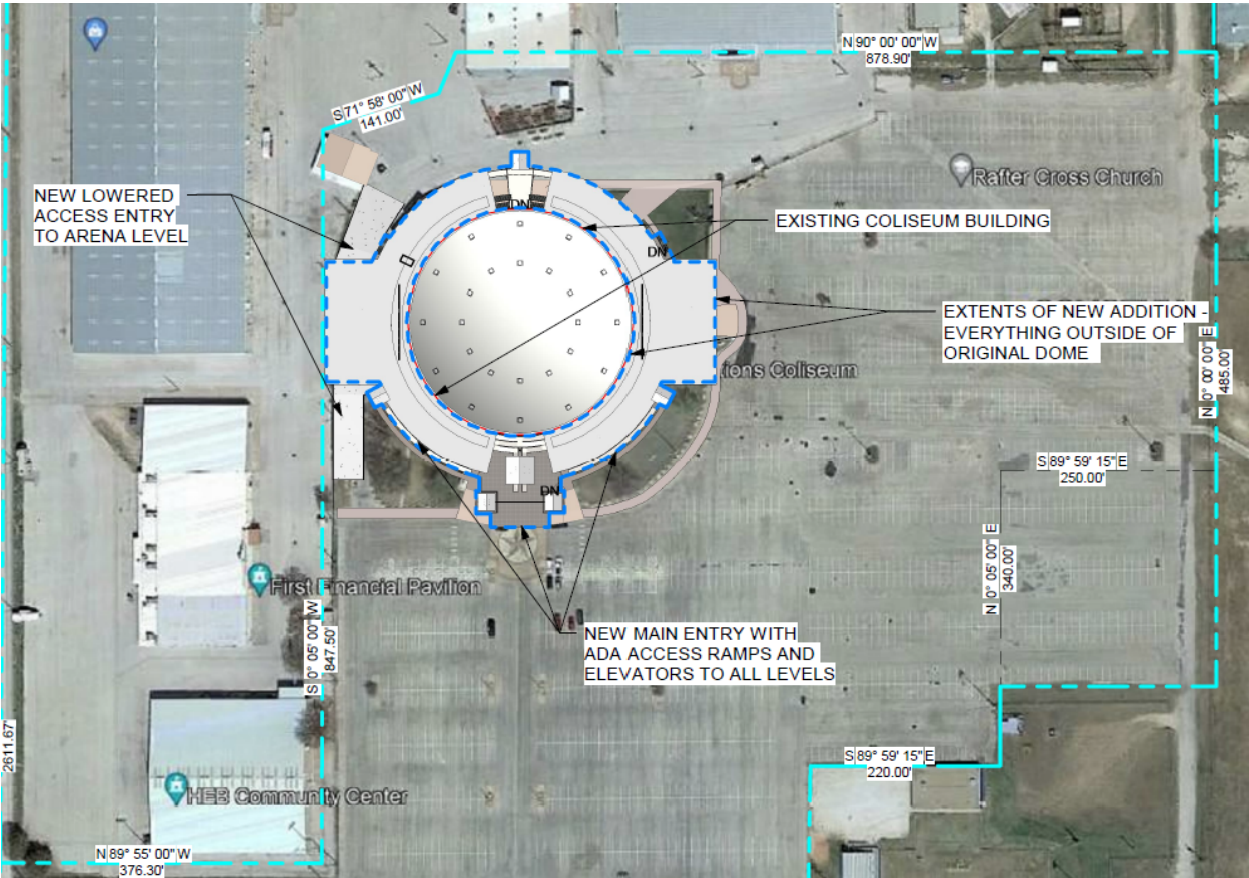
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, Interim City Attorney

Exhibit “A” (PD Concept Plan – Coliseum expansion)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: July 15, 2025

Item type: Consent Item

Caption:

Section 551.074 - Personnel matters to deliberate the appointment of the City Attorney

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Heather Stastny
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Final Approval

Board and Commissions Application

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.

Name	James F. Robinson
Email Address	
Address	
City	San Angelo
State	Tx
Zip Code	76901
Phone Number	
Registered San Angelo voter? (yes or no)	Yes
Resident of San Angelo since: (year)	1981
City Council Single-member District in which you reside:	5
Occupation/business affiliation:	Building Dsigner
Occupation/business address:	
Title/position:	Owner

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.

Today's date and time 6/25/2025 4:00 PM

Applying for: Parks and Recreation Advisory Board

Recommended by: Bitsy Stone

Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance? Yes

If no, which criteria? N/A

Tell us about yourself

Education and/or professional licenses 94 hrs college

Current municipal and civic organization memberships (positions and dates) Old Town Board (Board Member, 3/25 to present)

Previous municipal experience (positions, dates, where) None

What personal qualifications can you bring to the board? Architectural planning

What is your personal vision for the City? Make it a more inviting and interesting environment for its residents

Why do you want to serve on this board? Implement vision above stated.

Is there anything else you would like to share about yourself? No

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

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