



City Council Agenda 12/2/2025

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held December 2, 2025 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Chaplain Prayer & Pledges

3. Proclamations/Recognitions

- a. Proclamation of December 6, 2025, as Concho Christmas Celebration Day
- b. Proclamation of December 7, 2025, as National Pearl Harbor Remembrance Day
- c. Proclamation of December 11, 2025, as San Angelo Reads! Day
- d. Recognition of the Boys & Girls Club of the Concho Valley
- e. Recognition of Frank Lopez for 45 Years of Service

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 November 18, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Consider approving an Airport Raw Land Lease with Skyline Aviation for 48,625-sq. ft. of land in the amount of \$14,587.50 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- c. Consider approving Change Order #1 to AP-01-25 Construct South Hangar Access Taxilane Project with Hoar Construction for the total amount of \$157,445.50 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- d. Consider approving HGAC buying cooperative contract 20-00808 for installation of water meters and service line testing from Core and Main, Inc. in the amount of \$2,582,496.77, budgeted for purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)
- e. Consider approving Sourcewell contract #102924-SAM with Samsara, Inc. for the purchase of telematics services for the annual amount of \$136,652.37 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

- f. Consider awarding RFP OP-03-25 Disaster Debris Removal to Ceres Environmental Services, Inc. and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- g. Consider approving a sublease agreement renewal between the City of San Angelo and the San Angelo Soccer Association for the soccer fields complex located at 1501 Glenna St. and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- h. Consider approving an agreement with the International Hot Rod Association for the annual Drag Boat Races at Lake Nasworthy for 2026 and authorizing the City Manager to negotiate and execute all related documents (Carl White)
- i. Consider ratifying a resolution by COSADC authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for partial funding of the Santa Fe/Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council (Carl White)
- j. Consider approving the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) (Angela Bloss)
- k. Consider approving agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$77,800 of HOT receipts, budgeted in fiscal year 2026, listed as follows and authorizing the City Manager to negotiate and execute all related documents
 - 1. Core Support
 - San Angelo Broadway Academy - \$17,300
 - San Angelo Symphony - \$25,000
 - Ballet San Angelo - \$16,100
 - Angelo Civic Theatre - \$15,000
 - 2. Project Support
 - Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,500
 - Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Michael Muncey)
- l. Second reading of an ordinance for ROW25-07, a request to abandon a portion of the street located at E. 41st St., between Crockett St. and Bonham St., and abandon a dedicated portion of Bonham St., between E. 41st St. and the north alley (Aaron Vannoy)
- m. Second reading of an ordinance for ROW25-08, a request to abandon an unimproved portion of W. 12th St., along with a nearby unimproved alleyway northwest of the intersection of W. 11th St. and N. Bryant Blvd. (Aaron Vannoy)
- n. Second reading of an ordinance for ROW25-09, a request to abandon two segments of unimproved portions of street right-of-way for W. 10th St. and Merchant St., located south of the intersection of W. 11th St. and N. Bryant Blvd. (Aaron Vannoy)
- o. Second reading of an ordinance for PD05-02, a request for an expansion of a Planned Development by adding 38.712 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr. and E. 43rd St. (Aaron Vannoy)
- p. Second reading of an ordinance for PD25-06, a request to rezone the single-family residential zoning district to a Planned Development district with a base zoning of low-rise multi-family residential zoning district, located at 2400 Hill St. and 2336 Randolph St. (Aaron Vannoy)

- q. Second reading of an ordinance for Z25-22, a request to rezone from the single-family residential zoning district to the two-family residential zoning district, located at 1218 Van Buren St. (Aaron Vannoy)

6. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. To participate, please sign in with the City Clerk prior to the beginning of the meeting. Speakers will be called in the order they signed in. Comments are limited to less than three minutes. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

- a. Consider awarding RFQ PK 04-25 Santa Fe/Downtown River Parks Master Plan/Design Services to SWA Group in the amount of \$198,600 sourced from TIRZ, COSADC, and General Capital Project fund balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)
- b. Consider awarding RFP PK 02-25 Events and Venue Feasibility Study to CSL International in the amount of \$125,000 sourced from HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)
- c. Consider approving the sole source purchase of water meters from Core & Main, Inc. in the amount of \$4,299,996 sourced from the Water fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Public Works Executive Director Shane Kelton)
- d. Presentation and possible direction regarding proposal to improve conditions at the Animal Shelter facilities, including new Kennel Pod structures and future Administration Building (Presentation made by Animal Services Manager Amanda Weddle and Construction Manager Alfonso Torres)
- e. First reading and public hearing of an ordinance for PD25-07, a request for a zone change from the Single-family Residential zoning district to a Planned Development with a base zoning of Neighborhood Commercial located at 617 E. 42nd St. & 4101 Crockett (Presentation made by Planning & Development Services Director Aaron Vannoy)
- f. First reading and public hearing of an ordinance for Z25-23, a request to rezone from the Single-family Residential zoning district and the Low-rise Multi-family zoning district to the Central Business zoning district located at 401 E. Beauregard (Presentation by Planning & Development Services Director Aaron Vannoy)
- g. First reading and public hearing of ordinances for:
 - 1. Z25-24, a request to rezone from the Ranch & Estate zoning district to the Light Manufacturing zoning district; and
 - 2. CP25-02, a request to amend the Comprehensive Plan to Industrial for 345.27 acres south of the intersection of N US Hwy 67 & Harriett Rd. (Presentation 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 regarding the City Manager

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various Board nominations:
Civic Events Advisory Board: John Flint (SMD 1) to a third term, Josh Hilton (SMD 2) to a second term, Andi Markee (SMD 6) to a first full term, all ending December 2027
Parks & Recreation Advisory Board: William Kitch (Mayor) to a first full term, Sara Mattis (SMD 5) to a first term, both ending December 2027
Tax Increment Reinvestment Zone Board: Sandy Rojas (SMD 6) to a first term ending July 2027
- c. Announcements and consideration of Future Agenda Items
-Consider scheduling the February 17, 2025, City Council Regular Meeting at 6:00 p.m.

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 24th day of November 2025, at 5:01 p.m.


Heather Stastny, City Clerk

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

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

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

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

Proclamation

The year 2025 marks the 32nd annual Concho Christmas Celebration Tour of Lights. The Concho Christmas Celebration, featuring more than three million dazzling lights, is recognized as one of the largest and most spectacular Christmas lighting events in the State of Texas.

This beloved holiday tradition offers a two-and-one-half-mile walking or driving tour, beginning behind the Main Post Office at the corner of Abe Street and First Street and concluding at El Paseo de Santa Angela.

The success of the Celebration is made possible through the efforts of approximately 400 dedicated community volunteers who warmly greet Tour guests, the inmates from the Texas Department of Criminal Justice, Daniel Webster Wallis Unit, who assist with the installation of the Christmas scenes, and the members of the San Angelo Restaurant Association, who generously provide meals for those inmates.

The annual Community Christmas Tree Lighting Ceremony will be held on Saturday, December 6, 2025, at 5:15 p.m., featuring performances by the San Angelo Community Band, conducted by Dr. Constance Kelley of Angelo State University, and the Twin Mountain Tonesmen, directed by Mark Clark.

Following the Tree Lighting Ceremony, the 23rd Annual Lights of Christmas Parade will commence at 6:00 p.m. in the downtown area.

The Tour of Lights will be open to the public from December 6 through December 31, 2025, and may be enjoyed Sunday through Thursday from 6:00 p.m. to 10:00 p.m., and each Friday and Saturday from 6:00 p.m. until midnight.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby declare Saturday, December 6, 2025, as

CONCHO CHRISTMAS CELEBRATION DAY

And we extend our gratitude to all those whose dedication and community spirit make the Concho Christmas Celebration a cherished holiday tradition and invite residents and visitors alike to take part in the joy and wonder of this annual event.

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 18th day of November 2025.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

On Sunday, December 7, 1941, the Imperial Japanese Navy launched a surprise attack on Pearl Harbor in an attempt to break the American will and destroy our Pacific Fleet. The attack left over 3,500 Americans killed or wounded and marked the United States' entrance into World War II.

President Franklin D. Roosevelt declared December 7, 1941, a "date which will live in infamy". In his official speech on December 8, 1941 he included, "No matter how long it may take us to overcome this premeditated invasion, the American people in their righteous might will win through to absolute victory" and "With confidence in our armed forces, with the unbounding determination of our people, we will gain the inevitable triumph - so help us God."

Our service members valiantly answered the call by defending their positions, fighting back against our attackers, and caring for our wounded. The sacrifices made by the members of our armed forces and civilians to protect America and its people will never be forgotten.

On August 23, 1994, Congress, by Public Law 103-308, designated December 7 of each year as "National Pearl Harbor Remembrance Day" authorizing and requesting the President to issue annually a proclamation calling on the people of the United States to observe the day with appropriate ceremonies and activities and to urge all Federal agencies, and interested organizations, groups, and individuals to fly the flag at half-staff each December 7 in honor of the individuals who died as a result of their service at Pearl Harbor.

Commemoration of the attack on Pearl Harbor will instill in all people of the United States a greater understanding and appreciation of the selfless sacrifice of the individuals who served in the armed forces of the United States during World War II.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas do hereby proclaim December 7, 2025, as:

"NATIONAL PEARL HARBOR REMEMBRANCE DAY"

in San Angelo, Texas. Further be it known that the citizens of San Angelo remember with eternal respect those who were injured or killed on December 7, 1941, at Pearl Harbor, including Seaman First Class Walton A. Erwin, a citizen of San Angelo, whose mortal remains are forever entombed in the U.S.S. Arizona.

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 7th day of December 2025.

Tom Thompson

Mayor of the City of San Angelo

Proclamation

San Angelo ISD is committed to promoting literacy and instilling a passion for reading in the San Angelo community.

As part of this commitment, SAISD is proud to continue partnering with the City of San Angelo, local businesses, and other community groups in the community-wide literacy initiative "San Angelo READS!" to increase awareness of the importance of literacy. Statistics show how vitally important literacy is in providing a fundamental base for success. SAISD administrators, principals, and educators understand that reading should extend beyond school hours and classroom walls and focuses on this initiative through a variety of literacy programs, read alouds and community events to inspire a love for reading.

I, together with the district, invite the Concho Valley community to join in this special day, and get to reading! - Whether reading to a special loved one, donating a book to a child in need or in other creative ways - celebrate today!

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, and together with San Angelo Independent School District administrators, principals, educators, and students do hereby recognize December 11, 2025, as the sixth annual

SAN ANGELO READS! DAY

and urge all citizens in San Angelo, Texas to acknowledge the occasion of this day in celebration of the importance of literacy and instilling a passion for reading in our youth. Keep Reading, San Angelo!

In witness whereof, I have hereunto set my hand and caused the seal of Official Seal of the City of San Angelo, to be affixed this 2nd day of December 2025.

Tom Thompson
Mayor of the City of San Angelo

Recognition

For 60 years, the Boys & Girls Clubs of the Concho Valley has been a cornerstone for youth development in San Angelo.

Founded in 1965 as the San Angelo Boys Club, the organization initially served boys in the Tom Green County. In 1990, the club expanded its membership and officially changed its name to the Boys & Girls Club, and it later merged with the Boys & Girls Club of Menard.

Over the years, the Boys & Girls Club of the Concho Valley has provided thousands of children and teens with educational support, leadership training, and character-building activities to help them build a strong foundation for future success.

The organization is committed to promoting academic achievement, good citizenship, and healthy lifestyles, particularly among the youth who are most in need of its resources.

With the help of its dedicated staff, volunteers, and strong community partnerships, it continues to expand its reach and its mission to ensure that every child can learn, grow, and thrive.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby recognize and applaud

THE BOYS & GIRLS CLUB OF THE CONCHO VALLEY

for being a beacon of hope, a champion for youth, and a trusted pillar of service in our community. Their ongoing efforts uplift families, strengthen neighborhoods, and help shape the leaders of tomorrow.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 2nd day of December 2025.

Tom Thompson
Mayor of the City of San Angelo

Recognition

In honor of an extraordinary 45 years of dedicated service, the City of San Angelo proudly recognizes Frank Lopez with deep gratitude and profound respect.

Since joining the City of San Angelo in 1980, Frank has embodied unwavering commitment, exceptional craftsmanship, and a spirit of mentorship that has shaped generations of municipal employees. Whether rebuilding grinder pumps, helping construct the Utility Maintenance shop, or sharing his extensive expertise in CDL certification, plumbing, electrical work, and equipment repair, Frank has consistently gone above and beyond. His knowledge, skill, and steady leadership have saved the city invaluable resources and strengthened the foundation of our workforce.

Frank's positive attitude, willingness to lend a hand, and the genuine care he shows for his colleagues and community have made him not only a trusted team member, but a true cornerstone of the City of San Angelo.

With our deepest appreciation, we celebrate Frank's remarkable milestone and honor the legacy of excellence, service, and integrity he continues to leave behind.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 2nd day of December 2025.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, November 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

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 8:32 a.m. on Tuesday, November 18, 2025, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

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

3. Proclamations/Recognitions

November 18, 2025, was proclaimed as Friendly Tourism Community Day.

4. Public Comment

No Public Comment.

5. Consent Agenda

- a. Approval of the November 4, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Award of RFP HR-02-25 through HUB for a Stop Loss coverage provider related to medical claims and authorizing the City Manager to negotiate and execute all related documents (Veronica Sanchez)
- c. Award of HGAC Contract #AM10-23 for the purchase and installation of two ambulance box modules to Frazer Ltd. in the amount of \$415,670 budgeted for purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)
- d. Award of Task Order 8 to Kimley Horn for the design of N. Chadbourne Pedestrian and Drainage elements in the amount of \$1,299,900 and authorizing the City Manager to negotiate and execute all related documents (Patrick Freirich)
- e. 1. Ratification of a resolution authorizing the COSADC Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000 for funding of the Northeast Sector Plan (master plan), a project authorized under Chapters 501 and 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs (Michael Dane)
2. Approval of Task Order 1 to Westwood Professional Services, Inc. for large-scale master-

planning services for the City of San Angelo's Northeast Sector Plan in the amount of \$255,000 and authorizing the City Manager to negotiate and execute all related documents (Rick Weise)

- f. Adoption of a resolution allowing City staff to publish a Notice of Abandonment for burial lots at Fairmount Cemetery that have been abandoned for 60 years or more and authorizing the City Manager to negotiate and execute all related documents to reclaim ownership (Jeremy Walker, Sarah Tackett-Torres) (Pg. 493, 2025-104)
- g. Adoption of a resolution approving the release of an underground utility easement at 7 E. 27th St. and authorizing the City Manager to negotiate and execute all related documents (Aaron Vannoy) (Pg. 495, 2025-105)
- h. Adoption of a resolution in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing a City obligation in an amount not to exceed \$82,000, and authorizing City Manager to execute all related documents (Patrick Frerich) (Pg. 497, 2025-106)
- i. Adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for Police Department pay plan and staffing levels (Tina Dierschke) (Pg. 499, 2025-107)

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

Motion: Mayor Thompson made a motion, seconded by Council Member Self, to approve Item 5d. as presented by Operations Director Patrick Frerich. The motion carried unanimously (7) ayes to (0) nays with no public comment.

6. Regular Agenda

- a. Approval of agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$69,000 of HOT receipts, budgeted in fiscal year 2026, listed as follows and authorizing the City Manager to negotiate and execute all related documents

1. Core Support

-San Angelo Broadway Academy - \$17,300

-San Angelo Symphony - \$16,700

-Ballet San Angelo - \$16,100

-Angelo Civic Theatre - \$14,800

2. Project Support

-Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,200

-Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Presentation made by Parks and Recreation Director Carl White)

Motion: Mayor Thompson made a motion, seconded by Council Member Thomas, to table item and be placed for consideration on December 2, 2025, agenda with revisions. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- b. Adoption of a resolution designating the number of votes to be cast for each nominee for the Board of Directors of the Tom Green County Appraisal District (Presentation made by City Clerk Heather Stastny) (Pg. 502, 2025-108)

Motion : Council Member Thomas made a motion, seconded by Council Member Hiebert, to divide the 632 votes between the two nominees, Louis Gomez and Bob Reeves. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- c. Adoption of updated Tax Increment Reinvestment Zone Policies and TIRZ Strategic Planning Committee's recommendations for a public visionary funding proposal (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- d. Approved TIRZ funding request for the following public projects for FY 2026:
1. Public Safety — SAPD enhancements
2. Environmental remediation & safety improvement — Dangerous & Boarded Buildings
3. Parks & Public Facilities — Parks and Downtown place making plans (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- e. Approval of 4 North TIRZ private incentive projects totaling \$300,000 and 5 South TIRZ private incentive projects totaling \$279,292.45 at the following locations:

1. North Projects:

-223 W. 20th St. - New Duplex

-223 W. 19th St. - New Duplex

-224 W. 18th St. - New Duplex

-219 W. 19th St. - New Duplex

2. South Projects

-121 N. Chadbourne St. - Facade and Historical Preservation

-215 W. Twohig Ave. - Fire Suppression and Alarm System

-226 N. Chadbourne St. - Facade Improvements

-228 N. Chadbourne St. - Facade Improvement

-112 W. Twohig Ave. - Facade and Interior ADA improvements (Presentation made by Planning & Development Services Director Aaron Vannoy)

Citizen and Applicant Chris Matlock (SMD 1) asked Council to approve the project and answered questions from Council.

Motion: Mayor Thompson made a motion, seconded by Council Member Thomas, to approve Item 6e-1 as presented. The motion carried unanimously (6) ayes to (1) nay with Council Member Keely casting the dissenting vote.

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve projects for 121 N. Chadbourne St., 226 N. Chadbourne St., 228 N. Chadbourne St., as presented, and 112 W. Twohig Ave. for the full requested amount. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Council Member Keely made a motion, seconded by Council Member Thomas, to approve the project for 215 W. Twohig as presented. The motion carried (6) ayes to (0) nays, with (1) abstention by Council Member Self.

- f. First reading and public hearing of an ordinance for ROW25-07, a request to abandon a portion of the street located at E. 41st St., between Crockett St. and Bonham St., and abandon a dedicated portion of Bonham St., between E. 41st St. and the north alley (Presentation made by Planning & Development Director Aaron Vannoy)

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

- g. First reading and public hearing of an ordinance for ROW25-08, a request to abandon an unimproved portion of W. 12th St., along with a nearby unimproved alleyway northwest of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning and Development Services Director Aaron Vannoy)

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

- h. First reading and public hearing of an ordinance for ROW25-09, a request to abandon two segments of unimproved portions of street right-of-way for W. 10th St. and Merchant St., located south of the intersection of W. 11th St. and N. Bryant Blvd. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- i. First reading and public hearing of an ordinance for PD05-02, a request for an expansion of a Planned Development by adding 38.712 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr. and E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- j. First reading and public hearing of an ordinance for PD25-06, a request to rezone the single-family residential zoning district to a Planned Development district with a base zoning of low-rise multi-family residential zoning district, located at 2400 Hill St. and 2336 Randolph St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- k. First reading and public hearing of an ordinance for Z25-22, a request to rezone from the single-family residential zoning district to the two-family residential zoning district, located at 1218 Van Buren St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

7. Closed Session

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

- a. Section 551.072 - Deliberations about real property regarding 70 E. 43rd St.
- b. Section 551.074 - Personnel matters regarding the Assistant City Manager & City Manager

8. Follow Up and Administrative Issues

- a. Consideration of items discussed in Closed Session, if needed
- b. Approval of various Board nominations:
Planning Commission: Mark Clark (Mayor), Alternate 1, to an unexpired term ending January 2026

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

- c. Announcements and consideration of Future Agenda Items

Mayor Thompson announced the February 17, 2026, City Council meeting will tentatively be scheduled in the evening.

9. Adjournment

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

There being no further business, the meeting adjourned at 11:53 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.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving an Airport Raw Land Lease with Skyline Aviation for 48,625-sq. ft. of land in the amount of \$14,587.50 per year and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

Skyline Aviation is partnering with Shannon Medical to construct a 17,000 sq. ft. hangar for Shannon's aero-medical helicopter and fixed wing King Air aircraft. Skyline will finance and construct the hangar and Shannon will sublease and occupy the facility. Skyline will enter into a raw land lease with the airport for the construction of the aeronautical facility.

Lease Terms:

- Initial 20 year term
- (2) 5 Year renewal options (30 year total lease)
- \$0.30 per sq. ft (Raw Land Lease)
- 48,625 sq. ft. parcel
- \$14,587.50 annual airport revenue (+ fuel flow fees)

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Shannon GMR Site Plan

Shannon GMR Site Plan.pdf

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

FILE: I:\C:\X:\WISC\25-587\GMR - Shannon\DRAWINGS\0_SD\SD4\25-587-SD4.0 - Site Plan.dwg MODIFIED: Nov 05, 2025 11:50am PLOTTED: Nov 05, 2025 11:55am BY: jholub



KDW
DESIGN/BUILD/BEYOND

These drawings and accompanying specifications are an instrument of service and shall remain the property of Kingham Dalton Wilson. All design and information herein are for use on the specified project and shall not be used otherwise, either on other projects or extensions to this project except by written consent by Kingham Dalton Wilson.

“CLIENT LOGO”

GLOBAL MEDICAL RESPONSE
SAN ANGELO REGIONAL AIRPORT

SAN ANGELO, TX 76904

ISSUE DATE	XX-XX-XX
PERMIT DATE	XX-XX-XX
CONSTRUCTION DATE	XX-XX-XX
REVISIONS	

FOR REVIEW ONLY
NOT FOR PERMITTING
OR CONSTRUCTION

PROJECT NO.	25-587
DRAWING DATE :	Nov 05, 2025

SD4.0

SITE PLAN
OPTION 1

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving Change Order #1 to AP-01-25 Construct South Hangar Access Taxilane Project with Hoar Construction for the total amount of \$157,445.50 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The FAA's resident project engineer has required changes to the FAA's Communication cable outside the approved Construction drawings. The communication cable intersects the South Taxiway Construction project and is considered critical infrastructure by the FAA. The Engineer has specified a thicker gauge cable, multiple grounding points, and additional, more robust hand hole boxes along the length of the cable. The Change Order price is \$157,445.50. The FAA will cover 95% of the costs. The airport is obligated for the remaining 5%.

Funding Source(s):

Financial Impact:

FAA will cover 95% of the project costs (\$149,573.23), and 5% of the costs will be funded with Airport Capital Funds (\$7,872.27).

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Created/Initiated

Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Water Utilities

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving HGAC buying cooperative contract 20-00808 for installation of water meters and service line testing from Core and Main, Inc. in the amount of \$2,582,496.77, budgeted for purchase in fiscal year 2026, and authorizing the City Manager to negotiate and execute all related documents (Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

Water Utilities employs an Advanced Metering Infrastructure (AMI) system to automatically collect and transmit water usage data for billing purposes. In November 2023, Council approved the first phase of purchasing Neptune Meters for necessary replacements. This project aims to replace the outdated and unreliable water meters throughout San Angelo and to test every service line connected to each meter to ensure that no lead service lines remain in the city as part of the EPA's Lead and Copper Rule Revision (LCRR). This project is expected to be completed by spring of 2027 in order to meet the LCRR requirements and this is the final contract to finish out those efforts.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water Fund	2604403-48030		\$2,582,497

Financial Impact:

Funds from the Water Capital account shall be used for the installation services.

Other Information/Recommendation:

Attachments:

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz
Danielle Rix
Shane Kelton
Brandon Dyson
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Sr. Fleet Manager, Fleet Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving Sourcewell contract #102924-SAM with Samsara, Inc. for the purchase of telematics services for the annual amount of \$136,652.37 and authorizing the City Manager to negotiate and execute all related documents (Ryan Kramer)

Staff Recommendation:

Approve

Summary/History:

In 2022, Fleet Services sought alternative telematics providers and pricing to replace the outdated system for all fleet units. The contract awarded to Samsara, Inc in October 2022 was for an annual expense of \$130,000. This system served both the Fleet Services Division and each operating Division with a detailed insight into the status of the fleet units assigned to them. Telematics not only offers real-time GPS locations of fleet vehicles, but most importantly offers Division Managers access to fleet data such as utilization, historical locations, and risk-based performance and compliance, and thus, is a program that is advantageous to continue.

Staff recommends once again awarding a three-year initial contract to Samsara, Inc. with one additional three-year extension available. This program has a monthly fee per device installed with no upfront capital expense. The annual cost of the program will be \$136,652.37 for the first 3-year term, with approximately 900 fleet units currently installed, and with some possible fluctuations expected as fleet units are replaced, removed or added as needed. An increase of 5% is estimated for the second 3-year term extension.

Funding Source(s):

Financial Impact:

Staff recommends approval of Sourcewell contract #102924-SAM with Samsara, Inc. for the purchase of telematics services for an initial 3-year term plus one 3-year extension. The annual expense during the first 3-year term will be \$136,652.37 (\$409,957.11 total cost over 36 months).

Other Information/Recommendation:

Staff recommends approval of Sourcewell contract #102924-SAM with Samsara, Inc. for the purchase of telematics services for an initial 3-year term plus one 3-year extension.

Attachments:

1. Refreshed City of San Angelo

Refreshed City of San Angelo.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer

Patrick Frerich

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

Quote #: Q-2213941

Issued Date: 11-12-2025

Expires 01-02-2026

Order Number: S-1398500

Payment Information:

Payment Method: Credit Card/ACH Debit

Payment Terms: Net 60

Payment Frequency: Direct Annual

Estimated Ship Date: 01-02-2026

Sourcewell Contract #: 102924-SAM**Prepared For:**

City of San Angelo
1727 Saint Ann St
San Angelo,
Texas
76905

Prepared By:

Derek Newsome
derek.newsome@samsara.com

Cost Overview

License Term: 36 Months

Total License Cost over 36 Months	USD \$409,957.11
-----------------------------------	------------------

Hardware and Accessories	Included
--------------------------	----------

Shipping and Handling*	USD \$0.00
------------------------	------------

Total Sales Tax*	USD \$0.00
------------------	------------

Total Contract Value ¹	\$409,957.11
-----------------------------------	--------------

First Invoice ¹	\$136,652.37
----------------------------	--------------

Recurring Invoice ²	\$136,652.37
--------------------------------	--------------

¹Estimated value, actual invoice amount may change based on product fulfillment date, includes estimated sales tax

²Amount displayed is for products purchased in this order only, includes estimated sales tax

*If shipping is "Pending" - Amount is pending due to size of order; Shipping and Handling subject to change

*Sales tax subject to change: If Sales tax is "Pending" - Final amount will be provided prior to payment

3% fee only applies to US - (CAD, MX, EMEA are exempt)



The Connected Operations Cloud

Product Overview

Samsara Inc.

1 De Haro Street, San Francisco, CA 94017 • samsara.com

Licenses	Annual Unit Price	Total Annual Price
License for Vehicle Gateways - Public Sector Only, No WiFi, No ELD LIC-VG-PS• QTY: 559	\$180.02	\$100,631.18
License for Basic Powered Asset Tracker LIC-AG-PWR-BASIC• QTY: 131	\$101.39	\$13,282.09
License for Unpowered Asset Tracker LIC-AG-UNPWR• QTY: 122	\$80.31	\$9,797.82
License for Asset Gateways LIC-AG2-ENT• QTY: 86	\$150.48	\$12,941.28
Total Price:		\$136,652.37

Billing Details:**Bill To:**

City of San Angelo
1727 Saint Ann St
San Angelo, Texas, 76905

Billing Contact::

Name: Ryan Kramer
Title: Fleet Manager
Billing Email: heather.winans@cosatx.us
Phone Number: 3256574329

Does your organization require a purchase order (PO) in order to process payment to vendors?

If yes, please provide the PO Number:

If your organization requires invoice submission via an electronic invoice portal, please email any e-invoicing requirements to billingsupport@samsara.com.

Please email any tax documentation to billingsupport@samsara.com.

Thank you for considering Samsara

Samsara provides real-time visibility, business-relevant tools, and powerful analytics that enable customers to increase the productivity of their fleets and reduce operating costs. A solution for your fleet is proposed below.

What is included?

Samsara's fleet tracking solution includes hardware accessories and a per-gateway license. Gateway licenses provide all ongoing elements of the service, including:

- Real-time location and vehicle telematics
- Dashboard access with unlimited administrator accounts
- Driver App for iOS and Android devices with unlimited driver accounts
- Over-the-air software feature upgrades
- API access as it relates to features for integration with 3rd party systems
- Maintenance and phone support

Samsara does not include hidden costs in its licenses. If you want access to Samsara's full set of fleet features--including but not limited to WiFi hotspot and ELD capabilities--you will need to upgrade your license. Samsara reserves the right to audit usage of features unrelated to the solution as well as remove them from the Samsara Dashboard.

Payment Terms

This order form includes a license fee for the Samsara Software associated with the Hardware to be paid annually beginning on the License Start Date and, if applicable, a one-time Hardware cost to be paid upfront as of the license start date. The annual fees are payable by recurring wire transfer. All transfers made by credit card are subject to a processing fee up to 3%, subject to applicable law. Late payments are subject to a 1.5% per month late fee. If license payments are delinquent by 30 days, Samsara may suspend the Service until late payments are remitted.

License Term

The license term for the Samsara Software licenses purchased under this Order Form begins on the day Samsara activates the applicable Samsara Software license by providing you a claim number and access to the Hosted Software ("License Start Date"). If Hardware associated with a then-unactivated Samsara Software license will be shipped to you under this Order Form, such Samsara Software license will be activated on the day the Samsara Hardware ships.

Notwithstanding the foregoing, if you are renewing the license term for a previously-activated Samsara Software license under this Order Form, the License Start Date for the renewal license term shall be the day that Samsara extends your access to the Hosted Software for the renewal license term. Samsara Hardware requires a valid license to function.

Samsara may ship Hardware under this Order Form subject to a schedule as mutually agreed between the Parties or as determined by Samsara. By signing this Order Form, you confirm that each "Ship To" delivery address set forth herein is accurate and that any individual accepting delivery at that address is authorized to do so on your behalf. To the extent such Hardware is associated with then-unactivated Samsara Software licenses, the Samsara Software license term

for each such Hardware device will start on the day that device ships regardless of the shipment schedule for the other such Hardware devices. If all such Hardware is shipped in one shipment, the license term for all such Hardware will be the full license term under this Order Form. If such Hardware is shipped in multiple shipments, only the license term of such Hardware in the initial shipment will be such full license term. The license term of the remaining such Hardware shipped after the initial shipment will be set to match the then-remaining license term of the initial shipment, so that the license term for all such Hardware under this Order Form expires on the same date. The total cost of the licenses for such Hardware shipped after the initial shipment will be pro-rated based on their actual license term, rounded up to the nearest month, as compared to the full license term under this Order Form. Certain payment amounts under this Order Form assume that the entire order is fulfilled at the same time and are subject to potential reduction based on the actual schedule of order fulfillment.

You agree that you will only use the features included with the Samsara Software licenses purchased under this Order Form ("Licensed Scope"). Samsara reserves the right to audit usage of Samsara Software and to remove your access to such features beyond the Licensed Scope (for example, the licensed feature scope or licensed user count, as applicable) at any time. If you would like to use features beyond the Licensed Scope, you are required to purchase the applicable Samsara Software licenses and if applicable install the applicable Hardware that include such scope. If Samsara becomes aware that you are using features beyond the Licensed Scope, Samsara reserves the right to charge you for the applicable Samsara Software licenses that include such Licensed Scope at list price, and you agree to immediately pay such amounts. Samsara further reserves the right to change, discontinue, or remove features included in a Samsara Software license at any time.

You acknowledge and agree that, during your license term, you may not downgrade your Samsara Software license plan to a lower Samsara Software license plan (e.g., downgrading your "Enterprise" license to a "Premier" license).

Support And Warranty

Samsara stands behind its Products. During the applicable warranty period, defective Hardware will be remedied pursuant to our Hardware Warranty Policy at www.samsara.com/support/hardware-warranty. Additional support information can be found at www.samsara.com/support.

Terms

Unless otherwise set forth herein, your use and access of the Hardware, Products, and Services specified herein are governed by Samsara's standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/>, unless the Parties have entered into a separate terms of service agreement and/or a separate terms of service agreement is attached to the Order Form, in which case such separate terms of service agreement shall govern (the 'Terms of Service') provided that notwithstanding anything stated in the Terms of Service to the contrary, Customer agrees the following sections from Samsara's standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/> shall apply: License (Section 4), Product Updates (Section 7), Data Protection Addendum (Section 10.3), Non-Samsara Products (Section 14), and Hardware Warranty (Section 17). You agree to be bound by the Terms of Service, and any capitalized terms not defined herein shall have the meaning set forth in the Terms of Service. The terms and conditions of the Terms of Service and this Order Form are the exclusive agreement of the parties with respect to the subject matter hereof and no other terms or conditions, including those associated with any Customer payment portal or onboarding of Samsara as a Customer vendor,

shall be binding upon Samsara or otherwise have any force or effect.

To the extent Samsara allows you to make subsequent purchases of Products via Purchase Order without a corresponding Quote, you agree that (i) such Purchase Order shall be subject to the terms and conditions of this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service; and (ii) to the extent there is a conflict between such Purchase Order and this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service, the terms of this Order Form shall prevail, and no additional terms included in such Purchase Order that are not included in this Order Form shall apply. You acknowledge and agree that any reference to a Purchase Order in this Order Form is solely for your convenience in record keeping, and the existence of a Purchase Order or any delivery of Products to you following receipt of any Purchase Order shall not be deemed an acknowledgement of or agreement to any terms or conditions associated with any such Purchase Order or in any way be deemed to modify, alter, supersede or supplement the Terms of Service or this Order Form.

Notification of Confidentiality

You agree that the pricing and payment terms specified in this Order Form shall (i) be held in strict confidence; (ii) not be disclosed to any Samsara competitor or other entity, except as pre-approved in writing by Samsara; and (iii) not be used except to evaluate the suitability of the Samsara Products for your business. You will immediately notify Samsara in the event of any unauthorized use or disclosure under these terms. Violation of these obligations will cause irreparable harm to Samsara for which Samsara may obtain compensatory and timely injunctive relief from a court, as well as any other remedies that may be available, including recovery of all reasonable attorney's fees and costs incurred in seeking such remedies. Your obligations specified herein shall last until the pricing and payment terms herein are, through no fault or action by you, public. This Order Form is a legally binding agreement between you ("Customer") and Samsara Inc. ("Samsara"). IN WITNESS WHEREOF, Customer has caused this Order Form to be executed by its duly authorized representative.

I confirm acceptance of this Order Form on behalf of the Customer identified herein and represent and warrant that I have full and complete authority to bind the Customer to this Order Form, including all terms and conditions herein." "Please confirm acceptance of this Order Form by signing below:

Signature

Print Name:

Date:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeremy Miller, Assistant Director of Operations, Solid Waste

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider awarding RFP OP-03-25 Disaster Debris Removal to Ceres Environmental Services, Inc. and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

San Angelo's history with floods, tornados, and other natural disasters has emphasized the need for the City to take a proactive approach to debris management associated with natural disasters. The City's current disaster debris removal contract will be expiring soon. An RFP was issued to identify companies that would be interested in providing these services to the City. The RFP received submissions from 10 companies and Ceres Environmental, Inc. was selected as the company that demonstrated the qualifications and credentials needed to provide disaster debris management for the City. The contract with Ceres Environmental would only be activated in the event the City experiences a natural disaster that produces an amount of debris that exceeds the capacity and scope of the City's own resources. By having this contract in place ahead of time, the City will be better positioned to provide a faster and more cost-effective response to clearing, removing, disposing, and managing of debris in the event of a natural disaster. The City will be able to utilize this contract to respond to any scale of disaster, including those that might require assistance with FEMA reimbursement. The competitive RFP process not only provides for expeditious reaction, but also meets the requirements of FEMA in order to receive reimbursement for declared disasters.

Funding Source(s):

Financial Impact:

There would be no fiscal impact unless there is a natural disaster that would necessitate the activation of the contracts.

Other Information/Recommendation:

Staff recommends the approval of awarding the RFP to Ceres Environmental.

Attachments:

- | | | |
|----|--|--|
| 1. | OP-03-25 Disaster Debris Removal - Executive Summary | OP-03-25 Disaster Debris Removal - Executive Summary.docx |
| 2. | San Angelo, TX RFP OP-03-25 Disaster Debris Removal - Ceres Proposal | San Angelo, TX RFP OP-03-25 Disaster Debris Removal - Ceres Proposal.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

Jeremy Miller	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



Scoring Summary

Active Submissions

	Total	Qualifications of firm and key personnel	Work Performance and Capacity to perform	Overall approach and methodology to be used to accomplish the RFP requirements	Record of past performance/Reference s
Supplier	/ 100 pts	/ 20 pts	/ 30 pts	/ 30 pts	/ 20 pts
Ceres Environmental Services, Inc.	97.33 pts	20 pts	29 pts	28.33 pts	20 pts
Southern Disaster Recovery	90.33 pts	19.33 pts	26.67 pts	27.67 pts	16.67 pts
TFR Enterprises, Inc	89.67 pts	19.33 pts	26.33 pts	27.33 pts	16.67 pts
DRC Emergency Services, LLC	87.67 pts	18.33 pts	27.67 pts	25 pts	16.67 pts



	Total	Qualifications of firm and key personnel	Work Performance and Capacity to perform	Overall approach and methodology to be used to accomplish the RFP requirements	Record of past performance/Reference s
Supplier	/ 100 pts	/ 20 pts	/ 30 pts	/ 30 pts	/ 20 pts
CrowderGulf, LLC	86.33 pts	18.33 pts	25.67 pts	26 pts	16.33 pts
DISASTER PROGRAM OPERATIONS	83.67 pts	18.33 pts	23.67 pts	25 pts	16.67 pts
Aftermath Disaster Recovery, Inc.	83.67 pts	17.67 pts	23.33 pts	25.33 pts	17.33 pts
Phillips Environmental	83 pts	17.33 pts	25.33 pts	25.33 pts	15 pts
CTC Disaster Response, Inc.	78.67 pts	16.67 pts	21.67 pts	25.33 pts	15 pts
Southwest Contracting & Associates, LLC	71 pts	16.67 pts	22.67 pts	21.33 pts	10.33 pts





Proposal in Response to:

San Angelo

RFP OP-03-25 Disaster Debris Removal

72 West College Avenue

San Angelo, TX 76903

10/14/2025 - 2:00 PM CT



Tia Laurie



contact@ceresenv.com



(800) 218-4424



www.ceresenvironmental.com



9625 Windfern Road
Houston, Texas 77064



Table of Contents

RFP OP-03-25 Disaster Debris Removal

Title Page
Table of Contents
Corporate Resolution

Tab	Section	Page
1	General Requirements	1-1
2	Scope of Work (5 Pages Maximum).....	2-1
3	Statement of Qualifications (3 Pages Maximum).....	3-1
4	Proposed Cost of Services	
5	References, Subcontractors, and Compliance Information	
6	Required Forms	
	Conflict of Interest Questionnaire	
	Contact Information Form	
	IRS Form W-9	
	Debarment and Suspension Certification Form	
	EDGAR Compliance Form	
	Special Insurance Rider	
	Certificate of Insurance	
	Vendor Compliance on Reciprocity Form	
	Prohibited Contracts Form	
	References	
	Certification – Federally Funded Projects	
7	Additional Data	
1	Key Personnel Qualifications	7.1-1
2	Capacity to Manage Multiple Contracts	7.2-1
3	FEMA Knowledge and Experience.....	7.3-1
4	Past Performance	7.4-1

**RESOLUTION OF THE BOARD OF DIRECTORS OF
CERES ENVIRONMENTAL SERVICES, INC.**

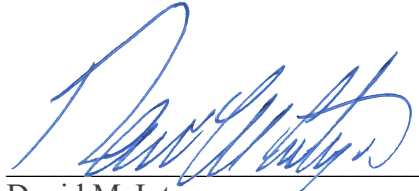
The undersigned, being the members of the Board of Directors of Ceres Environmental Services, Inc., a Florida corporation (the "Corporation"), do hereby adopt the following resolution in writing effective as of the 4st day of August, 2025.

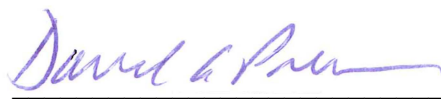
WHEREAS, the Corporation desires to prepare and submit bids, proposals, and contract documents, and the Corporation desires to grant the authority to the Corporate Secretary, Tia Laurie, to sign and execute such bids, proposals, and contractual documents on behalf of the Corporation,

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, BE IT:

RESOLVED, that Ceres Environmental Services, Inc. grants Tia Laurie, Corporate Secretary, the authority to execute and bind the Corporation in connection with bids, proposals and contractual documents.

IN WITNESS WHEREOF, the undersigned Board of Directors have set their hands effective as of the day written above.



David McIntyre
CEO

David Preus
President

1 GENERAL REQUIREMENTS

Ceres Environmental Services, Inc. is one of the nation's leading disaster recovery contractors, deploying from its disaster response facilities in California, Florida, Louisiana, Minnesota, Puerto Rico, Texas, the Virgin Islands and Christchurch, New Zealand. Since its founding in 1976, Ceres has been awarded over **\$2.5 billion in FEMA-funded disaster recovery projects** across the United States. While under contract for one billion dollars, Ceres was able to complete the work for about half that amount, saving hundreds of millions of dollars for the Government. The U.S. Army Corps of Engineers officially evaluated **Ceres' overall performance during the Katrina cleanup as "Outstanding", the highest rating available at that time.** Ceres was specifically noted for use of local contractors; quality, efficiency, and swiftness of performance; and cooperation while managing a changing and evolving work scope for the single largest geographic area of operation post Katrina.

Disaster Experience – Notable Events

Ceres responded to numerous disaster events, including hurricanes, tornados, floods, winter storms and fires. The following is a selection of major events that Ceres responded to in the past.

Ceres Response to Hurricanes



Hurricanes Beryl, Debby, Helene, and Milton (2024)
Hurricane Idalia (2023)
Hurricane Ian (2022)
Hurricane Ida (2021)
Hurricanes Delta, Hanna, Laura, Sally and Zeta (2020)
Hurricanes Michael and Florence (2018)
Hurricanes Harvey, Irma, and Maria (2017)
Hurricanes Hermine and Matthew (2016)
Hurricanes Sandy and Isaac (2012)
Hurricane Irene (2011)
Hurricane Ike (2009)
Hurricanes Gustav and Dolly (2008)
Hurricanes Katrina and Wilma (2005)

Ceres Response to Winter Storms



Winter Storm Mara (2023)
Winter Storm Uri (2021)
Oklahoma Ice Storm (2020)
Kansas Snowstorm (2019)
Winter Storm Goliath (2015)
Georgia Ice Storm (2015)
Winter Storm Pax (2014)
NC Winter Storm (2014)
Winter Storm Atlas (2013)
Connecticut Winter Storm (2011)
Kentucky Ice Storm (2009)
Oklahoma Ice Storm (2007)

Ceres Response to Tornados and Strong Wind Events



GA, FL, LA, TN, TX Wind Events/Tornados (2024)
Mississippi Tornados (2023)
Tornado following Hurricane Ian (2022)
Iowa Derechos (2022 and 2020)
April Tornados – TN and MS (2020)
Macroburst in Connecticut (2018)
January Tornado – GA and AL (2017)
Spring Tornados – MS and AL (2014)
Macroburst in North Carolina (2013)
April Tornados in Alabama (2011)

Ceres Response to Floods



California & Great Vermont Flood (2023)
Louisiana Floods (2016)
Bastrop County Floods (2016)
Iowa Floods (2008)

Ceres Response to Fires



New Mexico Wildfires (2022)
Cameron Peak Fire in Colorado (2020)
Oregon Wildfires (2020)
Camp Fire (2018)
California Wildfires (2017)

Our mission is to serve units of Government with time-critical disaster recovery and heavy construction services. We have an enviable reputation for speedy deployment, excellent work, and experienced site management. After 48 years of doing demanding work in almost every U.S. state and territory, Ceres is still known for keeping its promises: **Ceres has never defaulted on a contract, failed to complete a contract, nor had any client denied reimbursement.** An evaluation from the Department of the Navy is typical: *"perhaps the finest contractor I have worked with...."* Ceres always adheres to the highest standards of quality, integrity, and safety.

The core competencies Ceres commits to every project are:

- **Rapid Deployment**
- **Experienced Project Management**
- **Financial Stability**
- **Equipment, and**
- **Trusted Subcontractors**

Rapid Deployment

Over the years, we have developed and refined our ability for rapid response mobilizations. Following Hurricane Ian in 2022, Ceres mobilized 13 knuckleboom crews and 3 bucket truck crews within 24 hours of Notice to Proceed to Hardee County, FL. This was one of the very first debris removal projects in the state to start after the hurricane.

Following Hurricane Matthew in 2016, Ceres mobilized staff and equipment to Beaufort County, SC within 24 hours of the Notice to Proceed. Originally, Ceres was under contract to provide 10 emergency debris clearance crews, but when the County's needs changed, we were able to quickly increase the number of crews to 24. That was the largest number of push crews we had provided in 10 years. We set a record again in 2018, when Ceres provided push crews to Jackson County, FL following Hurricane Michael. Ceres received a Notice to Proceed and mobilized over 150 emergency debris clearance crews within 72 hours. Given the severity of the storm, Ceres continued emergency debris clearance for over 100 hours after initial impact maintaining detailed time and materials logs to ensure reimbursement of all eligible costs for Jackson County.

Ceres uses local "teaming partners" as well as strategically placed owned equipment staging and multiple office locations across the country. **Ceres can provide significant equipment and staffing within 24 hours of storm subsidence.**

Experienced Project Management

For the past 5 years, the company has more than 300 full-time professional and managerial staff with disaster experience, many of whom hold degrees in areas such as: Business Administration, Structural and Civil Engineering, Forestry, Geology, Science and Accounting. As part of the Company's dedication to quality and safety, many of Ceres' management staff are U.S. Army Corps of Engineers-certified in Construction Quality Management; HAZWOPER certified; NIMS certified through FEMA's Emergency Management Institute; certified in first aid by the Red Cross; and completed OSHA's 40-hour safety training course. Ceres' management is also experienced in a wide variety of geographic conditions. Their work histories include all U.S. states, Puerto Rico, Thule, Greenland, Ascension Island, Haiti, and New Zealand. Ceres maintains a network of highly qualified professionals who work as needed during the high demand periods. **As the company swelled to meet the demand of multiple projects simultaneously, Ceres averaged over 600 employees during busy seasons for the past 5 years.** This included project management personnel, quality control staff, equipment operators, mechanics project accounting employees, logistical support group, and most importantly, a dedicated safety team.

Ceres' management has demonstrated its ability to respond to large-scale events. In 2024, following Hurricanes Helene and Milton, Ceres was activated in 47 jurisdictions across Florida, Georgia, and North Carolina. We have completed all projects and removed **12 million** cubic yards.

Following Hurricanes Ian and Nicole in 2022, Ceres received 27 contract activations across Florida. We successfully responded to all our clients. Two of these projects exceeded 2 million cubic yards of debris each.

From October 2018 to March 2019, Ceres was activated in 13 Southwest Georgia Counties for the U.S Army Corps of Engineers following Hurricane Michael. Ceres collected and hauled a total of 4,236,363 cubic yards of debris, with a maximum haul of 140,330 cubic yards in a single day. This was accomplished by utilizing 1,628 hauling vehicles and managing 144 subcontractors. Ceres received an **Exceptional** – the highest possible rating – for quality of service in the face of enormous challenges caused by an increase in the magnitude of project scope and extreme weather conditions.

Between December 2017 and June 2018, Ceres actively worked in Lake, Mendocino, and Napa (LMN) Counties as part of the U.S. Army Corps of Engineers (USACE) Disaster Recovery effort after the President declared a federal State of Emergency as a result of the Northern California Wildfires. During Hurricane Irma and Maria response, Ceres was closing out 8 projects in Texas, 37 projects in FL, and other projects in Louisiana, Georgia, Puerto Rico and the USVI. Throughout the performance period, Ceres did not have a single loss time accident while the other two (2) prime contractors were plagued by safety issues. This was achieved through effective project management by over 50 project managers of more than 2,500 trucks and hundreds of subcontractors.



Ceres collected over 2.4 million cubic yards of Hurricane Ian debris in the City of North Port, FL alone

In all of 2017, Ceres received more than 50 major contract activations from cities, counties, and the U.S. Army, including an ACI activation in the U.S. Virgin Islands (USVI) for debris removal and off-island debris disposal. For that work, Ceres received the highest possible evaluation – **Exceptional overall rating for its pre- and post-Hurricanes Irma and Maria responses**.

Shortly after Hurricanes Katrina and Rita in 2005, the U.S. Army Corps of Engineers (USACE) awarded Ceres a \$1 billion contract for disaster response, including loading, hauling, reducing, and disposing of debris and white goods; trimming and removal of hazardous trees; demolition of storm damaged buildings; collection of household garbage; environmental sampling and monitoring of disposal sites; and life support services. This contract covered 11 Louisiana Parishes and required the operation of 54 reduction/disposal sites. Ceres achieved a record-setting mobilization, hauling more than 45,000 cubic yards of debris in its first day on the job (from Jefferson Parish, LA). Ceres rapidly achieved large-scale capacity, reaching a maximum production of 194,584 cubic yards per day and eventually hauling, reducing, and disposing over 13.4 million cubic yards of debris, over 315,000 units of white goods, while trimming or removing over 165,000 hazardous trees.

Ceres has the resources and experience to handle multiple events and locations. In 2023, Ceres successfully completed multiple projects in 8 different states plus Puerto Rico. This includes responses to Hurricane Idalia in Florida and Georgia, Winter Storm Mara in Texas, Mississippi Tornadoes, the Great Flood in Vermont, a severe Summer Storm in Atlanta, GA, a June Windstorm in Shreveport, LA, Red Tide cleanup in Sarasota, FL., and the Atmospheric River floods in California. Additionally, Ceres performed private property debris removal in Cape Coral, FL, utility line clearing in Puerto Rico and waterway debris removal in two (2) Parishes in Louisiana, including St. Tammany Parish.

In 2021, Ceres successfully completed numerous projects across 9 different states. This includes responses to Hurricane Ida in Louisiana, Winter Storm Uri in Texas and Oklahoma, Tropical Storm Nicholas in Texas, a derecho in Iowa, Red Tide in Florida, and the wildfires in Oregon and Colorado. Additionally, Ceres performed private property debris removal in Puerto Rico, waterway debris removal in Louisiana and assisted its Georgia clients with solid waste removal due to the Covid-19 related shortage of staff.

In 2018-2019, Ceres was activated by the U.S. Army Corps of Engineers in 13 counties located in southwest Georgia following Hurricane Michael, while also performing work for individual jurisdictions in Florida. In addition to this work, Ceres was still actively providing disaster recovery services throughout North and South Carolina as a result of Hurricane Florence. In 2016, Ceres was already working in Louisiana following heavy rains and flooding when Hurricanes Hermine and Matthew hit the U.S. coast within a month of each

other. Ceres responded to several counties in Florida and Georgia after Hurricane Hermine and then to an additional 14 jurisdictions in Florida, Georgia, South Carolina and North Carolina after Hurricane Matthew.

Our successful experience in multiple response situations as well as our substantial resources and teaming relationships, assures that Ceres' performance on this project will be to the Client's utmost satisfaction.

Ceres' management has demonstrated its commitment to safe operations. In 2021, following Hurricane Ida, Ceres performed debris management and removal for much of Louisiana, including three zones in the City of New Orleans and the North and South Shore areas of Lake Pontchartrain. During this response, we had a total of 13 projects with self-performing crews and 75 subcontractors. Ceres worked 71,958 employee hours and incurred 1,706,789 truck miles while hauling 2,630,744 cubic yards of debris. **These projects saw zero recordable or lost time incidents.**

Ceres worked approximately **650,000 manhours without a single lost time injury** in Southwest Georgia in 2018-2019. Our use of equipment safety inspection stickers that were a part of the placarding process ensured that equipment was in good working order, and in total 1,628 vehicles were placarded. Ceres supervised an estimated 1,600 people on this job at its peak. Given the number of people and duration of the project, this is a strong demonstration of Ceres commitment to safety.



Safety is a key component of our company. We bring this emphasis to our debris management work as shown by four important awards. We were a 2015, 2011 and 2009 Recipient of the National Safety Council (NSC) Occupational Excellence Achievement Award. This award recognizes outstanding safety achievements among its members and is designed to help promote the prevention of workplace injuries and illnesses. In 2010, we received a Perfect Record Award for operating an entire year without occupational injury or illness and a Million Mile Club award for driving without a Preventable Incident.

In 2007, Ceres received the Million Work Hours award from the NSC. The award is for 1,000,000 work hours without occupational injury or illness involving days away from work during our Hurricane Katrina debris work.

Ceres' management has demonstrated its commitment to superior performance and customer satisfaction. In 2017-2019, Ceres worked in the U.S. Virgin Islands under the USACE contract. For that work, Ceres received **Exceptional** ratings for nearly all the categories rated, meeting and exceeding contract requirements and achieving the highest ratings available for quality, customer satisfaction, management/personnel/labor, cost/financial management, and safety/security.

Following the devastation of two (2) separate landfalls by Hurricane Irma in Florida on September 10, 2017, all 67 counties and 412 incorporated municipalities in the State of Florida were declared Category A and Category B under the FEMA Public Assistance Program. During this time, Ceres was active in over 50 separate locations throughout the Southern United States. For Seminole County, FL, although Ceres was the secondary contractor, Ceres staff was engaged with the County staff prior to the storm and was activated in place of the primary contractor when they failed to participate in project kickoff procedures. Upon completion, Ceres had managed 786,619 cubic yards of debris, removing on average more than 9,000 cubic yards a day. We cut a total of 25,021 limbs, with a peak day count of 1,353 limbs on September 27.

When Winter Storm Pax struck the southeast in 2014, Ceres' pre-event debris management contract with Columbia County, GA was activated. Ceres responded immediately, mobilizing a work force capable of removing the more than 600,000 cubic yards of debris left behind by the late winter ice storm. During the project, Ceres not only provided the debris management necessary, but also assisted with FEMA documentation and provided zone maps of the County to keep the public informed. Columbia County, at the end of the project, said of Ceres, "From the first day to the last day of our project, they performed their work in an admirable and cooperative manner."

During 2005, Ceres' pre disaster event contracts with Terrebonne Parish, LA and Palm Beach Gardens, FL were activated in response to Hurricanes Katrina and Wilma. Ceres had management staff on the ground before either hurricane made landfall. Katrina and Rita work in other places already had Ceres fully mobilized and in the midst of moving millions of cubic yards of debris and installing thousands of temporary roofs in Mississippi and Florida. Nevertheless, the City of Palm Beach Gardens received such a high level of service that they evaluated Ceres' performance as "Exceptional."

Ceres' management has demonstrated a high level of capability and adaptability. In 2021, following Hurricane Ida in Louisiana, contractors faced shortages of fuel for vehicles and recovery equipment, electrical power outages, and unavailability of rental vehicles and lodging. Ceres promptly adapted to the scarcity of these resources by transporting bulk fuel from outside the affected area and staging onsite for use by company-owned and subcontractor-owned equipment; transporting and utilizing camper trailers for lodging project management and equipment operators; positioning company-owned generators to the Parish; and securing rental vehicles outside the affected area.

In 2018, when subcontractors became increasingly scarce for Hurricane Florence recovery in North Carolina after Hurricane Michael struck the Southeast U.S. in October of that same year. Ceres used its own equipment and personnel to fulfill all our client commitments without an interruption in service, unlike many other prime contractors, despite extreme weather conditions that caused significant delays.

Ceres was active in Livingston Parish, LA in early 2017 following damages sustained by summer flooding in 2016. Ceres removed and disposed of approximately 1.35 million cubic yards of debris, including 400,000 pounds of putrid food and 20,000 units of white goods. In the middle of clean up, Hurricanes Hermine and Matthew hit the U.S. coast within a month of each other. Ceres extended its services to respond to the needs of more than 20 other jurisdictions while fulfilling all contractual obligations in the Parish. In the words of the Director of Parish Homeland Security, "*[Ceres] showed extreme reliability and dedication in the midst of chaos... Organized and diligent, their team quickly adapted to meet our needs.*"

Ceres' personnel are trained in FEMA regulations and are schooled in the use of FEMA Public Assistance Debris Management Guide FEMA 325, as well as additional resource books Public Assistance Guide FEMA 322 and Public Assistance Policy Digest 321. Ceres personnel are also familiar with the Public Assistance Program and Policy Guide, as well as 2 CFR Part 200 Procurement Standards.

Financial Stability

Ceres' excellent financial stability means that it can provide performance and payments bonds from treasury-listed carriers in amounts **in excess of \$2 BIL** per single project. With liquid working capital and additional credit lines in excess of \$200M available, a lack of financial resources is never an obstacle for Ceres. The company is able to perform work with its own funds and the timing of payments from customers is a non-issue for the corporation. As an example, in 2017, Ceres was activated simultaneously in 35 jurisdictions throughout the state of Florida, while still completing work in Texas, starting, and sustaining projects in both U.S. Virgin Islands and Puerto Rico. Despite the heavy workload and wide variety in project schedules and invoice payments, Ceres was able to maintain a steady pace in all the recovery projects by ensuring that personnel were provided for, equipment was maintained, and subcontractors received prompt payments. At one point, Accounts Receivable exceeded \$105M, and Ceres never had a work stoppage on any project.

Equipment

Ceres and its family of companies own 2,188 pieces of disaster response equipment. Ceres invests heavily in owned equipment because it assures rapid response times and provides additional flexibility as well as direct management control. Because of its extensive fleet, Ceres can send equipment and personnel to respond to a disaster regardless of the availability of subcontractors.

Following the 2017 storm season, Ceres purchased additional equipment, including self-loading knuckle boom trucks, additional grinders, excavators, and other support equipment. This allowed Ceres to continue to operate projects in the U.S. Virgin Islands and Puerto Rico and respond to Hurricane Florence and Hurricane Michael in 2018.

Much like recovery projects in 2016 and 2017, a large C&D event and a vegetative event occurred in 2018 in North and South Carolina. Subcontracted trucks left many projects in North Carolina, and other primes

struggled to close out. Ceres applied the strategy used in 2017 and buoyed by the purchase of additional equipment, Ceres self-performed the closeout of many North Carolina and South Carolina projects.

Ceres has taken numerous steps to mitigate any recurrence of the equipment shortages that have plagued the disaster industry in recent years. We are confident in our ability to rapidly mobilize the magnitude of equipment and personnel necessary to manage the largest projects and we have demonstrated our ability to manage more than 50 government projects totaling approximately \$250M concurrently, providing a dedicated Project Manager for each individual project.

Ceres has access to all the life support equipment needed for supporting its own personnel including mobile living quarters, food supply, large potable water supply tanks, and large septic storage systems. These systems have saved valuable management time in responses to such higher category storms as Katrina. Ceres also has available life support systems for project-wide support and Government personnel. In Ceres' Jefferson Parish, LA response following Katrina, for example, Ceres provided total life support for more than 400 people, and subcontractor fueling services for enough equipment to move 70,000 CY of debris per day.



Ceres owns four self-contained office trailers including satellite internet connections and satellite phones as well as additional loaner satellite cell phones for the customers' management teams. Ceres regularly supplies rental satellite phone service to its clients.

Trusted Subcontractors

Ceres maintains one of the industry's largest networks of pre-screened and fully qualified subcontractors, including local vendors and preferred vendors. Our subcontractors are evaluated on many levels, including past performance, equipment and personnel availability, mobilization timeframes, insurance, and cost. Ceres knows that a big part of local recovery is economic, so Ceres always strives to employ qualified local labor. The subcontractors are also grouped in Response Regions based on distance from San Angelo's service area to facilitate contacts if pre-event mobilization plans are activated.

It is Ceres' formal policy to utilize local subcontract services in the performance of the proposed contract to the maximum extent possible. In the emergency disaster response and recovery activities carried out under the contract, preference will be given, to the extent feasible and practicable, to those organizations, firms, and individuals residing or doing business primarily in the area affected by such major disaster or emergency. Ceres recognizes the advantages obtainable by utilizing other responsible and experienced firms capable of furnishing specialty services and products of high quality, but first priority will be given to those subcontractors who are from the area or regularly do business there. During Ceres' Army Corps contracted disaster relief response in the state of Louisiana following Hurricane Katrina, local contractors received 55.9% of the total dollars paid to Ceres.

In accordance with Ceres Corporate policies, it is our practice to use Local and other Small Businesses (SB) and also HUBZone, Veteran-Owned (VO), Service-Disabled Veteran-Owned (SDVO), Small Disadvantaged (SDB), Women-Owned (WOSB), Historically Black Colleges and Universities (HBCU), and Minority Institutions (MI) for the provision of equipment, labor, services, and supplies to the maximum extent possible. In our most recent reporting on our federal contracts, we exceeded our goals in each of the applicable categories. This report shows that Ceres paid Small Business Concerns 75.6% of the total dollars, with 12.0% going to SDBs, 13% to WOSBs, 3.3% to HUBZone SBs, 11% to VOs, and 9.5% to SDVOs.

While Ceres' database of screened and qualified subcontractors consists of 3,346 firms from across the country, Ceres intends to draw from a more select list of regionally based subcontractors to provide the highest level of performance, including rapid mobilization. Other firms that have shown exemplary performance standards in previous disaster recovery efforts are included in this list.

In Ceres' subcontractor registration process, all potential firms are required to demonstrate their knowledge of the disaster recovery process, including safety, knowledge of FEMA related topics, eligible debris, etc.

After scrutiny, the firms that meet Ceres' rigorous standards are added to the list of preferred subcontractors. Additionally, after each disaster recovery project, Ceres managers go through a complete performance evaluation of each subcontractor that worked on the project.

All subcontractors have been screened through the Excluded Parties List System and only those shown to have no history on the list will be chosen for this project.

FEMA Knowledge

Ceres has more than 30 years of successful FEMA-reimbursed disaster work. Ceres' management staff has a long tenure with strong expertise in FEMA requirements for documentation, eligibility, general rules compliance, and methodologies.

Ceres augments staff FEMA experience with certified FEMA training classes for its general management. Project Managers and Project Superintendents are required to take ICS courses through the FEMA's online Emergency Management Institute (EMI) to better understand NIMS structure and review debris eligibility. Ceres has also retained the former State Response and Recovery Directors, U.S. Army Corps of Engineers Subject Matter Experts, and the former U.S. Army Corps of Engineers Disaster Program Manager (also, co-author of the now superseded FEMA 325 Debris Management Guide). Our personnel are deeply experienced in FEMA's Public Assistance Program, and we continually train managers down to field staff in FEMA eligibility requirements.

Ceres has assisted numerous clients during the post-disaster reimbursement application process, and our clients have never been denied reimbursement for our work. For example, two years after one project was completed, FEMA conducted an audit of one city during which the city was unable to provide complete truck certification logs. FEMA indicated that due to the missing truck documentation, they intended to deobligate over \$1,000,000 from the city. When the city notified Ceres about this matter, Ceres was able to provide the missing information from its well-organized records; the city subsequently received all its eligible reimbursement without any deobligation.

Community Relations

One of Ceres' most important support functions in the event of a natural disaster is to help San Angelo officials engage in community relations. Ceres provides important resources for keeping residents informed on the progress of cleanup.

Toll Free Hotline and E-Mail Management

Large phone and e-mail traffic from concerned residents are a part of every natural disaster. Ceres maintains a toll-free Storm Hotline that is staffed and accessible 24 hours a day, 7 days a week to handle questions, concerns or complaints related to clean-up: **1-877-STORM12**. The number is prominently displayed on all Ceres equipment working the clean-up area. Ceres monitors call and e-mail volume and establishes additional toll-free numbers and enlists additional staff whenever greater capacity is required to ensure maximum community responsiveness.

Call center staff keep a log of incoming calls and e-mails, recording the address of the reported incident, resident's name, reported complaint, date and time of reported incident, and the truck number (if applicable). This group compiles incoming resident communications and organizes them into date/time of receipt and response priorities. Ceres sorts through messages to identify time-sensitive incidents such as broken water lines that need immediate attention. Each incident is investigated, and ultimately, we locate the responsible crew if fault is found. Reports from this database will be accessible daily or weekly and can be disbursed to San Angelo officials accordingly.

Public Information Campaigns

Having been in business for 49 years and completed more than over 400 disaster contracts, Ceres has participated in and developed a number of public information campaigns. Within the Ceres repository, we maintain debris separation diagrams and videos translated into multiple languages, radio advisories, door hangers, mailbox flyers and various other forms of media. The idea is the City and Ceres must retrain residents to put out disaster debris, given that the residents are accustomed to placing trash out on a certain day of the week. The more we can educate the residents across multiple media types and reinforce the messaging, the faster Ceres can remove debris from the public ROW.

Client Satisfaction-Oriented

Ceres is in business to serve governmental agencies. We recognize that providing customer satisfaction is critical to our success. Our satisfied customers and the commendation letters and evaluations quoted below speak for themselves.

[Ceres] showed extreme reliability and dedication in the midst of chaos... Ceres Environmental has my highest recommendation.

James A. (Jimmie) Stephens, County Commissioner, Jefferson County, Alabama

I would like to officially express my gratitude and admiration for your leadership and expediency of action in providing the Corps of Engineers with logistical and operational support. I feel confident that with leaders like you the Corps of Engineers and the State of Louisiana will have little difficulty in continuing to succeed in the recovery mission.

Wesley Todd, Mission Manager, U.S. Army Corps of Engineers

My experience with this firm is that they are true professionals with a focus on the need of their customers and the community they serve regardless of the circumstances.

Alberto Zamora, Sanitation Division Director, City of Miami Beach, FL

...I would like to thank Ceres and all of its personnel for the services that you provided during this most trying of times. I thought that you and your staff handled yourselves in a most professional manner and it was a pleasure working with you.

Don Brandon, P.E, County Engineer, Chambers County, Texas

Perhaps the finest contractor we've worked with.

Department of the Navy, Naval Facilities Engineering Command, El Centro CA.

As communities seek to incorporate the benefit of a defined and organized emergency debris haul contract, we would promote and recommend that Ceres Environmental be at the forefront of consideration. The company is committed to purpose, responsive to action, and sets the standard of industry excellence.

Joe Mercurio, Project Manager, Emergency Management, City of Port St. Lucie, FL

Ceres has given us exemplary service. They have been responsive to the needs that are unique to our County, they have advised us of FEMA regulations, they have made suggestions to save the County money and most importantly they conducted their business in a professional manner....I have been most impressed by their thoroughness and flexibility.

Donald M. Long, Director of Public Works, County of Isle of Wight, VA

Ceres did an excellent job in the coordination and the removal of tree damage that occurred.... I would highly recommend them for any future cleanup because of the proficiency and timely manner in which they operated.

Tim Stevens, Superintendent of State Highways, Kentucky State Highway Department

2 SCOPE OF WORK

Our Response to You

Our record demonstrates that we stand ready to perform tasks of any size. In order to keep that record intact our preplanning is already underway for San Angelo. As part of its response, Ceres has identified our office in Houston, Texas as a mobilization headquarters. Ceres' mobilization planning and localized subcontracting efforts are implemented to minimize lead times during an event and to keep subcontracting dollars local.

1 Ceres will provide all personnel, equipment, supplies, tools, and administrative support to perform and manage debris clearing and removal from public right of way as directed by the City

Personnel

Ceres Environmental Services, Inc. has over 300 employees, many of whom are professional staff. Our staff hold degrees in areas such as Structural and Civil Engineering, Business Administration, Forestry, Geology, Science, and Accounting. As part of the Company's dedication to quality and safety, many of Ceres' management staff are U.S. Army Corps of Engineers-certified in Construction Quality Management; are FEMA-certified in NIMS; are Red Cross-certified in first aid; and have completed OSHA's 40-hour safety training course. Ceres' management has worked extensively on FEMA-reimbursed contracts and has demonstrated its ability to respond to large-scale events.

For San Angelo, Ceres will provide exceptionally qualified personnel to lead the efforts for any event occurring for which our services are required. Ceres' personnel are trained in FEMA regulations and are schooled in the use of FEMA Public Assistance Debris Management Guide FEMA 325, as well as additional resource books Public Assistance Guide FEMA 322 and Public Assistance Policy Digest 321.

Name	Title	Experience
David McIntyre	Founder and CEO	49 years of disaster recovery project management experience
Robert Smith	Director of Disaster Recovery Division	33 years of management experience
Kevin Sudbury	Project Manager	18 years of disaster recovery project management experience
Martin Rodriguez	Corporate Safety Manager	30 years of safety management experience
Bo Ansley	FEMA Reimbursement Specialist	33 years of experience in disaster operations and FEMA regulations
Tia Laurie	Corporate Secretary Contract/Subcontract Manager	18 years of experience in disaster response and administrative oversight.

Equipment

Ceres Environmental Services, Inc. and its family of companies own 2,188 pieces of equipment valued at over \$108 million. Ceres owned equipment is modern and meticulously maintained, setting us apart from other contractors who rely on leased or subcontracted machinery. We have invested \$48 million in purchasing modern equipment over the past four years. Because of its extensive company-owned fleet, Ceres can send equipment and personnel to respond to a disaster regardless of the availability of subcontractors.

Category	Owned	Description
Light Truck	209	Pickup Trucks, ½ & ¾ Ton Size
Service Truck	29	Mechanic & Oiler Trucks
Self-Loader Truck	27	Straight Trucks with Grapple Loader
Bucket Truck	63	Arbor Truck with Boom
Straight Truck	58	Flatbed, Dump & Roll Off Trucks
Semi-Tractor	52	Tandem & Tri Axle Tractors
Utility Trailer	85	Car Hauler & Service Trailers
Dump Trailer	52	Dump Trailers
Walking Floor Trailer	30	48' Self Unloading Debris Trailers
Tag Trailer	25	40K# Tag Along Trailer for Self-Loader Support
Lowboy Trailer	12	Heavy Equipment Hauler Trailers
Debris Container	39	Assorted Roll Off Containers
ISO Storage Container	81	Portable Shipping/Storage Containers
Inspection Tower	6	Portable Traffic Inspection Tower
Portable Office	7	Portable Self-Contained Office

Category	Owned	Description
Portable Berthing (R/V)	36	Assorted berthing to house and sleep crew
Wheel Loader	31	Assorted Wheel Loaders with Bucket and/or Grapple
Backhoe Loader	1	Wheel Backhoe Loaders
Skid steer Loader	28	Assorted Wheel or Track Skid steer Loaders
Swinger Loader	3	Swinger Loader with Bucket and/or Grapple
Telehandler	11	Assorted Sized with Forks, Grapple and Bucket
Hydraulic Excavator, Tracked	57	Assorted Tracked Excavators with Bucket and/or Grapple
Hydraulic Excavator, Wheel	2	Wheeled Excavator with Grapple, Breaker, and Buckets
Hydraulic Amphibious Excavator	2	Pontoon Flotation Excavator with 50' Reach, marsh excavators
Hydraulic Demolition Excavator	3	High Reach Demolition Units
Tracked Dozer	21	Assorted Dozers Straight Blade or 6 Way Blade
Self-Propelled Sweeper	10	Wet/Dry Sweeper, Truck Mounted Vacuum System
Tub Grinder	7	Assorted Sized Tub Grinder for Vegetative Reduction
Horizontal Grinder	12	Track Mounted and Trailer Mounted Grinders
Brush Chipper	60	Assorted Sized Pull Behind Chipper for Vegetative Reduction
Tree Chipper	10	Track Mounted and On Road Wheeled Self-Loading Chipper
Crusher, Jaw Style	1	Track mounted crusher unit
Portable Screening Machine	9	Assorted Screening Units for Soils and Aggregates, 2 on Tracks
Portable Material Density Separator	1	Water bath Unit for Separating Materials
Light Plant	11	Assorted Lamp Light Plants, 2 with 20KW Generator
Air Curtain	10	9 Portable Air Curtain Trench Burner and 1 Fire Box Incinerator
Water Pump	25	Portable Water Pumps Sizing from 3" – 12"
Generator Set	38	Assorted Generators Sizing from 6KW to 240KWmw
Assorted Attachments	446	Buckets, Grapples, Blades, Shears etc.... for equipment support
Marine Skimmer Vessel	5	Work Vessel Outfitted for Harbor Cleaning of Debris and Contaminants
Marine Cleaning Equipment	1	Self-powered Beach Cleaner
Forestry - Tree Handler	10	Track Mounted and On-Road Wheeled Long Reach 42' to 75' Reach
Forestry Equipment	19	Forwarders, Harvesters, Skidders, Tracked Masticator and Log Loaders
Water Trailer, Fire Response	57	Trailer with 525-gallon water tank, HP Pump and Fire Hoses
Logging Trailer	17	Hay Rack, Short Logger, Log Dolly
Miscellaneous	469	Tools, etc.

2 Ceres will Manage temporary debris staging and reduction sites as established by City

Ceres will utilize the TDSR sites identified by the City. If additional sites are required, Ceres will work closely with the City to secure leasing agreements and permitting for additional facilities. The state or local environmental authority would be notified, and the required information submitted by Ceres. When a TDSR site is established, a Site Plan will be developed, and include, but not be limited to, a description of project operations, site layout, environmental factors, and site photographs.

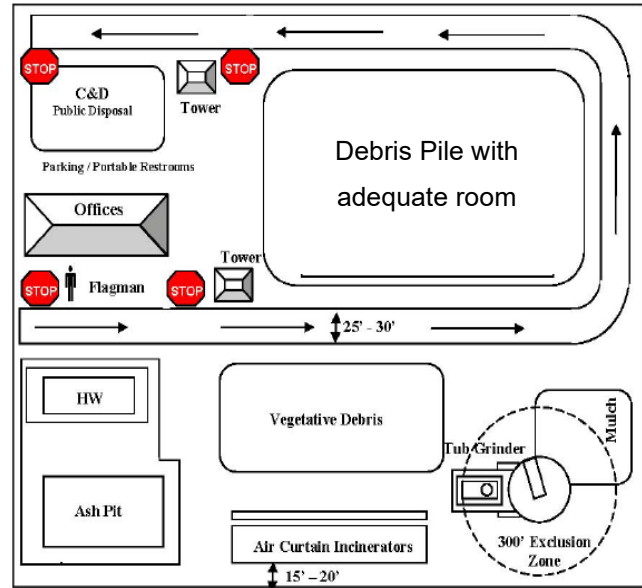
TDSRs will be the point of inspection and load volume estimation by the City or their designated representative. Inspection towers will be used to observe and record all trucks entering and leaving the TDSR and document their loads. After inspection, the material will be forwarded to the tipping area supported by a wheel loader with rake and laborers. The laborers will inspect the debris and remove any contaminants. Contaminants that are hazardous will be handled by the Hazardous Toxic Waste Specialist, staged in the Hazmat containment area, and disposed of in accordance with federal, state, and local requirements.

Ceres uses preprinted, five-part carbonless, color-coded load tickets. The tickets are available for use on this project if approved by the City. Each ticket has a unique serial number and ample space to record information such as: contractor, date, truck number, load size, driver, and type of material, origination, dumpsite, time, GPS Location, and inspector. Ceres uses a custom Access database program to record ticket information. Tickets are easily verified and combined with a truck inspection table contained in the same database. Truck Certification forms are also critical documentation that must be accurately and carefully recorded. These forms are carefully structured to ensure that all necessary information, as required by FEMA, is recorded.

3 Collecting and Hauling Waste to Approved Disposal Sites

Ceres confirms that the collection and hauling of all disaster-generated waste to approved final disposal sites is an integral part of our services. Our operations are fully compliant with all local, state, and Federal regulations governing the transport and final disposal of various waste streams. The following steps will be taken to collect and haul storm debris to the designated DMSs:

- Ceres will collect, load and haul all debris from the municipalities and transport it to the reduction site. There will be a minimum of two passes through each of the collection sites. Collection routes will be the same as the routes that were utilized before household collections.
- Ceres will separate the debris at the reduction sites, to the extent that is feasible, into recyclables, non-recyclables, non-hazardous and hazardous household waste.
- Ceres will reduce, recycle and/or dispose of all debris according to all local and federal regulations.
- Ceres will be responsible for the control and management of the reduction site, working in accordance with regulations of the Environmental Quality Board as well as any other local or federal applicable regulation.
- At some reduction sites there will be debris disposed for processing by trucks other than those under Ceres contract.

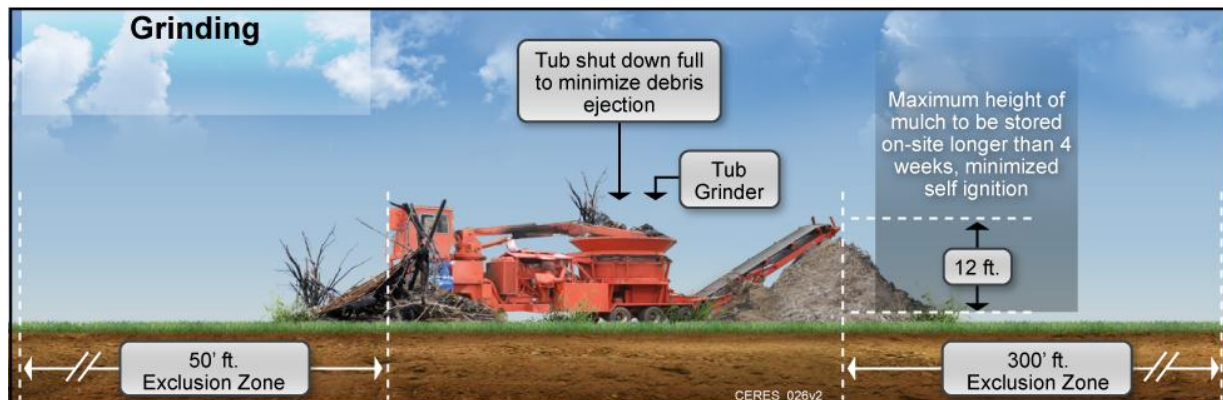


Typical setup of a DMS used by Ceres.

4 Ceres will provide chipping/mulching of woody debris and keep separate from other waste streams

The wheel loader with rake will push material designated for reduction to the grinder. Great care should be taken to keep the debris free of dirt before processing with a grinder/chipper; this both maintains the value of the product and reduces the cost of grinding. If the mulch produced from grinding is to remain on site for more than four weeks, the mulch piles will then be stacked no higher than 12 feet to minimize the potential for spontaneous combustion.

Horizontal grinders, having a predominately closed grinding chamber, can operate with a minimal exclusion zone projecting out at a 45-degree angle at a distance of 250 feet from each corner of the in-feed conveyor. Tub grinders, if used, will operate with an exclusion zone of 300 feet on the “kick” side of the grinder and 50 feet on the “non-kick” side. Grinders will be shut down in a full tub condition to minimize debris ejection. The Dust Control plan will be implemented to ensure dust from the grinder does not impact the adjacent properties. Lockout/tagout procedures will be used on grinders and strictly enforced. All equipment in the vicinity of the grinders will be equipped with fully enclosed cabs.



5 Ceres will handle, sort, properly dispose, contain and transport debris management activities in accordance with applicable Federal, State and local regulations

Ceres has experience on more than 400 FEMA-reimbursed disaster recovery projects and knows that accurate record keeping is the key to the successful completion of these projects. Prior to initial use, authorized Ceres personnel and San Angelo representatives will inspect hauling trucks as a first step toward developing the required records and documentation. Only pre-approved trucks will be received at the TDSR.

The TDSR will be the point of inspection and load volume estimation by the City or their designated representative. Inspection towers will be used to observe and record all trucks entering and leaving the TDSR and document their loads. The inspection tower will be large enough to accommodate a minimum of three people simultaneously. City Monitors/Inspectors will inspect each load to verify that the truck has been pre-approved and measured, the load is eligible, and the 'percentage filled to' figure is determined and noted on each individual load ticket.

The Monitor will determine the capacity of the truck and estimated load volume (percent capacity) and evaluate the load for contaminants requiring separation. The Monitor will instruct the driver regarding the appropriate dump location at the site and will verify the truck is completely empty following dumping. The Monitor will complete the load ticket presented for each load delivered to the site.



Separated, processed non-grindables will be recycled to the maximum extent possible and practicable. Metals and concrete will be baled, crushed, or otherwise processed for transport to recycling facilities. Documentation will be retained regarding total type and amount of materials recycled and each recycling destination.

6 Ceres will serve as general contractor for the purpose of debris clearing, removal, and disposal operations

We affirm our commitment to serve as the General Contractor for this project. This includes taking full and comprehensive responsibility for managing, coordinating, and ensuring the compliant execution of all debris clearing, removal, and final disposal operations. Our internal management structure is designed to oversee this entire scope efficiently.

7 Ceres will send a management team to the City within 24 hours of receiving a Notice to Proceed to begin planning for the operations and mobilizing the personnel and equipment as necessary to perform the work

Ceres Environmental Services, Inc. is an expert at rapidly mobilizing its team and its equipment as well as key subcontractors to provide the City with the necessary resources as quickly as possible. Ceres recognizes that to minimize the financial damage to a community, cleanup activities must begin rapidly and proceed without delay. Below is a table of guaranteed response times to an event in San Angelo. Response times may vary according to storm intensity.

Service	Response Time to Mobilize	Service	Response Time to Mobilize
Emergency Road Clearance	12 Hours	Emergency Power Generators	12 Hours
Temporary Satellite Systems	12 Hours	Portable Sanitary Facilities	12 Hours
Reefer/Refrigerator Containers/Ice	12 Hours	Potable Water Trucks/Bottled Water	12 Hours
Mobile Fleet Repair Facility	24 Hours	Temporary Signage/Traffic Control	12 Hours
Canteen & Operation	24 Hours	Right of Way Debris Management	12 Hours
Tree/Tree Stump/Limb Removal	12 Hours	Right of Entry Debris Management	24 Hours
Demolition of Structures	24 Hours	Temporary Lighting	12 Hours
Rental of Equipment	12 Hours	Temporary Fueling Facilities	24 Hours
Portable Housing Facilities	24 Hours	Temporary Fencing	24 Hours

The project team, consisting of the Project Manager and selected Project Administrative Staff and Field Management personnel, will be on-site within 12 hours following notification by the City prior to, or immediately following, storm impact. The project staff may include management representatives from health and safety, quality control, accounting, subcontract administration, logistics, and field management, depending on the size of the event. As soon as practicable, the advance team will compile an initial damage assessment. Personnel sufficient to round out the project administrative staff, its support function, and operations management, will arrive within 24 hours of notification.

8 Ceres is expert at debris removal operations including multiple, scheduled passes of each site, location, or right-of-way as directed by City

Crews will be dispatched to begin work according to the City's priorities and the removal schedule adopted in coordination with the City representative. At the direction of the Ceres field supervisor each assigned debris removal crew will service each assigned road or right of way. Daily meetings will be conducted between the City and Ceres. Zones and Sections will be identified and prioritized. Progress will be updated and reported to the City at the close of each business day. Additional passes will be conducted prior to project completion in agreement with the City or per contractual requirements, to ensure adequate time has been scheduled for residents to move their debris into the right of way.

9 Debris removal will be limited to eligible debris in, upon, or brought to City Streets and roads, rights-of-way, municipal properties and facilities, and other public sites. Ceres will be responsible for determining the method and manner of all debris clearance, removal, and lawful disposal operations consistent with Local, State, and Federal regulations

During post-award preparation the Project Manager obtains maps detailed enough to provide individual debris collection crews address block information. Maps will be divided and identified according to Districts, Sections, and Developments or Address Blocks. The Master Debris Management Map will be located in the Emergency Response Mobile Command Center. Each Site Manager will be provided with a binder containing all the development/address block maps for the event's entire area.

The Project Manager will be responsible for the assignment of Districts, Sections, and Developments or Address blocks to subcontractors and their respective crews. The dispatcher will be responsible for dispatching crews to their assigned areas utilizing the master assignment file. Subcontractors and their respective crews will not be permitted to have more than two open assigned areas. Upon completion or near completion of an assignment, it is the responsibility of the crew leader or subcontractor to request an inspection. The dispatcher will forward this request to the debris collection superintendent or area manager for action. The debris collection superintendent or area manager will coordinate an inspection with a City designated representative.

10 Disposal of debris may be at any lawful site selected by the City or at City-designated TDSR sites. The Contractor shall be responsible for the lawful final disposal of all debris and debris reduction by-products deposited at the TDSR site

Ceres acknowledges and accepts the responsibility for the lawful final disposal of all debris, regardless of whether it is disposed of at a City-selected site or a City-designated Temporary Debris Staging and Reduction (TDSR) site. Furthermore, we will ensure the lawful disposal of all debris reduction by-products generated at the TDSR site, maintaining strict adherence to all environmental regulations.

11 The City may also establish homeowner drop-off sites for debris. The contractor may be responsible for monitoring, managing, working, and regulating these sites. If requested by the city, Ceres will be responsible for removing all debris from those sites and transporting it to a TDSR site or authorized landfill

Ceres will readily integrate the management of any City-established homeowner drop-off sites into our overall operation. If requested by the City, our responsibilities will include monitoring, managing, working, and regulating these sites, followed by the complete removal of all collected debris and transport to a designated TDSR site or authorized landfill. We offer this flexibility to seamlessly support the City's citizen-based recovery efforts.

12 Debris can include trees, vegetation, metal, wood, construction and demolition materials, damaged structures, damaged vehicles, earthen materials, and other disaster-related items as identified and directed by the City

Ceres confirms that we have the full capability to safely handle and dispose of all debris streams identified by the City. This includes, but is not limited to: trees, vegetation, metal, wood, Construction and Demolition (C&D) materials, damaged structures and vehicles, earthen materials, and any other disaster-related items identified and directed by the City. Our operational plans are specifically designed to manage this complex mix of materials compliantly.

13 The City reserves the right to increase or decrease the scope of the removal activity as deemed necessary to ensure effective management of the overall debris removal/disposal operations. Task Orders exceeding \$50,000.00 are subject to the approval of City Council. Changes to existing Task Orders exceeding \$50,000.00 are subject to the approval of City Council. Due to the nature of this Request for Proposals, emergency situations may arise in which work exceeding \$50,000.00 is authorized by a duly authorized City representative and Procurement Official. In these cases, the general exemptions of Texas Local Government Code 252.022(a)(1) would apply and City would seek ratification of the Task Order

Ceres acknowledges the City's right to increase or decrease the scope of removal activities as deemed necessary for effective management. We confirm that we will adhere to the specified approval process for Task Orders; all Task Orders and changes exceeding \$50,000.00 will be submitted for City Council approval. We also understand and agree to comply with emergency authorizations under Texas Local Government Code 252.022(a)(1), with the expectation of subsequent ratification by the City.

3 STATEMENT OF QUALIFICATIONS

Project Timeline

The following describes the typical workflow between Ceres and San Angelo once a contract award has been received until FEMA reimbursement.

Projected Storm Preparation and Response Table	
Today	We are at work at Ceres so that we can respond rapidly and successfully to an event in San Angelo. We are zone mapping, doing localized resourcing, and negotiating subcontractor agreements. Ceres has letters of intent from local subcontractors and is pursuing additional pre-arranged agreements with more local subcontractors and vendors. Being proactive in our pre-event planning allows us to give maximum attention to San Angelo when the day comes for a disaster response.
Contract Award	Upon contract award and at the City's request, we schedule a personal visit by a Ceres Project Manager. The purpose of this visit is the personal introduction of the key members of each party's team, discussion of the planning, training, and disaster response preparedness needs of the City. During an event, a Project Manager will be assigned only to San Angelo and will be available to the City 24 hours per day, 7 days per week.
Planning and Training	If included in the contract, Ceres will provide training to designated City personnel as agreed. The company also continues its Pre-Event planning as it reviews local subcontracts, makes plan changes as necessary and keeps an eye on the weather. Ceres monitors the National Weather Service forecasts and several subscription services to keep us aware of tropical storms and hurricanes.
Pre-Storm Mobilization	When a storm in your area is imminent, Ceres acts quickly so that road clearance and debris removal operations can begin as soon as the storm subsides. At your request, if conditions permit, your Ceres Project Manager, or other Ceres professional, will join San Angelo personnel in the EOC and help prepare for storm impact and recovery.
Landfall	Once the immediate threats are past, the on-site Project Manager will work directly with City officials as we begin our disaster response efforts. Our pre-arranged subcontractors will begin readying equipment for registration.
Cut and Push	The Ceres Project Manager will ensure that City needs are being met in order of priority. Local subcontractors and equipment will begin any necessary road clearance operations and will begin staging efforts for right-of-way debris removal.
FEMA Records and Data Management	Ceres will assist San Angelo on an as-requested, as-needed basis to ensure that records are kept and maintained to provide maximum allowable reimbursement to the City.
Fully Operational	The necessary trucks will be in place to continue debris removal in an orderly fashion. Local subcontractors will be deployed to the maximum extent possible, and the Ceres debris removal operation will be fully operational on this day.
First Pass Complete	At the end of the first pass of debris removal time would be allowed for residents to bring additional debris to the curbside. Crews would begin ramping up to start the second pass. Additional tasks, such as hazardous tree removal, hazardous stump removal, and other similar scopes of work may be implemented.
Second Pass Complete	Debris removal operations would be well in hand. Hot spot crews would continue to clean up any debris that has time or safety constraints. The vast majority of storm debris would be cleaned from the rights-of-way. The Ceres Project Manager would begin focusing on project completion procedures.
Final Pass Complete	Debris removal operations would be 100% complete. The Ceres Project Manager would remain in constant contact with San Angelo personnel, but daily presence may not be needed by this time.
Site Reclamation	After debris hauling activities have ceased, all debris on any Debris Management Sites (DMS) will be processed and/or removed. The sites will then be graded and restored, usually by seeding with grass.
Ticket Reconciliation	Ceres performs ongoing ticket reconciliation with subcontractors and San Angelo so that databases of debris hauled match as closely as possible. After all debris has been hauled, all truck ticket databases are reconciled to close out the financial records of the project.
Invoicing	Following reconciliation of the truck records, a final invoice will be delivered.
FEMA Reimbursement	Ceres will work with the City following the completion of the field work, on an as-requested, as-needed basis to ensure maximum allowable reimbursement.

Capacity to Perform

CERES HAS NEVER DEFAULTED ON A CONTRACT OR FAILED TO COMPLETE ANY WORK AWARDED.



Advantages of Ceres

Feature	Benefit to San Angelo	
Solid Experience and Consistent Performance	Low Risk of Poor Performance	Exemplary performance on over 400 FEMA-funded Emergency Debris Management contracts with an awarded value of over \$2.5 billion dollars for various government agencies.
Rapid Disaster Response and Mobilization	Improved Safety and Rapid Completion	In October 2018, Hurricane Michael ripped through Georgia leaving damage and destruction in its path, with the hardest hit areas in Southwest Georgia. As a result, Ceres was activated by the U.S. Army Corps of Engineers (USACE) to remove debris in 13 Southwest Georgia counties. Ceres collected a total of 4.2 million cubic yards of debris in the first 90 days. At the mission's peak, Ceres was able to haul 140,000 CYs – 3.3% of the total project – in a single day. The consistency of this type of significant progress allowed us to finish on schedule. Ceres received the highest possible quality rating for this work – Exceptional – based in part on our high production rates despite numerous scope changes and severe weather.
Large Scale Experience and Multiple Event Response	Successful Task Completion	In 2024, Ceres responded to 88 jurisdictions across the U.S. Ceres was activated in 47 jurisdictions in Florida, Georgia, and North Carolina following Hurricanes Helene and Milton. Months earlier, we responded to 16 Texas jurisdictions following Hurricane Beryl, and 4 jurisdictions in Florida and Georgia in response to Hurricane Debby. In 2023, Ceres managed 24 activations spanning from the East Coast to the West Coast of the United States and in Puerto Rico. Ceres provided debris removal services in response to extensive flooding and mudslides in California following the Atmospheric River, wildfires in New Mexico, Winter Storm Mara in Texas, the Great Vermont Flood, and Hurricane Idalia in Georgia and Florida. In 2022, Ceres responded to 27 contract activations in Florida following the landfalls of Hurricanes Ian and Nicole. During this same period, Ceres continued work on a waterway debris removal project in Livingston Parish, LA and a debris removal project resulting from wildfires in New Mexico.
Long, Varied History of Disaster Recovery Experience	Maximum FEMA Reimbursement	Ceres' careful attention to documentation and strict quality control procedures will aid in the acceptance of a claim for reimbursement. Throughout Ceres' history, no client has been denied reimbursement for work Ceres has performed.
Large Number of Accredited Subcontractors	Faster Job Completion	Ceres' subcontractor database comprises 3,346 qualified individuals and companies certified to work in the U.S. These companies have more than 50,000 pieces of debris removal equipment immediately available for work.
Large Disaster Response Equipment Inventory	Faster Job Completion and Added Flexibility	The Ceres family of company owns one of the largest inventories of disaster recovery equipment in the U.S. Ceres Environmental Inc.'s current inventory includes 2,188 pieces of equipment.

Past Performance in San Angelo, TX

Owner & Location	Title of Work	Value	Amounts	Time Period	Description
San Angelo, TX	Disaster Debris Clearing	\$174,982	19,272 CY 115 White Goods	July – August 2025	Removal, reduction and disposal of debris following Central, TX Flooding.

Potential Scenario

Ceres is accomplished in all aspects of the work described in the RFP. Whether Ceres is tasked with the smallest event or the most catastrophic, Ceres has experience, and no task is too small nor too large. The following describes a projected scenario for a possible event affecting San Angelo.

Potential Risks

The city is vulnerable to tornadoes, fires, and floods. The debris estimating model shown forecasts that an EF3 Tornado impacting San Angelo would generate approximately 169,299 cubic yards of debris.

Tornado Category 3		Total Debris 169,299 CY	
Debris types	%	Estimated QTY	UOM
Vegetation	73.00%	123,588	CY
C&D	23.00%	38,939	CY
Metals	4.00%	6,772	CY
Soil	0.00%	0	CY

Tornado Forecasting Model	
Population	100,031
Estimated Households	33,344
Number of Sq Mi	59.64
Households per Sq Mi	559
Estimated Households Impacted	1,196
Tornado Category	3
Width of Tornado	0.17
Length of Tornado on the Ground	12.28
EF Scale Debris Factor	120.95
Vegetation Characteristic	Medium
Q=H(D)(F)(V)(B)	
Q=Quantity of Debris (CY)	188,110.30
H=Number of Households Affected	1,196
F=EF Scale Debris Factor	120.95
V=Vegetation Multiplier	1.3
Total CY of Debris	188,110.30
% of Total Debris Removed by Contractor	90%
Total CY of Debris under Contract	169,299.27

Significant Event – Removal, Reduction, Hauling – Woody Debris Only – Widespread or City-wide

Ceres Headquarters Office Location: Houston, Texas permanent office with mobile San Angelo office

Number of TDSR Sites: 2 or 3 - **Location of TDSR Sites:** TBD - **Size of TDSR Sites:** 5 to 15 acres

Type of Hauling Equipment: Self-loading knuckleboom trucks, dump trucks/trailers, other

Total Expected Cubic Yards of Debris: up to 400,000 CY

Quantity of Hauling Equipment: Self-loading knuckleboom trucks, dump trucks/trailers, approximately 8 crews with approximately 46 trucks total.

Time elapsed from Notice to Proceed to complete mobilization: 50% in 24 hours, 100% in 48 hours

Expected Management and Supervision Staff: **General Management:** 1 project manager, 1 site superintendent, 1 project superintendent, 2 foremen, 1 quality control officer, 1 administrator, 1 clerk, 1 subcontracting officer, 1 safety and health officer; plus Expected Personnel per TDSR Site: 1 TDSR Site Manager, 1 foreman with truck and cell phone, 1 assistant foreman, 5 to 8 heavy equipment operators, 2 to 4 flaggers for traffic control, 1 to 5 additional laborers for separation and other material handling

Methodology for Scheduling and Routing the Removal of Debris: Ceres would provide several crews consisting of trucks, loaders, chain saw operators, and flaggers. Trucks and loading equipment would be provided with each crew, including self-loading knuckleboom trucks and other loading and hauling equipment. Bobcat type loaders would likely be used to forward material into larger piles for efficient pickup by self-loading knuckleboom trucks. Each crew would be supervised by a lead man, and each crew would be supervised by a foreman who would report to the Ceres superintendent who would interface with the City field representative. A Ceres site manager will be installed who will manage the TDSR site operations, which would likely include a tub grinder or air curtain incinerator, a dozer, an excavator with grapple and dump trucks to load out. A Ceres project manager would supervise the superintendent and DMS site manager and will supervise site restoration. The Ceres project manager will also interface with the City administrators to assist with FEMA reimbursement including writing the Project Worksheet. Ceres' expert FEMA reimbursement staff would be available to assist further with FEMA reimbursement issues.

Administration: All trucks would be placarded and certified by Ceres and City personnel, and each load would be ticketed by a City-authorized monitor. All loads will pass under an inspection tower and will be "scaled" or "called" by a City-authorized monitor and the load call will be recorded on the load ticket. Ceres will use its proprietary load ticket software that has been successfully used for twelve years on FEMA-reimbursed projects. Daily reports will be issued by Ceres stating the amounts of debris hauled, the types of debris, and the zones from which the debris originated. Additional information will be provided by Ceres as requested by the City.



5. FEE SCHEDULE

Unit Price Form			
Item	Description	Unit of Measure	Unit Price
ROW Vegetative Debris Removal to TDSR Site			
1	Removal of debris from ROW as directed by City	CY	\$ 9.98
ROW C & D Removal			
1	Removal of debris from ROW as directed by City	CY	\$ 10.98
Management and Reduction			
1	Grinding (If price is reflective of chip size please indicate and provide pricing for options)	CY	\$ 4.98
2	Compacting Vegetative Debris and/or C & D Debris	CY	\$ 2.98
3	Debris Site Management	CY	\$ 1.98
	1.) TDSR		\$ 1.48
	2.) Homeowner drop-off site		
	<i>Preparation, management and segregating of debris management site(s)</i>		
Final Disposal from TDSR Site to Final Disposal Site			
1	0 – 14.99 Miles	CY	\$ 4.98
2	15 - 29.99 Miles	CY	\$ 5.98
3	30 - 59.99 Miles	CY	\$ 7.68
4	60 Miles +	CY	\$ 8.98
5	Single Price for collecting & removal for any haul distance	CY	\$ 5.88
Demolition of Private Structure			
1	Demolition of Private Structure	CY	\$ 19.98
Mobilization and Other Vendor Specific Charges			
Mobilization cost is built in to all other pricing line items and is not charged separately			



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

List of References

List at least three (3) references of similar scope and size giving organization name, contact information, and term.

1	Government or Company Name	Pearland, TX
	Location	Pearland, TX
	Contact Person and Title	Laurie Rodriguez, Environmental Services Superintendent
	Telephone Number	(281) 652-1813
	Scope of Work	Debris Removal and Disposal Services
	Contract Period	7/11/2020 - 3/31/2027
2	Government or Company Name	Bell County, TX
	Location	Bell County, TX
	Contact Person and Title	Bob Reinhard, EMC
	Telephone Number	(254) 933-5587
	Scope of Work	Disaster and/or Storm Recovery Services
	Contract Period	7/31/2017 - 9/30/2026
3	Government or Company Name	Houston, TX
	Location	Houston, TX
	Contact Person and Title	Mark Anderson, Senior Staff Analyst
	Telephone Number	(832) 393-0448
	Scope of Work	Disaster Debris Removal Services
	Contract Period	4/13/2018 - 5/30/2027

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4	Government or Company Name	Bradenton, FL
	Location	Bradenton, FL
	Contact Person and Title	Irvin Lee, Public Works/Utilities Director
	Telephone Number	(941) 462-1989
	Scope of Work	Disaster Debris Removal and Disposal Services
	Contract Period	7/31/2018 - 7/19/2026

5	Government or Company Name	Hamilton County, TN
	Location	Hamilton County, TN
	Contact Person and Title	John Agan, Director of Facilities Maintenance
	Telephone Number	(423) 209-7840
	Scope of Work	Disaster Debris Collection and Disposal Services
	Contract Period	7/1/2020 - 6/30/2028

6	Government or Company Name	North Port, FL
	Location	North Port, FL
	Contact Person and Title	Frank Lama, Solid Waste Manager
	Telephone Number	(941) 240-8074
	Scope of Work	Disaster Debris Clearance and Removal Services
	Contract Period	5/28/2019 - 11/30/2025

References may be checked before award. Any negative responses may be grounds for disqualification.



List of Proposed Subcontractors and Suppliers

Provide a listing of all subcontractors and descriptions of the services provided by such parties that the company is likely to engage if it is selected. The Submittal should indicate the length of the relationship between the company and the subcontractor as well as the means by which the subcontractor was selected by the company (i.e. competitive selection process or sole sourcing).

Firms are strongly encouraged to explore utilizing local subcontractors where available. Make as many copies of this form as necessary to cover all categories of work.

* Actual amount of work performed by each subcontractor is dependent on the size and severity of the event.

Category of Work: Disaster debris removal % of Proposed Contract Amount: *Disaster Dependent

Business Name: Olivas Restoration and Solar, LLC

Contact Name: Brian Olivas

Telephone: 432-236-9602

Address, City, State, Zip: 3124 Knickerbocker Road, San Angelo, TX 76901

Length of Relationship with Company: 2 years, 3 months

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.

Category of Work: Disaster debris removal % of Proposed Contract Amount: *Disaster Dependent

Business Name: MHBS, Inc.

Contact Name: Jonathan Bradford

Telephone: 325-304-1899

Address, City, State, Zip: 192 Crescent Road, San Angelo, TX 76903

Length of Relationship with Company: 2 years, 3 months

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.

Category of Work: Disaster debris removal, hazardous tree trimming & removal % of Proposed Contract Amount: _____

Business Name: Highland Trucking & Equipment Inc.

Contact Name: Oluwole Akinleye

Telephone: 678-849-8324

Address, City, State, Zip: 2010 Rosewood St., Houston, TX 77004

Length of Relationship with Company: 2 years, 3 months

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.



List of Proposed Subcontractors and Suppliers Cont.

Category of Work: Disaster debris removal, hazardous tree removal & trimming ***** % of Proposed Contract Amount: *Disaster Dependent

Business Name: Wright Construction Group, LLC

Contact Name: Bernard Wright

Telephone: 504-272-5022

Address, City, State, Zip: 150 Russell Lane, Bldg 9, Dripping Springs, TX 78620

Length of Relationship with Company: 4 years, 1 month

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.

Category of Work: Disaster debris removal ***** % of Proposed Contract Amount: *Disaster Dependent

Business Name: Cole Field Services, LLC

Contact Name: Jenifer George

Telephone: 970-404-7299

Address, City, State, Zip: 601 Shearer Road, Bulverde, TX 78163

Length of Relationship with Company: 5 years, 8 months

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.

Category of Work: Disaster debris removal, hazardous tree trimming & removal ***** % of Proposed Contract Amount: *Disaster Dependent

Business Name: Twin Alonzo Investments LLC

Contact Name: Bryan Hynson

Telephone: 512-507-3062

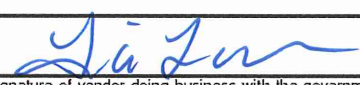
Address, City, State, Zip: 15511 Hwy 71W Suite 110 PWB 143, Austin, TX 78738

Length of Relationship with Company: 16 months

Method for Selecting Company: Constant Active Recruiting for companies with the capability to perform the scopes of work required for emergency disaster debris operations.



Conflict of Interest Questionnaire

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code. A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.		OFFICE USE ONLY Date Received
1 Name of vendor who has a business relationship with local governmental entity. N/A		
2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)		
3 Name of local government officer about whom the information is being disclosed. _____ Name of Officer		
4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary. A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor? ☐ Yes ☐ No B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity? ☐ Yes ☐ No		
5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.		
6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).		
7  Signature of vendor doing business with the governmental entity		October 10, 2025 Date

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

Revised 11/30/2015

PLEASE NOTE: If you do not have any Conflict of Interest(s) to report, please write "N/A" in Box 1 and complete Box 7 with signature and date.



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CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

**CITY OF SAN ANGELO, TEXAS**

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903

325.657.4219 • sapurch@cosatx.us

Contact Information**AUTHORIZED AGENT • PLEASE PRINT**

An Authorized Agent for an entity pursuant to this solicitation is an individual duly authorized by the entity and having full capacity to bind the entity. Authorized Agent may include an Officer of a Corporation, a General Partner of a Partnership, a Managing Member of a Limited Liability Company, or any other individual who has been granted such authority in writing executed by an individual having authority to bind the entity. City reserves the right to require written verification of an individual's authority to act on behalf of an entity.

NAME Tia Laurie	
TITLE Corporate Secretary	E-MAIL contact@ceresenv.com
SIGNATURE 	DATE October 10, 2025

PRIMARY CONTACT • PLEASE PRINT

Complete if different from above.

NAME	
TITLE	E-MAIL
SIGNATURE	DATE

VENDOR DETAILS • PLEASE PRINT

VENDOR NAME Ceres Environmental Services, Inc.	
PHONE (800) 218-4424	FAX (866) 228-5636
WEBSITE www.ceresenvironmental.com	
MAILING ADDRESS 6371 Business Boulevard, Suite 100	
CITY / STATE / ZIP Sarasota, FL 34240	
PHYSICAL ADDRESS (NO PO BOXES) 9625 Windfern Road	
CITY / STATE / ZIP Houston, Texas 77064	

PLEASE ATTACH A CURRENT IRS FORM W-9.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Ceres Environmental Services, Inc.	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 6371 Business Boulevard, Suite 100 6 City, state, and ZIP code Sarasota, FL 34240 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
				-				
or								
Employer identification number								
4	1			-	1	8	1	6 0 7 5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 9/18/2025
------------------	--	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

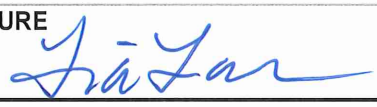
Debarment and Suspension Certification

(1) The prospective primary vendor certifies to the best of its knowledge and belief that it and its principals:

- (a) Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

(2) Where the prospective primary vendor is unable to certify to any of the statements in this certification, such prospective primary vendor shall attach an explanation to this bid.

AUTHORIZED AGENT • PLEASE PRINT

VENDOR Ceres Environmental Services, Inc.	
NAME Tia Laurie	TITLE Corporate Secretary
SIGNATURE 	DATE October 10, 2025

VENDOR COMPLIANCE FORM CERTIFICATIONS
EDGAR VENDOR CERTIFICATION
(2 CFR Part 200 and Appendix II)

When the City of San Angelo seeks to procure goods and services using funds under a federal grant or contract, specific federal laws, regulations, and requirements may apply in addition to those under state law. This includes, but is not limited to, the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200 (sometimes referred to as the "Uniform Guidance" or new "EDGAR"). All Vendors submitting a Bid or Proposal must complete this EDGAR Certification Form regarding Vendor's willingness and ability to comply with certain requirements which may be applicable to specific City purchases using federal grant funds. See funding clause for source of funds.

For each of the items below, Vendor should certify Vendor's agreement and ability to comply, where applicable, by having Vendor's authorized representative check the applicable boxes, initial each page, and sign the Compliance Forms Signature Page. If you fail to complete any item in this form, the City will consider and may list the Vendor's response as "NO," the Vendor is unable or unwilling to comply. A "NO" response to any of the items may, if applicable, impact the ability of the City to purchase from the Vendor using federal funds.

1. Vendor Violation or Breach of Contract Terms:

Contracts for more than the simplified acquisition threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 USC 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Provisions regarding Vendor default are included in the General Terms and Conditions, as well as all additional terms and conditions in issued Purchase Orders. The remedies under the Contract are in addition to any other remedies that may be available under law or in equity. By submitting a Proposal, you agree to these Vendor violation and breach of contract terms.

☒ YES, I agree. ☐ NO, I do not agree.

2. Termination for Cause or Convenience:

For any City purchase or contract in excess of \$10,000 made using federal funds, you agree that the following term and condition shall apply:

The City may terminate or cancel any Purchase Order under this Contract at any time, with or without cause, by providing sixty (60) business days advance written notice to the Vendor. The City of San Angelo reserves the right to terminate upon breach of contract as allowed by law. If this Agreement is terminated in accordance with this Paragraph, the City shall only be required to pay Vendor for goods or services delivered to the City prior to the termination and not otherwise returned in accordance with Vendor's return policy. If the City has paid Vendor for goods or services not yet provided as of the date of termination, Vendor shall immediately refund such payment(s).

☒ YES, I agree. ☐ NO, I do not agree.

Initial: TL

3. Equal Employment Opportunity:

Except as otherwise provided under 41 CFR Part 60, all City purchases or contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall be deemed to include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

The equal opportunity clause provided under 41 CFR 60-1.4(b) is hereby incorporated by reference. Vendor agrees that such provision applies to City purchase or contract that meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 and Vendor agrees that it shall comply with such provision.

☒ YES, I agree. ☐ NO, I do not agree.

4. Davis-Bacon Act:

When required by Federal program legislation, Vendor agrees that, for City prime construction contracts/purchases in excess of \$2,000, Vendor shall comply with the Davis-Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Vendor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Vendor shall pay wages not less than once a week. Prevailing wage determinations will be addressed in the bid/proposal documents.

Vendor further agrees that it shall also comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

☒ YES, I agree. ☐ NO, I do not agree.

5. Contract Work Hours and Safety Standards Act:

Where applicable, for City contracts or purchases in excess of \$100,000 that involve the employment of mechanics or laborers, Vendor agrees to comply with 40 USC 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 USC 3702 of the Act, Vendor is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week.

The requirements of 40 USC 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

☒ YES, I agree. ☐ NO, I do not agree.

Initial: TC

6. Right to Inventions Made Under a Contract or Agreement:

If the County's Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance or experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Vendor agrees to comply with the above requirements when applicable.

☒ YES, I agree. ☐ NO, I do not agree.

7. Clean Air Act and Federal Water Pollution Control Act:

Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act (33 USC 1251-1387), as amended – Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act, as amended (33 USC 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). When required, Vendor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act.

☒ YES, I agree. ☐ NO, I do not agree.

8. Debarment and Suspension:

Debarment and Suspension (Executive Orders 12549 and 12689) – A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp. p. 189) and 12689 (3 CFR Part 1989 Comp. p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Vendor certifies that Vendor is not currently listed on the government-wide exclusions in SAM, is not debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor further agrees to immediately notify the City if Vendor is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549.

☒ YES, I agree. ☐ NO, I do not agree.

9. Byrd Anti-Lobbying Amendment:

Byrd Anti-Lobbying Amendment (31 USC 1352) - Vendors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 USC 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. As applicable, Vendor agrees to file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 USC 1352).

☒ YES, I agree. ☐ NO, I do not agree.

Initial: TL

10. Procurement of Recovered Materials:

For City purchases utilizing Federal funds, Vendor agrees to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act where applicable and provide such information and certifications as the City may require to confirm estimates and otherwise comply. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery, and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

☒ YES, I agree. ☐ NO, I do not agree.

11. Domestic Preferences for Procurements:

Where appropriate and consistent with law, 2 CFR §200.322 contains certain considerations for domestic preferences for procurements when using federal funds. Vendor agrees to provide such information or certification as may reasonably be requested by the City regarding Vendor's products, including whether goods, products, or materials are produced in the United States.

☒ YES, I agree. ☐ NO, I do not agree.

12. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

2 CFR §200.216 prohibits expending federal loan or grant funds to procure or obtain certain telecommunications and video surveillance services or equipment. To the extent applicable and when required by the City, Vendor agrees to provide such information or certification as may reasonably be requested by the City to confirm whether any telecommunications or video surveillance services or equipment provided by Vendor is covered equipment or covered services under 2 CFR §200.216.

☒ YES, I agree. ☐ NO, I do not agree.

13. Profit as a Separate Element of Price:

For purchases using federal funds in excess of the Simplified Acquisition Threshold, the City may be required to negotiate profit as a separate element of the price. See, 2 CFR 200.324(b). When required by the City, Vendor agrees to provide information and negotiate regarding profit as a separate element of the price for a particular purchase. However, Vendor agrees that the total price, including profit, charged by Vendor to the City shall not exceed the awarded pricing, including any applicable discount.

☒ YES, I agree. ☐ NO, I do not agree.

Initial: TL

COMPLIANCE FORMS SIGNATURE PAGE

By initialing pages and by signature below, I certify that I have reviewed the forms; that the information provided therein is true, complete, and accurate; and that I am authorized by my company to make all certifications, consents, acknowledgements, and agreements contained herein:

- EDGAR Vendor Certification

Ceres Environmental Services, Inc.

Company Name



Signature of Authorized Company Official

Tia Laurie, Corporate Secretary

Printed Name and Title

October 10, 2025

Date



Special Insurance Rider

The City of San Angelo requires contractors doing business with the City to provide and continuously maintain in effect at all times during the contract term insurance coverages as indicated on this Special Insurance Rider. Prior to commencement of Work, Contractor shall provide the City's Risk Management Office with a Certificate of Insurance on ACCORD 25 Form that confirms that Contractor has insurance coverages in compliance with the City's minimum insurance requirements set forth herein.

☒ **Commercial General Liability**

This policy shall be an occurrence-type policy and shall protect Provider and additional insureds against all claims arising from bodily injury, sickness, disease or death of any person (other than Provider's employees) and damage to property of City or others arising out of the act or omission of Provider or its agents and employees. This policy shall also include protection against claims for the contractual liability assumed by Provider under the paragraph of this Agreement entitled "Indemnification," including completed operations, products liability, contractual coverage, broad form property coverage, explosion, collapse, underground, premises/operations, and independent Vendors (to remain in force for two years after final payment). Coverage limits shall not be less than:

MINIMUM LIMIT(S):

\$1,000,000	Each Occurrence
\$1,000,000	Personal and Advertising Injury
\$2,000,000	General Aggregate
\$1,000,000	Products/Completed Operations Aggregate
\$100,000	Fire Damage

☒ **Business Auto Liability**

This policy shall be written in comprehensive form and shall protect Provider and the additional insureds against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on and off the premises of all motor vehicles licensed for highway use, whether they are owned, non-owned or hired. Coverage shall be as follows:

MINIMUM LIMIT(S):

\$1,000,000	Each Accident Limit
-------------	---------------------

☒ **Workers' Compensation and Employer's Liability**

If Provider hires any employees, Provider shall maintain Workers' Compensation and Employer's Liability insurance, which shall protect Provider against all claims under applicable state workers' compensation laws and employer's liability. The insured shall also be protected against claim for injury, disease or death of employees which for any reason, may not fall within the provisions of a workers' compensation law. Coverage shall not be less than:

MINIMUM LIMIT(S):

\$500,000	Employer's Liability, Each Accident
\$500,000	Employer's Liability, Disease – Each Employee
\$500,000	Employer's Liability, Disease – Policy Limit



CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

☒ **Professional Liability**

This insurance shall include contractual liability in its coverage, and the coverage under this policy shall survive the term of this Agreement as long as any liability could be asserted. Limit of liability per claim shall not be less than:

MINIMUM LIMIT(S):

\$2,000,000 Combined Single Limits

☒ **Environmental/Pollution Liability**

This insurance shall include contractual liability in its coverage, and the coverage under this policy shall survive the term of this Agreement as long as any liability could be asserted. Limit of liability per claim shall not be less than:

MINIMUM LIMIT(S):

\$2,000,000 Combined Single Limits

☐ **Cyber Liability**

This policy shall be an occurrence-type policy and shall protect provider and additional insured against all claims arising from cyber-attacks against the insured, members of the public, and the City. Coverage shall not be less than:

MINIMUM LIMIT(S):

\$5,000,000	Privacy Notification and Crisis Management Expense
\$5,000,000	Information Security and Privacy Liability
\$5,000,000	Regulatory Defense and Penalties
\$5,000,000	Payment Card Industry Fines and Assessments
\$5,000,000	Website Media
\$5,000,000	Business Interruption
\$5,000,000	Extra Expense
\$5,000,000	Data Assets Coverage
\$5,000,000	Cyber-Extortion
\$5,000,000	Computer Fraud
\$5,000,000	Funds Transfer Fraud
\$5,000,000	Social Engineering/ Fraudulent Instruction Coverage

☐ **Builder's Risk (All-Risk)**

This insurance shall include contractual liability in its coverage, and the coverage under this policy shall survive the term of this Agreement as long as any liability could be asserted. Limit of liability per claim shall not be less than:

MINIMUM LIMIT(S):

\$2,000,000 Combined Single Limits

☐ **Liquor Liability**



CITY OF SAN ANGELO, TEXAS
PURCHASING DIVISION
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The certificate of insurance shall indicate that the City of San Angelo is provided by endorsement a Waiver of Subrogation in favor of the City on all policies.

All insurance policies required herein shall be drawn in the name of Contractor with the City of San Angelo as an additional insured to include its employees, agents, and Council persons by endorsement on all policies except workers compensation.

Upon request of the City of San Angelo, Contractor shall produce copies of insurance policies and/or endorsements that reflect the required insurance coverages and endorsements.

Certificate Holder:

City of San Angelo, Texas
72 W. College Avenue
San Angelo, Texas 76903

Written contracts will contain more detailed information regarding insurance requirements.

Bonds are required for contracts that meet the following guidelines:

- ☐ Contract in excess of \$100,000 requires a Performance Bond
- ☐ Contract in excess of \$50,000 requires a Payment Bond

The Bond must be executed by a corporate surety in accordance with Section 1, Chapter 87, Acts of the 56th Legislature, Regular Session, 1959 (Article 7.19-1, Vernon's Texas Insurance Code) per Texas Government Code Sec. 2253.021 and must be payable to the City of San Angelo, Texas.

Please provide your agent or broker with a copy of these requirements.

If you have any questions concerning compliance with the City's minimum insurance requirements, please call the Risk Management Division at 325-657-4359.

Contractor agrees to comply with City of San Angelo Special Insurance Rider requirements.

CONTRACTOR

AUTHORIZED AGENT • PLEASE PRINT

VENDOR Ceres Environmental Services, Inc.	
NAME Tia Laurie	TITLE Corporate Secretary
SIGNATURE 	DATE October 10, 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates LLC 2727 Grand Prairie Parkway Waukegan IA 50263	CONTACT NAME: Jeffrey Whitworth PHONE (A/C, No, Ext): 801-532-5976 E-MAIL ADDRESS: jwhitworth@holmesmurphy.com	FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Zurich American Insurance Company		16535
INSURER B: Westchester Fire Insurance Company		10030
INSURER C: Indian Harbor Insurance Company		36940
INSURER D: SiriusPoint Specialty Insurance Corp		16820
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 159757834**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contr Liab Per ☒ Policy Form/XCU GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			GLO183855306	9/1/2025	9/1/2026	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAP184004606	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Auto Phy Damage \$ACV less Ded.
B D	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0			G46808848009 TSX00106825	9/1/2025 9/1/2025	9/1/2026 9/1/2026	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 (Cumulative Limits) \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC183855406	9/1/2025	9/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A C	Instl Fitr - Completed Value Professional Liability and Contractors Pollution Liability			CPP250784007 PEC005744405	9/1/2025 9/1/2025	9/1/2026 9/1/2026	Special Form ea Claim/Occ & Agg.: Retro date: 8/18/14 \$2,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RFP OP-03-25: Disaster Debris Removal

General Liability, Automobile Liability and Pollution Liability policies contain Blanket Additional Insured endorsements. • General Liability, Automobile Liability and Umbrella/Excess Liability policies contain Primary/Non-Contributory endorsements. • Umbrella/Excess Liability extends the limits of the underlying General Liability, Automobile Liability and Employer's Liability policies, subject to policy terms, conditions and exclusions. • General Liability, Automobile Liability, Workers Compensation, Umbrella/Excess Liability and Pollution Liability policies contain Blanket Waiver of Subrogation endorsements. General Liability, Automobile & Workers Compensation policies include endorsements that a 30-day notice of cancellation will be furnished to the certificate holder.

CERTIFICATE HOLDER**CANCELLATION**

City of San Angelo, Texas
72 West College Avenue
San Angelo TX 76903

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PROFESSIONAL AND POLLUTION LEGAL LIABILITY POLICY FOR THE CONSTRUCTION AND ENVIRONMENTAL SERVICE INDUSTRIES

Certain coverages are “claims-made and reported” and have different reporting requirements from other sections of this Policy. In the event of a **Claim**, this Policy may require that a **Claim** be first made during the **Policy Period** and reported to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period. Please read this Policy carefully, including the Declarations and all Endorsements.

This Policy contains provisions that limit the amount of **Legal Expense** we are responsible to pay.

Throughout this Policy, the words “we”, “us”, and “our” mean the Company stated in the Declarations. The words “you” and “your” mean the **Insured**.

Words that are **bolded**, except for caption headings, have the meaning set forth in SECTION III – DEFINITIONS, whether expressed in singular or plural throughout this Policy.

In consideration of the payment of premium, in reliance upon the Application and subject to the Declarations and the terms and conditions of this Policy, we agree with you as follows:

SECTION I - INSURING AGREEMENTS

A. Professional Coverages

1. Professional Liability Coverage

We will pay on your behalf for **Professional Loss** that you become legally obligated to pay because of a **Claim** resulting from an actual or alleged negligent act, error or omission in **Professional Services**, provided that:

- a. the **Professional Services** are rendered on or after the **Retroactive Date** and prior to the end of the **Policy Period**; and
- b. the **Claim** is first made during the **Policy Period** and reported to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period.

2. Rectification Expense Coverage

We will pay on your behalf for **Rectification Expense** to avoid or reduce a **Claim** covered under this Policy, provided that:

- a. all **Professional Services** giving rise to actual or potential damages are rendered on or after the **Retroactive Date** and prior to the end of the **Policy Period**;
- b. during the **Policy Period**, you provide us with immediate notice of the negligent act, error or omission and of the proposed corrective action, if any, along with all supporting documentation, in writing prior to incurring any **Rectification Expense**;
- c. you establish and we determine that your proposed **Rectification Expense** is reasonable and necessary in light of the actual liability for a **Claim** covered under this Policy that can be avoided or reduced by incurring the **Rectification Expense**; and
- d. all **Rectification Expense** must be approved by us, in writing, prior to being incurred by you.

If following the payment of **Rectification Expense**, a **Claim** is made against you, our total payment, including any payments previously paid by us, will not exceed the Limits of Liability shown in Item (3) and Item (4) of the Declarations.

If, in order to prevent **Bodily Injury or Property Damage**, you take immediate action that results in **Rectification Expense**, but you are not reasonably able to obtain prior approval from us in writing, we will indemnify you for such expense incurred over a period not exceeding ten (10) business days, beginning from the time the immediate action was taken, provided you can reasonably prove to us that such immediate action reduced the amount of the **Bodily Injury or Property Damage** that would otherwise have been paid under this Policy in the absence of such immediate action.

3. **Protective Loss Coverage**

We will indemnify the **Named Insured** for **Protective Loss**:

- a. in excess of all applicable **Design Professional's Insurance**, or
- b. for all amounts not covered by the **Design Professional's Insurance** pursuant to a valid coverage denial or limitation that is not contested by the **Design Professional**,

resulting from an actual or alleged negligent act, error or omission in **Design Professional Services** performed by a **Design Professional**, provided that:

- (i) the **Design Professional Services** are rendered on or after the **Retroactive Date** and prior to the end of the **Policy Period**;
- (ii) the **Protective Claim** is first made by you against the **Design Professional** and reported by you to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period; and
- (iii) you have taken all steps necessary to pursue the **Protective Claim** and obtain recovery of all **Protective Loss** from the **Design Professional** and, where legally permissible, the **Design Professional's Insurance**.

B. **Pollution Coverages**

1. **Job Site Coverage - Occurrence**

We will pay on your behalf for **Pollution Loss** that you become legally obligated to pay as a result of a **Claim** arising from a **Pollution Condition** on, at, under or migrating from a **Job Site**, provided that:

- a. the **Bodily Injury, Property Damage or Environmental Damage** occurs during the **Policy Period**;
- b. the **Pollution Condition** results from **Contracting Services** or **Completed Operations**; and
- c. the **Pollution Condition** results in a **Claim**.

2. **Transportation Coverage**

We will pay on your behalf for **Pollution Loss** as a result of a **Pollution Condition** that first commences and finally ends during the course of **Transportation**, provided that:

- a. the **Transportation** takes place during the **Policy Period**; and
- b. the **Pollution Condition** is first discovered by you during the **Policy Period** and reported to us, in writing, during the **Policy Period** or within ninety (90) days of the end of the **Policy Period**; or
- c. (i) the **Pollution Condition** results in a **Claim**; (ii) the **Claim** is for **Pollution Loss** that you become legally obligated to pay; and (iii) the **Claim** is first made during the **Policy Period** and reported to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period.

3. **Emergency Remediation Expense Coverage**

We will indemnify you for **Emergency Remediation Expense** incurred by you, provided that:

- a. the **Pollution Condition** and notice of the **Emergency Remediation Expense** are reported to us, in writing, during the **Policy Period**, but in no event later than fourteen (14) days from the discovery of the **Pollution Condition**, or the end of the **Policy Period**, whichever occurs first, and
- b. the **Pollution Condition** results from **Contracting Services** at a **Job Site**, or **Transportation**, rendered during the **Policy Period**.

4. **Pollution Protective Loss Coverage**

We will indemnify you for **Pollution Protective Loss**:

- a. in excess of all applicable **Subcontractor's Insurance**, or
- b. for all amounts not covered by the **Subcontractor's Insurance** pursuant to a valid coverage denial or limitation that is not contested by the **Subcontractor**,

resulting from a **Pollution Condition** on, at, under or migrating from a **Job Site** or a **Pollution Condition** in the course of **Transportation**, provided that:

- (i) the **Bodily Injury, Property Damage** or **Environmental Damage** occurs during the **Policy Period**;
- (ii) the **Pollution Condition** results from **Subcontractor Services** or **Completed Operations** of the **Subcontractor**;
- (iii) the **Pollution Protective Claim** is first made by you against the **Subcontractor**; and
- (iv) you have taken all steps necessary to pursue the **Pollution Protective Claim** and obtain recovery of all **Pollution Protective Loss** from the **Subcontractor** and, where legally permissible, the **Subcontractor's Insurance**.

5. **Non-Owned Disposal Site Coverage**

We will pay on your behalf for **Pollution Loss** that you become legally obligated to pay as a result of a **Pollution Condition** on, at, under or migrating from a **Non-Owned Disposal Site**, provided that:

- a. the **Pollution Condition** first commences on or after the **Retroactive Date** and prior to the end of the **Policy Period**;

- b. the **Pollution Condition** arises from waste or material generated by **Contracting Services** performed at a **Job Site** or originates from **Your Location**;
- c. the **Pollution Condition** results in a **Claim**; and
- d. (i) the **Pollution Condition** results in a **Claim**; (ii) the **Claim** is for **Pollution Loss** that you become legally obligated to pay; and (iii) the **Claim** is first made during the **Policy Period** and reported to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period.

6. **Your Location Coverage**

We will pay on your behalf for **Pollution Loss** as a result of a **Pollution Condition** on, at, under or migrating from **Your Location**, provided that:

- a. the **Pollution Condition** originates from **Your Location**; and
- b. the **Pollution Condition** is sudden and accidental and first commences during the **Policy Period** and finally ends within ten (10) consecutive days from its first commencement; and
- c. the **Pollution Condition** is first discovered by you during the **Policy Period** and reported to us, in writing, during the **Policy Period** or within ninety (90) days of the end of the **Policy Period**; or
- d. (i) the **Pollution Condition** results in a **Claim** against you; (ii) the **Claim** is for **Pollution Loss** that you become legally obligated to pay; and (iii) the **Claim** is first made against you during the **Policy Period** and reported to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period.

SECTION II - SUPPLEMENTAL COVERAGES

The following Supplemental Coverages are afforded under this Policy. Any amounts paid under these coverages do not qualify as **Professional Loss**, **Rectification Expense**, **Protective Loss**, **Pollution Loss**, **Emergency Remediation Expense** or **Protective Pollution Loss**. In no event will we pay more than the Limits of Liability specified below. The Limits of Liability for each of the following Supplemental Coverages are separate from the Limits of Liability for the coverages in SECTION I - INSURING AGREEMENTS of this Policy, and payments made under these Supplemental Coverages do not erode the Aggregate Limits of Liability of this Policy. No Self-Insured Retention Amount applies to these Supplemental Coverages.

A. **Disaster Response Expense Coverage**

We will pay on your behalf up to an aggregate limit of liability of \$250,000 for any reasonable and necessary expenses incurred by you, with our prior written consent, for a public relations or crisis management firm hired by you, and approved by us, to minimize potential harm to your reputation by maintaining or restoring public confidence in you resulting from a negligent act, error or omission in **Professional Services**, or a **Pollution Condition** resulting from **Contracting Services** or **Transportation**, that has or is likely to result in a **Media Event**. This limit of liability is the most we will pay regardless of the number of acts, errors or omissions, **Pollution Condition(s)** or **Media Event(s)**.

B. **Green Building Materials Expense Coverage**

We will pay on your behalf up to an aggregate limit of liability of \$250,000 for any reasonable and necessary expenses incurred by you in the use of **Green Building Materials**, even when the use of such materials is not necessary, as part of **Restoration Costs** when otherwise covered under this Policy. This limit of liability is the most we will pay regardless of the number of **Pollution Condition(s)**.

C. Protective Loss/Pollution Protective Loss Bankruptcy Litigation Expense Coverage

We will indemnify you up to an aggregate limit of liability of \$25,000 for the reasonable and necessary fees and expenses incurred by you for retaining bankruptcy counsel in the making of a **Protective Claim** or a **Pollution Protective Claim** that qualifies for coverage under this Policy against a **Design Professional** or **Subcontractor**, as applicable, who has filed for or has been placed into bankruptcy under the United States Bankruptcy Code, provided that the **Protective Claim** or **Pollution Protective Claim** results in a judgment for you against the **Design Professional** or **Subcontractor** that is final and no longer subject to appeal. This limit of liability is the most we will pay regardless of the number of **Claim(s)**.

D. Litigation Expense Coverage

We will indemnify you up to an aggregate limit of liability of \$25,000 for the actual loss of earnings and reasonable and necessary expenses incurred by you for attendance at depositions, hearings, arbitrations, **Mediation** or trials at our written request, for **Claim(s)** covered under this Policy. This limit of liability is the most we will pay regardless of the number of **Claim(s)**, events or persons attending.

E. Subpoena Expense Coverage

We will pay on your behalf up to an aggregate limit of liability of \$25,000 for reasonable and necessary fees and costs of counsel retained by us to advise you regarding the production of subpoenaed documents or to represent you while preparing for or giving testimony in response to a subpoena that is both served on you during the **Policy Period** and reported by you to us, in writing, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period, and arises from **Professional Services** or **Pollution Conditions** that are within the scope of coverage under this Policy. This limit of liability is the most we will pay regardless of the number of subpoenas served.

F. Disciplinary Proceeding Expense Coverage

We will pay on your behalf up to an aggregate limit of liability of \$25,000 for **Legal Expense** from a disciplinary proceeding against you before a design professional or contractor licensing board, provided that the disciplinary proceeding arises out of a negligent act, error or omission in **Professional Services**, or a **Pollution Condition** caused by **Contracting Services**, rendered on or after the **Retroactive Date** and before the end of the **Policy Period**, if the disciplinary proceeding is brought against you during the **Policy Period** and reported to us, in writing, by you, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period. This limit of liability is the most we will pay regardless of the number of proceedings.

G. Americans with Disabilities Act and Fair Housing Act Expense Coverage

We will pay on your behalf up to an aggregate limit of liability of \$25,000 for **Legal Expense** from the investigation of or response to a regulatory or administrative action from a governmental agency under the Americans with Disabilities Act of 1990 (ADA), as amended, or the Fair Housing Act (FHA), as amended, alleging a negligent act, error or omission in **Professional Services** rendered on or after the **Retroactive Date** and before the end of the **Policy Period**, if the regulatory or administrative action is brought against you during the **Policy Period** and reported to us, in writing, by you, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period. This limit of liability is the most we will pay regardless of the number of investigations or actions.

H. Building Information Modeling Expense Coverage

We will indemnify you up to an aggregate limit of liability of \$25,000 for reasonable and necessary additional expenses payable to a third-party software consulting company, that are not otherwise recoverable from any warranty or guarantee, arising from loss of or damage to information due to a malfunction of software used in connection with a Building Information Modeling (BIM) system purchased from a third-party vendor that was not modified by you or on your behalf, including erroneous calculations or modeling, provided that the malfunction is first discovered during the **Policy Period** and after the system has been put to its intended

use in the course of construction in support of **Professional Services** or **Contracting Services** and is reported to us, in writing, by you, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or, where applicable, the Optional Extended Reporting Period. This limit of liability is the most we will pay regardless of the number of consulting companies, systems purchased or malfunctions.

SECTION III - DEFINITIONS

A. Bodily Injury means:

1. physical injury, sickness or disease, sustained by any person, including death resulting therefrom, and any accompanying medical or environmental monitoring; or
2. mental anguish, emotional distress or shock, sustained by any person.

B. Claim means any monetary demand, notice, or assertion of a legal right, alleging liability or responsibility on your part, and includes, but is not limited to, a lawsuit, petition, order or government or regulatory action commenced against you.

C. Client means the person or entity that directly hires the **Named Insured**, by written agreement signed by the **Named Insured**, to render **Contracting Services** and for whom the **Named Insured** renders such services.

D. Completed Operations means **Contracting Services** that are completed.

Completed Operations does not include **Contracting Services** that have been abandoned.

Contracting Services will be deemed completed at the earliest of the following times:

1. when all **Contracting Services** to be performed under a contract have been completed; or
2. when all **Contracting Services** to be performed at the **Job Site** have been completed; or
3. when that part of the **Contracting Services** performed at the **Job Site** has been put to its intended use by any person or entity other than another contractor or subcontractor working on the same project.

Contracting Services that may require further service, maintenance, correction, repair or replacement, but are otherwise complete, shall be deemed completed.

E. Contracting Services means any construction or environmental activity that is performed by or on behalf of the **Named Insured**.

Contracting Services also includes **Completed Operations**.

F. Design Professional means any person or entity that is qualified, certified or licensed to perform professional services that are covered by **Design Professional's Insurance**, including any **Subcontractors** and subconsultants.

G. Design Professional's Insurance means any liability insurance issued to a **Design Professional**.

H. Design Professional Services means professional services that any **Design Professional**:

1. agreed to perform pursuant to a written agreement with you or a **Design Professional**; retained by you or on your behalf; and
2. are included within the **Professional Services** that you agreed to perform in your written agreement with a **Client**.

I. **Emergency Remediation Expense** means **Remediation Expense** incurred by you on an emergency basis that we determine was reasonable and necessary to mitigate the immediate effects of the **Pollution Condition** in light of the liability covered under this Policy that can be avoided or reduced by such mitigation.

J. **Environmental Damage** means physical damage into or upon land or structures thereupon, the atmosphere or any watercourse or body of water, including groundwater, caused by a **Pollution Condition** and resulting in **Remediation Expense**.

Environmental Damage does not include **Property Damage**.

K. **First Named Insured** means the person or entity stated in Item (1) of the Declarations.

L. **Green Building Materials** means building products or materials that are recognized by The Leadership in Energy and Environmental Design (LEED®), Green Globes Assessment and Rating System, International Green Construction Code or Energy Star as:

1. being environmentally preferable or sustainable; or
2. providing enhanced energy efficiency.

M. **Insured** means each of the following:

1. the **First Named Insured**;
2. the **Named Insured**;
3. the **Named Insured's** current and former directors, partners, principals, members, officers, stockholders, or trustees, but solely while acting within the course and scope of their duties as such;
4. the **Named Insured's** current and former employees, including **Leased Worker**, but solely within the course and scope of their employment or lease agreement;
5. the **Named Insured's** heirs, executors, administrators, assigns or legal representatives in the event of death, incapacity or bankruptcy, but only with respect to the liability of the **Named Insured** otherwise insured herein;
6. any **Predecessor in Interest**;
7. any entity newly formed or acquired by the **Named Insured** during the **Policy Period** where the **Named Insured** has greater than fifty percent (50%) ownership, control, or beneficial interest, provided that:
 - a. coverage shall be provided only for **Professional Loss** and **Protective Loss** arising out of **Professional Services** or **Design Professional Services** or **Pollution Loss** and **Pollution Protective Loss** arising out of **Contracting Services** or **Subcontractor Services**, for services performed on or after the date of formation or acquisition, subject to the **Retroactive Date**; and
 - b. this coverage shall expire at the end of the **Policy Period** or within ninety (90) days of such formation or acquisition of the entity, whichever is earlier, unless you submit written notice to us providing detailed information concerning the newly formed or acquired entity and we agree to accept coverage and issue an endorsement confirming coverage;
8. the **Named Insured** to the extent of its participation in a legal entity including a limited liability company or joint venture, but only to the extent of the **Named Insured's** legal liability for its rendering or failure to render **Professional Services** or **Contracting Services** under the respective legal entity.



9. Solely with regard to SECTION I - INSURING AGREEMENTS, B.1. Job Site Coverage - Occurrence, B.2. Transportation Coverage and B.5. Non-Owned Disposal Site Coverage, any person or entity, including a **Client**, as required by a written agreement, but only for:

- a. a **Pollution Condition** caused by **Contracting Services**; and
- b. the liability of the person or entity that results from the performance of the **Named Insured's Contracting Services**,

provided that such written agreement is signed prior to the commencement of the **Pollution Condition**.

Any insurance afforded under the terms and conditions of this Policy shall be limited to the scope of coverage required by such agreement and shall be limited to the lesser of the amount of the limits of liability required by such written agreement or the Limits of Liability under this Policy. In no event shall we be liable for any amounts in excess of the Limits of Liability shown in Item (3) and Item (4) B. Pollution Coverages of the Declarations.

N. **Insured Contract** means that part of any written agreement under which, the **Named Insured** assumes the tort liability of another party to pay compensatory damages for **Bodily Injury, Property Damage** or **Environmental Damage**, to a third-person or entity, provided that such written agreement is signed by the **Named Insured** prior to the **Bodily Injury, Property Damage** or **Environmental Damage**. Tort liability means a liability that would be imposed by law in the absence of any agreement.

O. **Job Site** means the location where **Contracting Services** are rendered.

Job Site does not include:

1. any location that is owned, rented, leased, used, or occupied by you except for:
 - a. a location owned, rented, leased, or occupied by the **Client**; or
 - b. a location that is rented, leased, or occupied (but not owned) by the **Named Insured** and is used on a temporary basis by you for a single project only, during the course of providing **Contracting Services** for such single project.
2. a **Non-Owned Disposal Site** or **Your Location**.

P. **Leased Worker** means a person leased to the **Named Insured**, by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business.

Q. **Legal Expense** means legal costs, charges and expenses incurred by you or on your behalf in the investigation or defense of a **Claim** arising from **Professional Services** or **Contracting Services**, and includes any necessary expert fees paid to experts retained by defense counsel.

Legal Expense does not include any of the following:

1. the time and expense incurred by you assisting us in the investigation or resolution of a **Claim** or in connection with **Remediation Expense**, including, but not limited to, the costs of your in-house counsel, salary charges of your regular employees or officials, and fees and expenses of counsel retained by you.
2. salary charges of our employees.
3. legal cost, charges and expenses incurred in connection with **Rectification Expense, Emergency Remediation Expense** or to any legal costs or expenses incurred by you in the investigation,

prosecution, pursuit, adjustment, making or appeal of a **Protective Claim** or a **Pollution Protective Claim**, except as provided by SECTION II - SUPPLEMENTAL COVERAGES, C. Protective Loss/Pollution Protective Loss Bankruptcy Litigation Expense Coverage.

- R. Low-Level Radioactive Waste and Material** means waste or material that when disposed is acceptable for disposal in a near-surface disposal facility or a land disposal facility as defined in 10 CFR 61.2.
- S. Media Event** means a spontaneous event that results in coverage by any television news or newspapers, in either print or internet editions.
- Coverage in e-mails, blogs, vlogs or other private or not for profit media does not constitute a **Media Event**.
- T. Mediation** means an informal and non-binding dispute settlement process run by a neutral third-party approved by us.
- U. Mold Matter** means mold, mildew or any type or form of fungus, including mycotoxins, spores or by-products produced or released by fungi.
- V. Named Insured** means:
1. the **First Named Insured**; and
 2. any person or entity designated as a **Named Insured** by endorsement to this Policy.
- W. Natural Resource Damage** means physical injury to, or destruction of, as well as the assessment of such injury or destruction, including the resulting loss of use of the land or resources to the general public, fish, wildlife, biota, air, water, groundwater, drinking water supplies, and other such resources belonging to, or managed by, held in trust by, appertaining to, or otherwise controlled by the United States including the resources of the fishery conservation zone established by the Magnuson-Stevens Fishery Conservation and Management Act 16 U.S.C. 1801 et. seq.), any State, Local or Provincial government, any foreign government, any Native American tribe or, if such resources are subject to a trust restriction on alienation, any member of a Native American tribe. The terms Natural Resource Damage and Natural Resource Damage Assessments are as further defined by statute [CERCLA §§101(6); 107(a)(4)(C); OPA §§1001(5); 1002(b)(2)] and regulation [43 CFR Part 11; 15 CFR Part 990].
- X. Non-Owned Disposal Site** means a location used by you for the treatment, storage or disposal of waste or material, provided that:
1. the **Non-Owned Disposal Site** is not managed, operated, owned or leased by you or your affiliate;
 2. the **Non-Owned Disposal Site** is permitted or licensed by the applicable Federal, State, Local or Provincial authorities to accept such waste or material as of the date the waste or material is treated, stored or disposed at the **Non-Owned Disposal Site**; and
 3. the **Non-Owned Disposal Site** is not listed on a proposed or final Federal National Priorities List or any State or Provincial equivalent National Priority List, Superfund or Hazardous Waste List prior to the treatment, storage or disposal of the waste or material at the **Non-Owned Disposal Site**.
- Y. Policy Period** means the period listed in Item (2) of the Declarations or any shorter period resulting from cancellation.
- Z. Pollutants** means any solid, liquid, gaseous or thermal irritant or contaminant including, but not limited to, acids, alkalis, electromagnetic fields, fumes, hazardous substances, bacteria, **Low-Level Radioactive Waste and Material**, **Mold Matter**, odors, smoke, soot, toxic chemicals, vapors and waste materials, including medical, infectious and pathological wastes.

AA. Pollution Condition means:

1. the discharge, dispersal, release, seepage, migration or escape of **Pollutants** into or upon land or structures thereupon, the atmosphere or any watercourse or body of water, including groundwater; the continued discharge, dispersal, release, seepage, migration or escape of such **Pollutants** comprises a single **Pollution Condition**; and
2. the presence of **Mold Matter** in or on buildings or structures.

BB. Pollution Loss means each of the following that results from a **Pollution Condition**:

1. a monetary judgment, award or settlement of compensatory damages that is entered into with our prior written consent (such consent shall not be unreasonably withheld), for:
 - a. **Bodily Injury or Property Damage**; or
 - b. **Remediation Expense**;
2. with regard to SECTION I - INSURING AGREEMENTS, B.2. Transportation Coverage and B.6. Your Location Coverage, **Remediation Expense** that is incurred with our prior written consent (such consent shall not be unreasonably withheld);
3. civil fines and penalties assessed against a **Client** that the **Named Insured** is legally liable for, but only where insurance coverage for such fines and penalties is allowable by law;
4. civil fines and penalties assessed against you, but only where insurance coverage for such fines and penalties is allowable by law;
5. punitive, exemplary or multiplied damages that you are legally liable for, but only where insurance coverage for such damages is allowable by law; or
6. **Legal Expense** associated with Subsections BB.1. through BB.5 referenced directly above, that is incurred with our prior written consent (such consent shall not be unreasonably withheld);
7. **Restoration Costs** that are incurred with our prior written consent (such consent shall not be unreasonably withheld); and
8. the value of any reasonable and necessary services rendered, pursuant to any resolution that we have approved in advance in writing, by you to mitigate a **Pollution Condition** resulting from **Contracting Services**.

Pollution Loss does not include:

- a. injunctive or equitable relief;
- b. the return of fees or charges for services rendered;
- c. salaries of your employees or any **Leased Worker**; or
- d. your profit, overhead or mark-up.

CC. Pollution Protective Claim means a written demand made or lawsuit commenced by you against a **Subcontractor** alleging liability or responsibility on the part of the **Subcontractor** for **Pollution Protective Loss** based upon or arising out of the **Subcontractor's** rendering or failure to render **Subcontractor Services**.

DD. Pollution Protective Loss means the amount you are legally entitled to recover from a **Subcontractor**, as

determined by:

1. a final monetary judgment by a court of competent jurisdiction;
2. a final monetary award resulting from an arbitration or other dispute resolution proceeding that you participate in with our prior written consent; or
3. a settlement that we agree to in advance, in writing.

EE. Predecessor in Interest means any entity whose assets have been acquired by the **Named Insured** or whose partners, principals or shareholders have joined the **Named Insured** and whose name has been stated in the Application, submitted for this Policy and executed by the **Named Insured**, and for whose insurance the **Named Insured** is responsible by written agreement.

FF. Professional Loss means:

1. a monetary judgment, award or settlement of compensatory damages that is entered into with our prior written consent (such consent shall not be unreasonably withheld);
2. civil fines and penalties assessed against a third-party other than you that you are legally liable for, but only where insurance coverage for such fines and penalties is allowable by law;
3. civil fines and penalties assessed against you, but only where insurance coverage for such fines and penalties is allowable by law;
4. punitive, exemplary or multiplied damages that you are legally liable for, but only where insurance coverage for such damages is allowable by law;
5. liquidated damages assessed against you, or a settlement of liquidated damages that is entered into with our prior written consent (such consent shall not be unreasonably withheld), but only to the extent you would be legally liable in the absence of a contractual agreement; or
6. **Legal Expense** associated with Subsections FF.1. through FF.5. referenced directly above, that is incurred with our prior written consent (such consent shall not be unreasonably withheld); and
7. the value of any services rendered by you or on your behalf, pursuant to any resolution approved by us in writing, prior to the services being rendered, to correct a negligent act, error or omission in the performance of **Professional Services**.

Professional Loss does not include:

- a. injunctive or equitable relief;
- b. the return of fees or charges for services rendered;
- c. salaries of your employees or any **Leased Worker**; or
- d. your profit, overhead or mark-up.

GG. Professional Services means those activities listed in Item (5) of the Declarations that are rendered by or on behalf of the **Named Insured**.

HH. Property Damage means each of the following caused by a **Pollution Condition**:

1. physical injury to or destruction of tangible property, including the resulting loss of use thereof;
2. loss of use of tangible property that has not been physically injured or destroyed;

3. diminished third-party property value, but only where there is physical injury to or the destruction of such tangible property; or

4. **Natural Resource Damage.**

Property Damage does not include **Environmental Damage**.

II. **Protective Claim** means a written demand made or lawsuit commenced by you against a **Design Professional** alleging liability or responsibility on the part of the **Design Professional** for **Protective Loss** based upon or arising out of the **Design Professional's** rendering or failure to render **Design Professional Services**.

JJ. **Protective Loss** means the amount you are legally entitled to recover from the **Design Professional**, as determined by:

1. a final monetary judgment by a court of competent jurisdiction;
2. a final monetary award resulting from an arbitration or other dispute resolution proceeding, that you participate in with our prior written consent; or
3. a settlement that we agree to in advance, in writing.

KK. **Rectification Expense** means direct costs and expenses to correct actual damages or prevent potential damages resulting from a negligent act, error or omission in your **Professional Services**.

Rectification Expense does not include any of your profit, overhead, mark-up; or any betterment to a project that **Rectification Expense** applies.

LL. **Remediation Expense** means reasonable and necessary expenses resulting from **Environmental Damage** caused by a **Pollution Condition** and incurred to investigate, assess, remove, dispose of, treat, abate, contain or neutralize a **Pollution Condition**, including any associated monitoring and testing costs.

MM. **Responsible Insured** means any of your officers, directors, partners, members, managers, supervisors or foreman, or any of your employees that have responsibility, in whole or in part, for risk control, risk management, health and safety or environmental affairs, control or compliance, and any manager of **Your Location**.

NN. **Restoration Costs** means reasonable and necessary costs incurred by you to restore, repair or replace real or personal property to substantially the same condition it was in prior to being damaged during work performed in the course of incurring **Remediation Expense**. **Restoration Costs** include the use of **Green Building Materials**, but only as set forth in SECTION II - SUPPLEMENTAL COVERAGES, B. Green Building Materials Expense Coverage.

However, these costs shall not exceed the Actual Cash Value of such real or personal property immediately prior to incurring the **Remediation Expense** or include costs associated with improvements or betterments, except for **Green Building Materials**. Actual Cash Value is defined as the cost to replace such real or personal property, immediately prior to incurring the **Remediation Expense**, minus the accumulated depreciation of the real or personal property.

OO. **Retroactive Date** means the date listed in Item (4) of the Declarations for each applicable coverage that is specified, if any, or any **Retroactive Date** listed on an endorsement to this Policy.

PP. **Subcontract** means a written agreement, purchase order or any such legal instrument issued under your written agreement for the performance of **Contracting Services** or **Transportation**.

QQ. **Subcontractor** means any person or entity that enters into a **Subcontract** that assumes some or all of your

obligation(s) to the **Client**.

RR. Subcontractor Services means **Contracting Services** or **Transportation** that are rendered by or on behalf of the **Subcontractor**.

SS. Subcontractor's Insurance means any liability insurance under which, the **Subcontractor** qualifies as an insured.

TT. Transportation means the movement of waste or material by land motor vehicle, trailer, semi-trailer, mobile equipment or watercraft, including the loading and unloading of such waste or material from the point of origin until the waste or material has arrived at its final destination, provided that:

1. the **Pollution Condition** occurs while in support of **Contracting Services**;
2. the **Pollution Condition** occurs at a location other than the **Job Site** or **Your Location**; and
3. the person or entity transporting the waste or material is properly licensed to transport such waste or material by the means utilized.

UU. Underground Storage Tank means any stationary container or vessel, which is ten percent (10%) or more beneath the surface of the ground and includes the associated underground piping, underground ancillary equipment and containment system(s) connected thereto, and is:

1. constructed primarily of non-earthen materials; and
2. designated to contain any substance.

For purposes of this definition, associated underground piping means piping leading to and away from the **Underground Storage Tank** until such piping is above ground or terminates in another **Underground Storage Tank**, receptacle, dispenser, or manufacturing process.

VV. Your Location means a location owned, rented to or leased by the **Named Insured**, provided that such location is listed in the Your Location Schedule endorsed onto this Policy.

Your Location does not include a **Job Site** or **Non-Owned Disposal Site**.

SECTION IV - EXCLUSIONS

A. The following exclusions apply to SECTION I - INSURING AGREEMENTS, A. Professional Coverages and B. Pollution Coverages:

This Policy does not apply to any **Claim**, negligent act, error or omission in **Professional Services**, **Professional Loss**, **Rectification Expense**, **Protective Loss**, **Pollution Condition**, **Pollution Loss**, **Emergency Remediation Expense**, **Pollution Protective Loss**, or any other coverage afforded under this Policy, including SECTION II – SUPPLEMENTAL COVERAGES, directly or indirectly for or based upon or arising out of:

1. **Contractual Liability**
your:

- a. assumption of liability in a contract or agreement; or
- b. breach of contract or agreement.

This exclusion does not apply to:

- (i) liability that you would have in the absence of a contract or agreement; or
- (ii) solely with regard to SECTION I – INSURING AGREEMENTS, B.1. Job Site Coverage - Occurrence and B.2. Transportation Coverage, liability assumed by the **Named Insured** in an **Insured Contract**.

2. Employer's Liability

any injury to:

- a. any of your employees, including any **Leased Workers**, directors, partners, principals, members, officers, stockholders or trustees, but solely within the course and scope of their employment or lease agreement and only if such injury arises in the course of:
 - (i) employment by you; or
 - (ii) performing duties related to the conduct of your business; or
- b. the spouse, domestic partner, child, parent, brother or sister of anyone set forth in Subsection 2.a. directly above, as a consequence of any injury to any of the persons described in Subsection 2.a. directly above.

This exclusion applies whether you may be liable as an employer or in any other capacity and to any obligation to share damages with or repay someone else who must pay damages because of the injury.

This exclusion does not apply to liability the **Named Insured** assumed under an **Insured Contract**.

3. Express Warranty and Guaranty

any express warranty or guaranty.

This exclusion does not apply to liability you would have in the absence of such express warranty or guaranty.

4. Your Faulty Workmanship

solely with regard to SECTION I - INSURING AGREEMENTS, B. Pollution Coverages, the cost to repair or replace faulty workmanship, construction, fabrication, installation, assembly, erecting, manufacture or remediation, if such faulty workmanship, construction, fabrication, installation, assembly, erecting, manufacture or remediation was performed, in whole or in part, by you.

5. Fiduciary Liability

any involvement by you:

- a. as a director, partner, principal, member, officer, stockholder, trustee, or employee of a business enterprise not stated in Item (1) of the Declarations or of any charitable organization, or pension, welfare, profit sharing, mutual or investment fund or trust; or
- b. as a fiduciary under the Employee Retirement Income Security Act of 1974, as amended, or any regulation or order issued pursuant thereto or under any other employee benefit plan.

6. Hostile Acts

any consequence, whether direct or indirect, of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power, strike, riot, or civil commotion.

7. Insurance and Suretyship

the requiring, obtaining, maintaining, advising as to, or the failure to require, obtain, maintain or advise as to any form of insurance, suretyship or bond, either with respect to any **Insured** or any

other person or entity.

8. Insured versus Insured

any **Claim** made by an **Insured** against any other **Insured**.

This exclusion does not apply to a **Claim** by any person or entity, including a **Client**, that meets the definition of an **Insured** in SECTION III – DEFINITIONS, M. **Insured**, Subsection 9.

9. Intentional and Dishonest Acts

- a. intentional disregard of, or non-compliance with, any statute, regulation, ordinance, law or order, by or at your direction or your agent's direction; or
- b. actual or alleged fraudulent, dishonest, malicious or intentionally or inherently harmful conduct by you.

This exclusion does not apply to any **Insured** that did not allegedly commit or allegedly participate in committing any of the foregoing conduct described above.

10. Known Circumstances or Conditions

- a. a **Claim**, negligent act, error or omission in **Professional Services, Professional Loss, Rectification Expense, Protective Claim, Protective Loss, Pollution Condition, Pollution Loss, Emergency Remediation Expense, Pollution Protective Claim or Pollution Protective Loss** reported to or known by a **Responsible Insured** prior to the inception of the **Policy Period**; or
- b. a circumstance or condition known by a **Responsible Insured** prior to the inception of the **Policy Period**, which is not identified by you in the statements, declarations and information contained in the Application for this Policy, where the **Responsible Insured** should have reasonably foreseen that a **Claim**, negligent act, error or omission in **Professional Services, Professional Loss, Protective Claim, Protective Loss, Pollution Condition, Pollution Loss, Pollution Protective Claim, or Pollution Protective Loss** would result, or **Rectification Expense or Emergency Remediation Expense** would be incurred.

However, in the event that during the **Policy Period** you exacerbate a **Pollution Condition** caused by others, coverage is not excluded for that portion of the **Pollution Loss, Emergency Remediation Expense or Pollution Protective Loss** that would not exist but for your exacerbation of the **Pollution Condition**.

11. Notices to Previous Insurers

any **Claim**, negligent act, error or omission in **Professional Services, Rectification Expense, Protective Claim, Pollution Condition, Emergency Remediation Expense, Pollution Protective Claim** or other circumstance reported by you in part or in whole under any prior policy.

12. Products Liability

any goods, materials or products designed, manufactured, sold, handled, distributed or supplied by you, a **Design Professional**, a **Subcontractor** or by others under license or trade name from you, a **Design Professional** or **Subcontractor**.

This exclusion does not apply to:

- a. the design of a good or product that has been specifically designed or otherwise provided to accommodate the specifications of a particular project or multiple projects for a specific customer. This exception does not apply to any subsequently manufactured goods or products using the same design, without alteration, as any previously customized good or product;
- b. computer software or programs specifically developed for a third-party that is not available

for general sale and distribution, and is provided in conjunction with **Professional Services**, **Design Professional Services**, **Contracting Services** or **Subcontractor Services**; or

- c. the fabrication, assembly or installation of goods, materials or products provided in connection with the performance of **Contracting Services**.

13. Property

- a. damage to any real property owned, rented or leased by you, except for **Your Location** or real property owned or leased by, or in the care, custody or control of, the **Client**; or
- b. for the repair, replacement or restoration of any personal property you own or lease, except for personal property owned or leased by, or in the care, custody or control of, the **Client**.

14. Radioactive / Nuclear Material

- a. material or waste that if disposed must be placed in a geologic repository as defined in 10 CFR 60 or 10 CFR 63 or any other existing or planned disposal facility for waste that would not otherwise qualify as **Low-Level Radioactive Waste and Material**;
- b. radioactive waste or material for which, you have coverage under any nuclear insurance policy or have received indemnity from any United States or international government authority or statute, including but not limited to the United States Price Anderson Act (Public Law 100-408) or the United States National Defense Contracts Act (Public Law 85-804);
- c. tailings, milling wastes, or products produced by the extraction of uranium or thorium from any ore processed for its source material;
- d. any nuclear weapon, engineered assembly, or component thereof designed to cause the release of radiological material or any hazardous substance onto a chosen target or to generate a nuclear detonation; and
- e. the existence, required removal or abatement of naturally occurring radioactive materials or technologically enhanced naturally occurring radioactive materials, including but not limited to radon,

including, but not limited to the actual, alleged or threatened exposure of any person(s) or property to any such matter.

15. Related Entities and Individuals

a **Claim** by an entity or individual:

- a. that wholly or partially owns, operates or manages you;
- b. that you have a direct or indirect ownership interest of twenty-five percent (25%) or more;
- c. that is controlled, operated or managed by you; or
- d. that is an affiliate of you.

16. Workers' Compensation and Similar Laws

your obligation under a workers' compensation, unemployment compensation, or disability benefits law or any similar law.

B. The following exclusions apply only to SECTION I - INSURING AGREEMENTS, A.3. Protective Loss Coverage and B.4. Pollution Protective Loss Coverage:

We shall not be liable to make any payment or indemnify you for any **Protective Loss** or **Pollution Protective Loss** directly or indirectly for or based upon or arising out of:

1. **Default Judgment**

a default judgment, monetary award or any liability imposed where the **Design Professional** or **Subcontractor** failed to appear, respond, answer, defend or otherwise plead in connection with the **Protective Claim** or **Pollution Protective Claim**.

This exclusion does not apply if you establish that you would have recovered, from the **Design Professional** or **Subcontractor** in the absence of a default judgment, a monetary award or had any liability imposed where the **Design Professional** or **Subcontractor** failed to appear, respond, answer, defend or otherwise plead in connection with the **Protective Claim** or **Pollution Protective Claim**.

2. **Project-Specific Policy**

a **Protective Claim** or **Pollution Protective Claim** for which, insurance is available to you under a project specific policy, or would have been available but for the exhaustion of limits of liability under such policy.

C. The following exclusions apply only to SECTION I - INSURING AGREEMENTS, B.6. Your Location Coverage:

We shall not be liable to make any payment for any **Pollution Loss** directly or indirectly for or based upon or arising out of:

1. **Asbestos and Lead-Based Paint**

the existence of, required removal or abatement of lead-based paint or asbestos, in any form, in or on any building or structure on or at **Your Location**, including, but not limited to products containing asbestos, asbestos fibers, asbestos dust, and asbestos containing materials.

2. **Divested Location**

any **Pollution Condition** on, at, under or migrating from **Your Location**, where the actual discharge, dispersal, release, seepage, migration or escape of **Pollutants** commenced subsequent to the time **Your Location** was sold, given away, no longer used or leased by you, abandoned by you, or condemned.

3. **Material Change in Use**

a material change in the use of, or operations at, **Your Location** from the use or operations identified by you in the statements and information contained in the Application for this Policy including any other supplemental materials submitted to us prior to the inception of the **Policy Period** or prior to **Your Location** being endorsed onto this Policy.

4. **Underground Storage Tank**

the existence of any **Underground Storage Tank** on, at or under **Your Location**.

This exclusion does not apply to:

- a. an **Underground Storage Tank** that is closed, abandoned in place or removed prior to the inception of the **Policy Period**, in accordance with all applicable Federal, State, Local or Provincial regulations;
- b. an **Underground Storage Tank** that is identified in the Your Location Schedule endorsed onto this Policy;
- c. an **Underground Storage Tank**, the existence of which, is unknown by a **Responsible Insured** as of the inception of the **Policy Period**;
- d. any flow-through process tank, including oil/water separator; or

- e. storage tank(s) situated in a man-made underground area (such as a basement, cellar, mine shaft or tunnel) if the storage tank is situated upon or above the surface of the floor.

SECTION V - LIMITS OF LIABILITY AND SELF-INSURED RETENTION AMOUNT

A. Aggregate Limits of Liability

1. The Policy Aggregate Limit of Liability set forth in Item (3) of the Declarations is the most we shall pay for the sum of all **Professional Loss, Rectification Expense, Protective Loss, Pollution Loss, Emergency Remediation Expense, Pollution Protective Loss**, and any other amounts for which insurance is afforded under SECTION I - INSURING AGREEMENTS of this Policy, regardless of the number of **Claim(s)**.
2. The Aggregate Limit of Liability for A. Professional Coverages, set forth in Item (4) A. Professional Coverages of the Declarations is the most we shall pay for the sum of all **Professional Loss, Rectification Expense, Protective Loss**, and any other amounts for which insurance is afforded under SECTION I - INSURING AGREEMENTS, A. Professional Coverages of this Policy, regardless of the number of **Claim(s)**.
3. The Aggregate Limit of Liability for B. Pollution Coverages, set forth in Item (4) B. Pollution Coverages of the Declarations is the most we shall pay for the sum of all **Pollution Loss, Emergency Remediation Expense, Pollution Protective Loss**, and any other amounts for which insurance is afforded under SECTION I - INSURING AGREEMENTS, B. Pollution Coverages of this Policy, regardless of the number of **Pollution Condition(s) or Claim(s)**.

B. Limits of Liability

1. Subject to the Aggregate Limit of Liability for A. Professional Coverages, set forth in Item (4) A. Professional Coverages of the Declarations, the Limit of Liability for each negligent act, error or omission for each coverage set forth in Item (4) A. Professional Coverages of the Declarations is the most we shall pay for all **Professional Loss, Rectification Expense and Protective Loss** based upon or arising out of a single negligent act, error or omission for which, insurance is afforded under SECTION I - INSURING AGREEMENTS, A. Professional Coverages of this Policy.
2. Subject to the Aggregate Limit of Liability for B. Pollution Coverages, set forth in Item (4) B. Pollution Coverages of the Declarations, the Limit of Liability for each **Pollution Condition** for each coverage set forth in Item (4) B. Pollution Coverages of the Declarations is the most we shall pay for all **Pollution Loss, Emergency Remediation Expense and Pollution Protective Loss** based upon or arising out of the same, related, repeated or continuous **Pollution Condition** for which, insurance is afforded under SECTION I - INSURING AGREEMENTS, B. Pollution Coverages of this Policy.

C. Legal Expense in Addition to the Limits of Liability

1. Professional Liability

Solely with respect to SECTION I - INSURING AGREEMENTS, A.1. Professional Liability Coverage, once the applicable Self-Insured Retention Amount has been satisfied, **Legal Expense** shall not begin to reduce the Limits of Liability set forth in Item (3) or Item (4) A. Professional Coverages Aggregate Limit of Liability of the Declarations, until we have incurred, on behalf of one or more **Insureds**, the **Legal Expense** Aggregate Limit of Liability, if any, set forth in Item (4) A. of the Declarations. Once we have incurred the Item (4) A. **Legal Expense** Aggregate Limit of Liability, **Legal Expense** applies to and reduces each applicable Limit of Liability set forth in Item (3) and Item (4) A. Professional Coverages Aggregate Limit of Liability of the Declarations.

2. Pollution Liability

Solely with respect to SECTION I - INSURING AGREEMENTS, B.1. Job Site Coverage, B.2. Transportation Coverage, B.5. Non-Owned Disposal Site Coverage and B.6. Your Location Coverage, once the applicable Self-Insured Retention Amount has been satisfied, **Legal Expense** shall not begin to reduce the Limits of Liability set forth in Item (3) and Item (4) B. Pollution Coverages Aggregate Limit of Liability of the Declarations until we have incurred, on behalf of one or more **Insureds**, the **Legal Expense** Aggregate Limit of Liability, if any, set forth in Item (4) B. of the Declarations. Once we have incurred the Item (4) B. **Legal Expense** Aggregate Limit of Liability, **Legal Expense** applies to and reduces each applicable Limit of Liability set forth in Item (3) and Item (4) B. Pollution Coverages Aggregate Limit of Liability of the Declarations.

D. Self-Insured Retention Amount

1. The Self-Insured Retention Amount must first be satisfied by payments by you that have been made with our prior written consent (such consent shall not be unreasonable withheld), or by covered **Emergency Remediation Expense**, before we have any obligation to pay any amounts under this Policy. The Self-Insured Retention Amount must be paid by you and be uninsured and cannot be satisfied by payments made under another insurance policy. In the event that you or the person or entity designated by the **First Named Insured** does not satisfy the Self-Insured Retention Amount, the **First Named Insured** is responsible for the Self-Insured Retention Amount obligation.
2. Subject to the Limits of Liability set forth in Item (3) and Item (4) A. Professional Coverages of the Declarations, we are liable only for that portion of **Professional Loss** and **Rectification Expense** under SECTION I - INSURING AGREEMENTS, A. Professional Coverages, of this Policy in excess of the Self-Insured Retention Amount for each negligent act, error or omission, if any, set forth in Item (4) A. Professional Coverages of the Declarations for each such coverage.
3. Subject to the Limits of Liability set forth in Item (3) and Item (4) B. Pollution Coverages of the Declarations, we are liable only for that portion of **Pollution Loss** and **Emergency Remediation Expense** under SECTION I - INSURING AGREEMENTS, B. Pollution Coverages, of this Policy in excess of the Self-Insured Retention Amount for each Pollution Condition, if any, set forth in Item (4) B. Pollution Coverages of the Declarations for each such coverage.
4. **Legal Expense** applies to and reduces each applicable Self-Insured Retention Amount set forth in Item (4) A. Professional Coverages and Item (4) B. Pollution Coverages, and the **Legal Expense** Aggregate Limit of Liability, if any, set forth in Item (4) A. and Item (4) B. of the Declarations.
5. When a written agreement executed prior to the negligent act, error or omission in **Professional Services** or discovery of a **Pollution Condition**, specifies a Self-Insured Retention Amount less than the Self-Insured Retention Amount for the applicable coverage(s) stated in Item (4) of the Declarations, then the Self-Insured Retention Amount applicable to such coverage shall be the lesser amount required by that written agreement, provided that:
 - a. you promptly reimburse us for the amount of the difference between the Self-Insured Retention Amount required by written agreement and the Self-Insured Retention Amount for the applicable coverage(s) stated in Item (4) of the Declarations; and
 - b. you indemnify us for any loss, cost, expense or attorney's fees and costs incurred by us in enforcing our rights herein.
6. If you mutually agree with us to use **Mediation** to resolve a **Claim** and the **Claim** is subsequently resolved as a direct consequence of **Mediation**, the Self-Insured Retention Amount applicable to said **Claim** shall be reduced by fifty percent (50%), subject to a maximum reduction of no more than \$25,000. In the event you owe any portion of the Self-Insured Retention Amount, it shall be paid to us within thirty (30) days following receipt of the executed, full and final release of the **Claim**.

E. Multiple Insureds and Multiple Related Claims

1. The number of **Insureds** covered by this Policy shall not operate to increase either any Limits of Liability or **Legal Expense** set forth in Item (3) or Item (4) of the Declarations, or as set forth in SECTION II - SUPPLEMENTAL COVERAGES, notwithstanding any other provisions of this Policy.
2. Multiple **Claim(s)** against one or multiple **Insureds**, **Rectification Expense** indemnified for one or multiple **Insureds**, or **Protective Claim(s)** made by one or multiple **Insureds**, for **Professional Loss**, **Rectification Expense** or **Protective Loss**, incurred over one or more **Policy Period(s)** and based upon or arising out of the same, related, repeated or continuous negligent act, error or omission shall be treated as a single **Claim**, subject to:
 - a. a single Limit of Liability;
 - b. a single Self-Insured Retention Amount; and
 - c. shall not operate to increase any Limits of Liability or **Legal Expense** set forth in Item (3) or Item (4) of the Declarations.

All such **Claim(s)**, **Rectification Expense** or **Protective Claim(s)**, whenever made, shall be considered first made on the date the earliest such **Claim**, **Rectification Expense** or **Protective Claim** was first made, or incurred and only a policy providing coverage for the earliest **Claim(s)**, incurred **Rectification Expense** or **Protective Claim(s)** shall afford coverage.

If more than one coverage applies to the whole or a part of any **Claim(s)**, **Rectification Expense** or **Protective Claim(s)** treated as a single **Claim** pursuant to this section, then the each negligent act, error or omission Limit of Liability for the entirety of that single **Claim** and the applicable Self-Insured Retention Amount for that single **Claim** shall be those set forth in Items (4) A.1. Professional Liability Coverage, A.2. Rectification Expense Coverage, or A.3. Protective Loss Coverage of the Declarations for the applicable coverage with the largest each negligent act, error or omission Limit of Liability and Self-Insured Retention Amount.

If more than one applicable coverage has the same each negligent act, error or omission Limit of Liability, but have different Self-Insured Retention Amounts, then the largest Self-Insured Retention Amount shall apply to that single **Claim**.

3. Multiple **Claim(s)** against one or multiple **Insureds**, **Emergency Remediation Expense** indemnified for one or multiple **Insureds**, or **Pollution Protective Claim(s)** made by one or multiple **Insureds**, for **Pollution Loss**, **Emergency Remediation Expense** or **Pollution Protective Claim(s)**, over one or more **Policy Period(s)** and arising out of the same, related, repeated or continuous **Pollution Condition** shall be treated as a single **Claim**, subject to:
 - a. a single Limit of Liability;
 - b. a single Self-Insured Retention Amount; and
 - c. shall not operate to increase any Limits of Liability or **Legal Expense** set forth in Item (3) or Item (4) of the Declarations.

All such **Claim(s)**, **Emergency Remediation Expense** or **Pollution Protective Claim(s)**, whenever made, shall be considered first made on the date the earliest such **Claim(s)**, **Emergency Remediation Expense** or **Pollution Protective Claim(s)** was first made and only the policy providing coverage for the earliest **Claim(s)**, **Emergency Remediation Expense** or **Pollution Protective Claim(s)** shall afford coverage.

If more than one coverage applies to the whole or a part of a **Claim(s)**, **Pollution Protective Claim(s)** or **Emergency Remediation Expense** treated as a single **Claim** pursuant to this section, then the each **Pollution Condition** Limit of Liability for the entirety of that single **Claim** and the applicable Self-Insured Retention Amount for that single **Claim** shall be those set forth in Items (4)

B.1. Job Site Coverage, B.2. Transportation Coverage, B.3. Emergency Remediation Expense, B.4. Pollution Protective Loss Coverage, B.5. Non-Owned Disposal Site Coverage, and B.6. Your Location Coverage of the Declarations for the applicable coverage with the highest each **Pollution Condition** Limit of Liability.

If more than one applicable coverage has the same each **Pollution Condition** Limit of Liability, but has different Self-Insured Retention Amounts, then the highest Self-Insured Retention Amount shall apply to that single **Claim**.

F. Exhaustion of Applicable Limit of Liability

Once any applicable Limit of Liability set forth in Item (3) or Item (4) of the Declarations, or set forth in SECTION II - SUPPLEMENTAL COVERAGES, has been exhausted, we have no obligation to:

1. defend or continue to defend any **Claim** by paying **Legal Expense** under the applicable Limit of Liability; or
2. pay any **Professional Loss, Rectification Expense, Protective Loss, Pollution Loss, Emergency Remediation Expense, Pollution Protective Loss**, SECTION II - SUPPLEMENTAL COVERAGES, or any other amounts under that applicable Limit of Liability.

G. Insurance Under Multiple Policies

1. Notwithstanding anything to the contrary in this Policy or any other policy issued by us or an entity affiliated with us, under no circumstances shall more than one policy issued to you by us or an entity affiliated with us apply to any **Professional Loss, Rectification Expense, Protective Loss, Pollution Loss, Emergency Remediation Expense** or **Pollution Protective Loss** that:
 - a. arise(s) out of the same, related, repeated or continuous act(s), error(s) or omission(s) in rendering or failing to render **Professional Services** or **Design Professional Services**; or
 - b. arise(s) out of the same, related, repeated or continuous **Pollution Condition(s)**; or
 - c. arise(s) out of **Bodily Injury, Property Damage, Environmental Damage** or other injury, damage or loss that occurs or continues through more than one policy period of two or more policies (including this Policy) issued by us or an entity affiliated with us.
2. If the **Bodily Injury, Property Damage, Environmental Damage** or other injury, damage or loss arises out of a **Pollution Condition(s)**, then the only policy that shall respond to any resulting **Professional Loss, Rectification Expense, Protective Loss, Pollution Loss, Emergency Remediation Expense** or **Pollution Protective Loss** is the first policy in effect when the first exposure to the **Pollution Condition(s)** occurs.

However, if the date of the first exposure to the **Pollution Condition(s)**:

- a. occurs prior to the first day of the policy period of the first policy issued by us or an entity affiliated with us, or
- b. cannot be determined,

then the first exposure to the **Pollution Condition(s)** shall be deemed to have occurred only on the first day of the policy period of the first policy issued by us or an entity affiliated with us.

3. If the **Bodily Injury, Property Damage, Environmental Damage** or other injury, damage or loss arises out of something other than a **Pollution Condition**, then the only policy that shall respond is the policy in effect when the actual or alleged negligent act(s), error(s) or omission(s) in rendering or failing to render **Professional Services** or **Design Professional Services** was first reported to us

or an entity affiliated with us.

SECTION VI – OPTIONAL EXTENDED REPORTING PERIOD

SECTION VI – OPTIONAL EXTENDED REPORTING PERIOD only applies to insurance afforded by this Policy under SECTION I - INSURING AGREEMENTS, A.1. Professional Liability Coverage, A.3. Protective Loss Coverage, B.2. Transportation Coverage, B.5. Non-Owned Disposal Site Coverage and B.6. Your Location Coverage.

In the event of non-renewal or cancellation of this Policy by the **First Named Insured**, the **First Named Insured** may purchase an Optional Extended Reporting Period of up to three (3) consecutive three-hundred and sixty-five (365) day periods, subject to the following terms, conditions and exceptions:

1. The Optional Extended Reporting Period becomes effective upon payment of an additional premium. Regardless of the period purchased for the Optional Extended Reporting Period, the additional premium will be not more than one hundred percent (100%) of the total premium of this Policy. The Optional Extended Reporting Period commences on the last day of the **Policy Period** and becomes effective for up to three (3) consecutive three-hundred and sixty-five (365) day periods. The ninety (90) days of additional reporting, if applicable, will be merged into the Optional Extended Reporting Period and is not in addition to the Optional Extended Reporting Period.
2. The **First Named Insured** must request the purchase of the Optional Extended Reporting Period in writing to us within thirty (30) days following the termination of this Policy and pay the premium to us promptly when due.
3. If purchased, the Optional Extended Reporting Period shall apply to:
 - a. a **Claim** or **Protective Claim** first made against you or by you, as applicable, during the **Policy Period** and reported to us, in writing, during the Optional Extended Reporting Period and otherwise covered under this Policy; or
 - b. a **Claim** or **Protective Claim** first made against you or by you, as applicable, and reported to us, in writing, during the Optional Extended Reporting Period and otherwise covered under this Policy. In this case, the **Claim** or **Protective Claim** shall be deemed to have been made against you or by you, as applicable, on the last day of the **Policy Period**.
4. Solely with respect to SECTION I – INSURING AGREEMENTS, B.6. Your Location Coverage, if purchased, the Optional Extended Reporting Period does not apply where a **Pollution Condition** is first discovered by you after the **Policy Period**.
5. The **First Named Insured** shall not have the right to purchase the Optional Extended Reporting Period where:
 - a. this Policy is terminated for fraud or cancelled on any ground set forth in Subsections 2.a., 2.b. and 2.c. of SECTION VIII - CONDITIONS, D. Cancellation; or
 - b. you have obtained other replacement insurance from an entity other than us or our affiliate which is effective after the end of the **Policy Period**, regardless of whether the coverage afforded under such replacement insurance is identical to the coverage afforded under this Policy.
6. The Optional Extended Reporting Period granted hereunder shall be subject to all the terms and conditions of this Policy and shall only apply to **Claim(s)** or **Protective Claim(s)** based upon or arising out of the performance of **Professional Services**, **Design Professional Services**, **Contracting Services** or **Subcontractor Services** prior to the cancellation or non-renewal of this Policy, and that are otherwise covered under this Policy.
7. The Optional Extended Reporting Period shall be non-cancellable except for fraud or for any ground set forth

in Subsections 2.a., 2.b., and 2.c. of SECTION VIII – CONDITIONS, D. Cancellation. At the commencement of the Optional Extended Reporting Period, the entire premium shall be considered one hundred percent (100%) fully earned.

8. The Limits of Liability applicable to the Optional Extended Reporting Period shall be the Limits of Liability remaining under this Policy.
9. The quotation of different terms and conditions by us and the **First Named Insured's** choice not to accept those quoted terms and conditions shall not be construed as non-renewal of this Policy.

SECTION VII - REPORTING, DEFENSE, SETTLEMENT AND COOPERATION

A. Admission of Liability and Recommended Settlement

As a condition precedent to the coverage hereunder:

You shall not admit liability with respect to any **Claim** without our prior written consent.

If we recommend a settlement of a **Claim**:

1. for an amount within the Self-Insured Retention Amount, and you refuse to settle for such recommended amount, we shall not be liable for any **Professional Loss, Pollution Loss**, and any other coverage afforded by endorsement; or
2. for a total amount in excess of the Self-Insured Retention Amount, and you refuse to settle for such recommended amount, our liability for **Professional Loss, Pollution Loss**, and any other coverage afforded by endorsement, shall be limited to that portion of such recommended amount, plus the **Legal Expense** incurred as of the date we recommended such settlement amount, which exceeds the Self-Insured Retention Amount, but falls at or within the Limits of Liability.

B. Circumstance Reporting

If during the **Policy Period**, the **Named Insured** first becomes aware of an actual or alleged negligent act, error or omission in **Professional Services** or a **Pollution Condition**, that the **Named Insured** reasonably believes may result in a **Claim** (hereafter referred to as a "Circumstance") that this Policy may apply, the **Named Insured** may provide written notice, of the actual or alleged negligent act, error omission in **Professional Services** or the **Pollution Condition**, to us during the **Policy Period**.

Any such Circumstance that subsequently becomes a **Claim** made against the **Named Insured** and reported to us, in writing, shall be considered to have been first made and reported during the **Policy Period** and shall be subject to all of the terms and conditions of this Policy.

As a condition precedent to the rights afforded to the **Named Insured** under this Subsection B., such written notice to us of a Circumstance shall contain all of the following information:

1. the date and details of all actual and alleged negligent acts, errors or omissions in **Professional Services** that took place, along with the specific nature, date and extent of any injury or damage that has been sustained;
2. the date and details of the **Pollution Condition** and the **Contracting Services** that may have caused such condition;
3. copies of any agreements that have been entered into by the **Named Insured** that are related to the **Professional Services** or **Contracting Services**; and
4. details explaining how the **Named Insured** first became aware of the Circumstance.

We shall determine, in our sole discretion, whether the **Named Insured's** written notice satisfies the condition precedent above.

C. Defense

We have the right and the duty to defend any **Claim** against you seeking **Professional Loss** or **Pollution Loss** to which this insurance applies, subject to satisfaction of the Self-Insured Retention Amount, even if any of the allegations are groundless, false or fraudulent. We shall have the right, but not the duty to defend you against any **Claim** for **Professional Loss** or **Pollution Loss** where the Self-Insured Retention Amount has not yet been satisfied. We shall also have the right to select counsel to defend you in connection with any **Claim** or **Pollution Condition** covered under this Policy. If we exercise such rights set forth above, you must promptly reimburse us for any payments made by us within the Self-Insured Retention Amount, if any. However, we have no duty to defend any **Claim** against you to which this insurance does not apply.

D. Duties

As a condition precedent to the coverage hereunder:

1. You must notify us of each of the following, as soon as practicable:
 - a. a **Claim**, **Protective Claim** or **Pollution Protective Claim**;
 - b. **Bodily Injury** or **Property Damage** that may result in a **Claim**, **Protective Claim** or **Pollution Protective Claim**;
 - c. an act, error or omission in **Professional Services** that may result in a **Claim**, **Rectification Expense** or **Protective Claim**;
 - d. a **Pollution Condition**; and
 - e. **Remediation Expense**.
2. You must forward to us or to any of our authorized agents all demands, notices, summonses, legal papers or orders received by you or your representative as soon as practicable.
3. You must provide to us, whether orally or in writing, notice of the particulars including the time, place and circumstances of the **Claim**, act, error or omission in **Professional Services** or **Design Professional Services**, **Protective Claim**, **Pollution Condition**, **Pollution Protective Claim**, **Bodily Injury**, **Property Damage** or **Remediation Expense**, along with the names and addresses of any injured persons and witnesses. In the event of oral notice, you must furnish to us a written notice of such particulars as soon as practicable.

Notice, whether orally or in writing, must be provided to us when a **Protective Claim** or **Pollution Protective Claim** is initiated.
4. You must cooperate with us with respect to any coverage sought under this Policy. Upon our request, you shall submit to examination under oath by a representative of us.
5. You shall attend hearings, depositions and trials and assist in effecting settlement, securing and giving evidence, obtaining the attendance of witnesses and otherwise cooperate in the investigation or defense of a **Claim**, and the maintenance and pursuit of, and recovery of monies in connection with the **Protective Claim** and **Pollution Protective Claim**. You must further cooperate with us and do whatever is necessary to secure and affect any rights of indemnity, contribution, apportionment or subrogation that you or we may have.

SECTION VIII - CONDITIONS

A. Action Against Us

No action by a third-party to this Policy shall lie against us unless, as a condition precedent thereto:

1. you have fully complied with all of the terms of this Policy; and
2. the amount you are obligated to pay has been finally determined either by judgment against you after actual trial or by your written agreement, the claimant and us.

Any person or entity that has secured such judgment or entered into such written agreement shall thereafter be entitled to recover under this Policy to the extent of the insurance afforded by this Policy. No person or entity shall have any right under this Policy to join us as a party to any action against you to determine your liability, nor shall we be brought into such action by you or your legal representative.

B. Assignment

This Policy cannot be assigned without our prior written consent. Such consent shall not be unreasonably withheld or delayed.

C. Bankruptcy or Insolvency

Your bankruptcy or insolvency, or of your estate, shall not relieve us of any of our obligations under this Policy.

D. Cancellation

The following with regards to cancellation apply to this Policy:

1. Cancellation by the First Named Insured:

This Policy may be cancelled by the **First Named Insured** by mailing to us written notice stating when thereafter the cancellation shall be effective. The mailing of such notice must be sent by certified mail, return receipt requested or by electronic mail. The effective date and time of cancellation stated in the written notice shall become the end of the **Policy Period**.

The Minimum Earned Premium for this Policy shall be the percentage stated in Item (7) of the Declarations of the total premium for this Policy. This means that such percentage of the total premium for this Policy is fully earned by us on the inception of the **Policy Period**. The **First Named Insured** is not entitled to any return of the Minimum Earned Premium upon cancellation.

If the Minimum Earned Premium is less than one hundred percent (100%) of the total premium for this Policy, and the **First Named Insured** cancels this Policy, then the amount of premium returnable after the minimum premium earned is retained by us shall be computed in accordance with the customary short-rate table and procedure.

2. Cancellation by Us:

This Policy may be cancelled by us by mailing to the **First Named Insured** at the address shown in Item (1) of the Declarations, written notice stating when not less than ninety (90) days thereafter [or fifteen (15) days for non-payment of premium] such cancellation shall be effective. The mailing of such notice shall be sufficient proof of notice of cancellation. The effective date and time of cancellation stated in the written notice shall become the end of the **Policy Period**.

We may cancel this Policy at any time, but only for the following reasons:

- a. you made a material misrepresentation that affects our assessment of the risks insured by this Policy;
- b. you breached or failed to comply with Policy terms, conditions, contractual duties or any of your obligations under this Policy or at law; or
- c. you failed to pay the premium or the Self-Insured Retention Amount.

If we cancel this Policy for reasons set forth in Subsections D.2.a. or D.2.b. referenced directly above, then the amount of premium returnable to the **First Named Insured** is computed on a pro-rata basis. If we cancel the Policy for reasons set forth in Subsection D.2.c. above, there shall be no return premium.

In the event of cancellation by us from any ground referred to in Subsection D.2.b. referenced directly above, you shall have ninety (90) days from the date of notice of cancellation to remedy each breach and each failure that is a ground for cancellation, but only as to each and every breach and failure that are capable of being remedied. If your remedial efforts are completed within such ninety (90) day period and are satisfactory to us, we shall rescind the Notice of Cancellation with a written confirmation to the **First Named Insured**.

3. The following provisions also apply to Subsections D.1. and D.2. above:

- a. The premium adjustment shall occur as soon as practicable after cancellation becomes effective however, payment of unearned premium is not a condition of our cancellation.
- b. If a **Claim** for **Professional Loss** or **Pollution Loss** is made, a **Pollution Condition** is discovered, a **Protective Claim** or **Protective Pollution Claim** is made by you against a **Design Professional** or **Subcontractor**, or coverage is otherwise requested from us by you, during the **Policy Period**, within ninety (90) days of the end of the **Policy Period**, or the Optional Extended Reporting Period, then the premium shall be considered one hundred percent (100%) earned, and the **First Named Insured** is not entitled to any return of premium upon cancellation.
- c. If this Policy is terminated for fraud, misrepresentation or non-payment of premium, the ninety (90) days of additional reporting will not apply.

E. Changes

Notice to any agent or knowledge possessed by any agent or by any other person shall not constitute a waiver or a change in any part of this Policy or estop us from asserting any right under the terms of this Policy. The terms and conditions of this Policy cannot be waived or changed, except by endorsement issued by us to form a part of this Policy.

F. Choice of Law and Jurisdiction and Venue

All matters arising from or related to this Policy, including without limitation questions related to the validity, interpretation, performance, and enforcement of this Policy, and all forms of contractual, tort and statutory claims, shall be determined in accordance with the law and practice of the State of New York (notwithstanding New York's conflicts of law rules).

It is agreed that, in the event of any dispute arising from or related to this Policy, including without limitation questions related to the validity, interpretation, performance, and enforcement of this Policy, and all forms of contractual, tort and statutory claims, we and the **Insured** will submit to the jurisdiction of any court (state or federal) in New York and will comply with all the requirements necessary to give such court jurisdiction. Nothing in this clause constitutes or should be understood to constitute a waiver of the right of us or the **Insured** to remove an action to the United States District Court, regardless of the jurisdiction in which, an action is commenced.

G. Declarations and Representations

By acceptance of this Policy, you agree that:

1. the statements, declarations and information contained in the Application for this Policy are true, correct and complete;
2. all such statements, declarations and information are material to our underwriting of this Policy;
3. this Policy has been issued by us in reliance upon the truth, correctness and completeness of such statements, declarations and information, and
4. the Application for this Policy, including all statements, declarations and information submitted to us as part of the Application process, is incorporated in and made part of this Policy.

H. Design Professional's Insurance

You shall require that each **Design Professional**, with whom you enter into a written agreement, carry professional liability insurance.

I. Headings

The descriptions in the headings of this Policy are solely for convenience and form no part of the terms and conditions of this Policy.

J. Inspection and Audit

We shall be permitted, but not obligated, to examine, audit, monitor and inspect on a continuing basis any of your books, records, services, properties and activities at any time, as far as they relate to the subject matter of this Policy.

Neither our right to examine, audit, monitor and make inspections, or the actual undertaking thereof, or any report thereon, neither constitutes an undertaking to determine or warrant that property or operations are safe, healthful, or conform to acceptable engineering practice, or are in compliance with any law, rule or regulation. Any inspections shall be coordinated through the broker or agent of the **First Named Insured**.



K. Other Insurance

Unless expressly stated to the contrary, this Policy is excess over the Self-Insured Retention Amount and any other valid and collectible insurance whether such other insurance is stated to be primary, contributory, excess, contingent or otherwise, unless such other insurance is written specifically excess of this Policy by reference in such other policy to this Policy Number in this Policy's Declarations. When any other insurance has a duty to defend a **Claim**, we shall have no duty to defend the **Claim**; if the other insurance does not defend the **Claim**, we shall have the right, but not the duty to defend the **Claim**.

With regard to SECTION I - INSURING AGREEMENTS, B. Pollution Coverages, when you are required by written agreement, executed prior to the first commencement of the **Pollution Condition**, to include any person or entity as an additional **Insured**, such coverage shall be provided on a primary and non-contributory basis to the extent required by the written agreement.

L. Severability

Except with respect to the Limits of Liability and the Self-Insured Retention Amount, and any rights or duties specifically assigned in this Policy to the **First Named Insured**, this insurance applies:

1. as if each **Named Insured** were the only **Named Insured**; and

2. separately to each **Insured** against whom a **Claim** is made.

Any misrepresentation, act or omission that is in violation of a duty, term or condition under this Policy by one **Insured** shall not by itself affect coverage for another **Insured** under this Policy. However, this exception shall not apply to the **Insured** who is a parent, subsidiary or affiliate of the **Insured** which committed the misrepresentation, act or omission referenced above.

M. Sole Agent

The **First Named Insured** shall act on behalf of all **Insureds** for the payment or return of premium, receipt and acceptance of any endorsement issued to form a part of this Policy, giving and receiving notice of cancellation or non-renewal and the exercise of the rights provided in SECTION VI – OPTIONAL EXTENDED REPORTING PERIOD.

N. Subrogation and Recoupment

In the event of any payment under this Policy, we shall have the right to seek recoupment against you in the event we determine no coverage exists and/or be subrogated to all of your rights of recovery against any person or entity and you will execute and deliver instruments and papers and do whatever else is necessary to secure such rights.

Any recovery as a result of subrogation proceedings under this Policy shall accrue first to you to the extent of your payments in excess of the Limits of Liability of this Policy; then to us to the extent of our payment under this Policy; and then to you to the extent of your payment of the Self-Insured Retention Amount. Expenses incurred in such subrogation proceedings shall be apportioned among the interested parties in the recovery in the proportion that each interested party's share in the recovery bears to the total recovery amount.

We shall have priority in any recovery, and any amounts recovered in excess of our total payment and the cost of recovery shall be paid to you. You shall do nothing at any time to prejudice our subrogation rights.

However, **we waive our right of recovery** against any person or entity, except for a **Design Professional** or **Subcontractor**, including **Subcontractors** and subconsultants, as referenced in SECTION I – INSURING AGREEMENTS, A.3. Protective Loss Coverage and B.4. Pollution Protective Loss Coverage, if and to the extent you agreed to waive your right of recovery against such person or entity in a written agreement signed by the **Named Insured** prior to:

1. the negligent act, error or omission in **Professional Services** out of which the **Claim** or request for **Rectification Expense** arises under SECTION I - INSURING AGREEMENTS, A. Professional Coverages; or
2. the first commencement of a **Pollution Condition** out of which the **Claim** or request for **Emergency Remediation Expense** or **Pollution Loss** arises under SECTION I - INSURING AGREEMENTS, B. Pollution Coverages.

O. Territory

This Policy applies to **Professional Services** and **Contracting Services** rendered worldwide, provided that the **Claim**, **Protective Claim** or **Pollution Protective Claim** is first brought, and at all times maintained, within the United States, its territories and possessions, or in Canada.

This Policy does not apply to any **Claim**, **Protective Claim** or **Pollution Protective Claim** for which, payment would be in violation of the laws of the United States including, but not limited to, United States economic or trade sanction laws or export control laws administered by the United States Treasury, State, and Commerce Departments, such as the economic and trade sanctions administered by the United States Treasury Office of Foreign Assets Control.

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

Name of person or organization

☒ Blanket Waiver

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:

ANY PERSON OR ORGANIZATION FOR WHOM THE NAMED INSURED HAS
AGREED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER

3. Premium:

The premium charge for this endorsement shall be _____ percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium:



Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. BAP184004606

Effective Date: 09/01/2025

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

The following are also "insureds":

- a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.
- b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.
- c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.
- d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

- (2) Up to \$5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph 2. in **B. Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph 2.b. in **B. Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

- a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and
- b. Any:
 - (1) Overdue lease or loan payments at the time of the "loss";
 - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
 - (3) Security deposits not returned by the lessor;
 - (4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and
 - (5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to \$75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

- (2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or
 - (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".
- However, the most we will pay for any expenses for loss of use is \$100 per day, to a maximum of \$3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

- a. We will pay up to \$750 for "loss" to personal effects which are:
 - (1) Personal property owned by an "insured"; and
 - (2) In or on a covered "auto".
- b. Subject to Paragraph a. above, the amount to be paid for "loss" to personal effects will be based on the lesser of:
 - (1) The reasonable cost to replace; or
 - (2) The actual cash value.
- c. The coverage provided in Paragraphs a. and b. above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:
 - (1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.
 - (2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.
 - (3) Paintings, statuary and other works of art.
 - (4) Contraband or property in the course of illegal transportation or trade.
 - (5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

- 1. The Exclusion in Paragraph B.4.a. of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph B.2.c. of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.
- 2. The following is added to Paragraph 1.a. **Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

- (a) Are the property of an "insured"; and
- (b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is \$500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph B.3.a. of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph B.4.a. of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

Temporary Substitute Autos – Physical Damage

If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

1. Breakdown;
 2. Repair;
 3. Servicing;
 4. "Loss"; or
 5. Destruction.
2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

Temporary Substitute Autos – Physical Damage

We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

- a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

- (1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";
- (2) The "insured's" name and address; and
- (3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

- (1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or
- (2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto – World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

- (5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to \$50 per day to a maximum of \$1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of \$2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered "auto" is stolen and recovered, we will pay the cost of transport to return the "auto" to you. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.

Additional Insured – Automatic – Owners, Lessees Or Contractors

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. GLO183855306

Effective Date: 09/01/2025

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization whom you are required to add as an additional insured under a written contract or written agreement executed by you, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" and subject to the following:

1. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

a. The Insurance Services Office (ISO) ISO CG 20 10 (10/01 edition); or

b. The ISO CG 20 37 (10/01 edition),

such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" arises out of:

(1) Your ongoing operations, with respect to Paragraph **1.a.** above; or

(2) "Your work", with respect to Paragraph **1.b.** above,

which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **1.**, insurance afforded to such additional insured:

(a) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

(b) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

2. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

a. The Insurance Services Office (ISO) ISO CG 20 10 (07/04 edition); or

b. The ISO CG 20 37 (07/04 edition),

such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part, by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf,

in the performance of:

- (a)** Your ongoing operations, with respect to Paragraph **2.a.** above; or
- (b)** "Your work" and included in the "products-completed operations hazard", with respect to Paragraph **2.b.** above,

which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **2.**, insurance afforded to such additional insured:

- (i)** Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and
 - (ii)** Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.
- 3.** If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:
- a.** Under the ISO CG 20 10 (04/13 edition, any subsequent edition or if no edition date is specified); or
 - b.** With respect to ongoing operations (if no form is specified),
- such person or organization is then an additional insured only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part by:

- (1)** Your acts or omissions; or
- (2)** The acts or omissions of those acting on your behalf,

in the performance of your ongoing operations, which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **3.**, insurance afforded to such additional insured:

- (a)** Only applies to the extent permitted by law;
 - (b)** Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured; and
 - (c)** Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement.
- 4.** If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:
- a.** Under the ISO CG 20 37 (04/13 edition, any subsequent edition or if no edition date is specified); or
 - b.** With respect to the "products-completed operations hazard" (if no form is specified),
- such person or organization is then an additional insured only to the extent that "bodily injury" or "property damage" is caused, in whole or in part by "your work" and included in the "products-completed operations hazard", which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **4.**, insurance afforded to such additional insured:

- (1)** Only applies to the extent permitted by law;
- (2)** Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured;
- (3)** Only applies if the "bodily injury" or "property damage" occurs during the policy period and subsequent to your execution of the written contract or written agreement; and
- (4)** Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

- B.** Solely with respect to the insurance afforded to any additional insured referenced in Section **A.** of this endorsement, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services including:

1. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

- C.** Solely with respect to the coverage provided by this endorsement, the following is added to Paragraph **2. Duties In The Event Of Occurrence, Offense, Claim Or Suit** of Section **IV – Commercial General Liability Conditions**:

The additional insured must see to it that:

- (1) We are notified as soon as practicable of an "occurrence" or offense that may result in a claim;
- (2) We receive written notice of a claim or "suit" as soon as practicable; and
- (3) A request for defense and indemnity of the claim or "suit" will promptly be brought against any policy issued by another insurer under which the additional insured may be an insured in any capacity. This provision does not apply to insurance on which the additional insured is a Named Insured if the written contract or written agreement requires that this coverage be primary and non-contributory.

- D.** Solely with respect to the coverage provided by this endorsement:

1. The following is added to the **Other Insurance** Condition of Section **IV – Commercial General Liability Conditions**:

Primary and Noncontributory insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured provided that:

- a. The additional insured is a Named Insured under such other insurance; and
- b. You are required by written contract or written agreement that this insurance be primary and not seek contribution from any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the **Other Insurance** Condition under Section **IV – Commercial General Liability Conditions**:

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by a written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

- E.** This endorsement does not apply to an additional insured which has been added to this Coverage Part by an endorsement showing the additional insured in a Schedule of additional insureds, and which endorsement applies specifically to that identified additional insured.

- F.** Solely with respect to the insurance afforded to an additional insured under Paragraph **A.3.** or Paragraph **A.4.** of this endorsement, the following is added to Section **III – Limits Of Insurance**:

Additional Insured – Automatic – Owners, Lessees Or Contractors Limit

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the written contract or written agreement referenced in Section **A.** of this endorsement; or
2. Available under the applicable Limits of Insurance shown in the Declarations,
whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms, conditions, provisions and exclusions of this policy remain the same.

Waiver Of Subrogation (Blanket) Endorsement



Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l. Prem	Return Prem.
GLO183855306	09/01/2025	09/01/2026			\$	\$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition**:

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

**CITY OF SAN ANGELO, TEXAS**

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903

325.657.4219 • sapurch@cosatx.us

Vendor Compliance with Reciprocity on Non-Resident Vendors

Texas Government Code 2252.002 provides that, in order to be awarded a contract as low vendor, a non-resident vendor must bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident vendor by the same amount that a Texas resident vendor would be required to underbid a non-resident vendor in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located.

A non-resident vendor is a contractor whose corporate offices or principal place of business is outside of the state of Texas. This requirement does not apply to a contract involving Federal funds. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident vendors for your submission to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that vendor. **Texas resident vendors must check the blank in Section B.**

A. NON-RESIDENT (OUTSIDE OF TEXAS)

Non-resident Vendors in _____ (give state), our principal place of business, **are required** to be _____ percent lower than resident vendors by state law. A copy of the statute is attached.

Non-resident Vendors in Florida (give state), our principal place of business, **are not required** to underbid resident vendors.

B. TEXAS RESIDENT

Our principal place of business or corporate offices are in the State of Texas: _____. (Mark a "check" in the blank if this applies.)

AUTHORIZED AGENT • PLEASE PRINT

VENDOR NAME Ceres Environmental Services, Inc.	ADDRESS 9625 Windfern Road
CITY/STATE Houston, TX	ZIP 77064
NAME Tia Laurie	TITLE Corporate Secretary
SIGNATURE 	DATE October 10, 2025



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

Verification Related to Prohibited Contracts

CITY OF SAN ANGELO, TEXAS

My name is Tia Nichole Laurie "Declarant";
FIRST MIDDLE LAST
My date of birth is 12/27/1977; and,
BIRTHDAY
My address is 6371 Business Boulevard, Suite 100 Sarasota Florida
STREET CITY STATE
34240 USA
ZIP CODE COUNTRY
My position with Ceres Environmental Services, Inc. Corporate Secretary
CONTRACTING COMPANY OFFICE HELD

(1) The foregoing named contracting Company does not now and will not during the term of this contract, have contracts with or provide supplies or services to, an entity or company known to have contracts with or to provide supplies or services to a foreign terroristic organization or with an entity or company identified as providing such on a list prepared and maintained by the Texas Comptroller pursuant to Subchapter "F", Sections 2252.151 et. seq., Chapter 2252 "Contracts with Governmental Entity" of the Texas Government Code; neither is contracting Company identified as an entity providing such supplies or services on said list.

(2) The foregoing named contracting Company does not boycott Israel; and will not boycott Israel during the term of the contract with the City of San Angelo.

(3) **Entities that Boycott Energy Companies.** In accordance with Senate Bill 13, Acts 2021, 87th Leg., R.S., pursuant to Section 2274.002 of the Texas Government Code (relating to prohibition on contracts with companies boycotting certain energy companies), the foregoing named contracting Company represents and warrants that it does not, and will not for the duration of the Contract, boycott energy companies.

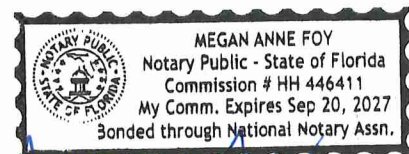
(4) **Entities that Discriminate Against Firearm and Ammunition Industries.** In accordance with Senate Bill 19, Acts 2021, 87th Leg., R.S., pursuant to Section 2274.002 of the Texas Government Code (relating to prohibition on contracts with companies that discriminate against firearm and ammunition industries), The foregoing named contracting Company verifies that it does not, and will not for the duration of the Contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.

(5) If circumstances relevant to this provision change during the course of the Contract the City of San Angelo shall be promptly notified.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Sarasota County, State of Florida, on the
10th day of October, 20 25
DAY MONTH YEAR
COUNTY OFFICE HELD

Tia Laurie
Declarant Signature



Megan Anne Foy



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

List of References

List at least three (3) references of similar scope and size giving organization name, contact information, and term.

1	Government or Company Name	Pearland, TX
	Location	Pearland, TX
	Contact Person and Title	Laurie Rodriguez, Environmental Services Superintendent
	Telephone Number	(281) 652-1813
	Scope of Work	Debris Removal and Disposal Services
	Contract Period	7/11/2020 - 3/31/2027
2	Government or Company Name	Bell County, TX
	Location	Bell County, TX
	Contact Person and Title	Bob Reinhard, EMC
	Telephone Number	(254) 933-5587
	Scope of Work	Disaster and/or Storm Recovery Services
	Contract Period	7/31/2017 - 9/30/2026
3	Government or Company Name	Houston, TX
	Location	Houston, TX
	Contact Person and Title	Mark Anderson, Senior Staff Analyst
	Telephone Number	(832) 393-0448
	Scope of Work	Disaster Debris Removal Services
	Contract Period	4/13/2018 - 5/30/2027

**CITY OF SAN ANGELO, TEXAS**

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903
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4	Government or Company Name	Bradenton, FL
	Location	Bradenton, FL
	Contact Person and Title	Irvin Lee, Public Works/Utilities Director
	Telephone Number	(941) 462-1989
	Scope of Work	Disaster Debris Removal and Disposal Services
	Contract Period	7/31/2018 - 7/19/2026

5	Government or Company Name	Hamilton County, TN
	Location	Hamilton County, TN
	Contact Person and Title	John Agan, Director of Facilities Maintenance
	Telephone Number	(423) 209-7840
	Scope of Work	Disaster Debris Collection and Disposal Services
	Contract Period	7/1/2020 - 6/30/2028

6	Government or Company Name	North Port, FL
	Location	North Port, FL
	Contact Person and Title	Frank Lama, Solid Waste Manager
	Telephone Number	(941) 240-8074
	Scope of Work	Disaster Debris Clearance and Removal Services
	Contract Period	5/28/2019 - 11/30/2025

References may be checked before award. Any negative responses may be grounds for disqualification.



CITY OF HOUSTON

Department Name

John Whitmire

Mayor

Mark Wilfalk
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-393-0454
F. 832-393-0333
www.houstontx.gov

Reference Letter – City of Houston

Ceres Environmental

Mr. Rob Smith

Director of Disaster Recovery

This letter expresses the City of Houston's support for Ceres Environmental Services. In the aftermath of Hurricane Beryl, which devastated Houston on July 8th, Ceres demonstrated exceptional efficiency and professionalism. They mobilized immediately upon receiving the go-ahead and successfully managed the removal and disposal of large quantities of debris, establishing multiple debris sites within the first week. Their dedication to safety and timely execution helped achieve early project completion, which was remarkable.

Ceres rapidly reached a high debris hauling capacity. By the third day of operations, they had achieved a daily production of 17,530 cubic yards, exceeding our expectations. They maintained this impressive performance for several weeks, deploying up to 62 trucks and consistently hauling between 20,000 and 25,000 cubic yards of debris each day. Their incredible efforts to remove debris from the rights-of-way as quickly and safely as possible assisted our residents in getting back on their feet.

Thousands of trees were affected by wind damage, requiring either hazard tree removal or the clearance of hazardous hangers to ensure public safety. In total, Ceres managed 13,511 trees and transported the resulting vegetative debris to the designated site for mulching and beneficial use.

I would like to commend the Ceres team's exceptional responsiveness and creativity throughout this disaster response project. Despite being engaged later than the other contractors, the Ceres project leadership team excelled with impressive dedication, organization, and efficiency. Their team implemented a well-structured approach, brought in the necessary equipment and manpower, kept us consistently informed, and ultimately completed their portion of the project ahead of schedule.

Ceres is a highly capable disaster management company. Their personnel are experts in this industry, and I genuinely appreciated their transparency and communication throughout all aspects of this project. I highly recommend Ceres for any disaster management initiative.

DocuSigned by:

Mark Wilfalk

7F55A195448148A...
Mark Wilfalk, Director

Solid Waste Management Department



CITY OF SUGAR LAND

September 23, 2024

David A. McIntyre
President
Ceres Environmental Services, Inc.
9945 Windfern Road
Houston, Texas 77064

To whom it may concern,

I am writing to provide a reference for Ceres Environmental, who was contracted to assist with the cleanup of storm debris following a debris generating event. The City of Sugar Land had the opportunity to observe their work firsthand after Hurricane Beryl, and I can confidently recommend them for similar projects.

From the outset, Ceres representatives and project managers demonstrated a high level of professionalism and dedication. Prior to hurricane season they met with the City and were able to provide valuable information regarding coordination and activation. After receiving the Notice to Proceed (NTP) post Hurricane Beryl, they arrived promptly and were well-prepared to tackle the challenges posed by the storm debris. Their team worked efficiently, utilizing effective techniques to ensure the safe and thorough removal of debris while adhering to all FEMA guidelines, local regulations, and safety protocols.

After activation they met with City staff, and the Debris Monitor, multiple times a day to ensure we had a coordinated plan. Throughout the project, Ceres Project Manager, Alonzo Clay, maintained open communication, providing daily updates and addressing any concerns that arose. Their commitment to quality and customer satisfaction was evident in their attention to detail and willingness to meet our requests.

In addition to their technical expertise, Ceres Environmental and their team displayed a strong work ethic and a positive attitude, which contributed to a collaborative and productive working environment. Ceres was able to assist the City of Sugar Land in recovering from Hurricane Beryl in a timely manner in comparison to surrounding areas impacted.

I recommend Ceres Environmental for any future projects involving cleanup and debris removal. Their experience, reliability, and dedication make them an excellent choice for municipalities and organizations in need of these services.

Please feel free to contact the City if you have any further questions.

A handwritten signature in dark ink, appearing to read 'Cue', is enclosed within a light gray rectangular border.

Christian Eubanks

Environmental Manager

City of Sugar Land



September 10, 2024

Marcus Smith
Project Manager
CERES Environmental, Inc.

Dear Marcus,

I am writing to express my heartfelt appreciation for your outstanding leadership and dedication in managing the recent disaster debris collection efforts in the City of Garland, Tx.. The work your team completed was nothing short of remarkable, and it was clear that your guidance played a pivotal role in the success of this massive and historic undertaking.

The aftermath of the May 28, 2024 storm presented unprecedented challenges for the Garland community, and we are deeply grateful for the speed and efficiency with which your team mobilized. Your ability to coordinate such a large-scale operation, ensuring that debris was removed swiftly and safely, brought much-needed relief to our residents. The professionalism, diligence, and commitment to the highest standards exhibited by you and your team were evident in every aspect of the project.

I would also like to commend your communication throughout the process. Keeping my staff informed, addressing concerns promptly, and providing updates on progress were invaluable in helping everyone navigate this difficult time with a sense of confidence and assurance.

Please extend my sincerest thanks to every member of your team for their hard work and dedication. The difference you have made in the lives of our residents and the overall recovery of our community cannot be overstated.

Once again, thank you for your exceptional service and leadership during this critical time. Your efforts have left a lasting positive impact on the City of Garland, and we are truly grateful.

Sincerely,

Uriel Villalpando

URIEL D VILLALPANDO, MBA | Director
Sanitation | Transfer Station | Recycling Center
1434 Commerce Street
Garland, TX. 75040
Office: (972) 205-3424 | Fax: (972) 205-3703
uvillalpando@garlandtx.gov | www.garlandtx.gov

Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.





Letter of Recommendation

March 7, 2023

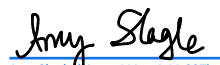
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, Florida 34240

It is my pleasure to write a letter of reference for Ceres Environmental Services. I had the opportunity to work with Ceres staff during the Winter Storm Mara (2023) recovery efforts in Austin, Texas.

Ceres collected, processed, hauled and disposed of approximately 230,000 cubic yards of debris. Ceres its employees are very knowledgeable in the disaster process of debris removal. They understand FEMA regulations and requirements and communicated the cleanup and recovery steps throughout the event. The staff we worked directly with were knowledgeable, compassionate and brought confidence to the situation.

Ceres staff were reliable, organized and executed their tasks with efficiency and timeliness. Their integrity as a company was evident throughout the event and played a critical role in helping Austin recover from Winter Storm Mara. I would recommend them for their services as a debris contractor.

If you have any questions, please do not hesitate to contact me at amy.slagle@austintexas.gov.


Amy Slagle (Mar 7, 2024 12:28 CST)

Amy Slagle
Acting Assistant Director
City of Austin
Austin Resource Recovery



June 13, 2025

To Whom It May Concern:

I am pleased to recommend Ceres Environmental Services, Inc. for their outstanding performance in Augusta-Richmond County after Hurricane Helene. The hurricane caused widespread damage, leaving our community overwhelmed with massive debris volumes and hazardous trees endangering buildings, roadways, and our residents. Ceres responded swiftly and handled the recovery effort with professionalism, flexibility, and a genuine commitment to the community.

Throughout the recovery effort, Ceres removed more than 3.4 million cubic yards of vegetative and construction & demolition (C&D) debris, as well as cut and trimmed 17,541 hazardous trees. Their work was not only extensive but done with attention to detail and efficiency that ensured compliance with County requirements, environmental regulations and FEMA reimbursement procedures. Ceres opened seven Debris Management Sites (DMS), all of which they permitted and managed. These sites were strategically opened to minimize haul distances that were kept under 12 miles. Of particular note, the Eisenhower DMS, located adjacent to the Augusta National Golf Course, was closed and restored on a tight timeline to ensure it was fully cleared ahead of the Masters Tournament, which provides an economic boost to Augusta of over \$100 million – a critical deadline for the City. Ceres met this and all other project milestones without issue.

In terms of project management, Ceres implemented a zoning strategy that broke the county into more than 60 zones to allow their crews to prioritize and efficiently manage the areas that needed the most attention.

Ceres implemented an innovative way of debris removal from waterways and sensitive areas, such as historic cemeteries. Ceres coordinated with qualified archaeological professionals and used low-impact removal techniques, including the Sennebogen machines, to avoid disturbing the surrounding soil and graves. Over 80 stumps were removed under archaeological oversight to avoid disturbance to burial sites and potential artifacts - some dating back to the Civil War era.

Ceres also used Sennebogen tree handlers to manage the removal of trees exceeding 80 feet in height that were beyond the reach of standard equipment.

Ceres was responsible for the removal of debris from the Augusta Canal, which required increased environmental sensitivity, as the canal is the key source of drinking water and runs close to the city's levee and intake system. To protect both the water and the surrounding infrastructure, they used low-impact methods like manual winching.



ENGINEERING & ENVIR. SVCS. DEPARTMENT

Hameed Malik, Ph.D., P.E., Director

In summary, Ceres demonstrated professionalism, adaptability, and a clear commitment to quality throughout their work in Augusta-Richmond County. They met every deadline, complied with all FEMA and state requirements for full reimbursement, and navigated a complex scope of work with diligence and care.

Ceres is a team I would gladly work with again on similar projects.

Sincerely,

Hameed Malik, Ph.D., PE
Director Engineering & Environmental Services
Augusta, Georgia (AKA Augusta-Richmond County)
Phone: (706) 796-5068 EMAIL: hmalik@augustaga.gov



RECOGNITION OF PARTNERS AND VOLUNTEERS

This certificate is presented to

CERES ENVIRONMENTAL SERVICES, INC.

for their outstanding partnership and
volunteerism for our community.

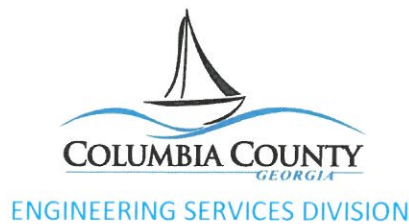
Jameka D. Williams

Director, Augusta Recreation & Parks Department

July 1, 2025

Date

Augusta
GEORGIA
RECREATION & PARKS



June 10, 2025

Letter of Recommendation: Ceres Environmental Services, Inc. for Disaster Recovery Services

To Whom It May Concern, it is my honor to provide this letter of recommendation for Ceres Environmental Services, Inc. (Ceres) for their response and services provided to Columbia County, GA following Hurricane Helene:

On September 26, 2024, Columbia County received an estimated 12 inches of unrepresented rainfall, completely saturating the ground and significantly loosening the soils which anchor our trees to the earth. On the morning of September 27, 2024, Hurricane Helene veered off its forecasted path with a new trajectory, aligning its eastern eyewall for a direct hit with Columbia County. This new path, which would introduce 100+ mile per hour winds to our tree canopies with trunks in soaking soil, would set the stage for what would become the most destructive storm to hit Columbia County in her modern history.

At approximately four o'clock in the morning, Hurricane Helene hit with sustained winds over 100 MPH for more than an hour. As the winds grew stronger, the power grid began to rapidly degrade from falling trees and within a single hour, approximately 165,000 County residents were thrust into complete darkness with only the background sound of the howling winds against their walls, pelting rains on their roofs, and trees quite literally snapping in two and falling across their yards, vehicles, and homes. As the sun rose following the storm, the vast majority of residents found themselves completely trapped within their communities from the fallen trees strewn across seemingly every road countywide. With no power, limited cell service, and no clear transportation routes, many First Responders were even stranded. The County was a ghost town, a dead stick. The magnitude of destruction and the vastness of debris was unfathomable. The confusion, shock, and fear were very real for us all.

County Leadership immediately engaged our mission critical employees and our Disaster Recovery Contractor, Ceres. This was unquestionably a large-scale operation, and from what I understand, Ceres was simultaneously supporting debris removal efforts in other counties and municipalities across Georgia, Florida, and North Carolina in response to Hurricane Helene (and just two weeks later, Hurricane Milton). Despite the scale and complexity of this disaster across the Southeast, Ceres responded immediately. Within just a few days, Ceres had navigated multiple trucks and personnel to begin providing resources and support to Columbia County.

They immediately began establishing debris management sites and in the first 45 days, Ceres had removed over one (1) million cubic yards of debris from our right-of-way. Over the next 30 days, they had removed another one (1) million cubic yards of debris from our right-of-way. They constantly ramped up resources until they were able to meet the demand of the recovery, and in total, utilizing over 130 pieces of equipment and 200 hauling units, Ceres removed approximately 3.8 million cubic yards of debris from our right-of-way, managed continuous debris processing operations across 15 debris management sites, and disposed of 1.5 million cubic yards of mulch across 3 final disposal sites, all within our 6-month federal and state reimbursement period. This equates to the removal, processing, and disposal of a combined **5.3 million cubic yards of debris**, a volume large enough to cover an entire football field nearly half a mile high, in 180 calendar days. It was a truly unbelievable feat.

The success in Columbia County's recovery would not have been possible without the knowledge and dedication of Ceres' Project Manager, Mr. Mike Smith, and the entire Ceres team who supported him. Mike and the Ceres team quickly demonstrated their experience with rapidly changing conditions, adapting their staff, resources, and approach plans to address the County's ever evolving needs and high expectations. In the end, they exceeded our expectations in every way, and Columbia County will forever be grateful to Ceres for their expertise, perseverance, and service to our community. With their help, life was breathed back into Columbia County.

As Columbia County's Official for overseeing our recovery efforts in response to Hurricane Helene, it is with my highest recommendation that I recommend Ceres Environmental Services, Inc. to any County or municipality seeking disaster recovery services. Please do not hesitate to reach out to me directly should anyone have any questions regarding this letter or Ceres' work with Columbia County, GA.

Sincerely,



R. Kyle Titus, PE

Engineering Division Director | County Engineer

Columbia County Board of Commissioners

ktitus@columbiacountyga.gov

843.845.7723 (m)

May 1, 2025



To Whom It May Concern:

On behalf of the City of Deltona, I would like to extend our sincere gratitude to the entire Ceres team for the outstanding work they performed during the debris removal operations following Hurricane Milton. The City sent the NTP on October 8th, one day prior to Hurricane Milton's landfall, and within hours we were in consistent communication with Ceres.

The scope of the disaster across the Southeast US following Hurricanes Helene and Milton was devastating, but while managing multiple projects for neighboring cities, Ceres handled our debris management project with precision and a confident approach that made the entire process less stressful for our residents and city staff alike. From the beginning of the operation through final cleanup, they worked diligently, efficiently, and with a clear commitment to excellence.

In a time of urgency and need, Ceres truly demonstrated that they cared—not just about the task at hand, but about the people and the community they were helping. We are incredibly grateful for everything they did and are proud to recommend Ceres without reservation. Their dedication and quality of service are exactly what any community would hope for in a time of recovery.

Should you have any questions or concerns, please feel free to call or email me at the number or address below.

Sincerely,

Phyllis A. Wallace
Deputy Public Works Director
pwallace@deltonafl.gov
386/878-8965 office

/paw



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

David Waller
Public Works Director
City of Daytona Beach
950 Bellevue Ave
Daytona Beach, FL 32114

March 20, 2025

To Whom It May Concern,

I would like to express my appreciation and gratitude to Ceres for the exceptional service they provided to Daytona Beach following Hurricane Milton. Throughout the disaster response, Ceres mobilized quickly, maintained clear and consistent communication with my team, and exceeded our expectations by completing the project on schedule and under budget.

The 2024 Hurricane Season may be considered one of the most difficult and destructive Seasons this decade, yet Ceres did not falter in their service for our City. On the same day the City activated the disaster debris management contract, a Ceres representative was on-site. Within the first week, over 7,000 CY of debris had been removed from rights-of-way, and by the project's completion, more than 76,000 CY had been hauled, reduced, and properly disposed of.

Although there were limited locations for Debris Management Sites, Ceres coordinated with Daytona Speedway representatives to utilize Parking Lot #7, a two-square-mile grass lot typically used during Speedway events. This provided ample space for debris separation and reduction, and Ceres ensured the site was restored to its original condition, meeting the Speedway's standards.

Ceres is a reliable and professional company that met and exceeded our expectations. I highly recommend them for any disaster debris management project. Please feel free to contact me for any further comments.

Please feel free to contact me at 321-246-2331 or wallerdavid@codb.us if you require any further information.

Sincerely,

David Waller
Public Works Director
City of Daytona Beach



DATE: 3/28/2025

Dear Sir or Madam,

I am writing this recommendation letter in response to Ceres' disaster debris management services provided following Hurricane Milton in the fall of 2024. Ceres was an incredible partner in ensuring proper cleanup of our city and the disposal of 100K cubic yards of debris within 48 days. This effort could not have been possible without the team Ceres provided, along with the knowledge and resources they shared with the city. Hurricane Milton had significantly impacted Port Orange. Once the storm had passed, and City officials assessed damage, we decided to activate our disaster debris contract. Ceres personnel were in contact with officials almost immediately. This brought great relief during a stressful time for our community.

In addition to the Scope of Work (SOW) stated in the contract, which included Right-of-Way debris removal, debris hauling, and debris reduction at the DMS, we had asked Ceres to pick up some debris and manage hazard trees on City Property. Though this was not part of the original SOW, Ceres stepped up to the plate and completed the additional task.

Ceres was a vital partner during the recovery process following Hurricane Milton. I'd like to also mention John Gallicchio, the assigned Project Manager. He was extremely knowledgeable, communicative, and was able to supply ample resources that allowed the debris removal and disposal process to proceed smoothly. Bottom line, I would not hesitate to recommend Ceres for disaster debris removal and disposal work.

Sincerely,

Thomas DiEulio
Public Works Director
City of Port Orange
(386) 506-5575
tdieulio@port-orange.org

BOARD OF COMMISSIONERS

OZ NESBITT, SR., CHAIRMAN
SHERRI WASHINGTON, ESQ., COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

SUE SANDERS, CHIEF OPERATING OFFICER
JENNIFER O. RUTLEDGE, COUNTY CLERK



ROCKDALE COUNTY EMERGENCY MANAGEMENT AGENCY

Dan Morgan, GA-ACEM, Director
Dan.morgan@rockdalecountyga.gov
OFFICE: 770-278-8405
FAX: 770-278-8905

May 6, 2024

Recommendation Letter for CERES Environmental

To Whom It May Concern:

Rockdale County, Georgia, sustained damage from an EF2 tornado in the morning hours of April 2nd, 2024. After surveying the damage and the amount of vegetative debris, Rockdale County EMA activated our debris management plan. CERES is the contracted hauler and processor for Rockdale County.

They responded with the correct amount of equipment, did a thorough assessment of the damaged area and set up operations at the Debris Management Site (DMS). Their operations manager, Marian Banks, kept in constant contact while overseeing the total operation. The daily operations needed very little oversight from Rockdale County as CERES handled all aspects of the debris response.

As the EMA Director, I feel confident in the abilities of the CERES team to successfully respond to and complete any debris disaster. I would highly recommend CERES as a valuable addition to any disaster response team.

Sincerely,

Dan Morgan
EMA Director
Rockdale County, Georgia



TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS

GARY KNOWLES, Clerk of Court
Post Office Box 620
Perry, Florida 32348
(850) 838-3506 Phone
(850) 838-3549 Fax

LAWANDA PEMBERTON, County Administrator
201 East Green Street
Perry, Florida 32347
(850) 838-3500, extension 7 Phone
(850) 838-3501 Fax

CONRAD C. BISHOP, JR., County Attorney
Post Office Box 167
Perry, Florida 32348
(850) 584-6113 Phone
(850) 584-2433 Fax

April 24, 2024

Ceres Environmental
Services 6968 Professional
Pkwy E. Sarasota FL 34240

To Whom It May Concern:

I am writing this letter in sincere appreciation for the exceptional efforts and performance of CERES Environmental Services in the aftermath of Hurricane Idalia.

Within hours of the impact of Hurricane Idalia, CERES responded with the mobilization of their employees, fleet of trucks and equipment, clearly demonstrating their preparedness for such emergencies.

Due to Governor DeSantis' efforts to assist Taylor County with disaster relief there were numerous entities involved in the debris removal efforts within Taylor County. CERES was able to work with all the entities and demonstrated professionalism throughout the challenging process.

CERES employees provided amazing customer service and addressed our needs as they arose. They were very professional, but also very pleasant and easy to work with. Their communication and cooperation made the whole process smooth and efficient.

Given the exceptional performance and positive impact CERES had on our community, the Taylor County would call upon CERES Environmental Services again, should we face the impact of another hurricane in the future.

Sincerely,

A handwritten signature in black ink that reads "LaWanda Pemberton". The signature is written in a cursive, flowing style.

LaWanda Pemberton
County Administrator



224 South Jefferson Street
Perry, Florida 32347-3235
P: 850-584-7161

February 6, 2024

Ceres Environmental Services
6968 Professional Pkwy E.
Sarasota FL 34240

To Whom It May Concern:

I am writing this letter in sincere appreciation for the exceptional efforts and performance of CERES Environmental Services in the aftermath of Hurricane Idalia.

The City of Perry has never been hit by a storm of this magnitude and CERES immediately responded with the mobilization of their employees, fleet of trucks and equipment showcasing their preparedness for such emergencies.

CERES employees provided amazing customer service and addressed our needs as they arose. They were very professional, but also very pleasant and easy to work with. Their communication and cooperation made the whole process smooth and efficient.

Given the exceptional performance and positive impact CERES had on our community, the City of Perry would call upon CERES Environmental Services again, should we face the impact of another hurricane in the future.

Sincerely,

Danielle Ondash
General Services Superintendent



Glynn County Georgia

Glynn County Public Works
4145 Norwich Street Ext.
Brunswick, GA 31520
912.554.7746
Fax 888.558.1549

To Whom It May Concern:

I am writing this letter to recommend Ceres Environmental Services, Inc. as a debris removal contractor. I had the pleasure of working with Ceres in 2023 during the aftermath of Hurricane Idalia that hit parts of Florida and Georgia, causing damage across Glynn County, GA. I was very impressed with Ceres' professionalism, efficiency, and dedication to their work.

Following Hurricane Idalia, Ceres collected, hauled, and disposed of 35,440 cubic yards of debris. Their prompt and efficient service helped in the restoration of the community and allowed for quick return to normalcy for our residents. Their team of professionals were highly skilled, efficient, and reliable in carrying out the required tasks and keeping the County informed of the progress on a daily basis.

Overall, I highly recommend Ceres Environmental Services, Inc. for any future debris removal projects, and I am confident that they will exceed your expectations.

Please do not hesitate to contact me if you require any additional information regarding their work.

Sincerely,

A handwritten signature in blue ink that reads "Danny Smith".

Danny Smith, CPWP-M

Public Works Director

4145 Norwich Street

Brunswick, GA 31520

Office Phone: 912-554-7701

Danny.Smith@glynncounty-ga.gov

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



November 14, 2023

David McIntyre
Owner, Ceres Environmental Services
6968 Professional Pkwy E. Sarasota, FL 34240

Mr. McIntyre,

I am writing this letter to express my sincere appreciation and commendation for the exceptional efforts and outstanding performance of Ceres Environmental Services in the aftermath of Category 3 Hurricane Idalia, which struck Columbia County, Florida on August 30th, 2023.

In the wake of the devastating hurricane, the debris removal mission posed significant challenges for our community, requiring prompt and efficient response. Ceres Environmental Services not only met but surpassed our expectations in undertaking this critical task. The dedication, professionalism, and expertise demonstrated by the Ceres team was truly commendable.

One of the most impressive aspects of Ceres' response was the rapid mobilization of their fleet of trucks and equipment, all owned by Ceres, showcasing the company's robust infrastructure and preparedness for such emergencies. The ability to self-perform the work contributed significantly to the efficiency and effectiveness of the debris removal operations.

From the moment Ceres was called upon, they demonstrated a commitment to prompt action and a keen understanding of the urgency of the situation. The responsiveness of the Ceres team was exemplary, and their ability to exceed expectations in terms of volume, production, and timelines was truly remarkable.

Working with the Ceres Environmental Services Team, I found them to be not only professional, but also pleasant to work with. The team's collaboration with our local authorities was seamless, and their commitment to open communication and cooperation made the entire process smooth and efficient.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

Given the exceptional performance and positive impact Ceres had on our community during this challenging time, there is no doubt that Columbia County would enthusiastically call upon Ceres Environmental Services again, should we face the impact of another hurricane in the future.

In conclusion, I want to express our deepest gratitude for the invaluable support and exemplary service provided by Ceres Environmental Services. Your dedication to the well-being of our community did not go unnoticed, and we are grateful for the partnership forged during this critical period.

Sincerely,



Kevin Kirby

Assistant County Manager, Columbia County
135 NE Hernando Avenue, Suite 203 Lake City, FL 32055

Vermont Department of Environmental Conservation

Waste Management & Prevention Division, Solid Waste Management Program
One National Life Drive, Davis 1 [phone] 802-828-1138
Montpelier, VT 05620-3704 [web] VTrecycles.com

Agency of Natural Resources

August 28, 2024

Ceres Environmental Services
6968 Professional Pkwy
E. Sarasota FL 34240

To Whom It May Concern:

I am writing this letter in sincere appreciation for the exceptional efforts and performance of CERES Environmental Services with debris removal in the aftermath of severe flooding events in July 2023 and July 2024.

The State of Vermont has never been hit by such large-scale debris event storms of this magnitude and CERES immediately responded with the mobilization of their employees, fleet of trucks and equipment showcasing their preparedness for such emergencies.

CERES employees provided amazing customer service and addressed our needs as they arose. They were very professional, very pleasant, and easy to work with. Their communication and cooperation made the whole process as efficient as possible.

Given the exceptional performance and positive impact CERES had on our community, the State of Vermont would use the contract with CERES Environmental Services again, should the need arise in the future.

Sincerely,



Steven Young, State Debris Management Coordinator
Vermont Department of Environmental Conservation



City of Cape Coral
Public Works Department

April 27, 2023

Bryan Fike
Regional Client Services Director
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, FL, 34240

Re: City of Cape Coral Hurricane Ian Debris Removal Project

Dear Bryan Fike:

I am writing to acknowledge and commend CERES Environmental Operations for the excellent performance related to disaster debris removal following Hurricane Ian's landfall in Cape Coral.

I offer sincere appreciation for their rapid recovery services during one of the most powerful and destructive storms to ever hit the United States. The project scope included over 127 square miles of land and 1,500 miles of roadway. Ever since we signed our contract, they have provided the highest quality of communications and responsiveness with even better customer service. Our deadlines were met earlier than expected, and they quickly resolved any issues that arose without reservation. Our recovery could not have been successful without them. The professional leadership of the field team to rapidly mobilize and ramp up with full-time personnel and numerous subcontractors is a testimony to the dedication of their staff. A positive relationship was built with all levels of the city's government, making them a reliable partner to us.

Immediately after the storm passed, CERES mobilized a large volume of equipment and personnel to conduct first push operation, began vegetative debris removal, set up and operated four separate debris management sites within city limits. The CERES team and their sub-contractors, were well equipped to, not only, meet the physical demand, but also, extremely familiar with the tedious requirements related to federal funding.

Key staff within the CERES organization provided excellent customer service and addressed all citizen concerns with a sense of urgency and professionalism. While Cape Coral's debris removal activities were being well maintained by CERES, City of Cape Coral Public Works staff were able to focus on different infrastructure recovery efforts.

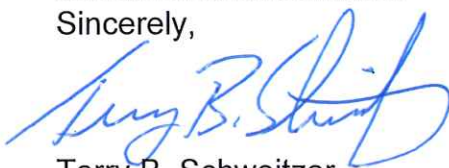
At the 60-day mark of the declared disaster, Ceres had removed over 1,800,00 cubic yards of vegetation and C&D from city streets. At project completion, CERES collected, chipped, and disposed of 1,510,773 cubic yards of vegetative debris; and collected, staged and disposed of 454,308 cubic yards C&D both, in only 4 months. This included two weeklong holiday breaks.

In addition to the right-of-way removal, a unique facet to the recovery was Ceres also planned and successfully conducted both land-based and water-based debris removal of vegetation knocked down by Ian, and non-vegetative debris blown into the canals or damaged by the storm surge.

The scope of this project included collecting, chipping, and disposing of 750,000 cubic yards of vegetative debris and 800 cubic yards of C&D from over 400 miles of both saltwater and freshwater canals, while supporting the City's efforts in protecting waterfowl, wading birds, migrant songbirds, gopher tortoises, and dolphins and reptiles. Cape Coral is home to the largest population of burrowing owls in Florida, and the canal system is so extensive that local ecology and tides have been affected. The system provides many residents with waterfront living access to the Gulf of Mexico via the broad Caloosahatchee River and Matlacha Pass.

The City of Cape Coral is honored to have completed a successful FEMA funded project with CERES, and I would whole-heartedly recommend the CERES team for emergency debris removal activities.

Sincerely,



Terry B. Schweitzer
Solid Waste Manager
City of Cape Coral

TS:jr



City of North Port
DEPARTMENT OF PUBLIC WORKS
Office: 941.240.8050
Fax: 941.240.8063



MEMORANDUM

TO: Mike Beavers
Karl Dix

FROM: Frank Lama, Solid Waste Manager

SUBJECT: Hurricane IAN Cleanup Recommendation Letter

DATE: April 21, 2023

Dear Mr. Beevers,

It is my pleasure to recommend Ceres Environmental Services, Inc. for their exceptional work in the City of North Port in the aftermath of Hurricane Ian. North Port was among the hardest-hit areas of Florida experiencing significant flooding and strong sustained winds for hours. The hurricane produced millions of cubic yards of vegetative and C&D debris. Your team at Ceres made the completion of this complex, large-scale debris removal project seem easy.

Ultimately, your team collected, hauled, processed, and disposed of over 2.4 million cubic yards of debris, which enabled a faster than anticipated restoration of the North Port community. At the project's peak, 47,000 cubic yards of debris was hauled in a single day. The City especially appreciated that Ceres owned all the reduction equipment mobilized to quickly reduce the incredible amounts of debris. This helped reduce the overall processing times and propel the project forward ahead of other jurisdictions in the area. Due to the quick response and the expedited project, the City was able to maximize FEMA reimbursement with the increased federal cost share granted by FEMA.

Ceres was also able to help us return an essential aspect of our economy back to normal. As you know, each year between February and March, tens of thousands of avid baseball fans visit North Port during MLB spring training to enjoy the weather and watch the Atlanta Braves play. Spring Training is a key economic driver for the City. Each year, Spring Training pumps millions of dollars into our City. Ceres set an ambitious goal to complete the debris cleanup process before the start of spring training, and I'm proud to say that this goal was successfully achieved.

I highly recommend Ceres Environmental Services, Inc. for any future disaster debris management projects. They are a reliable and professional company that exceeded our expectations during our disaster response efforts. Please, feel free to show this letter to potential clients. I would be happy to answer any questions or supply additional information.

Sincerely,

Frank Lama

City of North Port, FL



P. O. Drawer 1000 • Arcadia, Florida 34265

To Whom It May Concern:

I am writing this letter to recommend Ceres Environmental Services, Inc. as a debris removal contractor. I had the opportunity to work with Ceres during the aftermath of Hurricane Ian that hit Southwest and Central Florida, causing significant damage to Arcadia. Ceres provided exceptional debris removal services that were crucial to our community's recovery efforts.

Hurricane Ian caused extensive flooding in the City of Arcadia. Many main roads in the area were completely submerged and cut off emergency response personnel from getting in the City. Additionally, a major fuel shortage affected Southwest Florida. Despite these challenges, the Ceres team found a suitable route on the east side of the City for their equipment. Ceres personnel commuted to and from Central Florida with fuel transfer tanks, which allowed them to keep their crews working seven days a week, ensuring that the cleanup effort continued without interruption.

Ceres collected, hauled, and disposed of 97,379 cubic yards of debris. Their service was prompt and efficient, their team of professionals are highly skilled in removing hurricane and flood-generated debris. Their ability to handle a significant amount of debris in a safe and timely manner was critical to the community's recovery efforts. They completed the project in less than 60 days, which allowed the City to receive maximum FEMA reimbursement.

Overall, I highly recommend Ceres Environmental Services, Inc. for any future debris removal projects. Their reliability, efficiency, and dedication to this project was unmatched, and I am confident that they will provide exceptional service and exceed your expectations.

Please do not hesitate to contact me if you require any additional information regarding their work.

Sincerely,

Director of Public Works

City of Arcadia



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

To Whom It May Concern:

Ceres Environmental Services has done an exceptional job clearing numerous waterways in St. Tammany Parish. In 2022 and 2023, we had the pleasure of collaborating with Ceres on an NRCS-funded project aimed at preventing flooding by removing debris from our extensive canals, channels, and various waterway systems. Their dedication, professionalism, and expertise were instrumental in the success of this project.

In total, Ceres cleared 381,333 linear feet of waterways, working within the National Wild and Scenic Rivers System. Ceres demonstrated efficiency, effectiveness, and high levels of expertise in their waterway debris removal efforts. They exhibited a profound understanding of the challenges posed by our waterways, requiring specialized knowledge and equipment to ensure project success while minimizing the environmental impact. They applied various debris removal techniques to tackle challenges such as the varying depth and width of the waterways, the limited availability of access points, and the presence of obstacles in the waterways.

Ceres complied with all applicable rules and regulations and provided thorough documentation to NRCS to ensure St. Tammany Parish's reimbursement eligibility.

I highly recommend Ceres for any future projects related to waterway debris removal and restoration. Their unwavering dedication to quality, safety, and efficiency sets them apart. We are grateful for their dedication, and we look forward to future collaborative efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. B. Cooper", is written over a horizontal line.

MICHAEL B. COOPER
Parish President



CITY OF MOUNT DORA

PUBLIC WORKS AND UTILITIES

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-383-4801

Customer Service
352-735-7105
Fax: 352-735-2892

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1501 Robie Ave.
Mount Dora, FL 32757
352-735-7151
Fax: 352-735-1539

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

February 9, 2023

Tia Laurie, Director of Administration
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, Florida 34240

Re: Hurricane Ian and Hurricane Nicole Debris Removal

Dear Tia;

Please accept my profound appreciation for all the hard work your team did for the City of Mount Dora as we recovered from these two back-to-back storm events.

Hurricane Ian was a first-time experience for some of us in this community and we are very grateful for the expeditious debris removal service Ceres was able to provide from the days leading up to the storm, and days and weeks after the storm. Ceres brought experience and confidence that made the situation easier than it might have otherwise been for us.

The staff we interacted with were always considerate and understanding of our situations. We had two key events during this debris clean up -- a bike rally one weekend and craft fair the following week. The advanced preparation by your team produced immediate results within a remarkably short time, allowing success for both weekends. The responsiveness to specific situations was greatly appreciated by all the concerned organizations here at Mount Dora.

Thank you for the quality of services the CERES provided to this community. May I especially recognize the continuous communication and care that I received from Don Stubblefield as he strove daily to keep us on target and satisfy the needs of our entire community.

Sincerely,
George
Marek

George Marek
Director of Public Works
City of Mount Dora

Digitally signed by George
Marek
Date: 2023.02.09
12:42:15 -05'00'

LARIMER COUNTY | OFFICE OF EMERGENCY MANAGEMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.7010, Larimer.org

January 21, 2022

RE: Ceres Environmental Services

To Whom It May Concern:

This letter should serve as a letter of recommendation for Ceres Environmental Services for their debris management efforts on Larimer County's behalf after the Cameron peak Wildfire and the Black Hollow Debris Flow.

Ceres Environmental Services, Inc. provided exceptional performance during the roughly \$4,200,000.00 hazard tree removal project inside the Front Range resulting from the Cameron Peak Fire. As the Director of Emergency Management for Larimer County, I was responsible for all aspects of the hazard tree removal project, including coordination amongst key stakeholders from the U.S. Forest Service, FEMA, the State of Colorado, other County Departments, multiple HOAs, and individual residents. Ceres met the challenging demands of the project with strong leadership, and a team of professionals possessing expert knowledge of planning for and removing hazardous trees. It was evident that Ceres had completed projects of similar scope and complexity numerous times before our project in Larimer County.

The Ceres' project management team engaged with the County early and often prior to the start of the project. During the initial planning phase, we collectively shared ideas for the concept of operations, unique features of the impacted area, path through the project, messaging to residents, and overall goals for the program. Ceres brought continuity and competency to the response offering lessons learned from past fire responses and disaster projects. At final tally, Ceres removed 14,207 hazardous trees along 65+ miles of roads in very difficult terrain. When a debris flow impacted the County near the project, Ceres quickly changed focus, and mobilized personnel and equipment to assist search and rescue and recovery operations. Even with the changing scope, the project finished ahead of schedule.

During the hazard tree removal process, a catastrophic debris flow occurred in the Black Hollow drainage in the Cameron Peak Fire area, causing the death of four people and the destruction of multiple structures. Ceres was able to shift operations quickly and effectively to assist with Search and Rescue efforts and later with debris removal from the site.



I specifically appreciated Ceres consistent attention to any concern I raised and their commitment to resolving any problem quickly and effectively. Ceres started and finished operations along ROWs mile-by-mile in a systematic and orderly fashion. This is a key component of any disaster project as it reduces the length of time that our operations impact residents as they rebuild on their property.

Ceres is also deserving of our recognition and its accomplishments are quite noteworthy.

- Ceres deployed cutting-edge forestry resources (Sennebogens) and efficient industry work methods, completing over 60% of the work with its own forces.
- Ceres introduced forestry and tree removal practices not anticipated in the original contract, providing cost savings while consistently protecting areas containing sensitive environmental resources.
- Ceres developed and implemented a Steep-Slope Operations Plan to remove and chip hazardous trees on rugged terrain. The steep slope operations plan reduced the overall safety risk to all stakeholders while improving project performance.
- Working inside the Front Range, the County has a limited window to start and finish infrastructure projects. Ceres coordinated with other County Departments and their contractors to ensure hazard tree removal operations did not adversely impact other county infrastructure and recovery projects.

I highly recommend Ceres to any other jurisdiction, both in Colorado and across the United States. Please contact me with any questions or concerns at 303-656-3214 or via email at hodgeslr@co.larimer.co.us. Thank you.

Regards,

A handwritten signature in black ink, appearing to read "Lori R. Hodges", with a stylized flourish at the end.

Lori Hodges, Director
Office of Emergency Management
Larimer County



Mark R. Johnson
Mayor

March 23, 2022

To Whom It May Concern,

It is my great pleasure to recommend Ceres Environmental Services Inc. to any organization in need of debris removal services. The City of Covington, located in southeast Louisiana, completed an RFP for a standing debris removal service contract over the summer of 2021 and executed a contract in early August 2021. Less than one month later Hurricane Ida formed in the Gulf of Mexico and was projected to impact the City of Covington. Within hours of being notified of the possible strength of the storm, Ceres contacted our staff to provide assurance they were ready to respond if needed. The City pre-emptively issued a purchase order one day ahead of the projected impacts to enable Ceres to activate immediately if necessary.

Weather bands from Hurricane Ida started rolling in the evening of Sunday, August 29th, 2021. Severe weather conditions continued throughout that evening until approximately 6:00 AM Monday morning, at which point the City's Public Works Director determined roads were impassable and we needed to activate Ceres. By 7:00 AM I made direct contact with our Ceres representative and a crew was mobilized. By 11:00 AM our assigned Project Manager arrived in town and a kickoff meeting was held. By 1:00 PM the city was divided into response zones and several debris crews were in route to our area. Debris push efforts on City roads began the following morning at sunrise.

The immediate response by Ceres within hours of activation was the key component to the City being able to clear roads for emergency response and reentry. Not only were the crews able to move quickly and efficiently, our Project Manager had a strong understanding of FEMA regulations. It was immediately clear that the City's ability to seek FEMA reimbursement based on eligibility was a priority for Ceres.

Our Project Manager and debris crews were in Covington working nearly 7 days a week from August 30th through mid-December. During this time, Ceres demonstrated their ability to operate independently, which allowed the City's leadership to focus on re-establishing City operations. Our Project Manager maintained on-going coordination with the staff, provided notifications of time-sensitive matters, and kept a sharp focus on the community's need to recover and return to daily life as quickly as possible. Meanwhile, he continued to prioritize the City's eligibility for FEMA reimbursement.

I can confidently say the City of Covington's speedy and successful recovery in the wake of Hurricane Ida is in large part due to the excellent planning and execution of our Ceres team.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin Bivona', with a stylized, flowing script.

Erin Bivona

Chief Administrative Officer

City of Covington, LA

City of Thibodaux- Office of Emergency Preparedness

310 North Canal Blvd. P.O. Box 5418

Thibodaux, La. 70302



January 7, 2022

David McIntyre
Ceres Environmental

I would like to offer my personal thanks to you for the efforts of Karl Dix, Mike Beevers and Mike Dillard for their work in support of the City of Thibodaux in response to Hurricane Ida.

I would like to preface my gratitude with some of my personal background. I am currently serving with the City of Thibodaux as the Special Projects Coordinator, as well as the Emergency Preparedness Director. I started this position in 2019 having just retired from the U.S. Marshals. I had a total of 28 years in service, serving as a supervisory federal law enforcement agent for 17 years of those 28 years. In addition, I also served as a leader in the U.S. Army- Louisiana National Guard for 31 years (retiring as a Colonel in 2015). Of my 31 years, I served 19 years in eight different command assignments. Between these two careers, I have supervised over 100 emergency management events (including a tour in Iraq as the Commander of Security Forces in the Green Zone). These events spanned the elected terms of 6 U.S. Presidents and 7 Louisiana Governors.

Karl, Mike B. and Mike D. are some of the best leaders I have ever seen in this line of work. Their ability to take strategic concepts and turn them into operational programs is outstanding. There are three things that set these leaders above their peers in this industry: their problem solving, their ability to interact with others and their decision making. I have personally watched them interact with residents, politicians and governmental leaders in the past 5 months. Their ability to move through issues to solutions is a testament to their ability as leaders. They see problems and solve them before progression migrates to major events.

These three leaders have established a level of production that is rarely seen in debris management. They have represented Ceres Environmental in a dynamic fashion and are a testament to the ability of your team. I know that you are well aware of their value as leaders and I want to thank you for allowing them to help us get through this tough time. Leadership is not about personal achievement, leadership is about impact to those around us. Karl, Mike B. and Mike D. have truly made an impact here and we thank you as well for effort: Job well done!


Jacques Thibodeaux
Special Projects Coordinator
Emergency Preparedness Director
City of Thibodaux



City of Gonzales

120 SOUTH IRMA BOULEVARD • GONZALES, LOUISIANA 70737 • PHONE (225) 647-2841 • FAX (225) 647-9557

BARNEY D. ARCENEUX
MAYOR/ADMINISTRATOR

TIMOTHY R. RILEY-Division A
COUNCILMAN
DRAINAGE
MAYOR'S YOUTH COUNCIL

KIRK J. BOUDREAUX-Division B
COUNCILMAN
MAYOR PRO-TEMPORE
TREASURER/FINANCE
STREETS
AEDC LIAISON

HAROLD L. STEWART-Division C
COUNCILMAN
SANITATION
TOURISM

TYLER J. TURNER-Division D
COUNCILMAN
ASSISTANT TREASURER
UTILITIES
ORDINANCE

JOHNNY A. BERTHELOT-Division E
COUNCILMAN
RECREATION
ENGINEERING
PUBLIC SAFETY

SHERMAN D. JACKSON
CHIEF OF POLICE

TRACEY N. NORMAND
FIRE CHIEF

SCOT BYRD
CITY CLERK / CAO

MATTHEW I. PERCY
CITY ATTORNEY

October 25, 2021

Mr. Karl Dix
Director of Client Services
CERES Environmental Operations
6968 Professional Parkway
Sarasota, FL 34240

RE: Debris Removal Hurricane Ida

Dear Mr. Dix:

I am writing to acknowledge and commend CERES Environmental Operations for the excellent performance related to disaster debris removal following Hurricane Ida's landfall in Gonzales. Immediately after the storm passed, CERES mobilized with a large volume of equipment and personnel to begin vegetative debris removal. The CERES team, and their sub-contractor, was well equipped to, not only, meet the physical demand, but also extremely familiar with the tedious requirements related to federal funding.

Key staff within the CERES organization provided excellent customer service and addressed all citizen concerns with a sense of urgency and professionalism. While Gonzales' debris removal activities were being well maintained by CERES, City of Gonzales DPW staff was able to focus on alternate infrastructure recovery efforts. At project completion, CERES hauled, chipped and disposed of 91,230 cubic yards vegetative debris and disposed 14,811 cubic yards C&D in only 40 days.

The City of Gonzales is honored to have completed a successful FEMA funded project with CERES, and I would whole-heartedly recommend the CERES team for emergency debris removal activities.

Sincerely,

Jackie Baumann, P.E.
City Engineer

CC: Mayor Barney Arceneaux

Jambalaya Capital of the World
We've Got it All!!



December 13th, 2021

Subject: Contractor Reference Letter – CTL Forest Management, Inc.
Camp Fire State Hazard Tree Removal Program

To Whom it May Concern:

This letter is to commend C.T.L. Forest Management, Inc. dba Ceres Forestry (CTL) on their exceptional performance during the performance of their \$243,000,000 hazard tree removal contract in support of the Camp Fire State Hazard Tree Removal Program. The California Governor's Office of Emergency Services (Cal OES) oversaw this program in partnership with the California Environmental Protection Agency's Department of Resources Recycling and Recovery (CalRecycle) as part of the State of California's overall response and recovery to the 2018 Camp Fire in Butte County, the deadliest and most destructive wildland fire in state history. For the full duration of heavy field operations, I served as the State's Incident Commander for the Program. From my perspective as the senior government project manager, CTL met the challenging demands of the project with strong, capable leadership and a team of professionals possessing a "can do" attitude. CTL partnered with us every step of the way and exceeded our expectations in many respects, allowing the affected residents and communities back to normal faster than anticipated.

The CTL Incident Management Team, who served alongside my team throughout the 12-month project, brought commitment, continuity, and competency to the response. I specifically appreciated the CTL Incident Commander's consistent attention to any concern I raised and his commitment to resolving any problem quickly and effectively. CTL's management team remained tirelessly devoted to this mission, removing just over 59 thousand hazard trees across over 2,500 enrolled private parcels ahead of schedule while consistently exceeding our standards. CTL started and finished operations on individual parcels quickly, as they had a solid methodology of safe and rapid clean up once tree felling was complete. This is of key importance to us, as it limits the length of time during which our operation affects the disaster survivor and potentially limits their ability to reside or rebuild on their property. Chiefly, CTL did not leave properties with trees cut and logs/slash waiting for collection.



Since the conclusion of the Program, Cal OES has adopted many of the best practices demonstrated by CTL as standard expectations.

CTL's Operational Team is also deserving of our recognition and its accomplishments are quite noteworthy. They include:

- CTL deployed cutting-edge forestry resources and efficient industry work methods, including completing 52 percent of the work with its own forces.
- CTL introduced forestry and tree removal practices not anticipated in the original contract, providing cost savings while consistently protecting areas containing sensitive cultural and environmental resources.
- CTL brought deep experience from other disaster recovery projects to provided valuable lessons learned and insight to help Cal OES and CalRecycle enhance the effectiveness of the planning process while increasing operational efficiencies.
- CTL played a critical role in devising and implementing the Hazard Tree Steep Slope Plan. CTL's Steep Slope Plan reduced the risks associated with cutting hazard trees on rugged terrain and improved the performance and safety of everyone involved in these critical operations.
- CTL led the multidisciplinary planning and execution process to ensure that biological and archaeological resources were protected while efficiently removing the hazard trees in these sensitive project areas. This is particularly evident in Honey Run and Concow where extensive cultural and environmental resources required intensive coordination and specialized operations.

From my personal experience, CTL remained considerate and understanding of the challenges experienced by each stakeholder on the project and demonstrated considerable flexibility and diversified experience, consistently exceeding our high expectations. It was a pleasure working with CTL throughout this project, and I am happy to recommend them to any other disaster management agencies who may require similar services.

Sincerely,

**Cole
Glenwright**

Digitally signed by
Cole Glenwright
Date: 2021.12.13
15:11:58 -08'00'

Cole Glenwright

Incident Commander, Camp Fire State Hazard Tree Removal Program
California Governor's Office of Emergency Services



City of Pearland

3501 E. Orange St
Pearland, Texas 77581
Tel: 281.652.1900
pearlandtx.gov

March 17, 2021

Tia Laurie
Director of Administration
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, FL 34240

RE: Recommendation

Dear Ms. Laurie

In response to Winter Storm Uri, the City of Pearland formally activated Ceres Environmental Services, Inc. for Debris Management Services. Chad Dorsey and Mike Beevers were assigned to coordinate the debris removal for our City. They both were very professional, friendly, and informative while on the ground. They worked with our City staff to ensure seamless removal of residential debris timely. Our City staff appreciate the guidance they were able to provide and would recommend them for future projects.

Thank you for your service to the City and its residents.

Sincerely,

Laurie Rodriguez

WESTON WAMP
COUNTY MAYOR



JOHN A. AGAN, P.E.
DIRECTOR
ENGINEERING &
FACILITIES MAINTENANCE

HAMILTON COUNTY, TENNESSEE

Tia Laurie, Director of Administration
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, Florida 34240

Subj: Letter of Recommendation

Dear Ms. Laurie,

As director of Engineering and Facilities Maintenance for Hamilton County, I was assigned to coordinate and manage the debris removal contract with your firm after Hamilton County sustained an EF-3 Tornado disaster on April 11, 2020. At the onset of the contract initiation with Ceres, your team immediately contacted us and commenced planning to be onsite within 24 hours. The dedication, determination, and professional performance by all the Ceres team members and sub-contractors started with resilience and maintained so until project completion.

The debris removal effort included a total of 408,475 cubic yards (376,043 cubic yards were vegetative, and 32,432 cubic yards were C&D material). The debris removal effort was completed safely and efficiently in the 45 day period required by FEMA guidelines. The contract amount was \$5,369,509.80.

The project management team provided daily information on the removal process along with detailed and coordinated weekly meetings. The Ceres project management team worked to ensure compliance with all FEMA guidelines, and USACE recommendations, ensuring that Hamilton County reimbursement was not jeopardized.

Ceres displayed an outstanding team attitude in the interaction between Hamilton County officials, the debris monitoring firm, and the FEMA assigned USACE subject matter expert team. Ceres' professionalism and debris removal expertise was critical in the timely restoration of our community, and allowed for a quicker return to normalcy for our residents.

Ceres is highly recommended for any future debris removal projects. Please feel free to forward this letter to agencies requiring a recommendation, and let them know that they can contact me.

Sincerely,

A handwritten signature in blue ink that reads "John A. Agan".

John A. Agan, PE
Director
Engineering & Facilities Maintenance
Hamilton County, Tennessee
(423) 209-7840



TOWN OF ST. JAMES

October 22, 2018

Mr. Karl Dix
Director of Client Services
CERES Environmental Services
3825 85th Avenue N
Brooklyn Park, MD 55443

Dear Karl;

This letter is in reference to the recovery work that CERES provided to the Town of St. James because of Hurricane Florence.

Hurricane Florence was a first time experience for many of us here in this community and we are very grateful to the assistance that CERES was able to give us from the days leading up to the storm, during the storm and the days and weeks after the storm.

CERES brought experience and confidence that made the situation easier than it might otherwise have been for us. The staff that was here, as well as the staff that we interacted with were always considerate and understanding of our situations. The advance preparation by your team produced immediate results that facilitated our ability and desire to get the recovery underway within a remarkably short time. The responsiveness to specific situations was greatly appreciated by all of the concerned organizations here at St. James.

Thank you for the quality of services that CERES provided to this community.

Sincerely;

Gary Brown
Town Manager



Livingston Parish

Office of Homeland Security and Emergency Preparedness

MARK HARRELL
Director

BRANDI JANES
Deputy Director



18 September 2018
LOHSEP/MH/BJ/185

David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.
6968 Professional Pkwy East
Sarasota FL 34240

Ref: Debris Removal for the Great Flood of August 2016

Dear Mr. Preus,

It is my pleasure to offer this letter of recommendation for Ceres Environmental to any area that is unfortunately affected by a natural disaster.

The lives of many Livingston Parish residents were changed forever beginning August 11, 2016, when heavy rains and extensive flooding ripped through our parish and surrounding areas. The Parish had a pre-event contract with Ceres Environmental and immediately hired Ceres Environmental to remove, process and dispose of approximately 1,348,249 cubic yards of debris for \$16,399,988.71 once the flood waters receded and residents were able to get back into the area.

Ceres Environmental was on the ground within 72 hours. They showed extreme reliability and dedication in the midst of chaos. They educated staff on federal requirements and strictly adhered to FEMA debris removal guidelines to achieve greater reimbursement rates for the project. Organized and diligent, their team quickly adapted to meet our needs.

Ceres Environmental helped to organize and utilize local contractors, allowing local people to heal by doing something to help in their own backyards. After witnessing the success and partnership of Livingston Parish, its other contractors and Ceres Environmental, we have elected to continue to use Ceres for debris cleanup for an NRCS Emergency Watershed Protection project.

Ceres Environmental has my highest recommendation, and I am happy to furnish more details if you would like additional information.

P.O. Box 1060, Livingston, LA 70754
225-686-3066 225-686-7280 Fax

Please feel free to contact my office to discuss this request. Your assistance in this matter is greatly appreciated.

Respectfully,



Mark Harrell, LOHSEP Director
P.O. Box 1060
Livingston, LA 70754
lohsep1@lpgov.com
Telephone: (225) 686-3066



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PUBLIC WORKS, Sanitation Division
Tel: (305) 673-7616, Fax: (305) 673-7627

September 6, 2018

RE: LETTER OF RECOMMENDATION

Dear David Preus,

The City of Miami Beach Public Works Sanitation Division would like to congratulate Ceres Environmental Services, Inc. on the highly successful operations in debris recovery in the aftermath of Hurricane Irma.

As we are all aware of the difficult challenges that the 2017 hurricane season brought to many parts of the country, Hurricane Irma was especially unkind to the State of Florida in particularly Miami Beach. Although Ceres Environmental was not the city's primary contractor, once contact was made your company mobilized and responded to the city's needs. Being a top world destination and our busy season was approaching, it was crucial that the City return to normal and time was of the essence. Approximately 150,000 cubic yards of debris were collected, processed and disposed of within a 50 day time frame. Ceres Environmental was instrumental in helping our residents and business owners limit the amount of hardships and financial losses that play an important factor on how well a community rebounds from a natural disaster.

I would highly recommend Ceres Environmental to other municipalities in times of crises. My experience with this firm is that they are true professionals with a focus on the need of their customers and the community they serve regardless of the circumstances.

Respectfully,

A handwritten signature in blue ink, appearing to read "A. Zamora", with a long horizontal flourish extending to the right.

Alberto Zamora, Sanitation Division Director
City of Miami Beach

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

[P] 904.247.6268

[P] 904.247.6276

www.jacksonvillebeach.org

August 23, 2018

David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.
6968 Professional Pkwy East
Sarasota, FL 34240

Dear Mr. Preus,

On behalf of the City of Jacksonville Beach, I would like to commend Ceres Environmental Services, Inc. and your subcontractor (Arbor Masters) on the debris management, recovery and response services put forth during the Hurricane Irma event.

The lives of many Florida residents were changed forever on September 10th 2017, when Hurricane Irma ripped through our state. The City of Jacksonville Beach, located on the Northeast Coast of Florida was one of the areas impacted by Hurricane Irma. The City authorized its Debris Contractor Ceres Environmental Services, Inc. at a cost of \$ 1,130,639.50 to remove, process and dispose of 68,076.93 cubic yards of vegetative and construction and demolition (C&D) debris.

Ceres Environmental Services, Inc. was on the ground within 72 hours. They exhibited great reliability and dedication during the entire process. Ceres strictly adhered to the established unit prices in the contract and FEMA debris removal guidelines to achieve the reimbursement rates for the City. Their team was organized and worked diligently to meet the City's needs.

For the reasons stated above, I highly recommend Ceres Environmental Services, Inc. as a disaster debris contractor.

Sincerely,



Ty Edwards, P.E.
Director of Public Works
City of Jacksonville Beach
1460A-Shetter Ave.
Jacksonville Beach, FL 32250





BOARD OF COMMISSIONERS
DOUGHERTY COUNTY
ALBANY, GEORGIA

COUNTY COMMISSION:

CHRISTOPHER S. COHILAS, CHAIRMAN
CLINTON JOHNSON, VICE CHAIR
GLORIA GAINES
JOHN HAYES
LAMAR HUDGINS
ANTHONY JONES
EWELL LYLE

COUNTY ADMINISTRATOR
RICHARD CROWDIS

David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.
6968 Professional Pkwy East
Sarasota FL 34240

Ref: Dougherty County Debris Removal

Dear Mr. Preus,

It is my pleasure to offer this letter of recommendation for Ceres Environmental to any area that is unfortunately affected by a natural disaster.

The lives of many Dougherty County residents were changed forever on January 22, 2017, when a tornado ripped through our community. Dougherty County, which is located in Southwest Georgia procured the services of Ceres Environmental to remove, process and dispose of approximately 950,000 cubic yards of debris for \$9.5 million.

Ceres Environmental was on the ground within 72 hours. They showed extreme reliability and dedication in the midst of chaos. They educated staff on federal requirements and strictly adhered to FEMA debris removal guidelines to achieve greater reimbursement rates for the Dougherty County. Organized and diligent, their team quickly adapted to meet our needs.

Ceres Environmental helped to organize and utilize local contractors, allowing local people to heal by doing something to help in their own backyards. After witnessing the success and partnership of the County and Ceres Environmental, we have elected to continue to use Ceres for debris cleanup for Private Property Debris Removal.

Ceres Environmental has my highest recommendation, and I am happy to furnish more details if you would like additional information.

Sincerely,

Michael McCoy
Interim County Administrator



"A City for All Ages"

PUBLIC WORKS DEPARTMENT

City of Port St. Lucie

Accredited Agency – American Public Works Association

To: David Preus, Ceres Senior Vice President, Disaster Recovery Division

From: Joe Mercurio – City of Port St Lucie Emergency Manager

Date: July 10, 2018

Re: PSL Debris Management _ Letter of Recommendation

The City of Port St Lucie Debris Management Team seeks to congratulate Ceres Environmental Services, Inc. on the highly successful operations in debris recovery in the aftermath of Hurricane Irma.

As the lore of Hurricane Irma passes into the record books, it was Ceres Environmental who served as the City of Port St Lucie Prime Debris Hauler Contractor to this devastating storm event. As well-known throughout Florida, the direct impact of Hurricane Irma played a significant role in the response and recovery efforts of the entire debris haul industry and how the logistical response was to be met. Ceres Environmental was instrumental in first response to initiate "First Push" to clear main roads throughout the City. A detailed analysis was presented for clean-up actions with an expected time-line that had to work with the given City Debris Management Plan.

The City of Port St Lucie was aggressive in time constraints to service the community and we worked well with Ceres to promote effective and efficient debris collections strategies to ensure safety, proper mobilization, and economic securities for the general population as well as the company. Their efforts were directly responsible to the collection of over 86,000 CY of vegetative material with billing receipts totaling over \$1.25 million. Ceres Environmental remained committed as well as loyal to the City as stronger incentives offered by affected communities lured other companies away from promised commitments. Ceres stood by Port St Lucie, and for that we are indebted.

As communities seek to incorporate the benefit of a defined and organized emergency debris haul contract, we would promote and recommend that Ceres Environmental be at the forefront of consideration. The company is committed to purpose, responsive to action, and sets the standard of industry excellence.

Respectfully,

Joe Mercurio

Project Manager, Emergency Management
City of Port St. Lucie
(772) 871-5175 - W
(772) 618-5093 - C
jmercurio@cityofpsl.com



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

June 21, 2018

David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.

Dear Mr. Preus,

It is my pleasure to offer this letter of recommendation for Ceres Environmental to any area that is unfortunately affected by a natural disaster.

The City of Winter Park experienced significant damage on September 11, 2017 when Hurricane Irma impacted most of the State of Florida. The City of Winter Park immediately went to work, hiring Ceres Environmental at a cost of \$880,653.53 to assist in removing in excess of 55,000 cubic yards of debris.

Ceres Environmental was on the ground within 72 hours. They showed extreme reliability and dedication in the midst of chaos. They educated staff on federal requirements and strictly adhered to FEMA debris removal guidelines to achieve greater reimbursement rates for the City. Organized and diligent, their team quickly learned our people, our systems and our area. Ceres Environmental helped to organize and utilize Florida contractors, allowing local people to heal by doing something to help in their own backyards. Ceres assistance allowed residents in Winter Park to return to normal after only two months. After witnessing the profound success and partnership of Winter Park and Ceres Environmental, Winter Park again, after formal solicitation, selected Ceres to assist should another storm arise anytime in the next five years.

Ceres Environmental has my highest recommendation, and I am happy to furnish more details if you would like additional information.

Sincerely,

Keri Martin
Debris Project Manager



David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.
6968 Professional Pkwy East
Sarasota, Florida 34240

June 18, 2018

Dear Mr. Preus,

I am writing this letter on behalf of the City of Sarasota to both thank you and your staff, along with offering this letter as a recommendation for Ceres Environmental to any agency that may need recovery assistance following a disaster.

On September 10th, the City of Sarasota was impacted by Hurricane Irma making its pass through our City as a Category 1 storm. Days prior to its impact, Ceres's staff were in constant communications with the City assessing our potential needs based on at that time, prior to landfall, was expected to be a Category 3 to 4 storm. As this was the first time we needed to activate a contract in over 15 years, your staff showed extreme reliability and professionalism in working with myself and other emergency management staff of the City both prior to and immediately following its impact on us.

Ceres met its contractual obligations to be on site within 72 hours to remove, process and dispose of approximately 60,000 cubic yards of debris. The staff's extensive knowledge of the public assistance program and strict adherence to FEMA's debris removal guidelines is expected to result in complete reimbursement of approximately \$950,000 in expenditures.

In recognition of Ceres performance and its ongoing commitment to our area, Ceres again was awarded a three-year contract as the top ranked proposer to our recent request for proposals for recovery services. We look forward to our continued relationship.

Sincerely,

Doug Jeffcoat
Public Works Director
City of Sarasota
Douglas.Jeffcoat@Sarasotafl.gov

1761 12th Street Sarasota, Florida 34236



David Preus
Senior Vice President
Disaster Recovery Division
Ceres Environmental Services, Inc.
6968 Professional Pkwy East
Sarasota FL 34240

Dear Mr. Preus,

It is my pleasure to offer this letter of recommendation for Ceres Environmental to any area that is unfortunately affected by a natural disaster.

The lives of many Florida residents were changed forever on September 10th 2017, when Hurricane Irma ripped through our state. The City of Palm Bay, located on the East Coast of Florida was one of the areas affected by Hurricane Irma. The City's leadership team immediately went to work, hiring Ceres Environmental at an approximate cost of \$2 Million +/- to remove, process and dispose of approximately 110,000 +/- cubic yards of debris.

Ceres Environmental was on the ground within 72 hours. They showed extreme reliability and dedication in the midst of chaos. They educated staff on federal requirements and strictly adhered to FEMA debris removal guidelines to achieve greater reimbursement rates for the City. Organized and diligent, their team quickly adapted to meet the City's needs.

After witnessing the success and partnership of the City of Palm Bay and Ceres Environmental Services Inc, the City went ahead and renewed their contract with Ceres for another year.

Ceres Environmental Services Inc has my highest recommendation, and I am happy to furnish more details if you would like additional information.

Sincerely,

Barney Weiss
Asst. Public Works Director
City of Palm Bay



Solid Waste Management
2525 NW 62nd Street • Suite 5100
Miami, Florida 33147
T 305-514-6666

111 NW 1st Street • Suite 1610
Miami, Florida 33128
T 305-514-6666

miamidade.gov

November 3, 2017

Mr. Jamie Triplett
Area Manager
Ceres Environmental
3825 85th Avenue North
Brooklyn Park, MN 55443

Dear Mr. Triplett:

On behalf of the Miami-Dade County Department of Solid Waste Management, I would like to thank Ceres Environmental for your participation in the Hurricane Irma debris removal effort as one of six prime contractors. The quality and quantity of work performed by Ceres Environmental during this emergency response has met our expectations. Further, your firm's responsiveness and focus on customer service have been very helpful to the Department.

Again, thank you for your service to Miami-Dade County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Mauriello".

Paul Mauriello
Deputy Director for Operations
Miami-Dade County
Department of Solid Waste Management



BEAUFORT COUNTY PUBLIC WORKS
Solid Waste and Recycling
120 Shanklin Road
Beaufort, South Carolina 29906
Voice (843) 255-2800 Facsimile (843) 255-9435

Mr. David Preus
Ceres Environmental Services Inc.

Dear Mr. Preus:

I am writing to express my appreciation for the performance of the entire team from Ceres in the debris operations for Hurricane Matthew. As our debris removal firm the level of support and professional performance provided has been exceptional in all regards. My direct point of contact with your firm was Project manager Mike Beevers. Mike supported the County in an outstanding manner and his counsel was invaluable throughout this operation. He is a professional in all respects and helped to establish a high standard for compliance. On a personal level, Mike was extremely responsive to answer any questions and provide the assistance I required. As the Debris Manager I am not exaggerating when I state that without his diligence, knowledge, and ability to gain the cooperation within the team we would not have been as effective. Mike is a "machine". As a team we moved 72% of all ROW debris into the DMS sites in the first 90 days of operation; over 90% of hangers and leaners were addressed in the same period. FEMA and SCEMD officials remarked that "Beaufort County had their operation together". Mike played a huge part in making that happen. If I ever had to do this again I would want Mike as my Project Manager.

Providing Karl Dix to assist with the process allowed the County to get a jump on a difficult task. Without his vital help we would have been overwhelmed with obtaining PPDR approval from FEMA and removing debris from 83 individual private communities. Karl provided essential high level technical support and coordination for the debris removal operation. He is a treasure trove of knowledge and expertise that worked seamlessly with the entire County staff. Ralph Sosabe is the most effective problem solver I have ever worked with. His professionalism, personality and ability to communicate with our citizens kept things moving smoothly. Ralph handled the most difficult situations with ease which I sincerely appreciated. His ability "To Make the Noise Stop" was nothing short of incredible.

Bottom line, Ceres did an exceptional job and I am thankful for each member of your team. You exceeded expectations in every area and continue to provide us with excellent customer service. I am forwarding a copy of this letter to our Administration and Purchasing Department for future reference.

Regards

JAMES S. MINOR, JR
SOLID WASTE / DEBRIS MANAGER



LETTER OF RECOMMENDATION

February 9, 2015

To Whom It May Concern:

As the Debris Management Services Contract Manager, please accept this letter as my official recommendation for CERES Environmental Services, Inc.

Columbia County has maintained a pre-event debris management contract with CERES since 2008 and activated the contract when Ice Storm Pax deposited one inch of ice on our trees/vegetation and overhead utilities in February 2014. CERES immediately responded, mobilized their workforce and started the task of removing over 535,000 cubic yards of debris from our right of ways.

CERES was professional in every aspect of this operation, from removing the debris to transporting it to final destinations. During the debris removal operations, CERES provided me with a "zone map" of the county and provided daily information so that I could let our citizens know when they should have their debris out on the public right of way for pick up. They cleaned the areas following the pick-ups, which made our citizens very happy.

Additionally, CERES assisted us with FEMA documentation all along the way to assure that we received the maximum amount of State and Federal reimbursement possible, resulting in a 92% cost recovery for our County.

In summary, I can attest to the fact that CERES has years of experience – and from the first day to the last day of our project – they performed their work in an admirable and cooperative manner. They did everything expected – and even exceeded our expectations in getting our community back to normal as quickly as possible.

Please feel free to contact me if you have any questions or need more information in this regard.

Sincerely,

A handwritten signature in blue ink that reads "Pam Tucker".

Pamela P. Tucker
Director

**CITY OF SAN ANGELO, TEXAS**

PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
325.657.4219 • sapurch@cosatx.us

CERTIFICATION FOR FEDERALLY FUNDED PROJECTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instruction.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Contractor, Ceres Environmental Services, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

CONTRACTOR**AUTHORIZED AGENT • PLEASE PRINT**

VENDOR Ceres Environmental Services, Inc.	
NAME Tia Laurie	TITLE Corporate Secretary
SIGNATURE 	DATE October 10, 2025

7 ADDITIONAL DATA

7.1 Key Personnel Qualifications

Ceres Environmental Services, Inc. has over 300 employees, many of whom are professional staff. Our staff hold degrees in areas such as Structural and Civil Engineering, Business Administration, Forestry, Geology, Science, and Accounting. As part of the Company's dedication to quality and safety, many of Ceres' management staff are U.S. Army Corps of Engineers-certified in Construction Quality Management; are FEMA-certified in NIMS; are Red Cross-certified in first aid; and have completed OSHA's 40-hour safety training course. Ceres' management has worked extensively on FEMA-reimbursed contracts and has demonstrated its ability to respond to large-scale events.

For San Angelo, Ceres will provide exceptionally qualified personnel to lead the efforts for any event occurring for which our services are required. The following core team will be assigned to San Angelo for the life of the contract. Additional personnel will be assigned based on the size and severity of an event affecting San Angelo.

Mr. David A. McIntyre is the **Founder and CEO** of Ceres Environmental Services. He created the company in 1976 and has led the company through the successful execution of over 400 FEMA-reimbursed contracts. Mr. McIntyre has personally managed over 250 disaster debris-related projects, setting standards through his direct operational leadership. He has performed superbly in hiring, training, and supervising an excellent team of personnel, resulting in Ceres' extensive list of satisfied customers. Mr. McIntyre's history includes his on-the-ground, on-site management of debris contracts during Ceres' large-scale response to several major disasters. The disaster debris projects include major projects for the USACE, including Ceres' 2018 ACI SAD Contract activation in the State of Georgia following Hurricane Michael; USACE work in response to the Northern California Wildfires in 2018; Alabama 2011 tornadoes response; 2008 Hurricane Ike USACE ACI response; 2005 Hurricane Katrina USACE and local jurisdiction debris management projects; and the Hurricane Georges USACE response in 1998.

Mr. McIntyre has been the Project and Operations Manager for many projects. He has also presided over the performance of over 95 additional contracts with branches of the U.S. federal government regarding demolition, grinding, abatement, clearing, and other work. These government branches include the U.S. Army Corps of Engineers; U.S. Navy, Army, and Air Force; U.S. Department of the Interior; and the U.S. Department of Agriculture.

Mr. Robert Smith is the **Director of Disaster Recovery Operations** for Ceres. He has a strong history of managing large, complex projects that involve multiple government agencies. His experience includes overseeing all aspects of the CalOES/CAL Recycle Camp Fire Debris Removal and Hazardous Tree Removal projects in Butte County as Incident Commander. Mr. Smith also managed Ceres' response for the USACE USVI project following Hurricanes Irma and Maria. Mr. Smith builds effective teams by focusing on customer needs, setting clear goals, and successfully executing project directives. Since joining Ceres in 2017, Mr. Smith has ensured successful project performance while maintaining safety compliance and a customer-oriented approach.

Mr. Kevin Sudbury will be the **Project Manager** assigned to San Angelo. Mr. Sudbury has a 25-year career that includes experience in planning, project management, business administration, public speaking, and client support. He thrives in fast-paced, high-pressure environments. He has a reputation for applying advanced problem-solving techniques that lead to the restoration of smooth-flowing procedures and systems, developing innovative solutions to any challenge. He analyzes complex customer requirements and can execute simultaneous projects. Mr. Sudbury is an excellent communicator with exceptional interpersonal skills. These skills ensure project engagement and cohesion across diverse groups of staff, management, and clients.

Mr. Martin Rodriguez Sr. is the **Corporate Safety Manager** at Ceres. Mr. Rodriguez has over 30 years of strong and extensive experience in Management and as an Environmental, Health and Safety Professional, including experience in Construction Industry, General Industry, Environmental and Industrial Hygiene Management. Mr. Rodriguez is also a highly experienced Emergency Response and Disaster Relief Manager and worked in the aftermath of both the 1989 Loma Prieto and 1994 Northridge earthquake relief efforts, including response to super-typhoon Paka and the Korean Airline crash for the

US Environmental Protection Agency and Government of Guam. Other responsibilities include the EHS Management, Supervision and mentoring of safety professionals & loss prevention personnel, Risk Management and Workers' Compensation programs.

Mr. Hubert Russell (Bo) Ansley will be the **FEMA Reimbursement Specialist** assigned to San Angelo. Mr. Ansley worked with the U.S. Army Corps of Engineers (USACE) for 33 years. His experience includes Emergency Management; Technical Support to FEMA applicants, and sub-applicants to ensure FEMA eligibility, compliance with State regulations and adherence to contract specifications; review of FEMA eligibility and processing documentation for FEMA reimbursement; training sessions with clients; and development of new documentation systems. His experience runs deep both with Ceres and the US Army Corps of Engineers (USACE), where he served as a technical liaison to FEMA for Emergency Support Function 3 (ESF3) – Public Works and Engineering, and a Senior Level Debris Removal Subject Matter Expert (SME).

Ms. Tia Laurie, a West Point graduate, is our **Contract/Subcontractor Manager**. She is responsible for the overall administrative response to all disaster response and recovery missions, including contracting and subcontracting. Ms. Laurie provides a background in several fields including quality control, construction, logistics, management, and contracting. She is adept at ensuring that our subcontractors and equipment are in place and ready to work when needed. She keeps an extensive list of subcontracts, both local and throughout the country, in case specialty work is required. Ms. Laurie understands the importance of local recovery and knows that it means more than just clearing debris – it means providing jobs in the area. She is expert at finding qualified personnel in any area throughout the United States. Ms. Laurie also provides management in the areas of maintaining and upgrading the subcontractor database, registration process, and evaluation criteria, as well as creating and executing applicable training programs for subcontractors. Ms. Laurie will be immediately available to locate and check the credentials of all required subcontractors and to pre-stage necessary equipment, ensuring that San Angelo efforts are well under way within the time frames required.

Ceres' personnel are trained in FEMA regulations and are schooled in the use of FEMA Public Assistance Debris Management Guide FEMA 325, as well as additional resource books Public Assistance Guide FEMA 322 and Public Assistance Policy Digest 321.

If for any reason key personnel named in this proposal are not available for a San Angelo event, or are not acceptable to the City, personnel with equivalent or better backgrounds and skills will be made available and will be presented for approval.

Key Personnel Resumes

David A. McIntyre, Founder and CEO

David McIntyre is the founder and sole shareholder of Ceres Environmental Services, Inc. and affiliated companies. He created the company in 1976 and has led the company through the successful execution of over 400 FEMA-reimbursed contracts. Mr. McIntyre has personally managed over 250 disaster debris-related projects, setting standards through his direct operational leadership. He has performed superbly in hiring, training, and supervising an excellent team of personnel, resulting in Ceres' extensive list of satisfied customers. Mr. McIntyre's history includes his on-the-ground, on-site management of debris contracts during Ceres' large-scale response to several major disasters. The disaster debris projects include major projects for the USACE, including Ceres' 2018 ACI SAD Contract activation in the State of Georgia following Hurricane Michael; USACE work in response to the Northern California Wildfires in 2018; Alabama 2011 tornadoes response; 2008 Hurricane Ike USACE ACI response; 2005 Hurricane Katrina USACE and local jurisdiction debris management projects; and the Hurricane Georges USACE response in 1998.

Mr. McIntyre has been the Project and Operations Manager for many of the projects outlined below. He has also presided over the performance of over 95 additional contracts with branches of the U.S. federal government regarding demolition, grinding, abatement, clearing, and other work. These government branches include the U.S. Army Corps of Engineers; U.S. Navy, Army, and Air Force; U.S. Department of the Interior; and the U.S. Department of Agriculture.

PROFESSIONAL EXPERIENCE

- **Hurricanes Helene and Milton 2024.** Management oversight for Ceres' response to 47 clients in Florida and Georgia following Hurricanes Helene and Milton.
- **Hurricane Beryl 2024.** Management oversight for Ceres' response to 16 jurisdictions in Texas following Hurricane Beryl.
- **Hurricane Debby 2024.** Management oversight for Ceres' responses in Florida and Georgia following Hurricane Debby.
- **Hurricane Idalia 2023.** Management oversight for debris removal in Florida and Georgia following a Hurricane Idalia. Over 1,800,000 cubic yards of debris were removed.
- **California Floods 2023.** Management oversight for flood debris removal services in Tulare County, CA and Merced, CA. 54,645 cubic yards of debris have been removed.
- **Texas Winter Storm Mara 2023.** Management oversight for debris removal in two Texas jurisdictions following a winter storm. 330,846 cubic yards of debris were removed.
- **State of Vermont Summer Flood 2023.** Management oversight for 5920 tons of debris removal in (sixteen) 16 jurisdictions across the State of Vermont
- **Hurricanes Ian and Nicole 2022.** Management oversight for 27 contract activations in Florida. Two of these projects surpassed 2 million cubic yards of debris each.
- **Hurricane Ida 2021.** Management oversight for debris removal in 14 Louisiana jurisdictions.
- **Oregon Wildfire Recovery 2020-2022.** Management Oversight for Oregon Department of Transportation providing Hazard Tree Removal Services for Operational Branch 1: Archie Creek Fire, Douglas County, Operational Branch 5: Thielson Fire, Douglas County and Operational Branch 6: Two Four Two Fire, Klamath County. 22,311 trees were removed.
- **Oklahoma Ice Storm 2020.** Management oversight for debris removal in 5 cities following an ice storm. Over 200,000 cubic yards of debris were removed.
- **Hurricanes Laura, Hanna, Sally, Delta, and Zeta 2020.** Provided management oversight for 13 individual contract activations across Louisiana, Texas, and Florida.
- **Linn County, IA Derecho 2020.** Management oversight for removal, reduction, and disposal of 681,998 cubic yards of derecho generated debris.
- **California Wildfires – Camp Fire, Butte County 2020 – 2021.** Project Manager for the CalRecycle removal of hazardous trees generated by the Camp Fire wildfire in North-Central California in 2017.
- **Hamilton County, TN Tornado 2020.** Provided management oversight for removal and disposal of tornado generated debris in Hamilton County. Over 409,500 cubic yards of debris were removed.
- **Jones County, MS Tornado 2020.** Provided management oversight for removal and disposal of over 240,000 cubic yards of tornado generated debris in Jones County.
- **California Wildfires – Camp Fire, Butte County 2019.** Project Manager for the CalRecycle clean-up project for hauling and disposal of debris generated by the Camp Fire wildfire in North-Central

California in 2019, which is the largest debris mission in California in more than 100 years. 768,558 tons of debris were removed.

- **Northern California Wildfire Debris Removal 2018.** Provided management oversight for the USACE debris removal project in Lake, Mendocino and Napa Counties, CA following the fires between October and December of 2017.
- **Hurricane Michael USACE Response 2019.** Project Manager/Operations Manager for work in 13 Georgia Counties.
- **Hurricanes Michael and Florence 2018 – 2019.** Provided management oversight for 13 individual contract activations in jurisdictions across North Carolina, South Carolina, Florida and Georgia
- **Hurricanes Irma and Harvey 2017.** Provided management oversight for more than 45 disaster recovery projects in Florida and Texas.
- **Southeast Tornadoes 2017.** Provided management oversight for disaster recovery projects in Georgia and Louisiana following early tornadoes.
- **Hurricanes Hermine and Matthew 2016.** Provided management oversight for over 20 individual projects following Hurricane Hermine in September and Hurricane Matthew in October.
- **Louisiana Flooding 2016.** Provided management oversight for Ceres response to Louisiana floods in August following heavy rains.
- **Oklahoma Storms 2015.** Provided management oversight to Ceres response to Winter Storms Cara and Goliath. Ceres responded to six different jurisdictions in Oklahoma.
- **Livingston Parish Waterway Cleanup 2015.** Management oversight for Ceres response during the removal of vegetative, C&D and white goods debris removal in Louisiana.
- **Alabama Tornadoes 2014.** Management oversight for Ceres response in several Alabama cities damaged by May tornadoes. Ceres provided removal and disposal services for eligible debris.
- **Winter Storm Pax 2014.** Management oversight for Ceres response in Georgia and North Carolina. Ceres provided removal and disposal of storm-related debris in both states.
- **Winter Storm 2013.** Management oversight for early winter storm in October 2013. Ceres provided removal and disposal of disaster-related vegetative debris in South Dakota.
- **Upper Midwest Ice Storm 2013.** Management oversight for Ceres' response to spring ice storms in South Dakota and Minnesota, including work in rights of way, parks and waterways.
- **Hurricane Sandy 2012-2013.** Management oversight for Ceres response in New York and New Jersey. Ceres performed multiple projects in New York and New Jersey.
- **Hurricane Isaac 2012.** Management oversight of five separate contracts in response to Hurricane Isaac. Ceres provided recovery services to Jefferson Parish, Kenner, Livingston Parish, Denham Springs and St. Bernard Parish.
- **Winter Storm Alfred 2011.** Provided management oversight for response to unseasonal snowstorm in the Northeast. Ceres managed over 320,000 CY of debris in two locations.
- **North Dakota Flooding 2011.** Provided management oversight for emergency levee removal and repair projects after historic flooding in spring of 2011 near Minot, North Dakota. Ceres removed emergency levees and repaired damage to existing levees.
- **Hurricane Irene 2011.** Provided management oversight for response to Hurricane Irene's impact on the Atlantic coast. Ceres managed 120,000 CY of debris in two locations.
- **Alabama Tornadoes 2011.** Provided management oversight for response to record-setting tornadoes that hit the Southeast. Presided over four contracts in Alabama, including management of over 1 million CY of debris in Jefferson County.
- **New Zealand Earthquake 2011.** Oversight of response to Christchurch earthquake. Established a New Zealand branch office of Ceres to work in conjunction with the Canterbury Earthquake Recovery Authority (CERA) to provide extensive disaster response services including debris management, design-build seismic stabilization, demolition/deconstruction/implosion services and large-scale materials recycling operations. Working as a capital partner, developer and construction manager in the country to help salvage and repair damaged buildings.
- **Haiti 2010-2013.** Oversight of response to the devastating earthquake that hit Haiti in January 2010. Provided management oversight of a survey contract for the International Office on Migration, an \$11M landfill management and debris reduction site contract for the Haitian Ministry of Public Works and Communications (MPTC) and The World Bank, environmental remediation projects for World Vision and new construction in the country.

- **Hurricane Ike 2008.** Presided over debris collection, transportation, and disposal on 11 different contract locations in Texas and Louisiana
- **Hurricane Gustav 2008.** Oversight of collection, transportation, processing, and disposal of over 1.9 million cubic yards of debris; Trimming and removal of hazardous trees in Louisiana
- **Hurricane Dolly 2008.** Provided oversight and management guidance in debris collection, transportation, recycling, and disposal in Texas
- **Hurricane Wilma & Rita 2005.** Directed debris collection, transportation, and disposal, Emergency temporary roofing installation in Florida
- **Hurricane Katrina 2005.** Lead Project Manager for collection, transportation, processing, and disposal of over 13 million cubic yards of debris; Trimming and removal of over 165,000 hazardous trees; Asbestos abatement and demolition of 916 buildings; Decontamination and disposal of over 315,000 white goods in 11 Louisiana Parishes; Emergency temporary roofing installation of over 21,000 buildings in 32 Mississippi counties
- **Hurricane Ivan 2004.** Project Manager in collection, transportation, and disposal of over 680,000 cubic yards of debris including the processing of over 505,000 cubic yards of debris in Florida
- **Hurricane Jeanne & Frances 2004.** Managed the collection, transportation, and disposal of over 404,000 cubic yards of debris in 13 Florida counties
- **Hurricane Charley 2004.** Directed Debris collection, transportation, and disposal; Emergency temporary roofing installation in 4 Florida counties
- **Hurricane Isabel 2003.** Project Management to debris removal and disposal in Virginia
- **Hurricane Floyd 1999.** Lead Project Manager to debris removal and disposal in North Carolina
- **Oklahoma City Tornadoes 1999.** Lead project manager for USACE contract providing debris removal, managing multiple debris sites, and demolishing damaged residential structures.
- **Hurricane Georges 1998.** Presided over collection and disposal of over 2.3 million cubic yards of debris; Management of 17 TDSR sites; Emergency temporary roofing installation on over 3,000 buildings in Puerto Rico.
- **Hurricane Fran 1996.** Project management for USACE contract providing debris removal, reduction and site management.
- **Hurricane Andrew 1992.** Lead Project Manager to debris collection, transportation, and disposal; Provided USACE with 25 new chippers/grinders with 48 hours in Florida

EDUCATION/CERTIFICATIONS

- Graduate coursework in Physics, Chemistry, and Mathematics from the University of Minnesota Institute of Technology and University of Minnesota
- Licensed Florida General Contractor
- Recognized as a Patriotic Employer by the Office of the Secretary of Defense

Robert Smith, Director of Disaster Recovery Operations

Mr. Smith is the Director of Ceres' Disaster Recovery Division. He has a strong history of managing large, complex projects that involve multiple government agencies. His experience includes overseeing all aspects of the CalOES/CAL Recycle Camp Fire Debris Removal and Hazardous Tree Removal projects in Butte County as Incident Commander. Mr. Smith also managed Ceres' response for the USACE USVI project following Hurricanes Irma and Maria. Mr. Smith builds effective teams by focusing on customer needs, setting clear goals, and successfully executing project directives. Since joining Ceres in 2017, Mr. Smith has ensured successful project performance while maintaining safety compliance and a customer-oriented approach.

PROFESSIONAL EXPERIENCE

- **Hurricanes Helene and Milton 2024.** Director of Storm Operations for Ceres' response to 47 clients in Florida and Georgia following Hurricanes Helene and Milton.
- **Hurricane Debby 2024.** Director of Storm Operations for Ceres' responses in Florida and Georgia following Hurricane Debby.
- **Hurricane Beryl July 2024 – September 2024.** Director of Storm Operations overseeing responses to 16 jurisdictions in Texas. Project scopes include disaster debris removal, hauling, reduction, DMS management, hazard tree removal and final disposal of debris resulting from Hurricane Beryl.
- **Wildfire Fuel Reduction (WFR) Vegetation and Tree Removal Services - Orange County, CA March 2024 – Current– Caltrans.** Director of Operations overseeing all phases of the contract. Scoped work includes Wildfire Fuel Reduction, vegetation and tree removal within Caltrans ROW within District 12. Additional scopes include monitoring and working around cultural and environmentally sensitive areas. Responsibilities include preparatory phase oversight, subcontracts/contracts, project coordination & scheduling, daily & weekly project-specific documentation, Fuel Reduction Action Plan (FRAP) implementation to include management of prescription-based treatments, permitting/environmental certs, Invoicing & closeout.
- **Sacramento River Tree Removal – January – February 2024 – USACE.** Director of Operations. Provided oversight for the felling and removal of various tree species in environmentally sensitive and public areas and biological monitoring along the Sacramento River. These shoreline areas stem from the Interstate 50 Bridge and Garcia Bend Park specifically reaching 2, 3, and 6. Responsibilities included the development of pre-work submittals, partnering with the Army Corps and two other contractors working within these reaches, developing, and enforcing daily production and resource reporting, cost controls, invoicing, and managing schedules.
- **Folsom Dam Tree Removal, 2023 – USACE.** Director of Operations. Provided oversight for successfully removing 210 trees within public and environmentally sensitive areas. Responsibilities included the development of pre-work submittals, partnering with the Army Corps on Bureau of Reclamation (BOR) permitting, developing, and enforcing daily production and resource reporting, successful interagency coordination (BOR, USACE, State Park), cost controls, invoicing, and schedules. Due to weather restrictions, the project was delayed, and the team still completed this project two months ahead of schedule.
- **ODOT Hazard Tree Removal, Jackson and Douglas Counties 2021 – 2022.** Director of Operations overseeing the removal of Right-of-Way (ROW) trees along Oregon highways. This included the removal of over 25,000 US Forest Service (USFS) and Bureau of Land Management (BLM) tree hazards. This process encompassed the removal and transportation of both timber and slash to log decks and reduction sites.
- **Hazard Tree Removal Project for the Campfire in Butte County -- 2020 to 2021.** Incident Commander. Roles and responsibilities included management of the overall incident, safety, and liaison between all project partners and the prime contractor. We operated 12 crews conducting tree removal and hauling for approximately 2,200 properties containing just under 60,000 eligible trees. Tracking of project quantities daily and in total. Worked closely with the Monitoring Company and Project Owner Incident Management Team on strategy and tactical short-term and long-range plans to ensure the success of the contract. Project totaled \$104,369,789.
- **Oklahoma Ice Storm 2020.** Project Manager overseeing three projects: City of El Reno, City of Kingfisher, and the City of Piedmont. The work performed consisted of leaner and hanger removal, ROW vegetative removal, DMS operations, and the reduction of vegetative debris.

- **Hurricane Hanna 2020.** Project Manager overseeing three separate projects: Hidalgo County, the City of Pharr, and the City of Edinburg. Conducted ROW collection, disposal of vegetative debris and construction and demolition debris with all three clients. Also collected and disposed of white goods, household hazardous waste and electronic waste. Over 327,000 cubic yards of debris were removed.
- **Camp Fire, Butte County 2018 – 2019.** Incident Commander with overall responsibility for the demolition, transportation, and disposal of debris generated by the Camp Fire wildfire in North-Central California in 2018 and directed the removal of more than 750,000 tons of hazardous debris while treating more than 3,100 private parcels. In full operational mode, we operated 45 to 50 demolition crews supported by 650 to 1,000 hauling units per day. Project totaled \$246,156,950.
- **Hurricane Irma and Maria 2017.** Project Manager for vegetative, construction and demolition, and metal debris removal from local municipality ROW and other eligible public property in the U.S Virgin Islands for USACE ACI project following Hurricanes Irma and Maria. Work also included site preparation, debris reduction - chipping/mulching/grinding, and debris disposal.
- **Evergro Organic Recycling 2016-2017.** Vice President of Operations researching and acquiring a track of land that meets all TCEQ criteria to construct a biosolid composting facility. Focused on site operating plans and providing a permit application along with drawings drafted by a local project engineer.
- **New Earth Soils and Compost 2010-2016.** Vice President of Operations overseeing over 35 teams within two facilities, new constructions, and existing biosolid composting operations.
- **The Garick Corporation**
 - **Vice President of Operations 2007-2009.** overseeing six facilities and 250 associates in five different states, ensuring EPA/DEP and OSHA compliance practices, plant staffing, daily productions goals, payroll management, and inventory control.
 - **General Manager 2006-2007.** Responsible for the safety and productivity of a large group during peak season, including environmental compliance, profitability, and leadership development. Drafted and implemented operational procedure manual for companywide plant and safety operations.
- **United States Army 1991-2000.** Airborne Ranger as Scout Team Leader for the 25th Infantry Division in Oahu, Hawaii, a Pathfinder for the 101st Pathfinder detachment and a U.S. Army Ranger Instructor at the Mountain Phase of Ranger School. Responsible for assisting the squad leader to ensure squad combat readiness, including planning and supervision of soldier training. Assisted with tactical employment and continuous surveillance of the enemy while being responsible for daily training and safety of 600 rangers annually in mountaineering and combat missions.

EDUCATION

- Austin Peay State University, Clarksville, TN 2000

CERTIFICATIONS

- IS-00027 FEMA Logistics
- IS-00393.b Hazard Mitigation
- IS-00632.a Debris Operations
- ICS-100 Incident Command System
- IS-00200.c Initial Response
- IS-00042 Social Media, Emergency Management
- IS-00240.b Leadership and Influence
- IS-00552 Public Works Role, Emergency Management
- OSHA 30 Construction

Kevin Sudbury, Project Manager

Kevin Sudbury has a 25-year career that includes experience in planning, project management, business administration, public speaking, and client support. He thrives in fast-paced, high-pressure environments. Mr. Sudbury has a reputation for applying advanced problem-solving techniques that lead to the restoration of smooth-flowing procedures and systems, developing innovative solutions to any challenge. He analyzes complex customer requirements and can execute simultaneous projects. Mr. Sudbury is an excellent communicator with exceptional interpersonal skills. These skills ensure project engagement and cohesion across diverse groups of staff, management, and clients.

PROFESSIONAL EXPERIENCE

- **Hurricanes Helene and Milton 2024.** Operations/Area Manager responsible for oversight of Ceres' emergency disaster debris removal responses to multiple Florida jurisdictions.
- **Hurricane Debby 2024. Area Manager.** Responsible for the management of five (5) emergency debris removal and disposal activations in Florida and Georgia following Hurricane Debby.
- **Hurricane Beryl 2024.** Area Manager. Responsible for the management of 16 emergency debris removal and disposal activations in Texas.
- **Hurricane Idalia 2023.** Project Manager. Responsible for the management of Hurricane Idalia generated debris in Glynn County, GA.
- **Red Tide Cleanup 2023.** Project Manager. Responsible for managing all aspects of Red Tide Cleanup in Sarasota, FL.
- **State of Vermont Summer Flood 2023.** Project Manager. Responsible for managing 16 debris removal projects across the State. Services included ROW C&D debris haul in, ROW vegetation debris haul in, site restoration and hazardous materials handling.
- **Central Texas Winter Storm Mara Debris 2023.** Area Manager. Responsible for managing four (4) debris removal projects across two (2) counties. Services provided to clients included ROW debris haul in, park facilities clean-up, reduction, debris haul-out, and site restoration. 330,846 cubic yards of debris were removed.
- **West Central Florida Hurricane Ian Debris 2022.** Area Manager. Responsible for managing 11 debris removal projects across five (5) counties. Services provided to clients included cut/push, ROW debris haul in, specialized debris removal, reduction, debris haul-out, site restoration, street sweeping, and catch basin cleanout. Clients served include cities, counties and FDOT.
- **Terrebonne Parish School District, LA Hurricane Ida Debris 2022.** Project Manager. Responsible for managing all aspects of debris removal across 45 facilities heavily impacted by Hurricane Ida. Developed a specialized operations plan that accounted for working on active campuses to protect all children, staff, visitors, and facilities.
- **City of Covington, LA Hurricane Ida 2021.** Project Manager. Responsible for all recovery components including push, debris collection and final disposal. Push started on Day 1 after the event and completed it in less than 4 days, which was the quickest completion of a significantly impacted City on the North Shore. According to the electric company this allowed them to refocus assets from other areas to Covington resulting in the restoration of 84% of the City's grid in 6 days. Debris collection and disposal was completed ahead of the projected schedule.
- **Sabine River Authority, LA Hurricane Laura/Delta Debris 2021.** Project Manager. Responsible for managing all aspects of debris removal along 40 miles of canal including 80 miles of levee and over 35 entrance ways/ramps in 92 working days. Debris streams included vegetative, C&D and leaners/hangers.
- **Vermilion Parish, LA Hurricane Delta Debris 2020.** Project Superintendent. Responsible for managing all aspects of debris removal across a 1,200 sq mile parish divided into 14 districts.
- **Escambia County School District Hurricane Sally Debris 2020.** Project Superintendent. Responsible for scheduling, managing, and ensuring quality control for the removal of debris and hangers/leaners from 60 facilities. Brought the 28 facilities initially assigned to a safe and operationally ready status in four (4) days so that the District could reopen the entire school system. All operations were completed in less than four (4) weeks.
- **City of Edinburg, TX Hurricane Hanna Debris 2020.** Project Superintendent. Responsible for scheduling, managing, and ensuring quality control for both subcontractors and self-performing debris removal trucks.

- **Hamilton County Tennessee Tornado Debris 2020.** Subcontractor Manager. Responsible for the acquisition, scheduling and management of multiple subcontractors executing ROW Vegetative and C&D Haul-in and Mulch Haul-out. Over 409,500 cubic yards of debris were removed.
- **Butte County California Fire Debris 2019.** Logistics Chief/Subcontractor Manager. Responsible for project-wide and self-performing crew logistics support including resource forecasting, equipment acquisition, materials selection, competitive pricing evaluation, personnel housing, and asset management. Secured required local permits for laydown yard. Refocused subcontractor haul-out operations including a review of the existing haul-out operations, vetting, and negotiating with new subcontractors, and provided subsequent operational oversight which led to a project savings of over \$426K.
- **SW Georgia Hurricane Michael Debris 2018.** Operations Manager/ Subcontractor Manager. Responsible for the direct management of over 120 ROW debris haulers and haul-out subcontractors (1,000+ containers) across 13 counties. Duties include operational planning, subcontractor management, overall project management and daily coordination with USACE.
- **City of Coral Gables Hurricane Mitigation Grant Program 2018.** Senior Project Manager/Funding Specialist. Developed 4 HMGP successfully funded applications for disaster mitigation projects in response to Hurricane Irma.
- **Apex Oil Terminal Improvements 2017.** Senior Project Manager. Responsible for developing procurement policies, ensuring Good Faith Efforts were followed and documented to maximize DBE participation, pre-construction planning, project management, federal compliance (Davis Bacon, American Iron and Steel, EEO), financial reconciliation and close-out of a 7-month, FEMA funded \$1,500,000 fuel terminal improvements project which spanned 3 sites each in a different state with concurrent procurement and construction activities.
- **City of Miami Wagner Creek/Seybold Canal Stormwater Improvements 2017.** Senior Project Manager. Responsible for funding, project management, federal compliance (Davis Bacon, American Iron and Steel, EEO), financial reconciliation and close-out of an 18-month, \$21,000,000 sediment removal project that included 1 prime contractor and 4 subcontractors. Project was awarded the 2018 WEDA Environmental Excellence Award.
- **US Virgin Islands Gordon A. Finch Marine Terminal 2016.** Senior Project Manager. Responsible for preparing a federal TIGER grant application, award acceptance, procurement, and project management of a \$13,000,000 project to demolish and replace the existing Roll-On/Roll-Off pier as well as construction of horizontal and vertical site improvements.
- **City of Marco Island Septic Tank Replacement Program 2015.** Senior Project Manager. Responsible for the planning, funding, procurement, project management, federal compliance (MBE/WBE participation, Davis Bacon, Buy American, EEO), financial reconciliation and close-out of a 6-year, FDEP/EPA funded \$63,000,000 program that included 8 prime contractors and over 24 subcontractors.
- **Collier County Wastewater System Improvements Program 2014.** Senior Project Manager. Responsible for the planning, funding, procurement, project management, federal compliance (Davis Bacon, EEO), financial reconciliation and close-out of a 8-year, FDEP funded \$140,000,000 program that included the construction and/upgrade of 3 wastewater treatment facilities with a combined capacity of over 55 MGD and 16 miles of collection mains.

EDUCATION/CERTIFICATIONS

- BA, Business Administration-Finance, Keiser University, Sarasota, FL
- AS, Computer Network Administration, Keiser University, Sarasota, FL
- OSHA 30/HAZWOPER
- US Army Corps of Engineers (USACE) – CQM-C
- FEMA IS20, IS21, IS33, IS102, IS559, IS632, IS 633, IS634, IS700, IS702, ICS100
- FDOT Resident Compliance Specialist – Local Agency Program

SPEAKING ENGAGEMENTS/PROFESSIONAL ACKNOWLEDGEMENTS

- Florida Department of Transportation – “Simplifying Davis Bacon”
- American Water Works Association – “SRF: A Local Government Perspective”
- Florida Department of Transportation – Disadvantaged Business Enterprise SME
- Florida Department of Environmental Protection – Davis

Martin Rodriguez Sr., Corporate Safety Manager

Mr. Martin Rodriguez Sr. has over 30 years of strong and extensive experience in Management and as an Environmental, Health and Safety (EHS) Professional, including experience in Construction (commercial, heavy civil and residential) Industry, General Industry, Environmental and Industrial Hygiene (IH) Management. Mr. Rodriguez is also a highly experienced Emergency Response and Disaster Relief Manager and worked in the aftermath of both the 1989 Loma Prieto (San Francisco) and 1994 Northridge (Los Angeles) earthquake relief efforts, including response to super-typhoon Paka (Guam, USA) and the Korean Airline crash (Guam, USA) for the US Environmental Protection Agency (EPA) and Government of Guam. Other agencies Mr. Rodriguez has worked with include, but not limited to Occupational Safety & Health Administration (OSHA), California Department of Industrial Relations (Cal/OSHA), Washington Industrial Safety & Health Administration (WISHA), Minnesota Occupational Safety & Health Administration (MNOSHA), California Department of Transportation (Caltrans), US Army Corps of Engineers (USACE), US Navy (Seabees), US Air Force, National Aeronautics and Space Administration (NASA), Lawrence Livermore National Laboratory (LLNL), Los Alamos National Laboratory (LANL), Jet Propulsion Laboratory (JPL) and the California Department of Health Services (Cal/DHS) and Colorado Department of Health Services (DHS), including other federal, state and local agencies. Mr. Rodriguez is also a qualified OSHA and EPA instructor. Other responsibilities include the EHS Management, Supervision and mentoring of safety professionals & loss prevention personnel, Risk Management and Workers' Compensation programs.

PROFESSIONAL EXPERIENCE

- **Corporate Safety Manager, Ceres Environmental Services, Inc. 2024 – Current.** Mr. Rodriguez's is responsible for all corporate Environmental, Health & Safety (EHS) programs and providing oversight and safety management of all disaster response projects. Additional duties include Risk & Loss Management, overseeing the Workers' Compensation Program, Quality Control/Quality Assurance (QAQC), and acting as the Corporate EHS/EPA Trainer and liaison to operations and Executive Management.
- **Founder, Compliance Safety Professionals (CSP), Chico & San Francisco, California 2013-2024.** As the Founder of CSP, an Environmental, Health & Safety (EHS) consulting firm, Martin Rodriguez managed business strategies and oversaw the development of EHS programs and protocols for clients and industry.
- **Safety Director/Risk Manager, NOVO Construction, San Francisco, California 2009-2013.** Mr. Rodriguez's responsibilities included developing all corporate Environmental, Health & Safety (EHS) programs and providing oversight and management of all construction supervision and projects.
- **Regional & Branch Safety Manager, Kinetics Systems, Inc. Phoenix, Arizona 1999-2001 & 2007-2009.** Responsibilities were for continued development of Corporate and Regional Safety Program, oversight of several large projects and contracts throughout the Western and Southwestern United States.
- **Compliance Safety Professionals (CSP) Contracted as Corporate Safety Director, Environmental Professional Associates (EPA) Ltd. dba Provco (Quanta Services), Yuba City, California 2005-2007.** As a contracted consultant, duties and responsibilities as the Corporate Safety Director included program development and management of Company Safety Program with emphasis on Electrical & NFPS70E standards and protocols, Risk & Loss Prevention Program and Workers' Compensation Program, Also worked with corporate legal counsel on litigation and liability issues related to civil and criminal matters. Provided compliance and training guidance with occupational and environmental laws and regulations for operations in California, Nevada, Oregon, Texas and Florida operations.
- **Western Regional & Division Environmental, Health & Safety Director, Balfour Beatty Construction, Inc. Fairfield, California 2000-2005.** Balfour Beatty Construction, Inc. (BBCI) is a heavy civil contractor involved in heavy civil construction, bridge, highway, retrofitting, water treatment plant construction and other heavy civil construction projects. Originally hired as the US Corporate Safety Director then appointed as the Western Regional/Division EHS Director, Responsible for the Western United States operations.
- **Senior Project Health & Safety Coordinator II, IT Corporation, Concord California 1995-1999.** Assigned to various projects in the Western United States, including Guam USA and South Pacific

Islands (Midway Island, Wake Island and Diego Garcia Island). Assigned to work on several military contracts as an Environmental, Health and Safety Specialist II and Medic on several large hazardous waste remediation projects, Superfund sites, including Unexploded Ordinance (UXO) and Explosive Ordinance Disposal (EOD) projects. Projects included Total Environmental Restoration Contracts (TERC), Base Realignment and Closures Act (BRAC) and US Army Corps of Engineers (USACE) and US Navy and in oil and gas production refineries.

- **Project Manager & Safety Manager, Cleveland Environmental & Wrecking Company, San Francisco, California 1992-1995.** Initially hired as a Safety Manager, duties were to assure compliance with environmental and construction projects and to head the safety program for various projects. Duties included interaction and liaison work with regulatory agencies, (i.e., OSHA, CAL-OSHA, and California Dept. of Health Services (DHS), Local Fire Departments, etc.). Assisted in managing the Workers' Compensation Program and the duty specific training program. In February of 1994, was assigned as Emergency Response Manager to Los Angeles, California to manage disaster relief efforts and emergency response projects caused by the Northridge (LA) earthquake. Managed two projects at Robinson/May Company Department Store (Topanga Canyon, CA) and California Institute of Arts School (Valencia, CA).
- **Project Manager & Compliance Safety Manager, Environmental Chemical Corporation, Lakewood, Colorado & Burlingame, California 1989-1992.** As Safety Specialist, supported continuous contract work for the United States Government, including Military Installation Closures (i.e., Presidio of San Francisco, Fort Ord, Mare Island, Alameda Naval Base, Oakland Army Base, etc.) under the Base Realignment & Closure Act (BRAC) and the General Services Administration (GSA), including the US Geological Survey (USGS), United States Federal Center and Coors Brewing Company in the greater Denver, Colorado area. Projects included Underground and Aboveground Storage Tank (UST/AST) removals, soil remediation, hazardous waste management, heavy civil construction activities, road construction/maintenance and other reclamation projects. Clients included state and federal agencies, including United States Army Corps of Engineers (USACE), US Navy (USN), US Air Force (USAF), US Coast Guard (USCG), US EPA, US Geological Services (USGS) and other federal facilities.
- **Firefighter/EMT II, Arvada Fire Department, Arvada, Colorado 1988-1993.** As a firefighter and Emergency Medical Technician II (EMT II), Mr. Rodriguez's duties included responding to fire and medical emergencies and completing an extensive firefighter and Hazardous Material Emergency Response training program and Advanced Medical Life Support, firefighting skills, survival techniques, fire prevention, hazardous materials emergency response, and hazardous materials incident command.

CERTIFICATIONS

- Certified Safety Manager (CSM)
- Certified Safety & Health Official (CSHO)
- Certified Construction Health and Safety Technologist (CHST)
- Certified Occupational Health and Safety Technologist (OHST)
- Certified EPA Lead Renovation, Repair and Painting (RRP) Instructor & Base Paint Abatement Supervisor and Monitoring
- Certified in Practices and Procedures in Asbestos Control
- Qualified OSHA Instructor - (OSHA Training Institute)
- Firefighter Survival Techniques Certified - (National Fire Academy)
- Hazardous Materials Emergency Response Incident Commander (HMERIC) - (National Fire Academy)
- Hazardous Materials Emergency Response Technician - (National Fire Academy)
- Hazardous Materials Incident Command and Analysis Certified - (National Fire Academy)
- Hazardous Materials Instrumentation & Emergency Response Certified - (Arvada Fire Department)
- Hazardous Waste Operations & Emergency Response (HAZWOPER) Instructor
- Hazardous Waste Operations & Emergency Response 40-hour (HAZWOPER)
- Hazardous Waste Operations & Emergency Response Supervisor (HAZWOPER)
- OSHA 29 CFR 1910.120 Emergency Response
- OSHA 29 CFR 1910.120(e) Supervisors Training
- Certified Confined Space Rescuer Instructor
- Certified Confined Space Rescuer & Manager

- Hazardous Materials & Emergency Response / First Responder Certified
- Hazardous Materials Emergency Response Incident Command (IC) Certified

EDUCATION

- Arizona State University (ASU) – Architecture
- Phoenix Institute of Technology (PIT) – Architectural Drafting
- University of California Berkeley (Cal) – Certification & Continuing Education
- University of San Diego (USD) – Certification & Continuing Education
- Chabot Las Positas Community College (SLPCC) – Certification & Continuing Education
- Red Rocks Community College (RRCC) – Certification & Continuing Education
- National Fire Academy / International Firefighter Association (IFFA)

Hubert Russell (Bo) Ansley, FEMA Reimbursement Specialist

Mr. Ansley worked with the U.S. Army Corps of Engineers (USACE) for 33 years. His experience includes Emergency Management; Technical Support to FEMA applicants, and sub-applicants to ensure FEMA eligibility, compliance with State regulations and adherence to contract specifications; review of FEMA eligibility and processing documentation for FEMA reimbursement; training sessions with clients; and development of new documentation systems. His experience runs deep both with Ceres and the US Army Corps of Engineers (USACE), where he served as a technical liaison to FEMA for Emergency Support Function 3 (ESF3) – Public Works and Engineering, and a Senior Level Debris Removal Subject Matter Expert (SME).

PROFESSIONAL EXPERIENCE

- **Hurricane Helene 2024.** Provided operational oversight and FEMA reimbursement assistance to Florida and Georgia jurisdictions affected by Hurricane Helene.
- **Hurricane Debby, 2024.** Provided operational oversight and FEMA reimbursement assistance for debris removal projects in Georgia following Hurricane Debby.
- **Hurricane Beryl 2024.** Provided operational oversight and FEMA reimbursement assistance to 16 jurisdictions in Texas following Hurricane Beryl.
- **Hurricane Idalia 2023.** Provided operational oversight and FEMA reimbursement assistance for debris removal in Georgia following Hurricane Idalia.
- **Hurricanes Ian and Nicole 2022.** Operations Area Manager and Client Services Liaison for 8 contract activations in Florida.
- **Yellowstone River Floods 2021.** Senior USACE Debris Removal SME and FEMA Liaison. Provided a comprehensive assessment of flooding impacts and waterway debris for the State of Montana.
- **Hurricanes Laura, Sally, and Zeta 2020.** Senior USACE SME and FEMA Liaison. Provided Technical Support to FEMA as well as multiple applicants in Louisiana, Alabama, and Florida. Provided supervisory oversight for 21 Federal Technical Monitors.
- **Southeast Tennessee Tornadoes 2020.** Senior USACE Debris Removal SME and FEMA Liaison for 3 local activations in the Chattanooga, TN area.
- **Hurricane Michael 2018.** Lead USACE Debris Removal SME and FEMA Liaison for 6 Florida Counties and 13 Georgia Counties. Served as Contracting Officers Representative for USACE Advanced Contract Initiative (ACI) in Georgia.
- **Hurricane Irma 2017.** Lead USACE ESF3 Liaison to FEMA Region 2. Prepositioned with Forward Team to VITEMA prior, during and after landfall. Supported Recovery Field Office and assisting in activating the Debris ACI for USACE.
- **Hurricane Maria 2017.** Supported recovery efforts in Puerto Rico as Emergency Management Chief, Mobile District. Managed USACE Recovery Field Office for multiple FEMA missions including power restoration, temporary roofing, debris removal and repair of critical public facilities.
- **Southeast Tornadoes 2017.** Lead USACE Debris Removal SME and FEMA Liaison for multiple activations near the City of Albany, GA.
- **Hurricane Matthew 2016.** Lead USACE Debris Removal SME. Provided technical assessment of storm impacts along the Florida Coast from St. Augustine to Melbourne.
- **Hurricane Hermine 2016.** Lead ESF3 Representative to FEMA in Florida. Developed debris volume estimate and debris removal cost estimate.
- **Pacific Ocean Storms 2015.** Served as USACE ESF3 forward for Guam (Typhoon Dalphin) and Saipan (Typhoon Soudler). Provided impact assessments for FEMA.
- **Oso, WA Landslide 2014.** Assistant ESF3 Team Lead and Debris SME supporting FEMA. Provided preliminary report and debris removal estimate.
- **Hurricane Sandy 2012-2013.** Lead Debris SME and Contracting Officers Representative – Suffolk County, NY. Oversaw Debris Removal Operation for Fire Island, NY.
- **Alabama Tornadoes 2011.** Supported recovery efforts as Emergency Management Chief, Mobile District. Managed USACE Recovery Field Office for multiple FEMA missions including temporary power, debris removal and repair of critical public facilities.
- **Hurricane Ike 2008.** USACE liaison to Texas and ESF3 lead in support of FEMA Region 6.
- **Hurricane Katrina 2005-2006.** Debris SME for Alabama recovery.

EDUCATION/CERTIFICATIONS

- Bachelor of Landscape Architecture, University of Georgia
- Graduate Certificate, Homeland Security and Emergency Management, George Washington University
- FEMA ICS 100, 200, 300, 400, 700, 800

Tia Laurie, Contract/Subcontract Manager, Corporate Secretary

Tia Laurie provides a background in several fields including quality control, construction, logistics, management, and contracting. Ms. Laurie serves as Qualifying Agent, holding General Contractors Licenses on behalf of Ceres in many states including California, Louisiana, Alabama, Tennessee, Mississippi, Oregon, and South Carolina. Certified in Construction Quality Management by USACE, Ms. Laurie has served in supporting roles on several missions for more than ten (10) years. Additionally, Ms. Laurie is responsible for the overall administrative response to all disaster response and recovery missions, including contracting and subcontracting. She manages the overall development and maintenance of relationships with subcontractors specifically in local areas of pre-event contracts and competitive pricing. Ms. Laurie also provides management in the areas of maintaining and upgrading the database, registration process, and evaluation criteria for subcontractor, as well as creating and executing their training programs.

PROFESSIONAL EXPERIENCE

- **Hurricanes Helene and Milton 2024.** Director of Administration including subcontracting and contract management for debris removal to 47 clients in Florida and Georgia following Hurricanes Helene and Milton.
- **Hurricane Debby, 2024.** Director of Administration including subcontracting and contract management for debris removal projects in Florida and Georgia following Hurricane Debby.
- **Hurricane Beryl 2024.** Director of Administration including subcontracting and contract management for debris removal in 16 jurisdictions in Texas following Hurricane Beryl.
- **Hurricane Idalia 2023.** Director of Administration including subcontracting and contract management for debris removal in Florida and Georgia following Hurricane Idalia. Over 1,800,000 cubic yards of debris were removed.
- **California Floods 2023.** Director of Administration including subcontracting and contract management for flood debris removal services in Tulare County, CA and Merced, CA.
- **Texas Winter Storm Mara 2023.** Director of Administration including subcontracting and contract management for debris removal in 2 Texas jurisdictions following a winter storm. 330,846 cubic yards of debris were removed.
- **State of Vermont Summer Flood 2023.** Director of Administration including subcontracting and contract management for 5920 tons of debris removal in (sixteen) 16 jurisdictions across the State of Vermont
- **Hurricanes Ian and Nicole 2022.** Director of Administration including subcontracting and contract management for 27 contract activations in Florida. Two of these contract surpassed 2 million cubic yards of debris each.
- **Hurricane Ida 2021.** Director of Administration including subcontracting and contract management for Ceres projects in Louisiana.
- **Oregon Wildfire Recovery 2020 – 2022.** Director of Administration including subcontracting and contract management for Oregon Department of Transportation Hazard Tree Removal Project. 22,311 trees were removed.
- **Oklahoma Ice Storm 2020.** Director of Administration including subcontracting, and management of 5 contract activations as a result of the Oklahoma Ice Storm. Over 200,000 cubic yards of debris were removed.
- **Hurricanes Hanna, Laura, Sally, Delta and Zeta 2020.** Director of Administration including subcontracting. Managed over 30 subcontractors providing debris collection, reduction, and disposal. While working contract administration on over 13 contract activations.
- **Linn County, IA 2020.** Director of Administration including subcontracting and managing 4 subcontractors and working contract administration. Over 1 million cubic yards of debris were removed.
- **Hamilton County, TN and Jones County, MS Tornadoes 2020.** Director of Administration including subcontracting. Managed 6 subcontractors providing debris collection, reduction, and disposal. Over 600,000 cubic yards of debris were removed.
- **Bulk Waste Removal 2020.** Director of Administration including subcontracting. Managed 6 subcontractors providing bulk waste removal to the City of Atlanta and Macon-Bibb County, GA as a result of limited staff due to COVID-19. 5,966 tons of waste were removed.

- **Paradise and Butte County, CA Fire 2019.** Director of Administration including subcontracting and managing over 23 subcontractors and working contract administration with CalRecycle. 768,558 tons of debris were removed.
- **Hurricanes Florence and Michael 2018.** Director of Administration for storm operations in a wide geographic area.
- **North Carolina Department of Agriculture 2018.** Director of Administration and Subcontracting Manager for hauling vegetative material for NC farms after Hurricane Florence.
- **Northern California Wildfire Debris Removal 2018.** Subcontractor Manager responsible for hiring all subcontractors for the USACE debris removal project in Lake, Mendocino and Napa Counties, CA following the fires between October and December of 2017.
- **Hurricanes Harvey, Irma, and Matthew 2017.** Director of Administration and Subcontracting Manager for over 50 storm and civil construction projects.
- **Hurricanes Hermine and Matthew 2016.** Subcontractor Manager for over 20 contracts in Florida, Georgia, South Carolina, and North Carolina following two hurricanes in September and October.
- **Louisiana Floods 2016.** Subcontractor Manager for Ceres response to August floods in Louisiana.
- **Winter Storm Cara and Goliath 2015.** Subcontractor Manager for debris removal and disposal projects in Oklahoma following winter storms.
- **Alabama and Mississippi Tornadoes 2014.** Subcontractor Manager for four separate tornado recovery projects in Kimberly, Adamsville, and Graysville, Alabama as well as Lee County, MS. 185,758 cubic yards of debris were removed.
- **Winter Storm Pax and Ulysses 2014.** Subcontractor Manager for Columbia County, GA and NC DOT ice storm recovery; Recruited and subcontracted companies for hauling, tree work, and grinding.
- **Hurricane Sandy 2012-2013.** Subcontractor Manager recruiting local subcontractors and vendors for Ceres response in New York and New Jersey.
- **Hurricane Isaac 2012.** Subcontractor manager for five separate contracts in response to Hurricane Isaac. Ceres provided recovery services to Jefferson Parish, Kenner, Livingston Parish, Denham Springs and St. Bernard Parish.
- **Winter Storm Alfred 2011.** Subcontractor Manager for response to unseasonal snowstorm in the Northeast. Ceres managed over 320,000 CY of debris in two locations.
- **Hurricane Irene 2011:** Subcontractor Manager for Greenville, NC response and recovery efforts.
- **Alabama Tornadoes 2011.** Subcontractor Liaison: recruited local and specialty subcontractors and vendors to provide services for tornado cleanup.
- **Haiti Earthquake 2010.** Subcontractor Liaison identifying specialist organizations & sea transport.
- **Ice Storms 2009.** Subcontractor Liaison identifying and coordinating qualified subcontractors for debris removal from county rights-of-ways in Kentucky.
- **Hurricanes Dolly, Gustav and Ike 2008.** Subcontractor Liaison screening and coordinating qualified subcontractors for debris removal, processing, and disposal operations.
- **Floods 2008.** Subcontractor Liaison identifying and coordinating qualified subcontractors for debris removal due to Cedar River flooding in Iowa.
- **Military Stars, Orion International 2007-2008.** Account Executive researching, identifying, and capturing of new clients providing opportunity for hiring of transitioning military personnel.
- **U.S. Army Corps of Engineers, Captain 1999-2005.** Battalion Logistics/Supply Officer, Detachment Commander, Company Executive Officer, and Topographic Platoon; awarded Bronze Star Medal for her bravery and meritorious service with USACE.

EDUCATION/CERTIFICATIONS

- Master's degree, Engineering Management, University of Missouri (Rolla)
- Bachelor's degree, Engineering Management, U.S. Military Academy, West Point, New York
- Engineer-In-Training (EIT/FE): Registered in New York, 1999
- FEMA certified IS-10, ICS-200, IS-102, IS-632, NIMS IS-700
- USACE CQM certified
- Red Cross Disaster Services certified

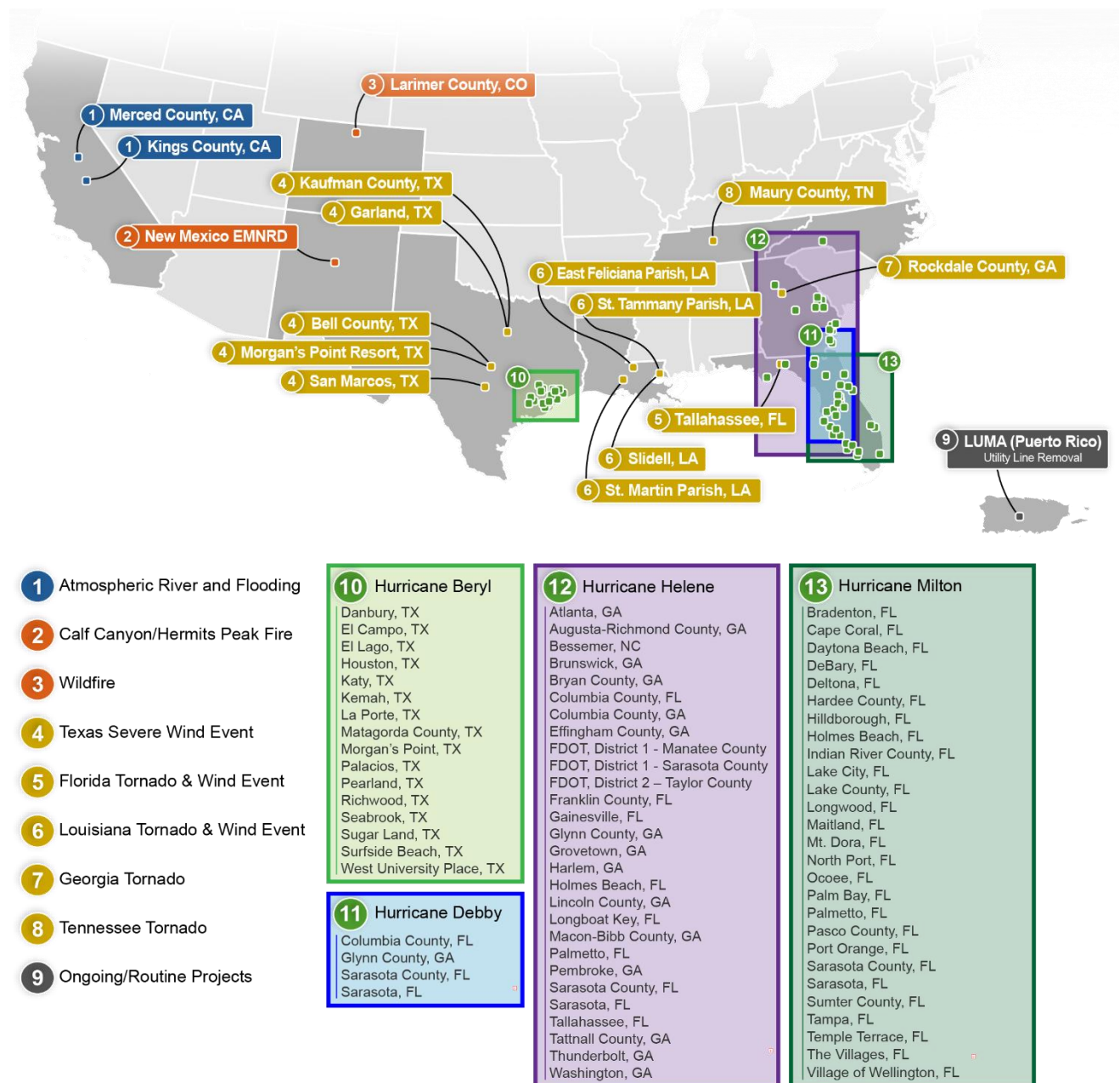
7.2 Capacity to Manage Multiple Contracts

Due to the nature of disaster relief work, it is difficult to project workload; **however, Ceres has the proven resources and experience to handle multiple events and locations.** Our successful experience in multiple response situations as well as our substantial resources and teaming relationships ensures that Ceres' performance on this contract will be to the City's utmost satisfaction.

2024 U.S Event Responses and Projects

In September and October of 2024 Ceres was activated by 47 jurisdictions across Florida and Georgia following the landfalls of Hurricanes Helene and Milton. Just months before, in July, Hurricane Beryl struck Texas, and Ceres was responded to 16 Texas jurisdictions.

During 2024 Ceres also responded to multiple tornadoes and severe wind events in Texas, Louisiana, Tennessee and Georgia while maintaining our ongoing project from the Atmospheric Flooding in Merced County, California.



2023 U.S. Event Responses and Projects

In 2023, Ceres responded to events across the U.S. In the spring, Ceres was activated to Merced and Tulare Counties in California following the destructive Atmospheric River that caused extensive flooding, mudslides, and general debris displacement. At the same time, strong winter storms impacted parts of Texas. Ceres mobilized to the City of Austin and Williamson County to remove debris caused by high winds and harsh winter elements.

In the summer, the State of Vermont activated Ceres following the Great Vermont Flood, one of the worst natural disaster events to impact Vermont this century. Major cities and towns were completely inundated, where hundreds of structures were damaged or destroyed.

As Ceres forces were at work in Vermont, Hurricane Idalia made landfall just south of Perry, FL as a Category 3 storm. Many communities throughout Northern Florida and Georgia were impacted by heavy winds and rain. Ceres worked alongside the City of Perry, FL, Taylor County, FL, Glynn County, GA, Columbia County, GA, and FDOT to remove the debris that caused disruption for thousands of citizens.

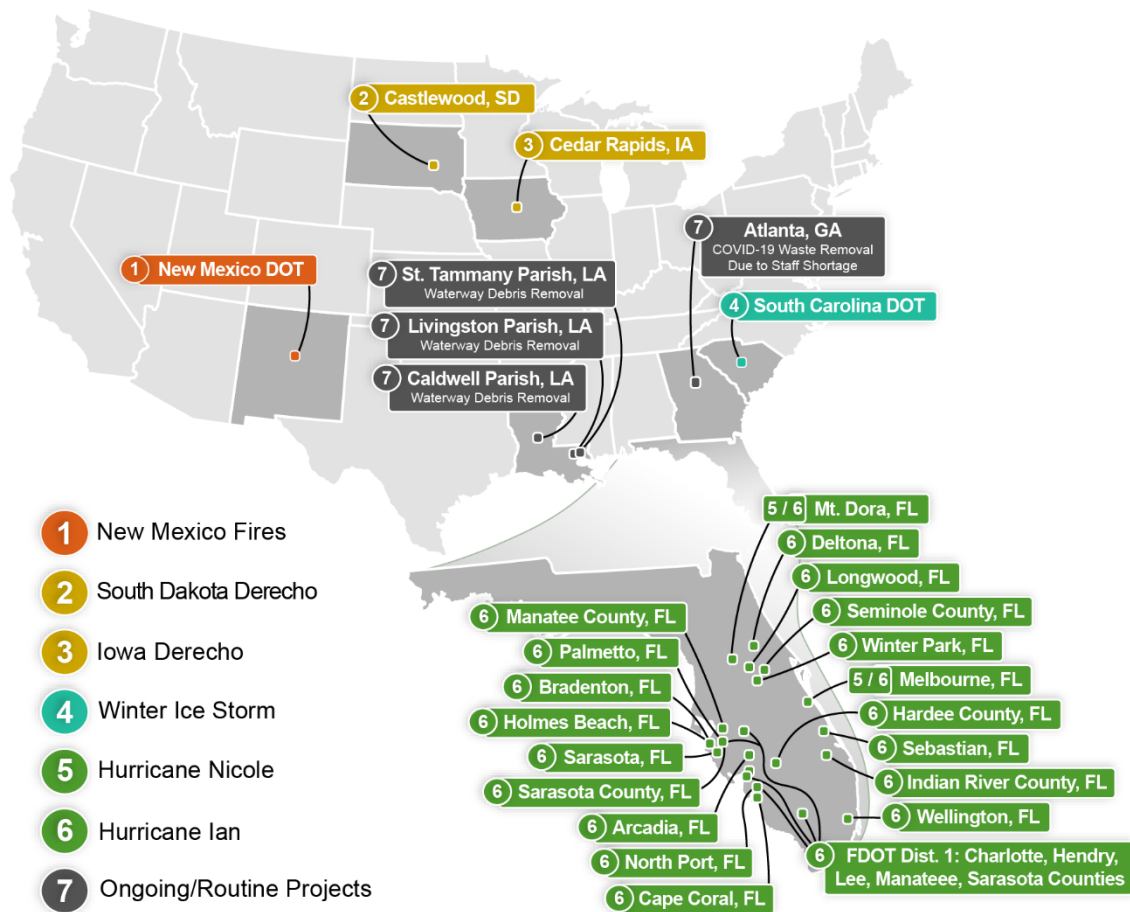
Throughout the year, Ceres performed routine work and continued to execute ongoing projects. Please see the map on the previous page.



2022 U.S. Event Responses and Projects

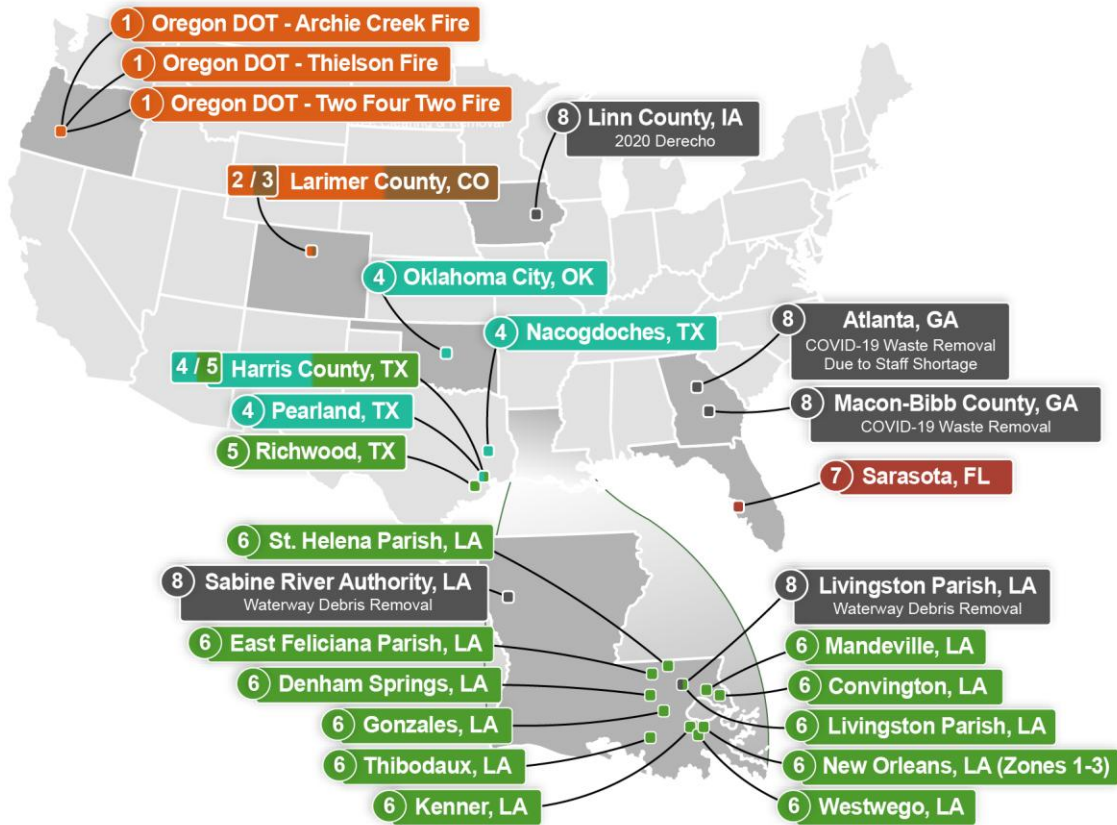
In September 2022, Hurricane Ian impacted Florida as a Category 4 Storm. As a result, Ceres received 25 contract activations across the state. Two of these contracts got activated again when Hurricane Nicole affected Florida a month and a half later.

That same year, Ceres also responded to the South Carolina DOT following a winter storm, removed fire debris in New Mexico, and worked in Louisiana, Iowa, and South Dakota to clear debris from waterways. Additionally, Ceres helped the City of Atlanta, GA with routine debris removal when the City experienced shortage of staff due to COVID-19.



2021 U.S. Event Responses and Projects

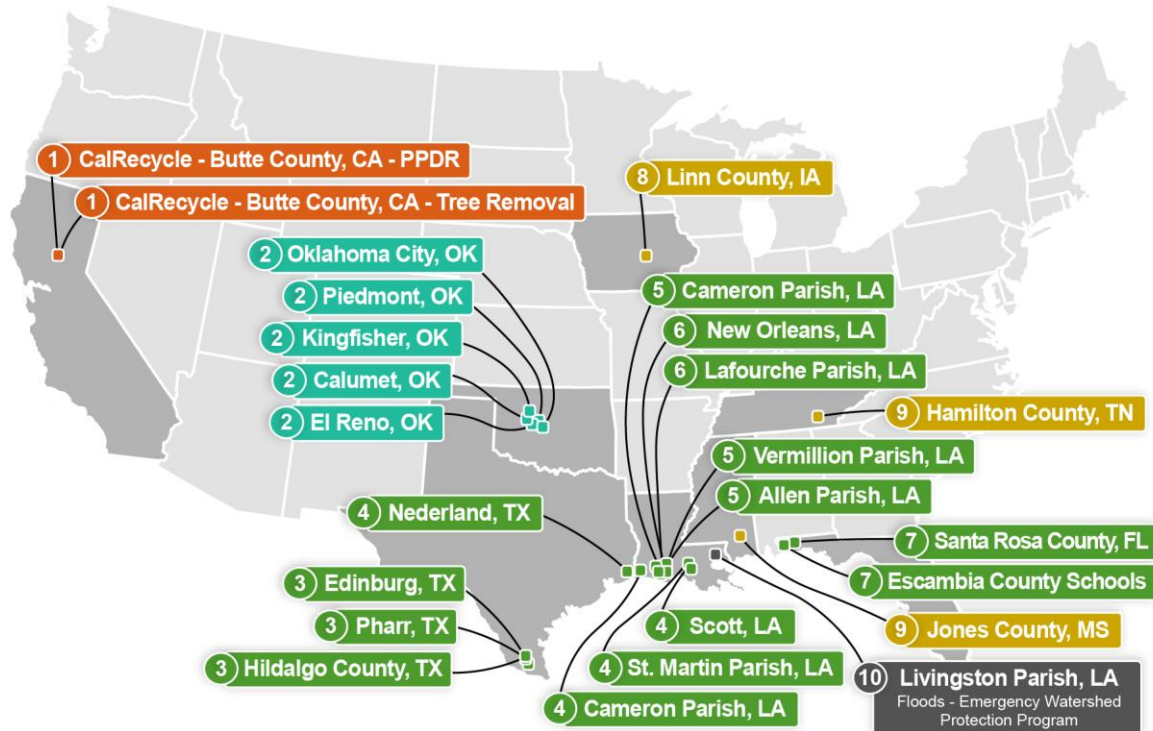
In 2021, Ceres responded to Hurricane Ida in Louisiana, Hurricane Nicholas and Winter Storm Uri in Texas, a Derecho in Iowa, a mudslide, and a fire in Colorado, all while finishing up projects due to the 2020 Labor Day fire in Oregon and Hurricanes Laura and Delta in Louisiana. Additionally, Ceres cleaned up extensive amounts of waterway debris in Livingston Parish, Louisiana as part of the NCRS Emergency Watershed Protection Program. Ceres successfully managed over 30 projects in total.



- | | | |
|-------------------------------|---------------------------|----------------------------|
| 1 Oregon Wildfires - Multiple | 4 Winter Storm Uri | 7 Red Tide Cleanup |
| 2 Cameron Peak Fire | 5 Tropical Storm Nicholas | 8 Ongoing/Routine Projects |
| 3 Poudre Canyon Mudslide | 6 Hurricane Ida | |

2019 – 2020 U.S. Event Responses and Projects

In 2020, Ceres responded to 21 jurisdictions following disasters ranging from tornadoes to hurricanes to ice storms. Additionally, Ceres worked in Butte County, California as a part of the CalRecycle Disaster Recovery effort. The project started in May of 2019 and finished in February of 2020.



- | | | |
|---------------------|-------------------|-------------------------|
| 1 Paradise Fire | 5 Hurricane Laura | 8 August Derechos |
| 2 October Ice Storm | 6 Hurricane Zeta | 9 April Tornadoes |
| 3 Hurricane Hanna | 7 Hurricane Sally | 10 Ongoing/Regular Work |
| 4 Hurricane Delta | | |

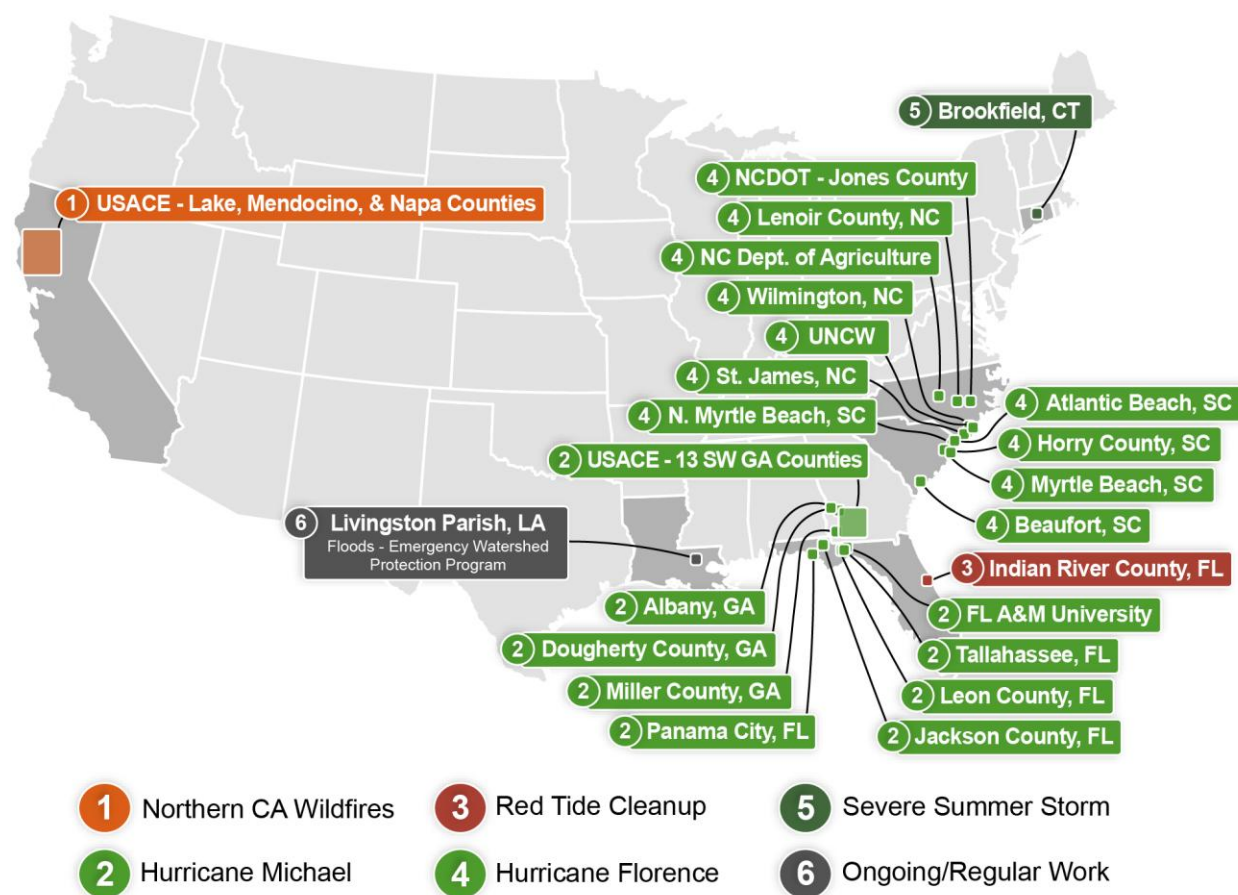
2018 U.S. Event Responses and Projects

From January to June 2018, Ceres actively worked in Lake, Mendocino, and Napa (LMN) Counties as part of the U.S. Army Corps of Engineers (USACE) Disaster Recovery effort after the President declared a federal State of Emergency as a result of the Northern California Wildfires.

From May to November 2018, Ceres worked in Livingston Parish, LA to remove vegetative debris from waterways. The project was aimed at reducing flooding and improving navigation along the Tickfaw River, Natalbany River and West Colyell Creek.

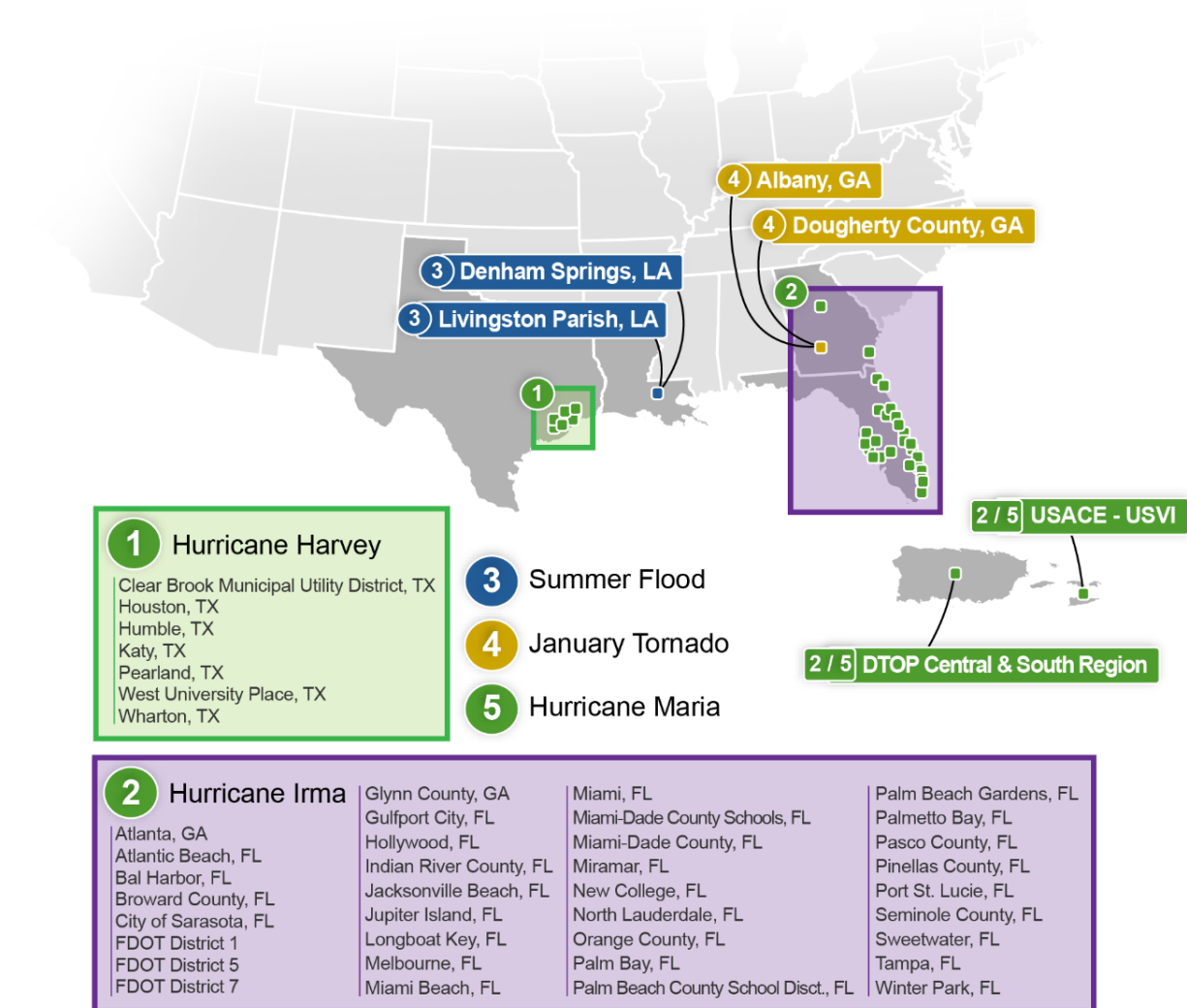
In September of 2018, Ceres responded to 12 different jurisdictions in North and South Carolina after they were struck by Hurricane Florence. A few weeks later, Hurricane Michael struck the Florida panhandle, making it the first Category 4 hurricane ever to make landfall in that area. As it moved inland, it decreased in intensity to become a Category 3 storm – the first to ever strike the State of Georgia. Following that storm, Ceres was activated by the USACE under the ACI SAD Restricted contract in 13 Georgia counties, while we were also actively working in additional jurisdictions in both Florida and Georgia.

Additionally, Ceres operated two year-round green waste reduction yards in Texas and Minnesota, producing mulch and compost for sale back to the general public.



2017 U.S. Event Responses and Projects

In August 2017, Ceres responded to seven jurisdictions in Texas following Hurricane Harvey. Within the next several weeks, Ceres responded to 35 jurisdictions in Florida and performed two emergency contracts in Georgia after Hurricane Irma. Additionally, Ceres worked under the U.S. Army Corps of Engineers (USACE) in Puerto Rico and the Virgin Islands, where both Hurricanes Irma and Maria caused severe damage and devastation.



7.3 FEMA Knowledge and Experience

From experience on over 400 FEMA-reimbursed projects, Ceres Environmental Services, Inc. knows that accurate and organized recordkeeping and reporting is vital to the successful completion of a project and full FEMA reimbursement. To meet this need, Ceres starts with training and education covering changes in FEMA rules, regulations and policies with follow-on topics including debris management planning and review. During the project, Ceres works to ensure debris eligibility and proper documentation for NTPs, work orders, debris site permits, truck certifications, load tickets, tree tickets, haul out tickets and final disposal locations. After the project is complete, Ceres assists in project closeouts with State and FEMA, supports clients through FEMA Requests for Information (RFIs), OIG audits and arbitration, attends post-project briefings, and provides lessons learned and recommendations for the next project. This careful attention to FEMA rules, regulations and policies, compliant documentation and strict internal quality control procedures serves to protect San Angelo's FEMA reimbursement and future budgets. **Throughout Ceres' history, no client has been denied reimbursement for eligible work Ceres has performed.**

Ceres has FEMA reimbursement liaison officers on staff that provide expertise to Ceres and the City in order that all Project Worksheet activities and other reimbursement documentation are filed successfully.

Training

The Ceres Pre-Event Training Program covers a wide array of disaster topics and is tailored specifically to the City's needs and education. Topics focus on three different timelines to better understand the entire contract life cycle:

- What can we do today?
- How do we respond to the event?
- Where do we go from here?

These timelines allow Ceres to develop a Pre-Event Training Program based on the specific needs and education of each client. Clients with little or outdated debris experience may want to focus on debris planning or San Angelo-Ceres response immediately following an event. Conversely, clients with repeated experience from the recent hurricane seasons may want to focus on project documentation after a debris project is complete. Below, we break down each of the three timelines to expand on the Ceres Pre-Event Training Program.

What can we do today?

Ceres routinely works with clients on what can be done today in clear skies. The topics are:

- **Disaster Debris Management Planning**
 - Review of existing Emergency Operations Plan and Disaster Debris Management Plan – Using FEMA's Debris Management Plan Job Aid, Ceres reviews existing debris management plans for the 10 basic elements of a comprehensive plan. Further still, Ceres offers internal lessons learned from past projects to bolster the effectiveness of the plan and uses other Federal and State guidance as an additional check, including U.S. EPA's *Planning for Natural Disaster Debris*.
 - Draft a Disaster Debris Management Plan – Ceres personnel have written many disaster debris management plans for local governments, State governments and the U.S. Army Corps of Engineers. In 2019, following Hurricane Dorian, Ceres wrote the disaster debris management plan for the Commonwealth of the Bahamas which was also adopted by the United Nations Developmental Programme, Caribbean Region.
 - Disaster Debris Management Plan Workshop – Ceres provides a classroom-style training covering the various planning considerations for the emergency push operations, debris estimating/preliminary damage assessments (PDAs), debris collection strategies, locating and identifying temporary debris sites, pros/cons of different debris reduction methods, final disposal options, debris monitoring, OSHA compliance and safety, environmental protection, historical preservation (Section 106 compliance) and countless others.
- **Changes in Federal and State Guidance**
 - Continued Growth: Changes in FEMA Policy – Ceres provides classroom-style training to highlight changes, or considered changes, in FEMA rules, regulations and policies. During past trainings, Ceres has focused on changes in FEMA procurement policies, introduction of the PAPPG and recent Disaster Specific Guidance from hurricanes Harvey, Irma, Maria, Florence and Michael.

- Recent State Legislative Changes – As States gather more experience, their response mechanisms often change. Recently, Ceres gave a presentation to the American Public Work Association, Texas Chapter regarding the recent State legislative changes and the implementation of the State's new Catastrophic Debris Management Annex.
- Know Where to Look: Additional Funding Mechanisms for Debris – Ceres expands on little known or understood alternative Federal grant programs that offer additional funding for debris through NRCS, FHWA, USACE, USDA, USDOL and HUD.

How do we respond to the event?

The Ceres goal with each client is to develop a partnership that seamlessly integrates two diverse teams to realize a quick and organized debris management project. To achieve this goal, we say how do we respond in an event? The topics are:

- **Tabletop Exercises** – Ceres offers and/or participates in disaster exercises with clients to better understand the client's disaster response mechanisms. When developing exercises for a client, Ceres addresses the highest client-specific disaster risk, i.e. hurricanes or tornadoes. The exercises include pre-event activities leading up to disaster impact, immediate response following the aftermath of the disaster and subsequent transition to long-term debris operations. Throughout the process, Ceres uses sealed manila envelopes to surprise participants with various debris related issues, such as damage to a curb stop by a debris hauler, debris site is full and require an additional site, etc.
- **Tricks of Trade: Tough Lessons Learned from 45+ Years of Experience** – Just over the past 4 years, Ceres has responded to 100+ federal-funded contracts, performed over \$500mil in projects, and worked in 3 distinct islands groups in the Caribbean and across the U.S. With those experiences, Ceres has learned a lot. This classroom like training covers those experiences and how we currently adapt the lessons learned into our ongoing and future operations. Two such topics include private property debris removal requests and commercial debris removal requests, both of which Ceres has extensive experience assisting local FEMA funding.
- **Communication with a Displaced Population: How Can We Do It?** – This is a classroom-style training with breakouts into teams to develop catch phrase and different ways to communicate to the City's residents. Ceres focuses on different methods of communication with shelter-in-place, evacuated and displaced residents while developing content that expedites debris removal and fits San Angelo's recovery timeline. During the training, Ceres provides sample videos, radio advisories, newspaper articles, door hangers, mail inserts, social media posts, etc.
- **Document, Document, Document: Debris Monitoring** – Accurate and compliant documentation is critical to FEMA reimbursement. In this classroom-style training, Ceres discusses debris monitoring in each phase of a debris management project and what information is critical to FEMA reimbursement. We look at technological advances in debris monitoring like automated debris management systems and discuss critical elements of a 214 Activity Log, truck certification, load ticket and tree ticket.
- **Back to the Basics: Debris Management 101** – This is a classroom style training focused on providing inexperienced client personnel with an introduction to debris management operations.
- **Keeping It Between the Lines: Working with Regulatory Agencies for Debris** – Numerous State and Federal agencies and departments have a role to play in a debris removal project. This classroom style training focuses on various debris guidance from OSHA, EPA, EHP
- **Behind the Curtain: Becoming a Ceres Project Manager** – In short, this is the training Ceres offers to incoming and returning project managers. This helps client personnel understand the considerations Ceres uses when establishing zones, assigning, and dispatching trucks, selecting and constructing temporary debris management sites, closing out zones, remediating damage and wrapping up a project.

Where do we go from here?

The topics are:

- **After Action Reports/Meetings** – Ceres is a very big proponent of after-action reports and meetings. What did we do well? What did we do poorly? Ceres brings an honest and introspective view to Ceres operations and the debris project as a whole. Since 2016, Ceres has expanded different elements of internal operations based on action items from these meetings. For example, following hurricanes Harvey, Irma and Maria, Ceres invested in more knucklebooms and grinders to insulate the company

from subcontractor no shows and skip outs – unless your name is on the side of the truck, you cannot guarantee a response time. Ceres name is on the side of those trucks.

- **Avoiding the Disaster After the Disaster: Your FEMA Reimbursement** – Ceres focuses heavily on ensuring our clients are reimbursed for all disaster debris work performed. Topics vary depending on the audience (Finance vs. Procurement vs Public Works) and the knowledge level but can include the following.
 - Procurement Conducted Under Exigent of Emergency Circumstances (FEMA Fact Sheet)
 - Elements of a Project Worksheet (FEMA Fact Sheet 9580.5) – Ceres discusses various elements of Project Worksheet and focuses largely on damage description, scope of work, cost estimate, contract documentation and materials back up documentation.
 - Closing out debris projects with the State – Ceres helps package critical and frequently requested debris documentation in a usable and easily retrievable format.
 - Preparing for an OIG Audit – Ceres reviews past FEMA OIG entrance questionnaires and pulls recent OIG reports to better understand debris issues and pitfalls to local government responses.
 - Responding to FEMA RFIs – Ceres routinely helps clients gather documents and develop responses to FEMA Requests for Information.
 - Ready for Arbitration – On a few occasions, Ceres clients have run the course with FEMA RFIs and opted to head into arbitration. Ceres assists clients and their legal representation in developing arguments to successfully win arbitration hearings.

Reimbursement Assistance

Ceres has experienced personnel trained in providing the necessary documentation and assistance in the preparation of reimbursement claims for the City. If requested, Ceres will provide the City with turnkey services or guidance and technical assistance to ensure proper preparation and submittal of claims for reimbursement and other available funding. Our FEMA reimbursement liaisons have supervised and trained personnel on disaster response and relief efforts in New York following 9/11 and on subsequent events including Hurricanes Ian, Ida, Laura, Delta, Sally, Michael, Irma, Maria and Florence. We can help a local government make certain that federal funding approvals are followed by timely reimbursement.

Program Management Assistance

Ceres is experienced and trained to provide all the following services to the City:

- Developing Preliminary Damage Assessment (PDA) for Submittal to State and FEMA
- Emergency Work Definition and Application to San Angelo (Category A and Category B)
- Permanent Work Definition and Application to San Angelo (Categories C through G)
- Assistance with Applicant's Briefing
- Identifying Expenditures Eligible for Reimbursement
- Review of Scope of Work
- Recovery Process Documentation
- Recovery Process Oversight
- Force Account Labor Assistance
- Preparation of Project Worksheet (PW)
- Review of records system for applicability to State and Federal Requirements
- Orientation and training of client personnel on documentation requirements
- Assist in the establishment of the "Clerk of Records"
- Claim Documentation
- Public Service Announcements

Documentation – Field Operations

Ceres has its own forms for truck certification, load tickets, force account labor and equipment, man-hours, and equipment supplied. Ceres is pleased to provide these, and any other forms needed for the City.

Ceres often provides these forms to clients during disaster response projects. For example, Ceres performed debris removal for Indian River County following back-to-back hurricanes Matthew and Irma in 2016



and 2017. Since the County performed its own monitoring, Ceres brought its own truck certifications, load tickets, and other required forms for the County monitors' use. During project closeout, Ceres scanned all truck certification and load tickets and provided back to the County for recordkeeping. Lastly, Ceres has transitioned its time and materials logs for emergency debris clearance to mirror an ICS Form 214 more closely. This is the standard ICS form used in emergency management to log activities performed by various ESFs. By mirroring this form in our own activities, Ceres can more seamlessly assimilate into San Angelo's emergency response functions and quicken PW development and cost tracking.

In addition to its proprietary forms, Ceres is also familiar with the sample forms included in the 2021 version of the Public Assistance Debris Monitoring Guide and the guidance provided by the Public Assistance Program and Policy Guide (**PAPPG v4**). These FEMA publications provide guidelines for debris management from preparation to concluding response and offer multiple sample forms for use during monitoring, including load tickets and truck certifications.

Ceres is also intimately familiar with PAPPG, Title 2 of the Code of Federal Regulations (CFR) Part 200 Procurement Standards, the Procurement Disaster Assistance Team Field Manual (2019 version) and other pertinent FEMA policy guides, fact sheets, and disaster specific guidance. Ceres maintains this information in a central repository to quickly compare policy guide revisions and distribute it to clients. When FEMA transitioned from 44 C.F.R. 13.36 to 2 C.F.R. 200, Ceres and its attorney wrote a crosswalk article highlighting the changes from one set of regulations to the other (The Construction Lawyer, Volume 36, Number 4, Fall 2016, Emergency Contracting: Avoiding a Disaster After the Disaster). In short, Ceres has access to and understands the various rules, regulations and policies required to meet FEMA reimbursement guidelines.

Ceres has recently expanded its field operations reporting with the latest ESRI GIS software suite, ArcGIS 10.7TM. Ceres can create sector, zone and subzone maps to augment completion of PDA Forms, provide better estimates of debris quantities/types, track the progress of debris collection operations and help closeout zones/subzones. In totality, ArcGIS helps create a common operating picture between Ceres, its various department and the City. ArcGIS has become an integral part of Ceres overall operations and is developing a common operating picture within Ceres and among our partners.

To highlight the importance of ArcGIS, Ceres recently implemented the software suite during Ceres' completion of CalRecycle's Camp Fire debris removal project, as well as for ongoing operations in Abaco, Bahamas from Hurricane Dorian. Ceres can tailor forms and reports with each project to capture required information and help create an administrative record to protect the City FEMA reimbursement. A screenshot of a sample report is provided on to the right; complete copies are available upon request.

CERES ENVIRONMENTAL		
Quality Control Form		
Debris Removal		
Submitted Time: 10/05/2019 7:01 AM		
APN: 058-520-009-000		
Address: 058-520-009 BARDEES BAR RD		
QC Name	Mike Randall	
SUB	P31	
TF	9	
Weather Conditions	Weather Class	Class A
	Min Temperature	45
	Max Temperature	70
	Precipitation	0
Unique Features	Yes, Steep rutted driveway to top site	
Access	Poor up top, bottom is good.	
Rock	Yes, 3 loads on driveway	
Proximity to Stream or Watershed	Neither	
Walls or Chimney	No	
Multiple Outbuildings	No	
Vehicles	Yes, 1 pick up truck	
Pool	No	
Fencing	No	
Property Progress	Start: 60, End: PFI	
Picture #1		

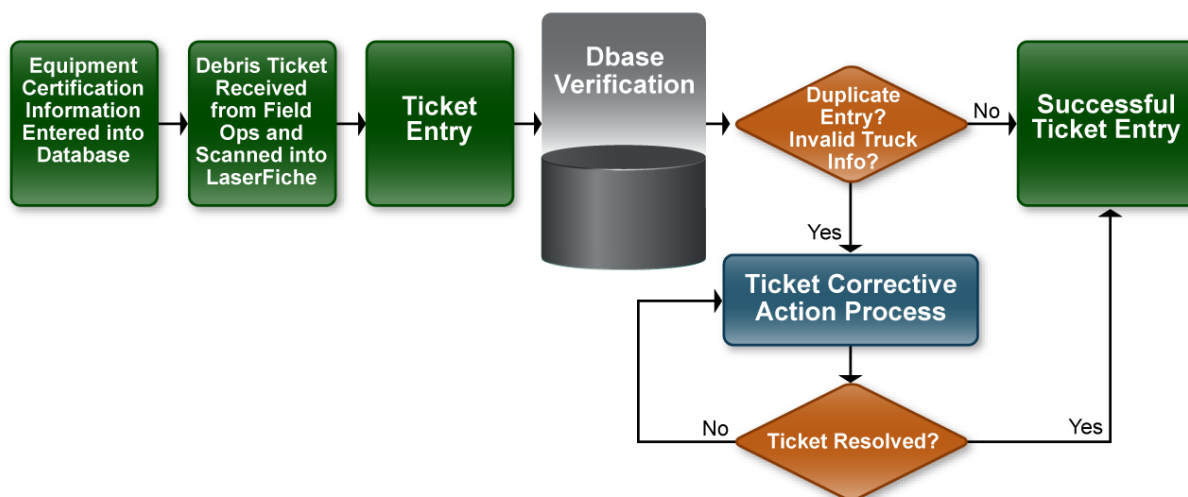
Documentation – Administrative

Tickets and Truck Certification Forms are the foundation of the major expenses on most projects. Tickets are designed in several versions depending on what information is required. Tickets may track debris by cubic yard, tons, each, or load. The debris stream may also influence the ticket form that is selected for any particular project phase. Truck Certification forms are also critical documentation that must be accurately and carefully recorded. These forms are carefully structured to ensure that all necessary information, as

required by FEMA, is recorded. FEMA requires signed truck certification forms for every vehicle hauling on the project and a signed dump ticket for every load. Ceres supplies these 5-part carbonless forms if the City wishes.

Ceres has developed a powerful custom database that links key components of documentation including the truck certification database, ticket database, and the database containing all of the images of each individual ticket and the truck certifications. Ceres' ticket database has been in use for more than 10 years and is easily modified to meet the varying needs of our clients. The database is also designed to make data entry easy. One data entry person, with minimal training, can enter over 700 tickets per day. Drop down selections, short cuts and static information retrieval make data entry fast and accurate. The system does not allow entry of duplicate tickets thus preventing duplicate billing and duplicate payments. The system does not allow a ticket to be entered with an amount that exceeds the certified load amount of the truck. Additional features of this custom software make it flexible enough to record data that is known to be required for a particular circumstance or project. Ceres maintains separate databases for each project to ensure that data integrity is maintained.

Each completed truck certification form and each load ticket are electronically scanned at the field office and then transmitted to an imaging database located on a secure Ceres server outside the disaster area. The scanned information is then retrieved by our data entry staff and entered into the appropriate project database under normal office conditions. Database rules require that first the truck owner (Ceres or one of its subcontractors) and then the individual truck be established in the database before the system will accept any load ticket information for that truck



This flow chart illustrates the data flow and system logic for handling completed load tickets. The system will check for a non-duplicate ticket number, a valid truck number and that the load does not exceed the verified capacity of the truck before information will be saved in the data base.

Ceres has taken great care to develop both policies and procedures that can be consistently applied to every project. The Ceres "Data Entry/Accounting Procedures" manual is used to provide guidance to our data entry personnel, so all data is entered in a consistent manner to ensure data integrity. This extra planning makes the implementation of a project easier and faster. Additionally, the use of advanced communication technologies, such as wireless and satellite internet connections; cell phones with voice, data and text; and electronic imaging of paper documents, allow Ceres to simultaneously manage multiple projects, in multiple states. All reimbursable activities under a particular contract, for example, stump removal, operation of hourly rate equipment, and personnel hours, are recorded by our operations staff.

At any time, Ceres' image databases (images include both tickets and truck logs) are available to all our governmental customers as password protected read only files on the internet. The data has been used for audits by such Federal agencies as the U.S. Army Corps of Engineers.

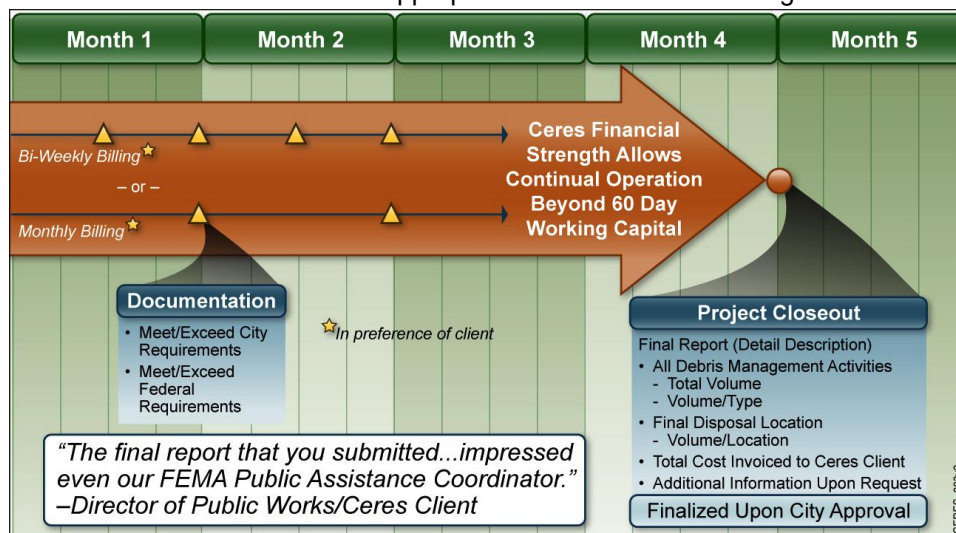
Ceres audits the database for inconsistencies, data entry error and data integrity daily. This ensures that records of all potentially reimbursable activities are acceptable and auditable by FEMA.

Both standard and custom reports can be generated from Ceres databases. These reports are used to invoice work performed to the Client, to pay subcontractors, and to provide management/field operations with production reports. This information is readily shared in a variety of formats.

Invoicing

Ceres can invoice the City on a weekly, bi-weekly or monthly basis and in any format the client or a client's representative requires. Each invoice is submitted with appropriate documentation relating to the services provided.

Documentation shall meet or exceed City and federal requirements for funding and reimbursement purposes. Ceres will provide technical assistance to the City in the completion of claims filed to FEMA or other agencies for funding and reimbursement. A documentation team will be assembled from representatives of quality control and accounting. This team will assist the



Invoices are generated as contractually agreed with all necessary supporting documentation. Project closeout is expedited by automated controls on truck identification, load sizes and ticket number validity.

City throughout the invoicing and reimbursement process long after the work has been completed. Ceres' financial strength enables Ceres to operate within the working capital requirement of the contract.

Internal Audit

Ceres regularly conducts internal audits of the debris data to ensure foul play is not occurring on the project. For example, a Project Accountant will run reports on the average load calls, number of hauls per day, and total cubic yards hauled per day. That information is then compared for every truck to determine if someone falls outside the expected range. If a truck is below or above the expected range, the Project Manager or QC team will review the work of the individual truck and generate a report to document the discrepancy. Additionally, our GIS team may map all the collection locations across the City. One area seems to have tens of loads originating from the same or close by location. Similarly, the Project Manager or QC team will review the work and generate a report to document the discrepancy.

Monitoring Consultants

Many of Ceres' clients choose to contract with a firm providing monitoring services. The services provided by a monitoring firm may include: damage assessment, training, emergency and pre-event planning, direct communications with the City, incorporation of City forms and FEMA forms, post-event construction management, funding, and grants management. To eliminate any question of conflict of interest we will not involve ourselves in the actual selection process and we do not endorse nor recommend any of the monitoring companies. We do strongly recommend that the City verify that the proposed monitoring firm is not de-listed by the federal government on the "Excluded Parties List System" at www.epls.gov.

Ceres maintains extensive experience working with almost every debris monitoring firm in the industry today. Given the countless projects with each debris monitoring firm, Ceres understands the ins and outs of each firm's response and recovery structure, their respective automated debris management system (ADMS) and their respective invoicing procedures to ensure compliant documentation and payment recommendations. This seamless integration happens at the field level with truck certifications, monitor

dispatches, zone assignments, zone closeouts and the administrative level with contracts/pricing schedule during project kick off, final disposal permits/documentation, ADMS login/downloads, and invoice reconciliation. Each day, Ceres' accounting staff imports the monitor's ADMS data by mapping the Excel spreadsheet and uploading it to Ceres database. Ceres' accounting staff then reconciles the previous day's data, identifies inconsistencies, and communicates those inconsistencies back to the monitoring firm to help ensure data integrity used in reports and invoices. Much of these elements happen outside the purview of the City, but because of the experience with each debris monitoring firm, Ceres can anticipate your needs and proactively help fill out San Angelo's contract record for FEMA reimbursement.

Production Reporting

Ceres has developed specific procedures to ensure proper and thorough documentation of daily project activities and adherence to strict quality control requirements. Daily documentation required for each debris management project will meet or exceed contractual, FEMA or other agency requirements. Ceres has developed project-tracking forms to ensure accurate reporting. In addition to the forms already mentioned, other forms include truck certification logs, production logs, shift inspection checklists, safety meeting report forms, daily crew reports, and various equipment usage reports. From this information, Ceres can provide daily, weekly, monthly and quarterly reports as requested by the client. A few reports generated for clients in the past 5 years include Diversity Plan Monthly Status Reports, Paid Summary Reports, and Utilization and Data Monthly Reports. Ceres strong and accurate field administration feeds the production reporting developed and submitted by the accounting staff.

FEMA Experience

Over the past ten years, all of Ceres' clients eligible for FEMA reimbursement have received the maximum amount for which their jurisdiction was eligible, **typically between 75% and 100%** based on FEMA regulations. One of the things that can greatly affect reimbursement is careful recordkeeping. Ceres will assist San Angelo with record keeping ensuring maximum reimbursement. **Ceres will meet all program standards as provided for in the FEMA Public Assistance Program and Policy Guide.**

Even long after Project Worksheet development, submittal and funding, Ceres supports its clients during the closeout and audit process. In 2020, Florida Division of Emergency Management's consultant, KPMG, requested additional information on two projects during closeout – Indian River County, Florida and Palm Beach County, Florida. Ceres was able to assist the client with detailed documentation that met KPMG's needs and resolved the outstanding closeout issues quickly. Similarly, in 2021 and 2022, Ceres assisted Vermillion Parish and Allen Parish with Hurricane Laura/Delta Project Worksheet development and closeout. Because we have great understanding and experience with the FEMA reimbursement process, we keep detailed records during and after the project. When clients like Vermillion Parish or Allen Parish request assistance, Ceres can quickly pull project records and provide them to the client to satisfy State and FEMA requests.

The following are some of the examples of our FEMA reimbursement experience.

Owner	Location	Title of Work	Total Cost of the Project	Time Period	Percentage of Fed and State Funds Received	Description
Cape Coral	Cape Coral, FL	Emergency Disaster Assistance and Debris Removal	\$64,888,996	September 2022 – May 2023	100% Fed. for the first 60 days, outside 60 days: 90% Fed., 5% State, 5% Local	Removal of Debris Following Hurricane Ian
North Port	North Port, FL	Disaster Debris Clearance and Removal Services	\$42,031,396	October 2022 – March 2023	100% Fed. for the first 60 days, outside 60 days: 90% Fed., 5% State, 5% Local	Removal of Debris Following Hurricane Ian
Livingston Parish	Livingston Parish, LA	Debris Removal & Site Management for Debris Reduction and Emergency	\$24,632,444	August 2021 – January 2022	100% Fed. cost share reimbursement for recovery costs incurred within the first 30 days of the disaster emergency declaration.	Removal and disposal of debris following Hurricane Ida

Owner	Location	Title of Work	Total Cost of the Project	Time Period	Percentage of Fed and State Funds Received	Description
		Roadway Clearance			90% Fed. reimbursement after the first 30 days	
Cameron Parish	Cameron Parish, LA	Debris Clearance and Removal Services	\$28,880,677	August 2020 – May 2021	100% Fed. for the costliest 30 days, outside costliest 30 days: 90% Fed., 5% State, 5% Local	Removal, reduction, and disposal of debris generated from Hurricane Laura
Linn County	Linn County, IA	Debris Clearance and Removal Services	\$9,476,677	August 2020 – January 2021	75% Fed., 12.5% State, 12.5% Local	Removal and disposal of debris resulting from August derecho.
U.S. Army Corps of Engineers	13 Counties across Southwest Georgia	ACI Debris Management	\$134,159,610	October 2018 – March 2019	100% Fed.	Removal of debris and hauling following Hurricane Michael within 13 Southwest Georgia Counties.
Seminole County	Seminole County, FL	Disaster Debris Hauling Services	\$13,151,655.57	September 2017 – January 2018	75% Fed., 12.5% State (90% Fed. for the first 30 days ending 10/18/17; 80% for 60 more days through 12/17/17)	Hauling debris resulting from Hurricane Irma
Columbia County	Columbia County, GA	Removal and Disposal of Disaster Debris	\$8,539,038.00	February – August 2014	85% Fed., 8.5% State	Removal, collection, reduction, and disposal of over 500,000 CY of vegetative debris

7.4 Past Performance

Ceres Environmental Services, Inc. has been working actively in the disaster recovery business since our founding in 1976, completing over 400 FEMA-reimbursed projects. Below is a selection of our past performance from the past 10 (ten) years; additional details on our past performance are available upon request.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Augusta, GA	Emergency Debris Removal and Disposal Operations	\$54,676,773	3,438,403	October 2024 – May 2025	Removal, reduction and disposal of debris following Hurricane Helene
Glynn County, GA	Debris Removal and Disposal Services	\$696,198	47,782	February – April 2025	Removal, reduction and disposal of debris following Winter Storm Enzo
FDOT District II – Taylor County, FL	Emergency Debris and Hazardous Tree, Limb, and Stump Removal Operations	\$16,731,015	768,172	September 2024 – April 2025	Removal, reduction and disposal of debris following Hurricane Helene
Tattnall County, GA	Debris Clearing, Removal, & Disposal	\$6,525,180	254,325	October 2024 – April 2025	Removal, reduction and disposal of debris following Hurricane Helene
Lake County, FL	Disaster Debris Management Services	\$9,094,890	369,411	November 2024 – March 2025	Removal, reduction and disposal of debris following Hurricane Milton
Harlem, GA	Disaster Debris Management Services	\$1,270,235	91,513	October 2024 – March 2025	Removal, reduction and disposal of debris following Hurricane Helene
Grovetown, GA	Disaster Debris Management Services	\$843,703	55,180	October 2024 – March 2025	Removal, reduction and disposal of debris following Hurricane Helene
Columbia County, GA	Disaster Debris Removal and Disposal Services	\$63,798,654	3,775,158	October 2024 – April 2025	Removal, reduction and disposal of debris following Hurricane Helene
Effingham County, GA	Disaster Debris Removal Services	\$1,617,472	122,770	October 2024 – March 2025	Removal, reduction and disposal of debris following Hurricane Helene
FDOT District 1 – Sarasota/Manatee Counties, FL	Emergency Debris Removal Operations	\$967,586	24,514	November 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Brunswick, GA	Debris Removal & Disposal Services	\$178,585	12,213	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Helene
Cape Coral, FL	Emergency Disaster Assistance and Debris Removal	\$314,122	24,613	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Daytona Beach, FL	Debris Hauling and Disposal	\$944,547	57,822	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Debary, FL	Debris Removal, Reduction, and Disposal	\$322,112	17,969	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Deltona, FL	Emergency Debris Removal Services	\$754,457	49,888	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton

Owner & Location	Title of Work	Value	CY	Time Period	Description
Hardee County, FL	Disaster Debris Removal and Disposal Services	\$919,594	62,930	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Holmes Beach, FL	Debris Removal Services	\$1,744,948	104,128	October 2024 – December 2025	Removal, reduction and disposal of debris following Hurricane Helene
Indian River County, FL	Disaster Debris Removal and Disposal	\$1,029,653	52,105	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Longwood, FL	Disaster Debris Removal Services	\$157,196	8,030	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Longboat Key, FL	Disaster Recovery Services	\$214,390	8,439	November 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Helene
Maitland, FL	Emergency Debris Hauling and Disposal	\$139,639	5,434	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
North Port, FL	Disaster Debris Clearance and Removal Services	\$722,259	11,700	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Ocoee, FL	Emergency Disaster Debris Removal	\$344,016	16,548	November 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Palmetto, FL	Emergency Debris Removal Services	\$14,757	820	October 2024	Removal, reduction and disposal of debris following Hurricane Helene
Palmetto, FL	Emergency Debris Removal Services	\$1,911,035	88,273	November – December 2024	Removal, reduction and disposal of debris following Hurricane Milton
Pasco County, FL	Emergency Debris Removal Services	\$3,548,185	101,811	November 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Port Orange, FL	Emergency Debris Hauling and Disposal Services	\$1,202,899	71,452	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Sarasota, FL	Debris Removal and other Recovery Services	\$48,366	T&M 808	October 2024	Removal, reduction and disposal of debris following Hurricane Helene
Sarasota, FL	Debris Removal and other Recovery Services	\$2,987,184	100,827	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Sumter County, FL	Disaster Debris Hauling Services	\$2,465,381	78,148	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Temple Terrace, FL	Disaster Debris Removal and Disposal Services	\$2,646,364	91,542	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Milton
Hillsborough County, FL	Disaster Debris Removal and Disposal Services	\$23,172,248	792,531	October 2024 – February 2025	Removal, reduction and disposal of debris following Hurricane Helene.
Bessemer, NC	Disaster Debris Removal and Disposal Services	\$45,776	4,066	October – December 2024	Removal, reduction and disposal of debris following Hurricane Helene
Bradenton, FL	Disaster Debris Removal and Disposal Services	\$2,299,665	204,957	October 2024 – January 2025	Removal, reduction, and disposal of debris following Hurricane Milton

Owner & Location	Title of Work	Value	CY	Time Period	Description
Glynn County, GA	Debris Removal and Disposal Services	\$4,658,469	81,774	October 2024 – March 2025	Removal, reduction and disposal of debris following Hurricane Helene
Bryan County, GA	Disaster Debris Management Services	\$1,641,256	64,638	September 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Helene
Lincoln County, GA	Debris Removal, Disposal, and Reduction Services	\$2,219,878	112,842	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Helene
Palm Bay, FL	Emergency Debris Removal Operations	\$434,580	21,101	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Pembroke, GA	Disaster Debris Removal and Disposal Services	\$270,314	12,818	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Helene
Sarasota County, FL	Debris Removal, Disposal, and Reduction Services	\$13,474,578	689,103	October 2024 – February 2025	Removal, reduction, and disposal of debris following Hurricane Milton
Thunderbolt, GA	Disaster Debris Management Services	\$42,011	2,382	October 2024 – January 2025	Removal, reduction, and disposal of debris following Hurricane Helene
Holmes Beach, FL	Debris Removal Services	\$408,152	22,840	October 2024 – January 2025	Removal, reduction, and disposal of debris following Hurricane Milton
Tampa, FL	Emergency Debris Removal Operations	\$2,953,009	105,984	October 2024 – January 2025	Removal, Reduction and Disposal of debris following Hurricane Milton. Removed hazardous hangers from 2,500 trees.
The Villages, FL	Disaster Debris Removal and Disposal Services	\$260,736	12,467	October 2024 – January 2025	Removal, reduction and disposal of debris following Hurricane Milton
Columbia County, FL	Storm Debris Removal and Disposal Services	\$2,916,875	208,654	October – December 2024	Emergency cut and push. Removal, reduction and disposal of debris following Hurricane Helene
Gainesville, FL	Emergency Disaster Debris Removal Services	\$937,813	55,596	October – December 2024	Removal, reduction and disposal of debris following Hurricane Helene
Tallahassee, FL	Debris Removal and Disposal Services for Leon County & the City of Tallahassee	\$404,081	22,869	October – December 2024	Removal, reduction and disposal of debris following Hurricane Helene
Washington, GA	Exigent Circumstances Debris Management Services	\$226,320	10,306	October – November 2024	Removal, reduction and disposal of debris following Hurricane Helene
FDOT, District 1 - Sarasota/Manatee Counties, FL	Emergency Debris Removal Operations	\$40,491	1,050 Vacuumed 27 Storm drains	October 2024	Removal and disposal of debris following Hurricane Helene. Clearing of storm drains.
Mt. Dora, FL	Emergency Debris Hauling and Disposal Services	\$384,013	20,420	October – December 2024	Removal reduction and disposal of debris, hazardous leaners and hangers following Hurricane Milton

Owner & Location	Title of Work	Value	CY	Time Period	Description
Wellington, FL	Standby Agreement for Disaster Recovery Services	\$38,821	4,734	October 2024	Removal and disposal of debris following Hurricane Milton
Franklin County, FL	Disaster Debris Removal and Disposal Services	\$56,102	3,419	October 2024	Removal and disposal of debris following Hurricane Helene.
Macon-Bibb County, GA	EMA Debris Removal Services	\$25,026	Time & Materials	September – October 2024	Cut & Push and Disaster Debris Removal and Disposal following Hurricane Helene.
Atlanta, GA	Emergency On-Call Services for Debris Removal	\$103,164	Time & Materials	September – October 2024	Disaster Debris Removal and Disposal following Hurricane Helene.
Houston, TX	Disaster Debris Removal Services	\$10,997,239	688,963	July – October 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris. Removed hazardous leaners and cut hazardous hanging limbs from 13,626 trees.
Glynn County, GA	Debris Removal and Disposal Services	\$133,914	9,191	August – September 2024	Disaster Debris Removal following Hurricane Debby. Removed, hauled, reduced and disposed of vegetative debris.
Pearland, TX	Debris Removal and Disposal Services	\$3,153,688	195,471	July – September 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris. Removed hazardous leaners and cut hazardous hanging limbs from 1,541 trees
Kaufman County, TX	Disaster Debris Removal and Disposal Services	\$817,371	55,512	July – September 2024	Disaster Debris Removal following a severe wind event in May 2024. Removed, hauled, reduced (open burn) vegetative debris. Removed hazardous leaners and cut hazardous hanging limbs from 3,730 trees
Columbia County, FL	Storm Debris Removal and Disposal Services	\$330,528	26,223	August – September 2024	Disaster Debris Removal following Hurricane Debby. Removed, hauled, and reduced (open burn) vegetative debris.
LaPorte, TX	Debris Removal Services	\$218,278	14,180	August – September 2024	Disaster Debris Removal following Hurricane Beryl. Removed and hauled C&D debris to final disposal site.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Sarasota, FL	Debris Removal and other Recovery Services	\$28,737	1,863	August 2024	Disaster Debris Removal following Hurricane Debby. Removed and hauled C&D debris to final disposal site.
Sarasota County, FL	Emergency Debris Removal	\$169,259	11,271	August 2024	Disaster Debris Removal following Hurricane Debby. Removed and hauled C&D and mixed debris to final disposal site.
Sugar Land, TX	Standard Contract for General Services	\$1,785,409	80,725	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced, and disposed of vegetative and C&D debris. Cut hazardous hangers from over 6,000 trees.
El Lago, TX	Disaster Debris Removal & Disposal Services	\$193,132	13,137	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris.
El Campo, TX	Debris Management Services	\$1,243,701	69,135	July – September 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris.
Seabrook, TX	Post Disaster Debris Removal	\$429,132	26,379	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris.
Richwood, TX	Texas Standby Contract for Disaster Debris Removal Services	\$840,897	52,276	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced and disposed of vegetative and C&D debris.
Morgan's Point, TX	Disaster Debris Removal Services	\$161,493	10,784	July – September 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced, and disposed of vegetative and C&D debris.
Surfside Beach, TX	Debris Removal Services	\$97,273	4,841	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, and disposed of C&D debris.
Katy, TX	Texas Debris Removal Services	\$98,294	6,407	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced, and disposed of vegetative and C&D debris.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Palacios, TX	Debris Clearance and Removal Services	\$290,095	24,992	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, and disposed of vegetative and C&D debris. Removed hazardous trees and hanging limbs from 339 trees.
Kemah, TX	Disaster Debris Removal & Disposal Services	\$67,384	4,178	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced, and disposed of vegetative and C&D debris.
West University Place, TX	Disaster Debris Clearance & Removal	\$302,711	13,468	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, and disposed of vegetative and C&D debris. Removed hazardous limbs from 2,227 trees.
Danbury, TX	Disaster Debris Removal & Disposal Services	\$169,116	11,695	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, reduced, and disposed of vegetative and C&D debris. Removed hazardous limbs from 164 trees.
Matagorda County, TX	Debris Management Services	\$85,691	8,603	July – August 2024	Disaster Debris Removal following Hurricane Beryl. Removed, hauled, and disposed of vegetative debris.
Morgan's Point Resort, TX	Standard Contract for General Services	\$572,039	37,205	July – August 2024	Disaster Debris Removal following a severe wind event in May 2024. Removed, hauled, reduced, and disposed of vegetative debris. Removed hazardous trees and hazardous limbs from 139 trees.
East Feliciana Parish, LA	Pre-Positioned Disaster Debris Removal	\$226,304	19,981	June – July 2024	Disaster debris removed reduced, and disposed following a severe wind event in May 2024 – South Side of Parish
Bell County, TX	Disaster and/or Storm Recovery Services	\$771,793	55,274	June – July 2024	Disaster debris removal and disposal following a severe wind event in May 2024. Removed, hauled, reduced, and disposed of 55,274 CY of debris; removed 98 hazardous trees and hazardous limbs from 841 trees.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Garland, TX	Disaster Debris Removal and Disposal Services	\$1,087,415	Time and Materials	June – July 2024	Disaster debris removal and disposal following a severe wind event in May 2024
Tallahassee, FL	Debris Removal and Disposal	\$7,422,563	456,086	May – August 2024	Disaster debris removal, reduction and disposal following a May 2024 tornado. Removed, hauled, reduced and disposed of vegetative and C&D debris
Maury County, TN	Debris Removal Services	\$638,522	37,139	May – August 2024	Disaster debris removal following a May 2024 tornado. Removed, hauled, reduced and disposed of vegetative and C&D debris from ROW and Private Property. Removed 274 hazardous trees and hazardous limbs from 163 trees. Extracted 15 stumps.
St. Martin Parish, LA	Pre-Positioned Disaster Debris Removal	\$336,619	31,640	May – June 2024	Disaster debris removal, and disposal following a severe wind event in May 2024
San Marcos, TX	On-Call Debris Removal Services	\$239,658	23,200	May – June 2024	Disaster debris removal and disposal following a wind event in May 2024
East Feliciana Parish, LA	Pre-Positioned Disaster Debris Removal	\$218,829	17,359	May 2024	Disaster debris removal, reduction and disposal following a severe wind event in April 2024 – North Side of Parish.
East Feliciana Parish, LA	NRCS Emergency Watershed Protection Project	\$2,271,873	70,819 Linear Feet	April – July 2024	Removal of debris from waterways throughout the Parish.
Slidell, LA	2024 Hurricane Season Post-Disaster Roadway Clearing (The Push)	\$13,217	Hourly	April 2024	Cut and Push following a tornado
St. Tammany Parish, LA	Contract for Essential Services	\$729,185	55,171	April 2024	Disaster debris removal following an EF2 tornado.
Rockdale County, GA	Debris Removal for Emergency Management Agency	\$346,773	30,606	April 2024	Disaster debris removal, reduction, and disposal following an EF2 tornado
FDOT District 2 – Taylor County	Emergency Debris and Hazardous Tree, Limb, and Stump Removal Operations	\$426,431	35,042	February – March 2024	Debris removal and disposal from private roads following Hurricane Idalia
Merced County, CA	Agreement for Special Services – Flood Debris Removal	\$1,732,223	65,978	July 2023 – March 2024	Removal and reduction of Debris following flood event

Owner & Location	Title of Work	Value	CY	Time Period	Description
Cape Coral, FL	Vacant Lot Debris Removal	\$2,923,340	Time and Materials	October 2023 – April 2024	Private Property Debris Removal from vacant lots following Hurricane Ian
FDOT District 2 – Taylor County, FL	Emergency Debris and Hazardous Tree, Limb, and Stump Removal Operations	\$30,991,644	1,752,129	September 2023 – February 2024	Removal and reduction of Debris following Hurricane Idalia
Columbia County, FL	Disaster Debris Removal and Disposal	\$663,803	52,643	September – November 2023	Removal and reduction of Debris following Hurricane Idalia
Taylor County, FL	Debris Management Services Contract	\$365,308	23,614	September – November 2023	Removal and reduction of Debris following Hurricane Idalia
New Mexico DOT	Fire and Flood Debris Collection and Removal - Mora and San Miguel Counties, NM	\$25,415,954	48,062 tons of fire debris, contaminated soil, sediment, metals 18,792 Hazard Trees removed	September 2022 – September 2023	Wildfire debris removal project following the Calf Canyon/Hermits Peak Fire and 2022 Flash Flooding. Ceres was a subcontractor on this project.
St. Tammany Parish, LA	Waterway Debris Removal	\$8,381,699	381,333 LF	September 2022 – September 2023	Removal of debris from waterways throughout the Parish.
Perry, FL	Hurricane Idalia Debris Removal and Disposal Services	\$249,218	15,715	September – October 2023	Removal and reduction of Debris following Hurricane Idalia
Glynn County, GA	Debris Removal and Disposal Services	\$332,556	25,440	September – November 2023	Removal and reduction of debris following Hurricane Idalia
State of Vermont	Debris Management Services	\$634,553	1,856 CY of Veg and 5,920 Tons of C&D	July – September 2023	Removal of Debris Following July Severe Flooding Event
Shreveport, LA	Vegetative Storm Debris Removal and Disposal Services	\$2,180,607	195,220	July – September 2023	Removal of Debris Following June Major Storm
Tulare County, CA	Flood and Storm Debris Removal	\$231,922	5,982	March – September 2023	Removal of Debris Following Flood Disaster
Livingston Parish, LA	Vegetative Debris Removal from Parish Waterways	\$65,467,989	3,306,224 Linear Feet	May 2018 – September 2023	Removal of waterway debris as part of the NRCS funded Emergency Watershed Protection Project
Harris County, TX	Emergency Services for Debris Clearing, Removal and Disposal, and Operation of Temporary Staging and Reduction Sites	\$423,305	21,152	June – July 2023	Removal of Debris Following June Windstorm

Owner & Location	Title of Work	Value	CY	Time Period	Description
LUMA/PREPA Puerto Rico	Vegetation Management Services	\$9,500,000	Time and Materials	March – September 2023	Removal of vegetation that affected safe work access to power distribution lines following Hurricane Fiona
Carroll County, MS	MS Exigent Circumstances-Tornadoes	\$362,202	34,613	March – July 2023	Removal of Debris Following March Mississippi Tornadoes
Williamson County, TX	Debris Management Services	\$3,422,753	95,550	March – June 2023	Removal of Debris Following Winter Storm Mara
Cameron Parish, LA	Debris Clearance and Removal Services - PPDR	\$153,950	7,444	March – June 2023	Removal and disposal of debris generated from Hurricanes Laura and Delta from private property.
Austin, TX	Debris Removal Services	\$2,895,125	235,346	February – March 2023	Removal of Debris Following Winter Storm Mara
Arcadia, FL	Emergency Debris Removal and Disposal Services	\$1,400,512	97,379	September 2022 – November 2022	Removal of Debris Following Hurricane Ian
Bradenton, FL	Disaster Debris Collection Services	\$588,862	34,738	September – November 2022	Removal of Debris Following Hurricane Ian
Cape Coral, FL	Emergency Disaster Assistance and Debris Removal	\$64,888,996	2,707,047	September 2022 – May 2023	Removal of Debris Following Hurricane Ian
Deltona, FL	Emergency Debris Removal Services	\$1,735,331	142,427	October 2022 – February 2023	Removal of Debris Following Hurricane Ian
FDOT, District 1- Collier County	Emergency Debris Removal Operations	\$18,486	440 trees 240 CY	December 2022	Removal of Debris Following Hurricane Ian
FDOT, District 1- Hendry County	Emergency Debris Removal Operations	\$17,259	1,218	January 2023	Removal of Debris Following Hurricane Ian
FDOT, District 1- Lee County	Emergency Debris Removal Operations	\$820,572	45,262	October 2022 – February 2023	Removal of Debris Following Hurricane Ian
FDOT, District 1- Manatee County	Emergency Debris Removal Operations	\$935,156	45,768	October 2022 – February 2023	Removal of Debris Following Hurricane Ian
FDOT, District 1- Sarasota County	Emergency Debris Removal Operations	\$1,346,299	67,002	October 2022 – February 2023	Removal of Debris Following Hurricane Ian
Hardee County, FL	Debris Management	\$2,712,465	170,673	September 2022 – November 2022	Removal of Debris Following Hurricane Ian
Holmes Beach, FL	Debris Removal Services	\$168,790	8,481	October – November 2022	Removal of Debris Following Hurricane Ian
Indian River County, FL	Disaster Debris Removal and Disposal	\$138,002	9,952	October – November 2022	Removal of Debris Following Hurricane Ian
Longwood, FL	Disaster Debris Removal Services	\$236,358	14,485	October 2022 – November 2022	Removal of Debris Following Hurricane Ian

Owner & Location	Title of Work	Value	CY	Time Period	Description
Manatee County, FL	Debris Management Services and Emergency Response Management and Recovery Services	\$2,091,469	136,011	October 2022 – December 2022	Removal of Debris Following Hurricane Ian
Melbourne, FL	Disaster Debris Removal Services	\$358,039	37,043	October 2022 – December 2022	Removal of Debris Following Hurricanes Ian and Nicole
Mt. Dora, FL	Emergency Debris Hauling and Disposal	\$112,132	8,774	September – December 2022	Removal of Debris Following Hurricanes Ian and Nicole
North Port, FL	Disaster Debris Clearance and Removal Services	\$42,031,396	2,446,843	October 2022 – March 2023	Removal of Debris Following Hurricane Ian
Palmetto, FL	Emergency Response Debris Removal Services	\$309,118	26,293	October 2022 – November 2022	Removal of Debris Following Hurricane Ian
Sarasota County, FL	Disaster Debris Collection, Reduction and Disposal	\$623,932	54,499	September 2022 – January 2023	Removal of Debris Following Hurricane Ian
Sarasota, FL	Disaster Recovery Services	\$2,405,850	114,340	October 2022 – January 2023	Removal of Debris Following Hurricane Ian
Sebastian, FL	Disaster Debris Removal and Disposal	\$28,353	3,161	October 2022	Removal of Debris Following Hurricane Ian
Seminole County, FL	Disaster Debris Hauling	\$2,573,750	182,533	October 2022 – January 2023	Removal of Debris Following Hurricane Ian
Wellington, FL	Disaster Recovery Services	\$39,052	3,387	October 2022	Removal of Debris Following Hurricane Ian
Winter Park, FL	Emergency Debris Management Services	\$270,711	19,822	October – November 2022	Removal of Debris Following Hurricane Ian
Cedar Rapids, IA	Drainageway Derecho Cleanup	\$781,869	52 Acres	March – June 2022	Removal of debris and cleaning of drainageway
Cedar Rapids, IA	Drainageway Derecho Cleanup	\$518,591	42 Acres	March – June 2022	Debris Clearance and Removal Services
St. Helena Parish Police Jury, LA	Debris Removal and Site Management for Debris Reduction, Emergency Roadway Debris Clearance and Waterway Debris Removal	\$5,036,779	349,389	September 2021 – April 2022	Removal and disposal of debris following Hurricane Ida
Kenner, LA	Post-Disaster Debris Collection, Processing and Disposal Services	\$5,015,066	239,906	September – December 2021	Removal and disposal of debris following Hurricane Ida

Owner & Location	Title of Work	Value	CY	Time Period	Description
East Feliciana Parish, LA	Debris Removal and Site Management for Debris Reduction, Emergency Roadway Debris Clearance and Waterway Debris Removal	\$1,123,044	32,252	September – December 2021	Removal, reduction and disposal of debris following Hurricane Ida
Mandeville, LA	Emergency Debris Removal and Disposal	\$5,576,418	306,702	September – December 2021	Removal and disposal of debris following Hurricane Ida
Covington, LA	Debris Removal and Site Management for Debris Reduction, Emergency Roadway Debris Clearance and Waterway Debris Removal	\$3,550,181	230,300	September – December 2021	Removal and disposal of debris following Hurricane Ida
Westwego, LA	Emergency Debris Removal	\$298,695	18,787	September – December 2021	Removal and disposal of debris following Hurricane Ida
Denham Springs, LA	Disaster Debris Management and Disposal Services	\$984,710	70,589	September – November 2021	Removal and disposal of debris following Hurricane Ida
Gonzales, LA	Disaster Debris Removal	\$1,493,917	106,041	September – October 2021	Removal and disposal of debris following Hurricane Ida
New Orleans, LA (Zone 1)	Debris Collection, Removal, Processing, and Disposal	\$2,635,055	112,085	September – January 2022	Removal and disposal of debris following Hurricane Ida
New Orleans, LA (Zone 2)	Debris Collection, Removal, Processing, and Disposal	\$2,149,393	72,289	September – January 2022	Removal and disposal of debris following Hurricane Ida
New Orleans, LA (Zone 3)	Debris Collection, Removal, Processing, and Disposal	\$2,436,468	97,421	September – January 2022	Removal and disposal of debris following Hurricane Ida
Richwood, TX	Debris Removal and Disposal Services	\$140,461	11,437	September – October 2021	Removal and disposal of debris in response to Tropical Storm Nicholas
Thibodaux, LA	Disaster Debris Management Services	\$1,653,961	105,691	August – November 2021	Removal and disposal of debris following Hurricane Ida
Livingston Parish, LA	Debris Removal & Site Management for Debris Reduction and Emergency Roadway Clearance	\$23,019,328	1,322,210	August 2021 – January 2022	Removal and disposal of debris following Hurricane Ida
Larimer County, CO	Poudre Canyon Mudslide	\$308,779	3,655 CY	July – August 2021	Debris removal following a mudslide in Poudre Canyon. Debris included land and waterway vegetation, C&D, and hazardous materials such as asbestos.
Macon-Bibb County, GA	Waste Disposal Services	\$665,028	2,304 tons	July – September 2021	Mixed debris removal

Owner & Location	Title of Work	Value	CY	Time Period	Description
Vermilion Parish, LA	Non-Storm Related Debris Removal	\$32,130	1,640	July 2021	Non-emergency yard waste collection
Larimer County, CO	Cameron Peak Fire 2020 - Debris Management Services	\$3,860,431	14,207 trees	May – July 2021	Hazard tree removal steep slope tree removal, and tree grinding following Cameron Peak Fire in Colorado
Harris County, TX	Emergency Services for Debris Clearing, Removal, Disposal & Operations of TDSRS	\$398,476	Hourly + 3,932 CY	March – April 2021	Removal and disposal of debris in response to Winter Storm Uri
Sarasota, FL	Disaster Recovery Services – Red Tide Clean Up	\$51,317	Hourly	August 2021	Manual and mechanical beach and shoreline raking for red tide debris removal
Linn County, IA	Derecho Storm Debris Removal from Waterways	\$89,353	3,284	June – August 2021	Removal of waterway debris following the 2020 Derecho in Iowa
Sabine River Authority, LA	Disaster Debris Management and Other Ancillary Services Agreement	\$5,560,812	119,572	February – May 2021	Removal of Hurricane Laura debris from levee systems
Pearland, TX	Debris Management Services	\$43,695	2,210	February – March 2021	Debris removal and disposal services as a result of Winter Storm Uri
Nacogdoches, TX	Post Disaster Debris Collection, Processing, and Disposal Services	\$243,582	Hourly	March – April 2021	Removal and disposal of debris generated by Winter Storm Uri
Oregon Department of Transportation (ODOT)	Hazard Tree Removal Services	\$36,294,618	22,311 trees	February 2021 – April 2022	Hazard Tree Removal in 3 Operational Branches: Branch 1: Archie Creek Fire, Douglas County, Branch 5: Thielson Fire, Douglas County and Branch 6: Two Four Two Fire, Klamath County.
Oklahoma Emergency Management Agency (OEMA)	Emergency Debris Removal	\$3,024,587	205,069	November 2020 – January 2021	Ice Storm Debris Grinding
Calumet, OK	Emergency Debris Removal Services	\$99,755	9,509	December 2020	Ice storm debris removal within the City limits of Calumet
Oklahoma City, OK	Emergency City Street Access Tree and Debris Removal	\$487,300	5000 Tons	December 2020 – January 2021	Removal and disposal of vegetative debris generated by the 2020 ice storm.
Piedmont, OK	Emergency Debris Removal Services	\$453,242	40,573	November – December 2020	Vegetative debris removal as a result of the 2020 ice storm

Owner & Location	Title of Work	Value	CY	Time Period	Description
New Orleans, LA (Zone 1)	Disaster Street – Clearing and Debris Collection, Removal, Processing and Disposal	\$884,403	42,742	November – December 2020	Debris removal, processing, and disposal as a result of Hurricane Zeta
New Orleans, LA (Zone 3)	Disaster Street – Clearing and Debris Collection, Removal, Processing and Disposal	\$534,109	20,244	November – December 2020	Debris removal, processing, and disposal as a result of Hurricane Zeta
Kingfisher, OK	Emergency Debris Removal Services	\$377,799	46,241	November – December 2020	Ice storm debris removal within the City limits of Kingfisher
El Reno, OK	Emergency Debris Removal Services	\$1,381,052	98,408	November – December 2020	Vegetative debris removal as a result of the 2020 ice storm
Lafourche Parish, LA	Debris Removal & Recovery Services	\$773,850	57,130	November 2020 – January 2021	Removal, reduction and disposal of debris generated by Hurricane Zeta
Atlanta, GA (Dept. of Forestry)	Emergency On-Call Services for Debris Removal	\$551,188	Hourly	October – November 2020	Bulk waste removal for the Department of Forestry as a result of reduced staff due to COVID-19
Nederland, TX	Debris Removal Services	\$296,977	36,156	October – November 2020	Debris removal as a result of Hurricane Delta
Scott, LA	Debris Removal and Disposal Services	\$370,426	16,099	October – November 2020	Removal and disposal of debris generated from Hurricane Delta
St. Martin Parish, LA	Pre-Positioned Disaster Debris Removal Contract	\$587,092	30,601	October – November 2020	Debris removal, reduction and disposal as a result of Hurricane Delta
Allen Parish, LA	Debris Removal and Disposal Service	\$8,526,706	550,846	September – December 2020	Collection and disposal of debris generated by Hurricane Laura
Escambia County School Board, FL	Tree Debris Removal	\$793,494	5,733	September – October 2020	Debris removal and disposal as a result of Hurricane Sally
Santa Rosa County, FL	Disaster Debris Removal Services	\$9,394,981	595,746	September 2020 – Feb 2021	Collection, reduction and disposal of debris generated from Hurricane Sally
Vermilion Parish, LA	Pre-Positioned Disaster Debris Removal Contract	\$4,905,458	265,884	September 2020 – January 2021	Hurricane Laura debris removal and disposal
Linn County, IA	Debris Clearance and Removal Services (Pre-Event Contract)	\$9,476,677	681,998	September 2020 – January 2021	Removal and disposal of debris resulting from August derecho
Macon-Bibb County, GA	EMA Debris Removal Services	\$260,651	903 Tons	August – September 2020	Collection and disposal of furniture, appliances, and other approved waste materials as a result of reduced staff due to COVID-19.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Pharr, TX	Catastrophic Event Debris Removal Contract	\$254,362	29,996	August – September 2020	Hurricane Hanna debris collection, reduction, and disposal
Linn County, IA	Debris Clearance and Removal Services (30-day Post-Event Contract)	\$6,662,897	479,168	August – September 2020	Removal and disposal of debris resulting from August derecho
Hidalgo County, TX	Debris Removal and Disposal Services	\$1,489,567	187,135	August – September 2020	Hurricane Hanna debris collection and disposal
Cameron Parish, LA	Debris Clearance and Removal Services	\$28,880,677	1,151,059	August 2020 – May 2021	Removal, reduction, and disposal of debris generated from Hurricane Laura and Hurricane Delta
Atlanta, GA DPW	Emergency Debris, Trash and Recyclables Pick-Up Services	\$1,570,547	5,063 Tons	August 2020 – January 2021	Bulk waste removal for the Public Works Department as a result of reduced staff due to COVID-19
Edinburg, TX	Disaster Debris Removal and Recovery Services	\$931,992	109,905	August – September 2020	Debris removal and disposal as a result of Hurricane Hanna
Santa Rosa County, FL	Disaster Debris Removal Services	\$618,322	47,518	May – June 2020	Debris removal and disposal as a result of severe weather in April 2020
Jones County, MS	Tornado Debris Removal and Disposal Services	\$3,273,295	240,056	May – August 2020	Collection, reduction by air curtain incineration, and disposal of tornado generated debris
Hamilton County, TN	Emergency Debris Collection and Disposal Services	\$5,369,510	409,504	April – June 2020	Tornado debris collection, reduction, and disposal
CalRecycle	Fire Debris Removal and Recovery Services for the Camp Fire in Butte County	\$246,156,950	768,459 tons; 3083 ROEs	January 2019 – May 2020	Wildfire Structure and Debris removal in Butte County, CA Camp Fire
U.S Army Corps of Engineers; Southwest GA, multiple counties	W912P814D0020 (ACI) Debris Management: Hurricane Michael Debris Removal	\$134,159,610	4,271,053	October 2018 – March 2019	Removal of debris and hauling following Hurricane Michael within 13 Southwest Georgia Counties
U.S. Army Corps of Engineers; Sacramento, CA	Debris Removal and Processing for Lake, Mendocino, and Napa Counties, CA	\$37,652,633	84,000 tons	January – June 2018	Wildfire Structure and Debris Removal, Reduction, Hauling and Disposal in Lake, Mendocino, and Napa Counties, California
USACE – Virgin Islands	W912P8-14-D- 0020, Debris Management	\$55,448,300	1,029,505	October 2017 – May 2019	Removal and reduction of debris resulting from Hurricanes Irma and Maria; site management and restoration
Albany, GA	Debris Removal and Disposal Services	\$4,541,937	340,779	February – May 2019	Removal of debris resulting from Hurricane Michael

Owner & Location	Title of Work	Value	CY	Time Period	Description
Dougherty County GA	Debris Removal and Disposal Services	\$1,664,063	41,879	February – May 2019	Removal of debris resulting from Hurricane Michael
Miller County, GA	Debris Removal and Disposal Services	\$89,395	5,203	March 2019	Removal of debris resulting from Hurricane Michael
FDOT – District 3	Debris Removal and Disposal Services	\$49,589,903	3,358,266	October 2018 – May 2019	Removal of debris resulting from Hurricane Michael in Jackson and Washington Counties
Albany, GA	Disaster Debris Clearance and Removal Services	\$2,270,137	490,310	October 2018	Removal of debris resulting from Hurricane Michael
Dougherty County, GA	Disaster Debris Clearance and Removal Services	\$1,368,389	267,998	October 2018	Removal of debris resulting from Hurricane Michael
Leon County, FL	Debris Removal and Disposal Services	\$2,561,300	98,209	October – November 2018	Removal of debris resulting from Hurricane Michael
Tallahassee, FL	Disaster Debris Clearance and Removal Services	\$1,668,183	63,932	October – November 2018	Debris removal (including tree and limb removal) and temporary debris staging and reduction site management following Hurricane Michael
Florida A&M University (FAMU)	Disaster Debris Clearance and Removal Services	\$14,216	1,150	October 2018	Removal of debris resulting from Hurricane Michael
Jackson County, FL	Disaster Debris Clearance and Removal Services	\$2,622,135	38,246	October 2018 – December 2019	Emergency debris road clearance, debris removal, staging and reduction following Hurricane Michael
NC Dept of Agriculture	RFQ#: 10-RFQ-007994 Carbon Source Material Delivery	\$4,543,360	143,189	September – October 2018	Mulch hauling for animal remains cleanup following Hurricane Florence
St James, NC	Disaster Debris Removal Services	\$471,415	58,849	September – October 2018	Removal of debris from Hurricane Florence
Atlantic Beach (Town) -Co-op w/ HSCWA	Disaster Debris Removal Services	\$917	7.65 Tons	October – November 2018	Removal of debris from Hurricane Florence
Lenoir County, NC	Disaster Debris Removal Services	\$715,959	34,662	September – November 2018	Removal of debris from Hurricane Florence
University of North Carolina	Disaster Debris Removal Services	\$215,879	19,933	October 2018	Removal of debris from Hurricane Florence
Horry County, SC	Disaster Debris Removal Services	\$372,956	4,181	October – November 2018	Removal of debris from Hurricane Florence
NC Department of Transportation Division 2- Jones CO	Disaster Debris Removal Services	\$509,104	3,479	October 2018 – January 2019	Removal of debris from Hurricane Florence

Owner & Location	Title of Work	Value	CY	Time Period	Description
Olathe, KS	Debris Removal and Disposal Services	\$129,287	Hourly	January 2019 – February 2019	Debris removal as a result of the January 2019 snowstorm
Indian River County, FL	Red Tide Cleanup	\$116,710	160,000 pounds of marine debris	October 2018	Red Tide cleanup along over 22 miles of shoreline
Brookfield, CT	Disaster Debris Collection, Hauling, Grinding, Site Management and Disposal	\$1,006,165	Haul: 47,396 Grinding: 61,594	June – July 2018	Collection, hauling, grinding, site management and disposal of debris generated by a Macrobust Storm event in May of 2018
DTOP Central and South Regions	Contract No 2018-000-175 and Contract No. Contract No 2018-000-176, Debris Removal, Hauling, Consolidation, Processing and Disposal Services (Hurricane Maria)	\$39,789,170	Haul: 310,052 Grinding: 301,900	December 2017 – November 2020	Removal, processing and disposal of hurricane generated debris from state roads following Hurricane Maria, as well as grinding and mulch haul-out. Includes vegetative debris, trees, C&D debris.
USACE – Puerto Rico	W912P8-13-R-0011, ACI SATOC for Temporary Roofing and Debris Management	\$47,007,721		October 2017 – April 2018	Installation of Blue Roofs and roof repairs following Hurricane Maria performed by Ceres Caribe.
Glynn County, GA	Debris Removal and Disposal Services	\$6,423,081	381,866	September – December 2017	Removal of debris resulting from Hurricane Irma
Seminole County, FL	Disaster Debris Hauling Services	\$13,151,656	786,619	September 2017 – January 2018	Hauling debris resulting from Hurricane Irma
Miami-Dade County, FL	Hurricane Irma Debris Removal Services	\$8,708,850	645,100	September – November 2017	Removal of debris resulting from Hurricane Irma
Miami, FL	Emergency Debris Removal and Disposal Services	\$6,309,411	455,554	September – December 2017	Removal of debris resulting from Hurricane Irma
Orange County, FL	Disaster Recovery and Debris Removal	\$5,524,027	330,555	September – December 2017	Removal of debris resulting from Hurricane Irma
Palmetto Bay, FL	Emergency Debris Removal and Management Services	\$1,451,620	253,155	September – October 2017	Removal of debris resulting from Hurricane Irma
Palm Bay, FL	Disaster Recovery Debris Removal Services	\$1,914,782	133,824	September – November 2017	Removal of debris resulting from Hurricane Irma
North Lauderdale, FL	Disaster and Debris Management Services	\$1,418,512	215,574	September – December 2017	Removal of debris resulting from Hurricane Irma
Hollywood, FL	Emergency Response and Recovery Services	\$1,482,283	154,201	September – November 2017	Removal of debris resulting from Hurricane Irma
Miami Beach, FL	Disaster Recovery Services	\$2,093,175	152,648	September – December 2017	Removal of debris resulting from Hurricane Irma

Owner & Location	Title of Work	Value	CY	Time Period	Description
Melbourne, FL	Disaster Debris Removal Services	\$1,691,669	151,437	September 2017 – January 2018	Removal of debris resulting from Hurricane Irma
Pasco County, FL	Disaster Recovery and Debris Removal Services	\$2,511,064	150,734	September – December 2017	Removal of debris resulting from Hurricane Irma
Tampa, FL	Emergency Debris Management and Disaster Recovery Services	\$2,348,100	145,174	September – December 2017	Removal of debris resulting from Hurricane Irma
Pinellas County, FL	Disaster Debris Collection & Removal Services	\$3,204,061	123,916	September – December 2017	Removal of debris resulting from Hurricane Irma
Palm Beach County School District, FL	Debris (Cleanup) Services for Disaster Recovery Assistance	\$2,177,026	12,631 trees	September 2017 – January 2018	Removal of debris resulting from Hurricane Irma
Indian River County, FL	Disaster Debris Removal and Disposal	\$1,327,215	101,701	September – December 2017	Removal of debris resulting from Hurricane Irma
Port St. Lucie, FL	Emergency Debris Collection & Removal Services	\$1,219,260	86,676	September – December 2017	Removal of debris resulting from Hurricane Irma
Sarasota, FL	Disaster Recovery Services	\$943,134	79,661	September – December 2017	Removal of debris resulting from Hurricane Irma
Palm Beach Gardens, FL	Emergency Debris and Disaster Recovery Services	\$869,085	71,153	September – November 2017	Removal of debris resulting from Hurricane Irma
Jacksonville Beach, FL	Disaster Debris Management, Recovery & Response Services	\$1,130,640	67,699	September – October 2017	Removal of debris resulting from Hurricane Irma
Winter Park, FL	Disaster Recovery and Debris Removal Services	\$880,654	46,441	September – November 2017	Removal of debris resulting from Hurricane Irma
Broward County, FL	Disaster Debris Clearing and Removal Services	\$347,132	45,904	September – October 2017	Removal of debris resulting from Hurricane Irma
Atlantic Beach, FL	Citywide Emergency Debris Management Services Hurricane Irma	\$302,518	44,810	September – October 2017	Removal of debris resulting from Hurricane Irma
Miramar, FL	Debris Management & Removal Services	\$301,570	38,572	September – October 2017	Removal of debris resulting from Hurricane Irma
FDOT District 5	Emergency Cut & Toss/Debris Removal	\$846,989	19,793	September – October 2017	Removal of debris resulting from Hurricane Irma
Palm Beach County School District, FL	Debris (Haul) Services for Disaster Recovery Assistance	\$883,957	17,948	September 2017 – January 2018	Removal of debris resulting from Hurricane Irma
Gulfport City, FL	Disaster Debris Collection & Removal Services, Hurricane Irma - (Participant Agreement with Pinellas County Govt)	\$164,180	10,241	September – October 2017	Removal of debris resulting from Hurricane Irma

Owner & Location	Title of Work	Value	CY	Time Period	Description
FDOT District 1	Emergency Debris Removal	\$402,649	7,719	September – December 2017	Removal of debris resulting from Hurricane Irma
Jupiter Island, FL	Disaster Recovery Debris Removal	\$65,236	6,802	September – October 2017	Removal of debris resulting from Hurricane Irma
Jupiter Island, FL	Emergency Disposal of Debris	\$45,849	6,802	September – October 2017	Removal of debris resulting from Hurricane Irma
Longboat Key, FL	Disaster Recovery Services	\$54,060	3,194	September – December 2017	Removal of debris resulting from Hurricane Irma
Bal Harbour, FL	Disaster Debris Management Services	\$60,062	2,565	September – October 2017	Removal of debris resulting from Hurricane Irma
Atlanta, GA	Emergency On-Call Services for Debris Removal	\$322,631	2,363 hours	September – December 2017	Removal of debris resulting from Hurricane Irma
Miami-Dade County Schools, FL	Emergency Debris Clearing	\$86,498	2,356	September – October 2017	Removal of debris resulting from Hurricane Irma
New College, FL	Debris Removal Services	\$33,967	1,231	September 2017	Removal of debris resulting from Hurricane Irma
Sweetwater, FL	Hurricane Irma Emergency Cut, Toss Debris Removal	\$138,532	17,614	October – December 2017	Removal of debris resulting from Hurricane Irma
FDOT District 7	Emergency Cut & Toss and Debris Removal	\$16,594		September – November 2017	Removal of debris resulting from Hurricane Irma – Cut and Toss
Houston, TX	Debris Removal	\$963,022	80,014	September – November 2017	Removal of debris resulting from Hurricane Harvey
Pearland, TX	Debris Management Services	\$1,065,533	54,771	September – October 2017	Removal of debris resulting from Hurricane Harvey
Clear Brook Municipal Utility District, TX	Disaster Debris Clearance & Removal Services	\$841,454	46,915	September – October 2017	Removal of debris resulting from Hurricane Harvey
Wharton, TX	Disaster Debris Removal and Disposal Hurricane Harvey	\$509,104	31,829	September – December 2017	Emergency debris road clearance, debris removal (including tree and limb removal) and temporary debris staging and reduction site management following Hurricane Harvey
Katy, TX	Disaster Debris Clearance Contract	\$599,003	29,495	September – November 2017	Removal of debris resulting from Hurricane Harvey
Humble, TX	Disaster Debris Clearance and Removal Services	\$214,632	13,945	September – October 2017	Removal of debris resulting from Hurricane Harvey
West University Place, TX	Disaster Debris Clearance and Removal Services	\$34,301	1,131	September 2017	Removal of debris resulting from Hurricane Harvey
Dougherty County GA	Debris Removal and Disposal Services	\$7,200,631	539,846	February – May 2017	Removal of debris resulting from Georgia Tornadoes

Owner & Location	Title of Work	Value	CY	Time Period	Description
Livingston Parish, LA	Debris Removal & Site Management for Debris Reduction and Emergency Roadway Clearance	\$16,338,932	860,188	August 2016 – August 2017	Removal and disposal of debris from summer floods throughout the Parish. Ceres also removed 400,000 pounds of putrid food and 20,000 units of white goods ruined in the floods.
Denham Springs, LA	Disaster Debris Removal	\$4,070,506	275,507	August 2016 – August 2017	Removal and disposal of flood debris following heavy rains. Ceres also removed more than 1,500 units of electronic waste.
Albany, GA	Disaster Related Debris Removal Services	\$4,973,566	378,548	February – June 2017	Debris removal and disposal within the City following a January tornado
Beaufort County, SC	Storm Debris Removal, Debris Management Site Operations and Disposal	\$24,790,569	1,630,533	October 2016 – April 2017	Collection, removal and reduction of debris from public and private ROW following Hurricane Matthew
Savannah, GA	Storm Debris Removal Services	\$11,934,438	449,873	October 2016 – June 2017	Debris removal after Hurricane Matthew, removal and reduction of vegetative debris, trees and stumps. Ceres also removed almost 50,000 CY of waterway debris.
South Carolina DOT (Berkeley, Jasper and Hampton Counties)	Disaster Recovery Assistance following a Declared Disaster	\$3,263,229	217,414	October 2016 – April 2017	Removal and disposal of vegetative debris from County ROW in three counties following Hurricane Matthew
Indian River County, FL	Disaster Debris Removal & Disposal	\$1,177,749	93,227	October 2016 – December 2016	Debris removal resulting from Hurricane Matthew
Palm Bay, FL	Debris Removal/Disaster Recovery Services	\$1,052,878	84,932	October 2016 – January 2017	Collection, reduction and disposal of vegetative and C&D debris resulting from Hurricane Matthew
New Orleans, LA	Disaster Street-Clearing and Debris Collection, Removal, Processing and Disposal	\$830,313	57,440	January – April 2017	Removal and disposal of vegetative and C&D debris resulting from early tornado in Louisiana, as well as clearing of 60 trees and 150 limbs from the City
Jacksonville Beach, FL	Standby Contract for Disaster Services	\$745,594	49,308	October 2016 – January 2017	Removal and disposal of hurricane debris within the City, including more than 3,000 cubic yards of sand reclamation from beaches
Brunswick, GA	Debris Removal and Disposal	\$352,224	46,890	November 2016 – January 2017	Removal and disposal of vegetative and C&D debris following Hurricane Matthew
Glynn County, GA	Debris Removal and Disposal Services	\$7,945,092	441,127 CY	October 2016 – March 2017	Removal of debris resulting from Hurricane Matthew

Owner & Location	Title of Work	Value	CY	Time Period	Description
Lenoir County, NC	Debris Management Services	\$556,787	45,387	October – December 2016	Removal of vegetative and C&D debris resulting from Hurricane Matthew
Atlantic Beach, FL	Emergency Debris Management Services	\$148,674	21,807	October 2016 – January 2017	Collection and hauling of vegetative debris within City limits following Hurricane Matthew
Palm Beach Gardens, FL	Emergency Debris and Disaster Recovery Services	\$31,508	3,936	November 2016	Clearing and removing vegetative debris from public ROW in the City following Hurricane Matthew
Jupiter Island, FL	Disaster Recovery Debris Removal	\$49,089	3,548	October – November 2016	Pick up, haul, and dispose of vegetative debris resulting from Hurricane Matthew
Bald Head Island, NC	Debris Removal and Disposal	\$45,647	1,944	November 2016	Vegetative debris removal and disposal services as a result of Hurricane Matthew
Fernandina Beach, FL	Hurricane & Other Disasters, Debris Removal Reduction and Disposal	\$406,166	1,792 CY 1,310 limbs	October – November 2016	Collection, reduction and disposal of vegetative debris as well as hangers and leaners following Hurricane Matthew
Charleston County Park and Recreation Commission, SC	Debris Removal and Disposal Services	\$38,592	1,106 CY 59 trees	October – December 2016	Clearing of hurricane debris from roads throughout the County, and damaged trees
Cumberland County, NC	Disaster Debris Clearance & Removal	\$33,175	250	December 2016 – January 2017	Removal and disposal of debris from Hurricane Matthew
Taylor County, FL	Disaster Debris Management	\$274,632	28,509	October 2016	Debris removal of vegetative and C&D debris generated from Hurricane Hermine. Ceres also removed 238 white goods units.
Pasco County, FL	Disaster Debris Management Services	\$29,460	2,682	September 2016	Debris collection, hauling and disposal of debris related to Hurricane Hermine
Zachary, LA	Disaster Debris Management and Removal	\$183,612	17,398	August – September 2016	Management and removal of disaster debris resulting from Louisiana floods
Bastrop County, TX	Debris Removal Contractor	\$13,924	535	June 2016	Post-event debris removal of vegetative debris from three flood events in Bastrop County
Oklahoma Environmental Management Authority (Canadian County and Cities of, El Reno, Yukon, Piedmont, Calumet, and Union City)	Emergency Debris Removal Services/ Grinding and Burning of Disaster Debris	\$2,040,657	237,427 CY collection and removal 151,127 CY Grinding 213,223 CY Air Burning	December 2015 – March 2016	Collection and removal of ice storm generated debris from public ROW after Winter Storm Goliath. Ceres also performed the initial 70-hour push for OEMA and disposed of debris by grinding and air curtain burning.

Owner & Location	Title of Work	Value	CY	Time Period	Description
Warr Acres, OK	Post Event Debris Removal	\$366,829	34,773	January – February 2016	Pick up, hauling and disposal of woody debris from the City's right of way after winter ice storm
Oklahoma City, OK	Emergency Storm Debris Removal	\$2,655,605	26,411	December 2015 – April 2016	Collection, removal, and disposal of storm debris generated by the November 2015 ice storm
Livingston Parish, LA	Waterway Debris Removal	\$606,875	8,538 CY 144 Boats	October – December 2015	FEMA approved debris removal project of vegetative, C&D, and white good debris removal from waterways in Livingston Parish

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving a sublease agreement renewal between the City of San Angelo and the San Angelo Soccer Association for the soccer fields complex located at 1501 Glenna St. and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

The San Angelo Soccer Association has expressed interest in renewing its sublease agreement for the soccer fields complex at 1501 Glenna St. The basic terms of the lease are an initial 3-year term with an additional 2-year renewal option. The San Angelo Soccer Association will pay the City of San Angelo \$1.00 per year for the duration of the lease agreement, will maintain all facilities and will provide all the related soccer programming and events. The City will maintain the grounds.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Carl White

Approvals/Reviews:

Carl White
Brandon Dyson
Tina Dierschke

Created/Initiated
Approved
Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving an agreement with the International Hot Rod Association for the annual Drag Boat Races at Lake Nasworthy for 2026 and authorizing the City Manager to negotiate and execute all related documents (Carl White)

Staff Recommendation:

Approve

Summary/History:

The International Hot Rod Association (IHRA), new owners of the Southern Drag Boat Association (SDBA), is requesting the use of Spring Creek and Middle Concho Parks, as well as part of the lake, to host the annual race. They plan to host one event on June 26-28, 2026.

The basic terms of the agreement would include:

- * eight (8) day lease, with no option to extend.
- * a rental fee for the use of the parks for the events of \$8,000, total. (This amount is the same as was charged to the SDBA when only one event was held during the time the lake parks charge entrance fees to enter.)
- * SDBA to coordinate, prepare, operate, manage and execute the events.
- * SDBA to clean and return the parks to the same condition before the events and after each event.
- * waiver of the applicable ordinances as previously approved in the years past. Requested ordinance waivers include: coordination of camping and parking for the event, entrance gate fees, permits for street closures, tents, vendors and signs, provisions regulating the water of Lake Nasworthy, such as "No Wake" zones, and waiver to allow vendors within 500 feet of boat ramps and City-owned property leased for commercial purposes, which has been the practice of past races.
- * one (1) event in June
- * SDBA must complete and submit a Special Event Application as part of the agreement.
- * SDBA must purchase required insurance coverage for the events.

Funding Source(s):

Financial Impact:

There is no new cost for entering into this agreement. The City would be paid a flat fee of \$8,000.00 to have use of the parks for the event.

The IHRA would also cover the direct cost of added security and EMS support for the event.

Other Information/Recommendation:

Attachments:

Presentation:

Carl White

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider ratifying a resolution by COSADC authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for partial funding of the Santa Fe/Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council (Carl White)

Staff Recommendation:

Adopt

Summary/History:

This is partial funding of the overall \$200,000 needed to fund the "river parks master plan" to be conducted by the firm SWA Group from Houston. The plan will help provide an overall master plan for connectivity and development for the next twenty years, including the parks: Civic League, Santa Fe, Sunken Garden, Bart DeWitt and Rio Concho. The plan will also look at how best to incorporate the "Concho River Legacy Trail" sculpture project with up to 120 life-size bronze sculptures. The plan process will involve several public meetings and stakeholder input.

Funding Source(s):

Financial Impact:

Funding for the "river parks master plan" is coming from TIRZ (\$75,000), the 502 fund, fund balance (\$75,000), and CoSADC (\$50,000).

Other Information/Recommendation:

Attachments:

Presentation:

Carl White

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson
Holly Crooks
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Angela Bloss, WIC Manager, Neighborhood and Family Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) (Angela Bloss)

Staff Recommendation:

Approve

Summary/History:

The 2024 CAPER is a document required of all entitlement cities receiving annual Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The CAPER is the City's performance evaluation for the 2024 Program Year covering Oct 1, 2024, thru Sep 30, 2025. The CAPER includes a summary of expended resources, objectives, and goals related to affordable housing, outcome measures, geographic distribution, and barriers to affordable housing.

This report is the product of public outreach consistent with the City of San Angelo's 2025-2030 Five-Year Consolidated Plan. Public notices were posted in the Standard Times and draft copies of the CAPER were posted at various locations throughout the city and on the City's website.

Approval of the 2024 CAPER will authorize the City to forward the final CAPER to the HUD Regional Office in Ft Worth.

Funding Source(s):

Financial Impact:

None

Other Information/Recommendation:

Attachments:

1. DRAFT CAPER

DRAFT CAPER.pdf

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss

Brandon Dyson

Tina Dierschke

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

CITY OF SAN ANGELO

2024 Program Year

Consolidated Annual Performance and Evaluation Report (CAPER)



NEIGHBORHOOD & FAMILY SERVICES DEPARTMENT
COMMUNITY & HOUSING SUPPORT DIVISION

PLEASE SEND ANY COMMENTS TO COMMUNITY & HOUSING SUPPORT: ATTENTION
ANGELA BLOSS, 72 WEST COLLEGE AVE., SAN ANGELO, TX 76903
OR EMAIL ANGELA.BLOSS@SANANGELO.GOV

Introduction

The City of San Angelo (COSA) annually receives two grants from the U. S. Department of Housing and Urban Development (HUD): The Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant. CDBG grants are awarded to entitlement communities (principal cities of a Metropolitan Statistical Area (MSA) or with a population greater than 50,000) to carry out a wide range of community development activities directed toward the revitalization of neighborhoods and improved facilities and services within the community. Maximum feasible priority must be given to activities that benefit low- moderate-income persons (including neighborhoods). HOME grants must be used to provide affordable housing for low- moderate-income persons. Income levels are set annually by HUD and are a percentage of the area median income (AMI), which in 2024 was \$62,400 in San Angelo for a family of four.

The majority of the CDBG funds and all of the HOME funds must have beneficiaries earning 80% or less of the AMI, either as a neighborhood or as individual households. To continue to receive the grants, the City must develop a Consolidated Plan every five years to identify the community's needs and goals to meet the needs and then an Annual Action Plan for each of the five years. The current Consolidated Plan is for the years 2025-2030. At the conclusion of each action year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that describes for the public and HUD how federal assistance was used during that action year. The CAPER that follows is for the first year of the current Consolidated Plan. The City's 2024 grants were as follows:

- CDBG - \$ 644,802
- HOME - \$ 249,132

Additionally, the City received program income in the amount of \$112,022 for CDBG, \$8,445 for HOME, and \$335,000 in local economic development sales tax funds earmarked for affordable housing. The City's CHDO leverages these funds to build new homes for low-moderate-income families in the neighborhoods targeted for revitalization. COSA receives payments on loans provided with grant funds for housing rehabilitation or mortgage payments from new home construction, a program that is no longer active.

Reporting to HUD is done online through the Integrated Disbursal and Information System (IDIS). Specific questions are completed for each step of the process: Consolidated Plan, Action Plan and the CAPER. Each has specific questions to which the City must respond. Terminology may not be familiar to the general public; definitions or further explanation of any information in the CAPER is available from the COSA Community & Housing Support Division (325-655-0824). Information in forms other than written English may be provided upon request by contacting COSA.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2024, the City of San Angelo continued to make steady progress in carrying out the goals and objectives established in the Consolidated Plan and the PY 2024 Action Plan. All activities undertaken during the year remained consistent with the City's priorities to preserve and expand affordable housing, support special-needs and homeless households, and strengthen targeted low-income neighborhoods. PY 2024 represents the final year of the five-year Strategic Plan, and the accomplishments achieved during this period continued to advance the long-term goals of improving housing stability, increasing homeownership opportunities, and revitalizing aging neighborhoods.

CDBG resources were directed primarily toward high-impact activities, including the Emergency Repair Program, which completed 35 repairs that addressed serious health, safety, and accessibility hazards for low-income homeowners. These repairs helped preserve existing affordable housing and prevented displacement of vulnerable residents. CDBG funds also supported code enforcement activities in eligible neighborhoods, with 365 cases completed to address substandard structures, unsafe conditions, and other issues that contribute to blight and deterioration.

HOME funds supported the City's efforts to expand affordable homeownership and increase the supply of affordable housing. The Homebuyer Assistance Program provided assistance to 3 low- and moderate-income households to purchase homes, helping reduce barriers to stable, long-term homeownership. The City's CHDO, Galilee CDC, completed 2 newly constructed affordable single-family homes in targeted revitalization neighborhoods, contributing both to neighborhood improvement and to increasing affordable housing options for low-income families. HOME TBRA funds assisted 6 households experiencing or at risk of homelessness.

Overall, PY 2024 activities were consistent with the Consolidated Plan and demonstrated continued progress in meeting the community's priority needs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing (AHAP)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	21	105.00%	3	2	66.67%
Decent Housing (ERP)	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	246	196.80%	20	35	175.00%
Home Ownership (HAP)	Affordable Housing	CDBG: \$60,000 / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Home Ownership (HAP)	Affordable Housing	CDBG: \$60,000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	30	30	100.00%	5	3	60.00%
Neighborhood Revitalization (NB,CC)	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	78	78.00%	15	12	80.00%
Neighborhood Revitalization (NB,CC)	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	6000	6886	114.77%	1200	365	30.42%
Special Needs & Homelessness (TBRA)	Homeless Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	52	52.00%	12	6	50.00%

Table 1 – Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City used CDBG and HOME funds during PY 2024 to address the high-priority needs identified in the Consolidated Plan, with particular emphasis on preserving affordable housing, improving the livability of low-income neighborhoods, and supporting homeownership opportunities for low- and moderate-income residents. CDBG funds continued to support emergency repairs and critical rehabilitation activities for low-income homeowners, helping correct health and safety hazards and preventing the loss of affordable housing units. The Emergency Repair Program completed 35 urgent repairs, which remains one of the City’s highest-priority activities because it stabilizes older housing stock and allows elderly, disabled, and low-income households to remain safely in their homes.

CDBG funds also supported neighborhood revitalization efforts through ongoing code enforcement in eligible low-income census tracts. A total of 365 cases were addressed during the program year, helping reduce deteriorated conditions, remove blighting influences, and improve overall neighborhood safety and appearance. These activities support the Consolidated Plan priority of strengthening targeted neighborhoods and improving the quality of life for residents in areas with older infrastructure and aging housing.

HOME funds were used to promote affordable homeownership and increase the supply of affordable housing. The City assisted 3 low- and moderate-income households with down payment and closing cost assistance through the Homebuyer Assistance Program, helping reduce financial barriers to purchasing a home. The City’s CHDO, Galilee CDC, completed 2 newly constructed affordable single-family homes in targeted revitalization neighborhoods, which further supports the priority of increasing affordable housing options while encouraging reinvestment in older communities.

HOME TBRA funds provided rental assistance to 6 households experiencing or at risk of homelessness.

Overall, the allocation of CDBG and HOME funds during PY 2024 directly supported the priorities and objectives identified in the Consolidated Plan, with a continued emphasis on affordable housing preservation, neighborhood revitalization, homeownership opportunities, and assistance to vulnerable households.

DRAFT

CR-10 – Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	44	11
Black or African American	3	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	47	11
Hispanic	30	7
Not Hispanic	17	4

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City tracked the demographics of households directly benefiting from the CDBG and HOME programs, including race, ethnicity, household size, female head of household status, and disability status. The direct-benefit housing activities included emergency repairs, homeowner rehabilitation, down-payment assistance through the HAP program, and CHDO new construction activities. This demographic information is reported in IDIS and is used to support fair housing analysis and compliance.

During PY 2024, the majority of households assisted through CDBG and HOME identified as White, with smaller percentages identifying as Black or African American. Of the households assisted with CDBG funds, 44 were White and 3 were Black or African American, for a total of 47 households. HOME-assisted households included 11 White households. No households identified as Asian, American Indian/Alaska Native, or Native Hawaiian/Pacific Islander.

Hispanic ethnicity continues to represent the largest minority group in San Angelo. Of the households assisted, 30 CDBG beneficiaries and 7 HOME beneficiaries identified as Hispanic, while 17 CDBG beneficiaries and 4 HOME beneficiaries identified as Non-Hispanic. This distribution aligns with the City's overall demographic makeup, where Hispanic residents represent the largest minority group in the community.

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	646,802	
HOME	public – federal	255,133	

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Belaire			
Blackshear			
City Wide	100%	100%	All funds expended in San Angelo city limits.
Fort Concho			
Lakeview			
Reagan			
Rio Vista			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of San Angelo does not target specific areas, but serves low to moderate income (LMI) households and LMI areas in the City as well as following income guidelines. For this reason, direct services and activities provided by CDBG and HOME are available city wide according to eligibility and are based on individual benefit rather than area benefit.

No publically owned land or property located within the jurisdiction was used to address the needs identified in the plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	46	52
Number of Special-Needs households to be provided affordable housing units	12	6
Total	58	58

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	12	6
Number of households supported through The Production of New Units	4	2
Number of households supported through Rehab of Existing Units	36	47
Number of households supported through Acquisition of Existing Units	6	3
Total	58	58

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City made continued progress during the program year toward the affordable housing goals in the Consolidated Plan. Activities during PY 2024 supported both preserving existing affordable housing and creating new opportunities for low- and moderate-income households. The City exceeded several one-year goals and remained on track overall for the 5-year Strategic Plan.

- 47 homes were rehabilitated for low- to moderate-income homeowners through emergency repairs that addressed health, safety, and habitability concerns.
- 2 new single-family homes were constructed and sold by the City's CHDO to low/moderate-income homebuyers, supporting reinvestment in targeted neighborhoods.
- 3 first-time homebuyers were assisted with down-payment and closing cost assistance through the Homebuyer Assistance Program.
- 6 special-needs or at-risk households received rental assistance through HOME TBRA to obtain or maintain stable housing.
- 3 existing units were acquired by low/moderate-income households with HOME assistance.

The City met or exceeded goals related to rehabilitation and non-homeless households served. The production of new units and rental assistance fell below one-year goals; however, CHDO new construction remains on track when measured across the five-year period, and TBRA assistance—while lower this year—will continue into the next action plan cycle. No significant barriers were encountered, though the City continues to experience challenges related to rising construction costs, contractor availability, and increased housing instability among low-income residents, all of which can affect program outcomes.

Discuss how these outcomes will impact future annual action plans.

The City will continue to review program performance and adjust program delivery to ensure progress toward the goals identified in the Consolidated Plan. High-performing programs—such as the Emergency Repair Program—will continue to be prioritized due to their strong impact on preserving affordable housing and preventing displacement. The City will also continue supporting CHDO new construction to strengthen targeted neighborhoods and increase the supply of affordable units. Programs that fall short of annual targets, such as TBRA, will be evaluated and adjusted to better align with community need and available resources. These efforts will ensure future Annual Action Plans remain responsive, efficient, and aligned with the City's long-term housing and community development objectives.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	43	6
Low-income	3	3
Moderate-income	1	2
Total	47	11

Table 13 – Number of Households Served

Narrative Information

The income distribution shown reflects the City's eligibility determinations for CDBG- and HOME-funded direct-benefit activities, including emergency repairs, homebuyer assistance, CHDO new construction sales, and TBRA. During PY 2024, CDBG activities primarily served extremely low-income households, with 43 extremely low-income, 3 low-income, and 1 moderate-income households assisted. HOME funds assisted 6 extremely low-income, 3 low-income, and 2 moderate-income households. This distribution is consistent with program requirements and the City's priority to direct housing resources to households with the greatest need, particularly those facing urgent health, safety, or affordability challenges.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of San Angelo continues to participate as an active partner in the Local Homeless Coalition (LHC). Although the City previously administered the Rapid Rehousing (RRH) program, the program has been transitioned and is now fully operated by the Housing Authority, which continues to manage intake through Coordinated Entry (CE) and HMIS. The City supports the CE system by collaborating with partner agencies to ensure homeless individuals are assessed and referred to appropriate services. The LHC Outreach Group also continues to conduct regular outreach to unsheltered individuals, providing information on available resources, safety services, and housing assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to rely on community partners for emergency and transitional housing resources. The community's only fixed-site emergency shelter is reserved for victims of domestic violence. For the broader homeless population, the LHC continues to administer the "Out of the Cold" program, which activates temporary warming centers during periods of extreme cold. Transitional housing beds are provided through various nonprofit agencies, faith-based organizations, and Galilee CDC's transitional housing units.

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

The City continues to support homelessness prevention efforts through the HOME TBRA program, which provided short-term rental assistance to extremely low-income households at risk of homelessness during PY 2024. The City also operates the HOME-ARP Eviction Diversion Program, which assists households who have entered the eviction process by providing rental assistance and stabilization services. The City coordinates with local nonprofits and partner agencies that offer case management, utility assistance, financial counseling, and social services to help households maintain housing stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City works with community partners to assist homeless individuals in transitioning into permanent housing. With the RRH program now managed by the Housing Authority, eligible households receive housing navigation, case management, and temporary rental assistance. Additional community resources include HUD-VASH for veterans, transitional housing through Galilee CDC, and the City's HOME TBRA program, which assisted 6 households during PY 2024. These programs help reduce the duration of homelessness, improve access to affordable housing units, and support long-term housing stability to prevent recurrence of homelessness.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In PY2024–2025, the Housing Authority of San Angelo (HASA) continued to address the housing needs of low-income families primarily through the Housing Choice Voucher (Section 8) Program. HASA provided approximately 10,852 months of rental assistance, at a total annual cost of \$7,238,264. Assistance was provided to an average of 915 households per month, with an average monthly subsidy of \$659 per household.

As of October 1, 2025, HASA no longer operates any traditional Public Housing units. The previous 174 Public Housing units are now owned and managed by the nonprofit Forest Park Community, and these units serve Housing Choice Voucher holders as well as households at 80% AMI and below. No new public housing units were added during PY2024–2025.

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

HASA encourages resident engagement by maintaining resident representation on its Board of Directors. Ms. Janice Carson and Ms. Christina McGuire currently serve as Resident Commissioners. In addition, HASA promotes resident participation through its Resident Advisory Board, which provides input on policies, programs, and administrative planning.

Actions taken to provide assistance to troubled PHAs

Not applicable. The Housing Authority of San Angelo is not classified as troubled by HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Per the City's Analysis of Impediments to Fair Housing Choice, no public policies were identified that negatively impact the return on residential investment. City policies continue to support affordable housing development, rehabilitation, and homeownership initiatives. Through the Emergency Repair Program, Homebuyer Assistance Program, and CHDO new construction, the City has helped strengthen housing markets in targeted neighborhoods and increase access to affordable units without creating regulatory barriers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

No new activities were added specifically to address obstacles to underserved needs beyond those already included in the PY 2024 Annual Action Plan. However, affordable housing activities completed during the year— including emergency repairs, homebuyer assistance, CHDO new construction, and rental assistance through TBRA and HOME-ARP—benefited underserved households and helped address priority needs identified in the Consolidated Plan.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City continues to address lead-based paint hazards in all pre-1978 homes receiving rehabilitation assistance, including those assisted through the Emergency Repair Program. Lead inspections and/or risk assessments are conducted where required, and appropriate hazard control measures are followed based on the level of rehabilitation.

The City follows HUD's three-tiered approach:

Do No Harm (<\$5,000): Perform work using safe practices and ensure clearance.

Identify and Control Hazards (\$5,000–\$25,000): Use interim controls or abatement where needed and obtain clearance.

Identify and Abate Hazards (>\$25,000): Fully abate hazards and obtain clearance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

While the City does not track the number of families lifted out of poverty, it recognizes that addressing poverty is essential to long-term community stability. The City supports a range of activities aimed at improving quality of life and economic opportunity for low-income households.

Education & Job Training:

Local workforce partners such as the West Texas Training Center, San Angelo ISD, Angelo State University, Howard College, the Chamber of Commerce, and area employers continue to provide occupational training, credentialing opportunities, and workforce pathways that support upward mobility for Concho Valley residents.

Housing:

Affordable housing continues to be a core anti-poverty strategy for the City. Programs that help stabilize or reduce housing costs for low-income families include:

- Emergency and minor repair programs
- First-time homebuyer assistance
- HOME TBRA rental assistance
- HOME-ARP eviction diversion
- CHDO new construction of affordable homes

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's institutional structure for managing federal grants remains strong. Staff administering CDBG and HOME programs have many years of experience and continue to receive appropriate training. Program development and funding decisions include input from governmental partners, nonprofit agencies, neighborhood associations, and the public. Public hearings, neighborhood meetings, and outreach activities ensure LMI residents are informed and able to participate in identifying community needs and selecting projects. Two neighborhood meetings and two public hearings were held during the planning process for PY 2024.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

City staff continue to participate in the ad-hoc Affordable Housing Committee, which includes public and private stakeholders engaged in housing development and policy discussions. The City also works closely with the Local Homeless Coalition and partner agencies to coordinate supportive services, homelessness resources, and housing programs. While the City does not have a social services department, staff remain engaged in cross-agency collaboration to improve service delivery to low-income households, including those experiencing homelessness or housing instability.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's Analysis of Impediments identified major barriers including lack of financial resources, credit challenges, rising housing costs, limited affordable units, and issues affecting elderly and disabled residents. To help mitigate these impediments, the City continued to support affordable housing activities during PY 2024, including:

- Emergency repair and rehabilitation programs
- First-time homebuyer assistance
- HOME TBRA and HOME-ARP eviction diversion
- CHDO new construction of affordable single-family homes

These actions increase access to safe, affordable housing and support fair housing choice throughout the community.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City conducts ongoing monitoring of all CDBG and HOME activities to ensure compliance with federal regulations and program requirements. Subrecipients are monitored monthly through review of reimbursement requests, source documentation, and activity reports. Each reimbursement is evaluated for eligibility, consistency with the executed agreement, and compliance with applicable CDBG or HOME regulations. In addition, beneficiary files are reviewed to verify income eligibility, documentation completeness, and compliance with program-specific requirements.

The City continues to encourage participation from minority- and women-owned businesses in procurement opportunities. Bid solicitations include invitations for minority and women-owned businesses to participate, and during PY 2024 several emergency repair projects were awarded to qualified MWBE contractors. The City does not discriminate based on race, gender, or business ownership status and evaluates all bids in accordance with federal procurement standards.

All activities funded during PY 2024 were consistent with the goals and objectives of the 2020–2024 Consolidated Plan. The City remained in compliance with HUD comprehensive planning requirements, and all activities were carried out in accordance with applicable CDBG and HOME regulations.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A complete draft of the PY 2024 CAPER was made available for public review and comment for a fifteen (15) day period beginning December 2, 2025 and ending December 16, 2025. Notice of the draft CAPER and public comment period was published in accordance with the City's Citizen Participation Plan. Printed copies were made available at designated public locations, including City Hall and the public library, and the report was also posted online. A public hearing was held at the City Council meeting on December 2, 2025. No public comments were received at the public hearing.

Any comments received during the public comment period will be attached to the final CAPER submitted to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2024 was the fifth and final year of the 2020–2024 Consolidated Plan, and the City did not make any changes to the program objectives established in the Plan. The goals and priorities continued to focus on affordable housing preservation, neighborhood revitalization, homeownership assistance, and support for special-needs households. The City implemented CDBG activities as originally described in the Consolidated Plan and Annual Action Plan, and no adjustments to objectives were required during the program year.

The City remained in compliance with HUD's timeliness requirements, maintaining a CDBG balance below the 1.5 expenditure ratio and completing activities in a timely and efficient manner once underway. Based on program performance during the Consolidated Plan period, the City does not anticipate the need for major changes to CDBG program objectives as it transitions into the next Consolidated Plan cycle.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City provided HOME funding for two units within the 36-unit LIHTC subdivision known as Noah Estates. Both HOME-assisted units were inspected during the program year in accordance with the schedule required under 24 CFR §92.504(d). The unit located at 2208 Brown was inspected on **November 27, 2024**, and the unit located at 513 17th Street was inspected on **October 23, 2024**. **Both units were found to be in compliance with housing quality standards, and no deficiencies were noted.** No other HOME-assisted rental units required inspection during PY 2024–2025.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All units within the Noah Estates community remained fully occupied during the entire program year, and there were **no vacancies** in the two HOME-assisted units. Due to consistently high occupancy and an active waiting list of more than **50 potential applicants**, there was no need for additional affirmative marketing beyond the standard community outreach, which includes regular advertising in local print and online outlets. Outreach also continues through Conexion San Angelo, a bilingual English-Spanish publication that reaches minority and underserved households in the community.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During PY 2024–2025, \$5,784.99 in HOME program income was drawn and used for Tenant-Based Rental Assistance (TBRA) (IDIS Activity #2275). All participating households served with program income were low-income households meeting HOME eligibility requirements.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City continues to support the development and preservation of affordable housing through coordination with public agencies, nonprofits, and housing developers. The City previously supported a 48-unit LIHTC senior duplex development located in the Fort Concho neighborhood—one of the City's six targeted revitalization areas—by allocating \$10,000 from local Economic Development Sales Tax

funds. The project was completed in 2019 and continues to provide affordable senior housing.

HOME-ARP

In September 2021, the City was allocated \$1,110,165 in HOME-ARP funds. After completing a needs assessment and extensive consultation process, the City prioritized the following eligible uses:

1. Increasing affordable rental housing stock
2. Providing supportive services
3. Administration and planning

Qualifying populations included extremely low-income households at risk of homelessness, households with severe housing cost burden, individuals fleeing domestic violence, and persons at significant risk of housing instability.

During PY 2024–2025, the City:

- Provided tenant-based rental assistance and supportive services (utility payments, rental arrears, case management) to **XX** qualifying households
- Completed the renovation and rehabilitation of a 14-unit apartment complex, funded through a subrecipient agreement, designated to provide rental preference for at least eight (8) eligible homeless veterans
- Successfully filled eight (8) of the veteran-designated units by the end of the program year

These activities directly address gaps in affordable housing and supportive services for San Angelo's most vulnerable populations and fully align with the priorities identified in the City's HOME-ARP Allocation Plan.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0			
Direct, on-the job training (including apprenticeships).	0	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0			
Held one or more job fairs.	0	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			
Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	0	0			
Assisted residents to obtain financial literacy training and/or coaching.	0	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	0	0			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			
Other.	0	0			

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

This sections reports on Section 3 reporting requirements, which were announced on October 9, 2020, in the Section 3 Final Rule, and set new benchmarks for the program under 24 CFR 75. Section 3 helps establish economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs and directed towards ver low and low income persons to the greatest extent possible, and in particular to those who are recipients of Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked. Section 3 activities cover housing rehabilitation and construction and public improvement contruction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$200,000 per activity. In PY 2023 there were no activites reported that met the Section 3 threshold.

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Internal Auditor, City Manager's Office

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving agreements with the Hotel Occupancy Tax (HOT) Funds Program awardees allocating up to \$77,800 of HOT receipts, budgeted in fiscal year 2026, listed as follows and authorizing the City Manager to negotiate and execute all related documents

1. Core Support

-San Angelo Broadway Academy - \$17,300

-San Angelo Symphony - \$25,000

-Ballet San Angelo - \$16,100

-Angelo Civic Theatre - \$15,000

2. Project Support

-Hispanic Heritage Museum & Cultural Center, Dia de los Muertos - \$2,500

-Downtown San Angelo, Mini Miss Wool Pageant - \$1,900 (Michael Muncey)

Staff Recommendation:

Approve

Summary/History:

In previous years, the San Angelo Cultural Affairs Council (SACAC) received Hotel Occupancy Tax (HOT) funds from the City as a sub-recipient and distributed them to local nonprofit organizations based on established guidelines and criteria. SACAC dissolved in 2024. Following direction from City Council, the City developed a new program to administer and allocate these funds to local nonprofit organizations.

In July 2025, the City launched the HOT Funds Program, designed to support arts nonprofit organizations in promoting art programs, enhancing tourism, and generating overnight hotel/motel stays. There were two categories' applicants could apply for, Core Support and Project Support. Core Support was intended for established nonprofit arts organizations that provide year-round programming, while Project Support focused on special events, festivals, and arts-in-education programs.

The application period closed in August 2025, with a total of six submissions, four for Core Support and two for Project Support. Applications were reviewed by city staff for completeness, after which the Public Art Commission (PAC) evaluated, scored, and ranked them independently according to the program's established scoring criteria.

The PAC had a total of \$69,000 available for allocation, with funding for the Project Support category not to exceed \$2,500. On October 30, 2025, the PAC convened to evaluate the proposed allocations and presented

their funding recommendations at the November 18th City Council meeting. At the meeting, Council tabled the item but directed staff to fund the nonprofit organizations based on whichever amount is greater: the FY25 amount allocation or the amount recommended by the PAC. Below are the amounts:

Organization	Type	Amount Requested	FY25 Allocation	PAC Recommended Allocation	Proposed Council Direction
San Angelo Broadway Academy	Core	\$20,000	\$10,000	\$17,300	\$17,300
San Angelo Symphony	Core	\$40,000	\$25,000	\$16,700	\$25,000
Ballet San Angelo	Core	\$20,000	\$15,000	\$16,100	\$16,100
Angelo Civic Theatre	Core	\$20,000	\$15,000	\$14,800	\$15,000
Dia de los Muertos	Project	\$2,500	\$2,500	\$2,200	\$2,500
Mini Miss Wool Pageant	Project	\$2,500	\$1,000	\$1,900	\$1,900
					Total: \$77,800

Funding Source(s):

Financial Impact:

\$69,000 is budgeted in the Hotel Occupancy Tax Fund for fiscal year 2026. The remaining \$8,800 will be funded from the HOT fund balance via an internal budget amendment.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | FY26 HOT Funds Program Guidelines and Checklist | FY26 HOT Funds Program Guidelines and Checklist.pdf |
| 2. | San Angelo Broadway Academy | San Angelo Broadway Academy.pdf |
| 3. | San Angelo Symphony Society | San Angelo Symphony Society.pdf |
| 4. | Ballet San Angelo | Ballet San Angelo.pdf |
| 5. | Angelo Civic Theatre | Angelo Civic Theatre.pdf |
| 6. | Dia de los Muertos | Dia de los Muertos.pdf |
| 7. | Mini Miss Wool Pageant | Mini Miss Wool Pageant.pdf |

Presentation:

Michael Muncey

Approvals/Reviews:

Michael Muncey

Carl White

Brandon Dyson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

City of San Angelo HOT Funds Application Program Guidelines and Checklist 2025-2026



Application deadline is August 14, 2025, at NOON.

Introduction

The City of San Angelo is proud to announce the launch of the HOT Funds Program. Through the Hotel Occupancy Taxes (HOT), the City of San Angelo City Council has set aside HOT funds to assist local non-profit organizations both artistically and administratively. This program is designed to support arts non-profit organizations in their efforts to create, expand, or promote programs and events that boost tourism and generate overnight hotel/motel stays in the City of San Angelo.

Please submit all applications via email to michael.muncey@sanangelo.gov. **No paper copies will be accepted.** Below are the application guidelines and checklist.

Program Categories

The City of San Angelo provides funding in two categories: **Core Support** and **Project Support**. Generally, Core Support provides organizational support for established non-profit arts groups that offer year-round arts programming, while Project Support are for special events, exhibits, festivals, performances, and arts-in-education programs. Organizations may apply for only one category during the program year. Please refer to the definitions below to determine which category is appropriate.

- **Core Support**

This category is designed to support the activities of established non-profit arts organizations that were created primarily to deliver arts programming and have:

- o a full-time, paid professional director;
- o an annual approved budget;
- o a three-tiered system of internal fiscal controls; and
- o a board-approved policy for tracking out of town visitors.

- **Project Support**

This category is designed to support non-profit organizations that provide other types of community services, but deliver arts programming through specific projects such as exhibits, concerts, cultural festivals, or arts-in-education programs. The project support category will not exceed \$2,500. Applications may be submitted for projects occurring within the program period from October 1, 2025, through September 30, 2026. After receiving the award five times, an organization must demonstrate a significant impact on tourism to remain eligible for future funding, subject to the discretion of the Public Art Commission.

Awards are limited by availability of funds at the discretion of the City Council. Applicants must address the project's role in enhancing and promoting tourism and the hotel industry in San Angelo to be eligible to receive funding. Applications will be ranked by the Public Art Commission. Funds will be allocated according to rank.

Funding Awards

Awardees must sign agreements with the City prior to disbursements. Payments will be issued in October, or as soon thereafter as permitted by the City's FY 2026 adopted budget.

Eligibility

Organizations applying for financial assistance must meet the requirements listed below:

- Any non-profit, tax-exempt 501(c) 3 organization is eligible to apply for financial assistance. Proof of the organization's tax-exempt status must accompany first-time applications. If this criterion cannot be met, the applicant may apply through a "sponsor organization." If a sponsoring organization is used, written approval from the governing body of the sponsoring organization should accompany the application along with proof of its tax-exempt status. The sponsoring organization will become responsible for project administration and management.
- The applying organization must have been an IRS recognized non-profit for at least one (1) calendar year.
- The applying organization must have administrative offices within the City of San Angelo.
- Special projects must occur within the City of San Angelo and be open to the public.

Projects Not Funded

Projects that will not be funded include:

- Social functions, parties, receptions, fund raising benefits, or awards;
- Projects involving academic credit;
- Projects at colleges and universities which primarily relate to curriculum and which have minimal or no community involvement;
- Operating expenses for privately-owned facilities;
- Travel for organizational staff or board of directors (artist travel is allowable);
- Commercial projects which are or can be self-supporting;
- Activities restricted to an organization's membership;
- Deficit budget or retroactive funding;
- Direct funding to individuals.

Evaluations

The awardees must complete a Follow-Up Evaluation Form by August 10, 2026. Exceptions to this deadline may be made in the case of extenuating circumstances and will be determined by the Parks & Recreation Director on a case-by-case basis upon written request from the awardee at least 10 days before the period ends. All documentation related to the funded project must be included, such as budgeted use of funds, sources of income, any additional program income generated or used, and the outcome of the program or project. These documents **MUST** be provided **ELECTRONICALLY**. **Failure to submit an evaluation will result in ineligibility for one year.**

Application Deadline

Applications should be submitted to City of San Angelo no later than **NOON on August 14, 2025**, via email to michael.muncey@sanangelo.gov. **Each application should include ONLY the requested materials. Failure to comply with the instructions in the Applications Checklist will result in immediate disqualification.**

POINT OF CONTACT: Michael Muncey, michael.muncey@sanangelo.gov, 325-658-7529

PHYSICAL ADDRESS: City of San Angelo City Hall, 72 W College Ave, San Angelo, TX

Review Panel and Process

The application is submitted to City of San Angelo's Internal Auditor for review of completeness and accuracy. Any clarification or correction will be requested prior to the panel review.

The Public Art Commission will consider the applications from organizations requesting financial assistance. The Public Art Commission will review and score all applications received. The panel score will be converted to a scaled score. To maintain fairness and integrity in the process, applicants are advised not to attempt to influence the commission.

Funding will be awarded to organizations based upon the panel review score. No organization will receive more than 10% of the total revenue reported on Part I Line 12 of the 990.

The Public Art Commission reviews all panel suggestions and presents funding recommendations to the City Council for final approval.

Review Criteria:

The Public Art Commission, composed of seven members, reviews and evaluates all applications using the criteria outlined below. Applying organizations should address all relevant criteria in their applications.

The evaluation includes a ranking system and written comments. Each application has a possible score of 100 points. **The high and low score of each application will be removed and the remaining scores will be averaged.** The resulting score determines the application's rank. All applications, core and project, will be ranked together. Panelists will be given the opportunity to comment on each application and will be encouraged to provide written comments on each application, so that these comments may be provided to the applicants. These comments may include suggestions for improving a given project, improving future applications, guidance to staff in working with the applicant, and key points.

Criteria for the weighted voting system is:

Promotion of Tourism: 1-40

- Organization promotes tourism and the hotel industry
- Organization has a targeted marketing strategy beyond the local community
- Organization tracks out of town visitors and hotel/motel rooms booked
- Advertises through statewide platforms, travel sites, social media, etc.
- Data Collection Processes (Method used to track attendees)

Artistic Quality: 1-15

- Quality is recognized by peers, critics, and the public
- The organization/project promotes, preserves or develops the arts (visual arts, music, dance, theater, etc.)
- Activities reflect and support the organization's artistic mission
- Responsiveness to the community art needs

Quality of Leadership: 1-15

- Evidence that organization has a continuing history of growth, stability, and vision
- Evidence of leadership of the administrative staff
- Evidence of organization's ability to accomplish proposed goals
- Evidence of efficiency and effectiveness of organization
- Evidence of effective board/staff interaction
- Accuracy and completeness in financial reporting

Community Outreach: 1-20

- Evidence of efforts to reach a diverse audience reflective of our City's population (marketing, programing, free-to-public events, school outreach, scholarships)
- Collaboration with tourism offices (Chamber of Commerce, DMO, etc.) and local hotels to encourage overnight stays (room blocks, promo codes)
- Innovation in marketing and programming to reach new and special audiences

Need: 1-10

- Evidence that artistic programs are not a duplication of other local efforts
- Evidence that organization offers employment opportunities for artists and/or provides useful technical information services to arts and educational institutions, artists, and the community
- Evidence that the organization enhances the artistic quality in San Angelo



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Broadway Academy	Date Organization Founded: April 2006
Mailing Address: PO Box 1562, San Angelo Tx 76902	
Organization Director/Staff: Angela Shanks Address: [REDACTED]	Office/Cell Phone 325-763-4807 E-mail sabaworkshops@gmail.com
Board Chairperson/President Lorie Settle Address: 1500 Knickerbocker Rd, San Angelo, TX 76904	Office/Cell Phone E-mail settle2@suddenlink.net

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: 2023-2024 Season Core Support	Amount Requested: \$20,000
Program Dates: September 1, 2023 -August 31st , 2025	Total Number Served by Program: 7800
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 4410	Number of Adults Served in “in-person” activities: 3390
Total Number of People with Disabilities Served: 50 (does not includes spectators)	
In accessible facilities? 50	In special programming? 20
Number of Artists Directly Involved in Providing Artistic Services: 15	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$5000	# Room Nights Booked by Organization 4
# Estimated Room Nights Booked by Patrons 50	Verifiable Number of Tourists 25 students based on registration/ 50 based on ticket sales by zip
Estimated Number of Tourists 525	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8	# Served in Free to Public Events 250
Please list any scholarships provided and purpose (additional sheet may be attached). SABA provided \$5000 in scholarship for dance, piano, workshops, theater classes, and summer camps.	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Signature: 

Phone: 325-234-3394

Application Preparer:

Signature: 

Phone: 325-234-3394



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Symphony Society	Date Organization Founded: 1949
Mailing Address: P.O. Box 5922, San Angelo, TX 76902-5922	
Organization Director/Staff: Courtney Mahaffey Address: P.O. Box 5922, San Angelo, TX 76902-5922	Office/Cell Phone: 325-658-5877 E-mail: director@sanangelosymphony.org
Board Chairperson/President: Michelle Taylor-Chinn Address: [REDACTED]	Office/Cell Phone: 325-212-4325 E-mail: mitchinn@hotmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: 2025-2026 Season Support	Amount Requested: \$40,000
Program Dates: Oct. 1, 2025 to Sept. 30, 2026	Total Number Served by Program: 8,070
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 3,705	Number of Adults Served in “in-person” activities: 4,365
Total Number of People with Disabilities Served: 1,500	
In accessible facilities? 1,500	In special programming? 0
Number of Artists Directly Involved in Providing Artistic Services: 125	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$25,000	# Room Nights Booked by Organization 323
# Estimated Room Nights Booked by Patrons 175	Verifiable Number of Tourists 1,119
Estimated Number of Tourists 750 (in addition to verified)	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 105	# Served in Free to Public Events 5087
Please list any scholarships provided and purpose (additional sheet may be attached). N/A	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Signature: Courtney Mahaffey

Digitally signed by Courtney Mahaffey
Date: 2025.07.29 12:28:04 -05'00'

Application Preparer:

Signature: Teri Snowden

Phone: 512-695-5383

Phone: 325-895-1566



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Ballet San Angelo	Date Organization Founded: 8/18/1983
Mailing Address: PO Box 5092, San Angelo, TX 76902	
Organization Director/Staff: Erin Lane, Artistic Director Address: 82 Gillis Street, San Angelo, TX 76903	Office/Cell Phone 325-653-8877 E-mail erin@balletsanangelo.org
Board Chairperson/President Baylie Beckwith Address: [REDACTED]	Office/Cell Phone 325-642-1547 E-mail bbeckwith@armstrongbackus.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Core Support - Ballet San Angelo	Amount Requested: \$20,000
Program Dates: 9/01/2025 - 8/31/2026	Total Number Served by Program: 14,361
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: 4,147	Number of Adults Served in “in-person” activities: 4,964
Total Number of People with Disabilities Served: 2,365	
In accessible facilities? 100%	In special programming? 513 - Joy of Movement & Autism Alliance
Number of Artists Directly Involved in Providing Artistic Services:	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$51,182.13	# Room Nights Booked by Organization 64 Contracted with Springhill Suites by Marriott and local short-term rentals
# Estimated Room Nights Booked by Patrons 423	Verifiable Number of Tourists 1,692 ticketholders (does not include tourism at community events)
Estimated Number of Tourists 1,861 ticked only (projecting 10% growth). Many more at community events.	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 271	# Served in Free to Public Events 10,536
Please list any scholarships provided and purpose (additional sheet may be attached). 2024-25 Scholarship assistance totaled \$17,250 & included assistance through needs-based Tuition Assistance, Male Incentive, Military, Sibling & ASU Student programs.	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Lin Love

Signature: _____

R. Love

Phone: _____

325-260-7070

Phone: _____

325.374.3943



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Angelo Civic Theatre	Date Organization Founded: 1956
Mailing Address: 1936 Sherwood Way San Angelo, TX 76901	
Organization Director/Staff: Anthony Galindo	Office/Cell Phone 325-949-4400
Address: [REDACTED]	E-mail angelocivictheatre@gmail.com
Board Chairperson/President Jason Brake	Office/Cell Phone 325-227-9041
Address: [REDACTED]	E-mail Jason.m.brake@gmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Angelo Civic Theatre Season 140 Support	Amount Requested: \$20,000
Program Dates: August 1, 2025 - August 1, 2026	Total Number Served by Program: 6,073
Please select your application category: ☒ Core Support ☐ Project Support	
Number of Youth Served in “in-person” activities: Approx 100	Number of Adults Served in “in-person” activities: 5,973
Total Number of People with Disabilities Served: Although this number is unknown, it is estimated that 10% of San Angelo’s population is classified as disabled.	
In accessible facilities? Yes	In special programming? No
Number of Artists Directly Involved in Providing Artistic Services: 245	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$8,500	# Room Nights Booked by Organization 0
# Estimated Room Nights Booked by Patrons 397	Verifiable Number of Tourists 776
Estimated Number of Tourists 977	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8 Events/Shows	# Served in Free to Public Events 250
Please list any scholarships provided and purpose (additional sheet may be attached).	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: Anthony Galindo

Signature: Anthony Galindo

Phone: 325-436-1932

Phone: 325-436-1932



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: San Angelo Hispanic Heritage Museum and Cultural Center	Date Organization Founded: 2019
Mailing Address: PO Box 1112, San Angelo, Texas 76902	
Organization Director/Staff: none at this time Address:	Office/Cell Phone E-mail
Board Chairperson/President Monica Ramos, event co-chair Address: c/o 24 W Concho Ave	Office/Cell Phone (325) 656-3911 E-mail hispanicheritage.sa@gmail.com

SECTION B – PROGRAM INFORMATION

OVERVIEW	
Program Title: Dia de los Muertos	Amount Requested: \$2,500
Program Dates: 11/1/2025	Total Number Served by Program: 5000
Please select your application category: ☐ Core Support ☒ Project Support	
Number of Youth Served in “in-person” activities: 300	Number of Adults Served in “in-person” activities: 4700
Total Number of People with Disabilities Served: all	
In accessible facilities? yes, all	In special programming? yes, all
Number of Artists Directly Involved in Providing Artistic Services: 50	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$3,745	# Room Nights Booked by Organization
# Estimated Room Nights Booked by Patrons 1 night per tourist family	Verifiable Number of Tourists
Estimated Number of Tourists 200	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 2	# Served in Free to Public Events 4050
Please list any scholarships provided and purpose (additional sheet may be attached). none	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Signature: Monica Ramos

Phone: _____

Phone: (325) 656-3911



2025-2026 HOT Funds Program Application

SECTION A - ORGANIZATION INFORMATION

Official Name of Organization: Downtown San Angelo, Inc.	Date Organization Founded: 2004
Mailing Address: 24 W. Concho Ave San Angelo, TX 76903	
Organization Director/Staff: Monica Ramos Address: 24 W. Concho Ave	Office/Cell Phone 325-655-2345 E-mail edirector@dtasa.org
Board Chairperson/President Michele Babiash Address: 200 S. Magdalen	Office/Cell Phone 325-277-2915 E-mail mbabiash@icloud.com

SECTION B - PROGRAM INFORMATION

OVERVIEW	
Program Title: Mini Miss Wool Pageant	Amount Requested: \$ 2,500
Program Dates: Nov. 14-15 2025	Total Number Served by Program: about 90
Please select your application category: ☐ Core Support ☒ Project Support	
Number of Youth Served in "in-person" activities: 30 +	Number of Adults Served in "in-person" activities: 60 +
Total Number of People with Disabilities Served:	
In accessible facilities? yes, 4 seats	In special programming? any number
Number of Artists Directly Involved in Providing Artistic Services: 3-10	
MARKETING – Please use your last completed fiscal year	
Total Marketing Expenditures \$ 300	# Room Nights Booked by Organization 0
# Estimated Room Nights Booked by Patrons 2	Verifiable Number of Tourists 100
Estimated Number of Tourists 150	
OUTREACH – Please use your last completed fiscal year	
# Free to Public Events 8	# Served in Free to Public Events 15,000
Please list any scholarships provided and purpose (additional sheet may be attached).	

The following information below should be attached to the application. Attachments must use single spacing and 12-point font. All sections shall be no more than one page:

With regards to Section B, please provide in detail the sources used to gather information in marketing and outreach

List the documents and data sources used to determine verifiable number of tourists, estimated room nights booked by patrons, and estimated number of tourists.

SECTION C - PROGRAM DESCRIPTION

Provide a clear description of the program. Explain how this program will impact your organization.

SECTION D – TOURISM

Provide a clear description of how the program will enhance and promote tourism, how the organization markets to tourists, and how the organization will track visitors.

SECTION E - COMMUNITY OUTREACH

Provide a clear description of how the project will promote community engagement. Discuss any free to public events and/or scholarships your organization provides.

SECTION F – COLLABORATION

Please describe how your organization has collaborated with other organizations in the past two (2) years.

SECTION G – NEED

Please tell the Public Art Commission how your organization is unique (non-duplicative); how it offers employment opportunities to artists; and/or how it enhances artistic quality in San Angelo.

If funding is awarded, the applicant hereby gives assurance to the City of San Angelo that:

1. The activities and services for which financial assistance is sought will be administered by the applying organization.
2. Any funds received as a result of this application will be used solely for the program described.
3. The applicant has read, understands, and will abide by the program guidelines.

We hereby certify that all figures, facts, and representations made in this application, including any attachments, are true and correct.

Chief Administrative Officer:

Application Preparer:

Signature: _____

Signature: Jade Marty

Phone: _____

Phone: 325-939-9543

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for ROW25-07, a request to abandon a portion of the street located at E. 41st St., between Crockett St. and Bonham St., and abandon a dedicated portion of Bonham St., between E. 41st St. and the north alley (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is from the SAISD to abandon unimproved ROW on their properties at the old Lincoln Middles School site. The SAISD Tiny Texans program and the SAISD Maintenance facilities are located on this property. Through their consolidation and bond program, this campus is getting some updates for the Tiny Texans to move into the main facility. This abandonment does not impact any City utilities, nor third party utilities. City Departments of Planning, Operations, Engineering Services and Water Utilities approved of the request and the Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|------------------------------------|-------------------------------------|
| 1. ROW25-07 E 41st St Staff Report | ROW25-07 E 41st St Staff Report.pdf |
| 2. ROW25-07 - Ordinance | ROW25-07 - Ordinance.docx |
| 3. ROW25-07 Ordinance Map | ROW25-07 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – October 20, 2025



APPLICATION TYPE:		CASE:	
Street Abandonment		Abandonment of street approximately 60' x 550' (unimproved street) Bonham Street and (unimproved street) E 41 st Street surrounded by Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley.	
SYNOPSIS:			
The applicant has applied to abandon two unimproved streets. The purpose of the abandonment is to allow the school to absorb the portions of the streets as they are undeveloped and not needed for traffic flow. The alleys were never created and were only on the original Plat. The portion of the E 41 st Street acts as an approach to the building at 4101 Crockett Street.			
LOCATION:		LEGAL DESCRIPTION:	
E 41 st Street		Blk: 49, 50, 59, 60, Subd: Lakeview Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District #2: Joe Self Neighborhood: Lake View	Single-Family Residential (RS-1)	Neighborhood	Approx. 11 acres
THOROUGHFARE PLAN:			
Required: minimum 26' width Public Street Existing: 33'pavement width on Bonham between E 42 nd St & E 41 st St.			
NOTIFICATIONS:			
28 notifications mailed within 200-foot radius on 09/30/2025. Received 0 response in opposition or in favor.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the abandonment of street approximately 60' x 550' = 33,000 sq. ft. (unimproved streets) Bonham Street & E 41 st Street in Blocks 49, 50, 59, 60, Lakeview Addition, East 41 st Street between Crockett Street and Bonham Street, Bonham Street between East 41 st Street and north alley – with two conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: SAISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, Extension 1546 Karen.putnam@sanangelo.gov			

Analysis:

City Staff and relevant municipal departments have been involved in multiple discussions concerning the proposed development and the abandonment of this road right of way. This is part of a zone change request and change of occupancy at the Old Lincoln Middle School. There is a water line located on Crockett Street and a sewer main that runs down Bonham Street and the alley north of E 41st Street.

The proposed abandonment would not contradict any applicable City Ordinance. The block length of East 42nd Street and Crockett Street still meet the required block length outlined in Chapter 9 of the LDSO. This expansion is just clearing up an existing situation and SAISD is the owner of the property abutting the requested abandonment.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and as indicated above, conducted a site visit to the property to determine the appropriateness of abandoning this public right-of-way.

- *Traffic patterns:* Staff does not believe that traffic patterns would be negatively affected by the street abandonment. East 42nd Street is the minor collector road that will maintain traffic flow for this block.
- *Utilities:* Utility providers will not be affected.
- *Community Impact:* Staff sees no negative community impact if this street portion is abandoned.
- *Public Benefit:* Abandoning this street portion would meet the public need to correct an existing situation, clean up city and school records and better define the present condition.

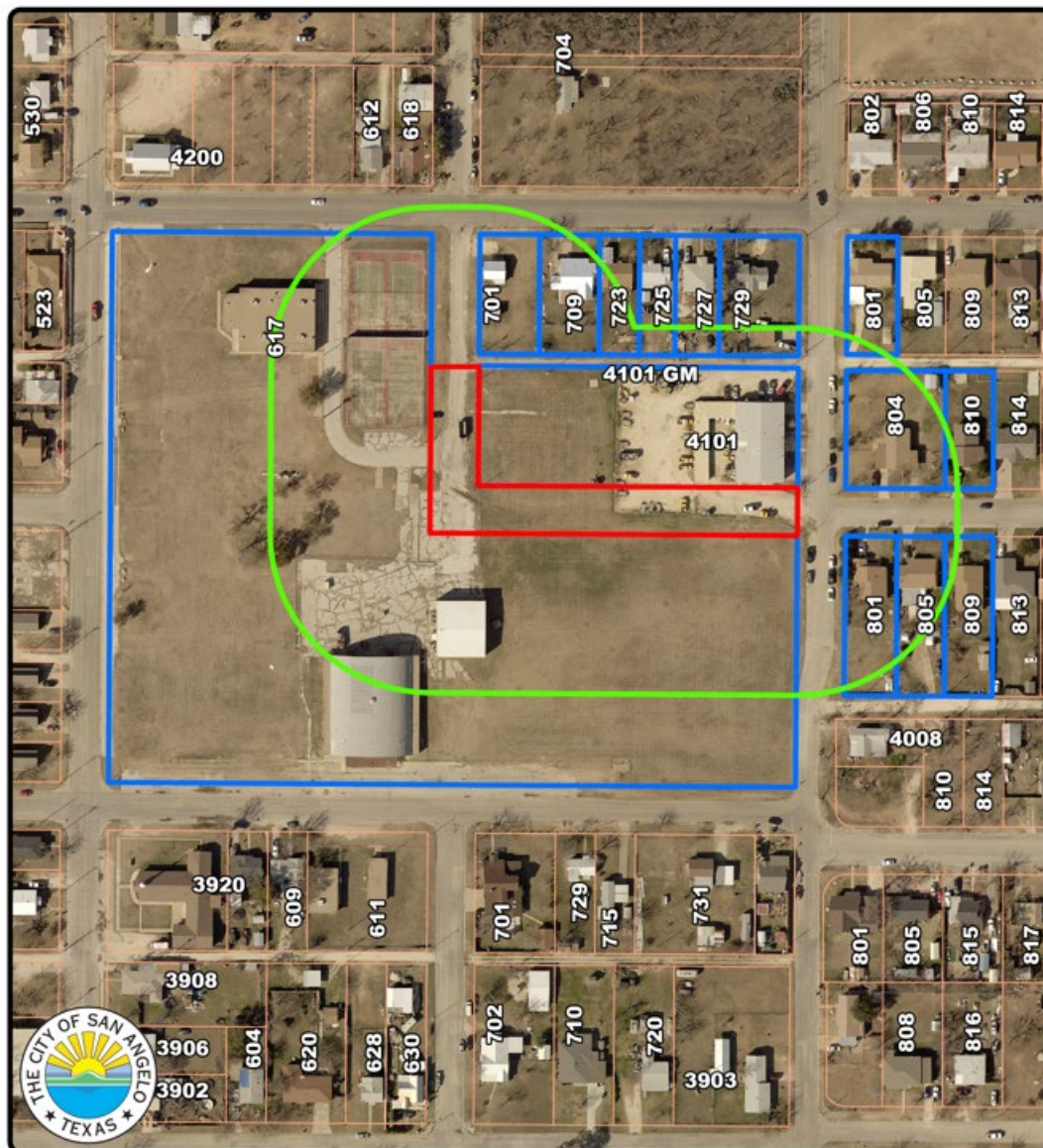
Recommendation:

Staff recommend **Approval with the following conditions** of the Right-of-Way Abandonment of 33,000 sq ft. of street right of way located at East 41st Street between Crockett and Bonham Street, Bonham Street between East 41st Street and the north alley:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance.
2. After approval of the associated plat and payment, verify the recordation of quitclaim deed(s) effectively completing the City's claim to the entirety of the abandoned alley(s) shall be provided.

Attachments:

Notification Map
Abandonment Area Plan



Notification Map
ROW25-07: E 41st St

Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

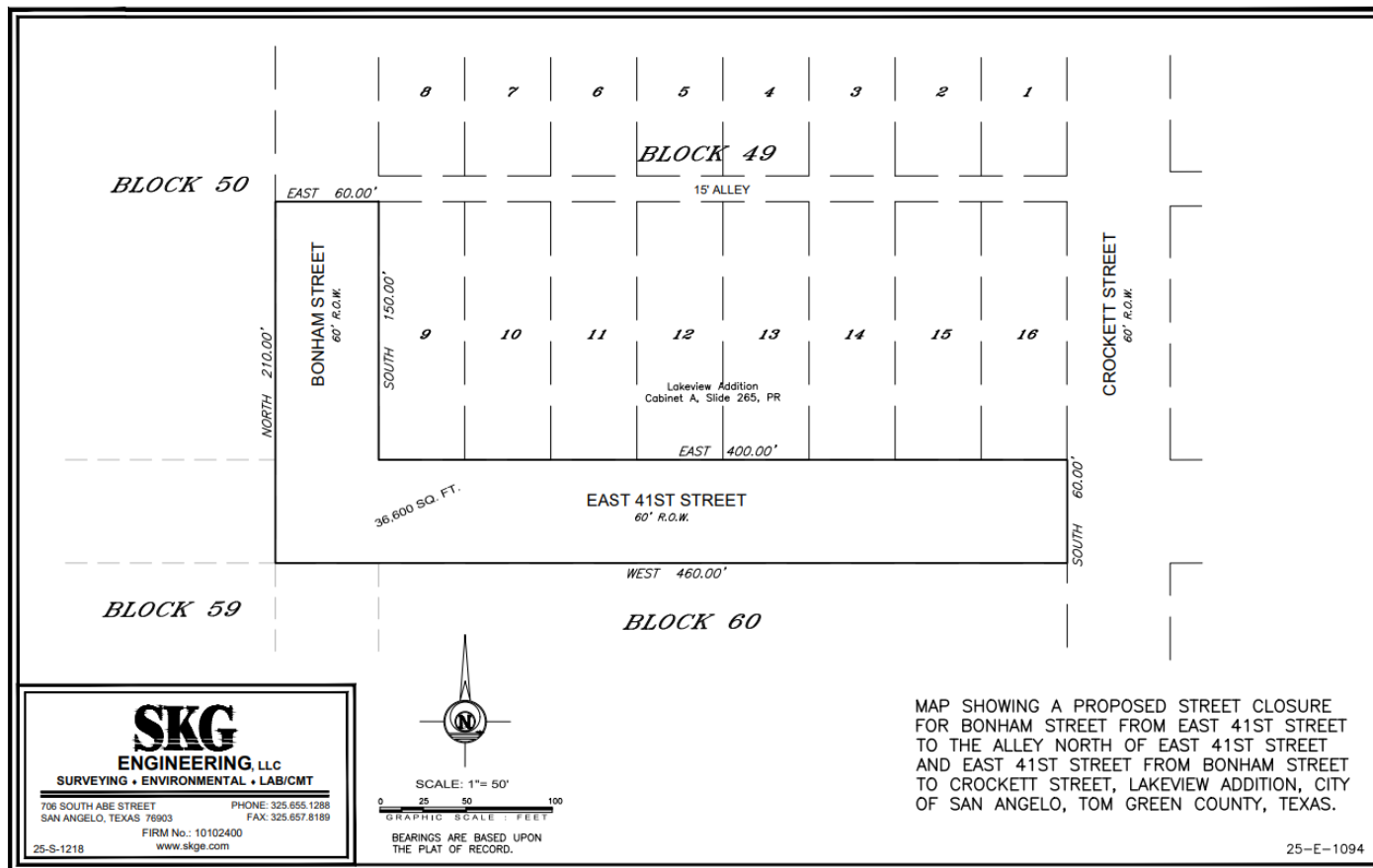
Subject Property: 

Notified Properties: 

N



Abandonment Area Plan



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF UNIMPROVED STREET COMPROMISING OF 33,000 SQUARE FEET LOCATED AT E 41ST ST BETWEEN CROCKETT AND BONHAM ST AND A PORTION OF BONHAM ST LOCATED BETWEEN BLOCKS 49 & 50 OF LAKEVIEW ADDITION; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of 33,000 square feet located at E 41st St between Crockett and Bonham St and a portion of Bonham Street located between Blocks 49 & 50 of Lakeview Addition, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

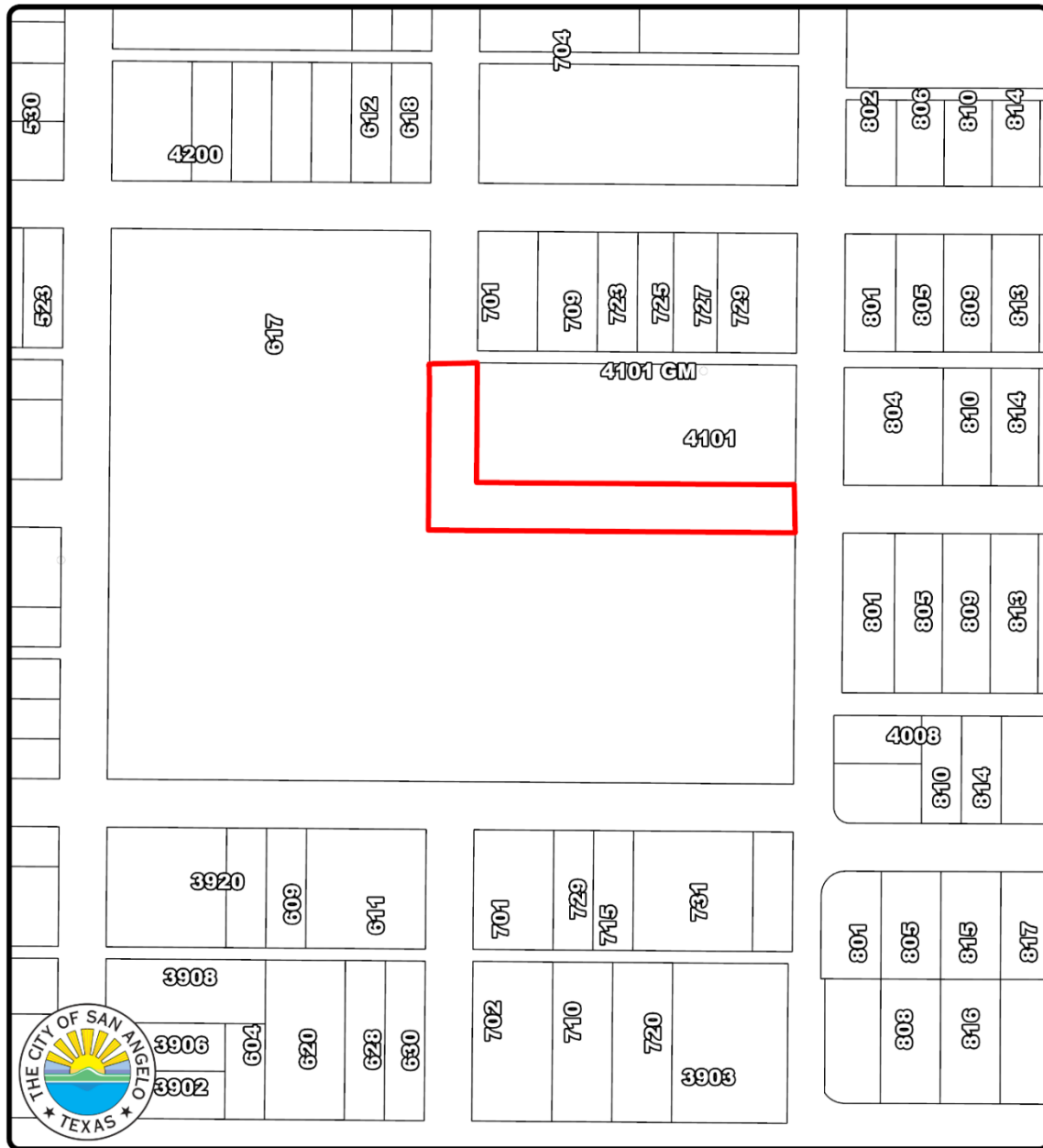
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

“Exhibit A”



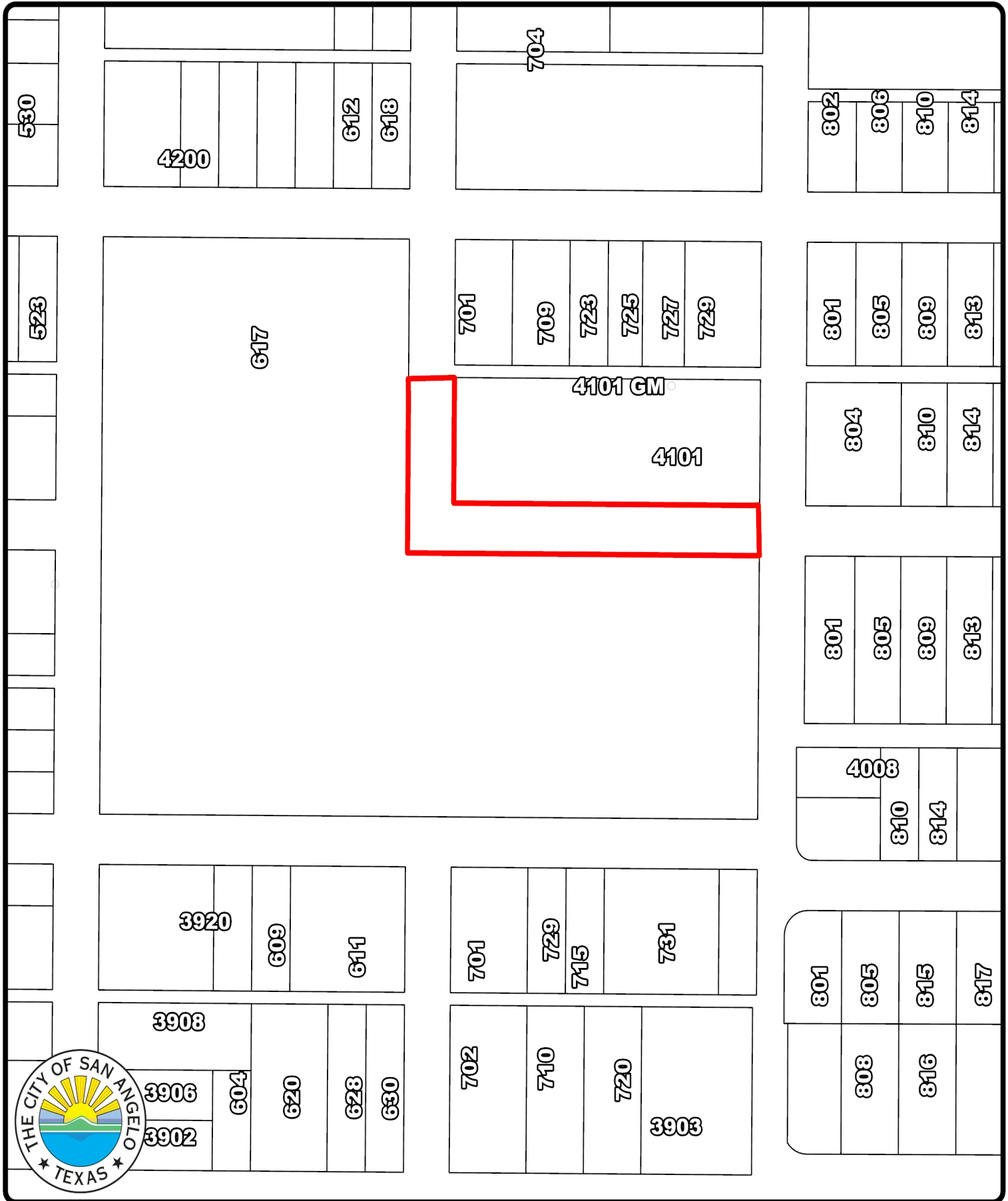
Ordinance Map
ROW25-07: E 41st St

Council District: #2 - Joe Self
Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: _____





Ordinance Map ROW25-07: E 41st St

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for ROW25-08, a request to abandon an unimproved portion of W. 12th St., along with a nearby unimproved alleyway northwest of the intersection of W. 11th St. and N. Bryant Blvd. (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request for phase one of a project to become a new commercial area on the eastern side of N Bryant just north of the intersection of W. 12th and N. Bryant. The request to abandon unimproved ROW from decades-old plats is supported by Planning, Engineering, Operations and Water Utilities, as there are no current utilities for the City nor known 3rd party utilities. This will allow a consolidation of small properties into one or two larger properties for commercial development. PLanning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|----------------------------|-----------------------------|
| 1. ROW25-08 - Staff Report | ROW25-08 - Staff Report.pdf |
| 2. ROW25-08 - Ordinance | ROW25-08 - Ordinance.docx |
| 3. ROW25-08 Ordinance Map | ROW25-08 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

PLANNING COMMISSION – October 20, 2025

STAFF REPORT

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Alley & Street Right-of-Way Abandonment		ROW25-08: 500 W 12 th Street	
SYNOPSIS:			
The applicant has requested the abandonment of a public alleyway in the C.W. Merrick Subdivision, as well as a portion of W 12th Street south of it. These portions of alleyway and W 12th Street are both unimproved and free of public utilities. Neither are, or ever have been, used by the greater public as a true street or alleyway. The alley measures 20'x150' and the street measures about 60'x250'.			
LOCATION:		LEGAL DESCRIPTION:	
West of the intersection of North Bryant Boulevard and W 11 th Street		Blocks 2 and 3 of the C.W. Merrick Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Commercial	Total of ~.413 acres or 18,000 sq. ft.
THOROUGHFARE PLAN:			
W 12 th Street – 60' of right-of-way, unimproved and unconnected to any other street			
NOTIFICATIONS:			
18 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owners: Sejal Investments, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

There are no existing City services within the alley and street area to be abandoned. The involved City departments have expressed their support for the abandonment. Neither the street nor alleyway are improved or utilized as an access point to any property and are nothing more than unconnected strips of right-of-way in the middle of a block comprised of private property.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way hinders the surrounding property owners' abilities to develop unused land and results in unnecessary complications. This abandonment would directly benefit the affected land owners and promote development on unused land.

Recommendation:

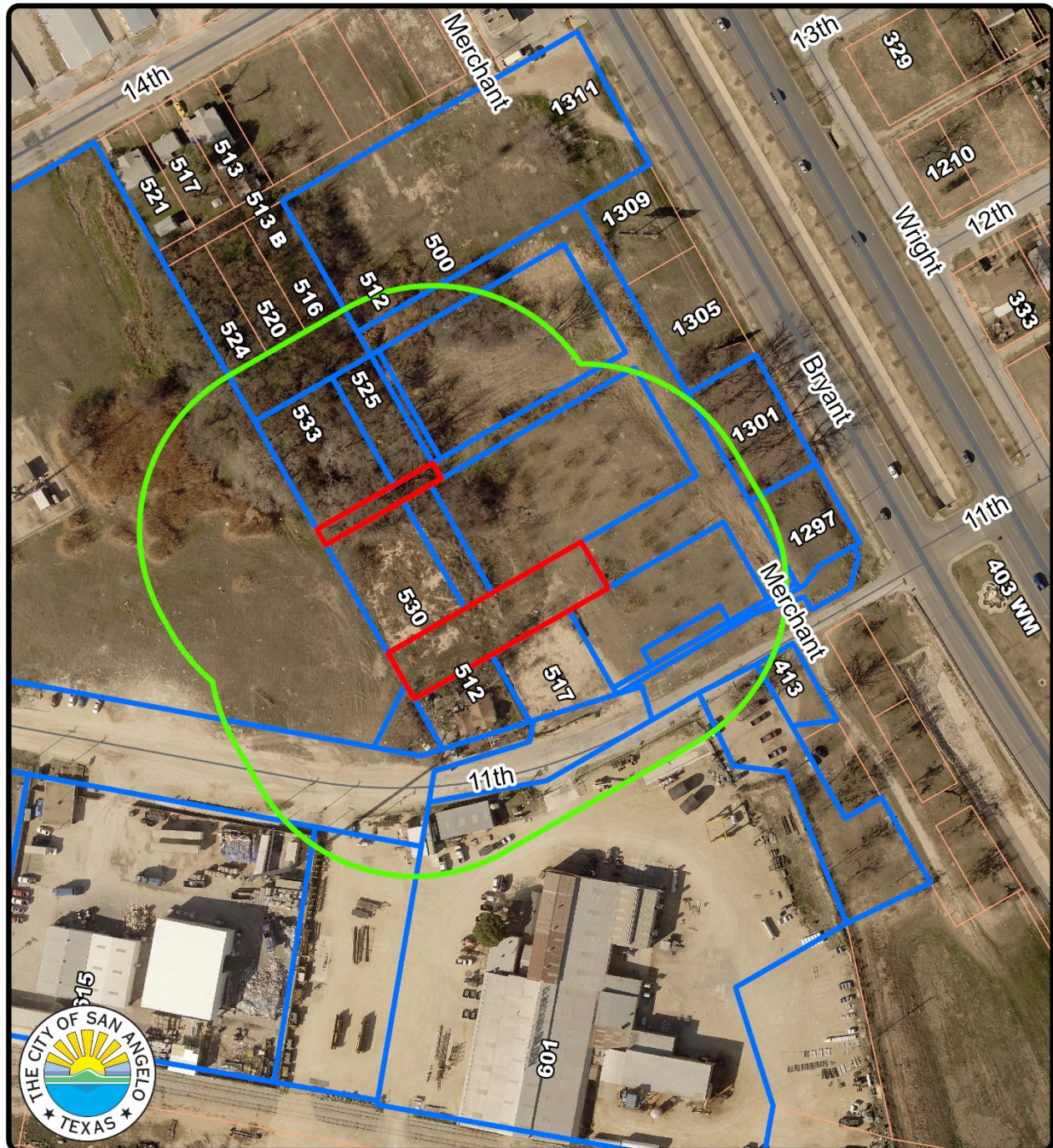
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Aerial Map
Exhibit

Notification Map



Notification Map
ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

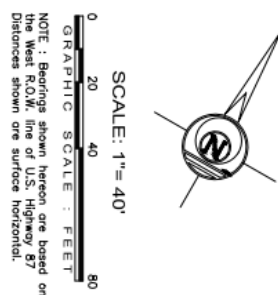
Notified Properties: 

N



Aerial Map





AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF AN UNIMPROVED PUBLIC ALLEYWAY MEASURING 20 FT X 150 FT IN THE C.W. MERRICK SUBDIVISION AND A PORTION OF UNIMPROVED STREET MEASURING 60 FT X 250 FT OF W 12TH ST, WEST OF THE INTERSECTION OF N BRYANT BLVD AND W 11TH ST; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of unimproved public alleyway measuring 20 ft x 150 ft in the C.W. MERRICK SUBDIVISION and a portion of unimproved street measuring 60 ft x 250 ft of W 12TH St, located west of the intersection of N Bryant Blvd and W 11th St, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

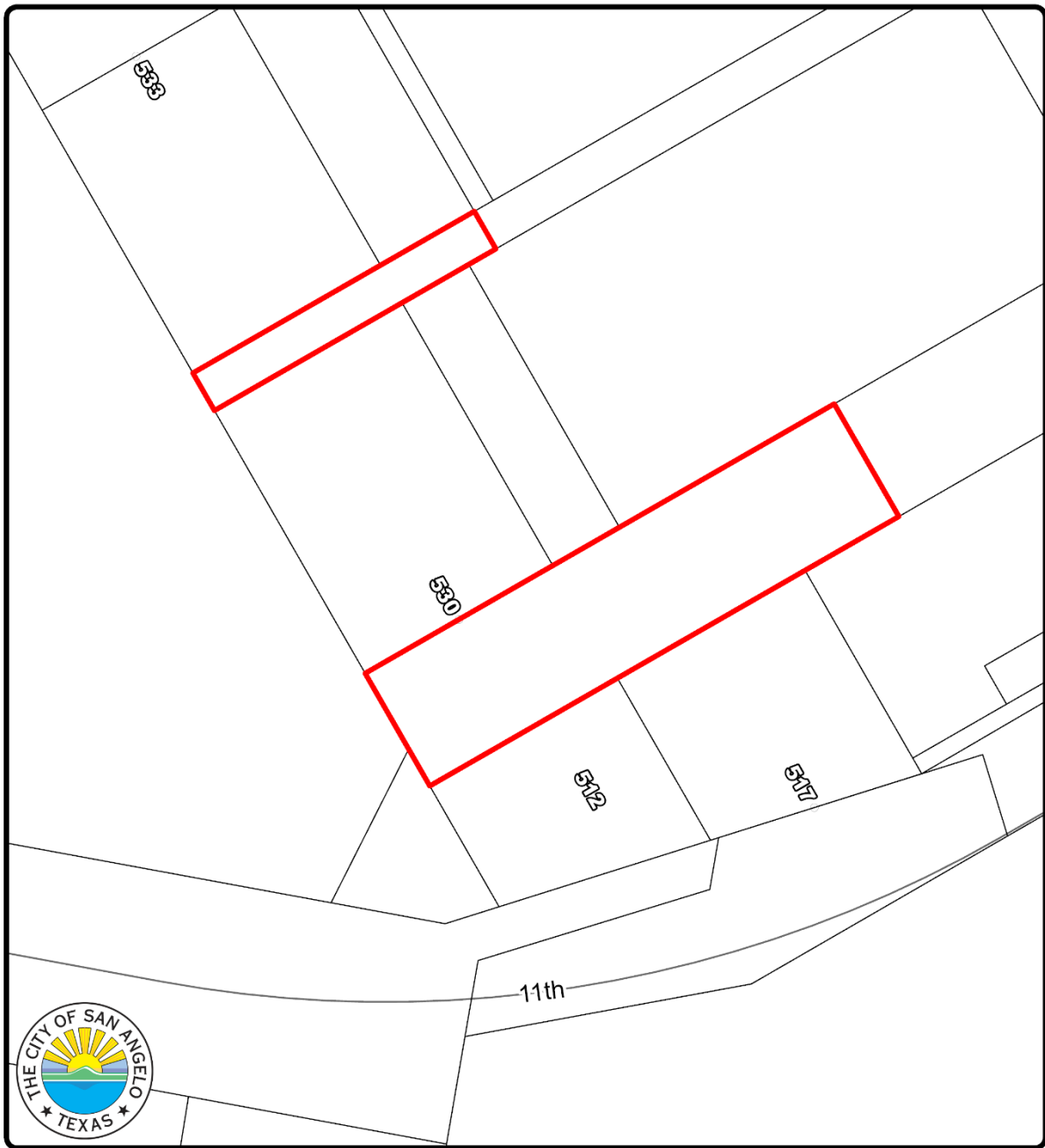
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

“Exhibit A”



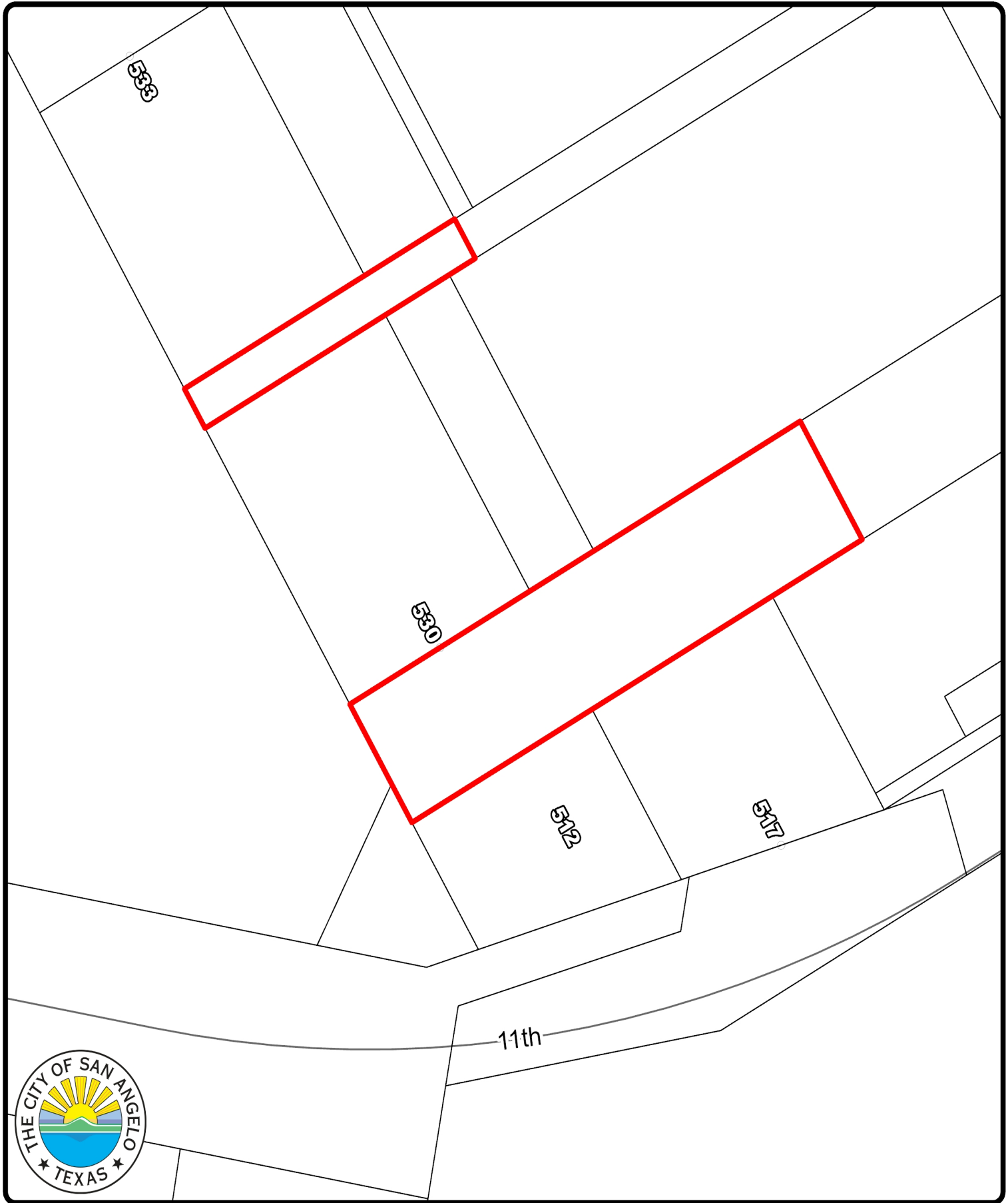
Ordinance Map
ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Subject Property: —

Scale: 0 0 0.01 0.02 0.02 0.03 Miles





Ordinance Map

ROW25-08: 500-520 W 12th

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0 0.01 0.02 0.02 0.03 Miles

Subject Property: 



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for ROW25-09, a request to abandon two segments of unimproved portions of street right-of-way for W. 10th St. and Merchant St., located south of the intersection of W. 11th St. and N. Bryant Blvd. (Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The request is to clean up an area where the city owns a drainage facility to remove unimproved ROW. This is adjacent to W 11th St and N Bryant on the eastern side of the roadway. An old platted area of small lots has never been built out and now is the time to clean up the property to facilitate continued maintenance of the drainage facility and some minor expansion of the Wendland Manufacturing yard for additional parking and maneuvering of equipment. Planning, Engineering Services, Operations and Water Utilities approved the abandonment as there are no city utilities other than drainage in the area and no known 3rd party utilities. The Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | |
|----------------------------|-----------------------------|
| 1. ROW25-09 - Staff Report | ROW25-09 - Staff Report.pdf |
| 2. ROW25-09 - Ordinance | ROW25-09 - Ordinance.docx |
| 3. ROW25-09 Ordinance Map | ROW25-09 Ordinance Map.png |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

PLANNING COMMISSION – October 20, 2025

STAFF REPORT

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW25-09: W 10 th and Merchant St.	
SYNOPSIS:			
The applicant has requested the abandonment of two intersecting portions of street right-of-way for W 10 th and Merchant Streets. Both portions of street are unimproved and free of public utilities. Neither are, nor ever have been, used by the greater public as a true street. The Merchant St. portion measures 37'x360', while the W 10 th St. measures 30'x45'.			
LOCATION:		LEGAL DESCRIPTION:	
South of the intersection of North Bryant Boulevard and W 11 th Street		Tolson-Chamberlin Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Blackshear	Light Manufacturing (ML)	Industrial	Total of ~.337 acres or 14,670 sq. ft.
THOROUGHFARE PLAN:			
W 10 th St. – 30' ROW, unimproved Merchant St. – 37' ROW, unimproved			
NOTIFICATIONS:			
8 notifications mailed. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Street Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Petitioner: City of San Angelo			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov			

Additional Information:

There are no existing City services within the street areas to be abandoned. The City of San Angelo is the proponent of this abandonment, and the involved departments have expressed their support. These streets have never acted as an access point to any property and only represent an obstacle to future development.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in any way.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way hinders the surrounding property owners' abilities to develop unused land and results in unnecessary complications. This abandonment would directly promote development of unused land.

Recommendation:

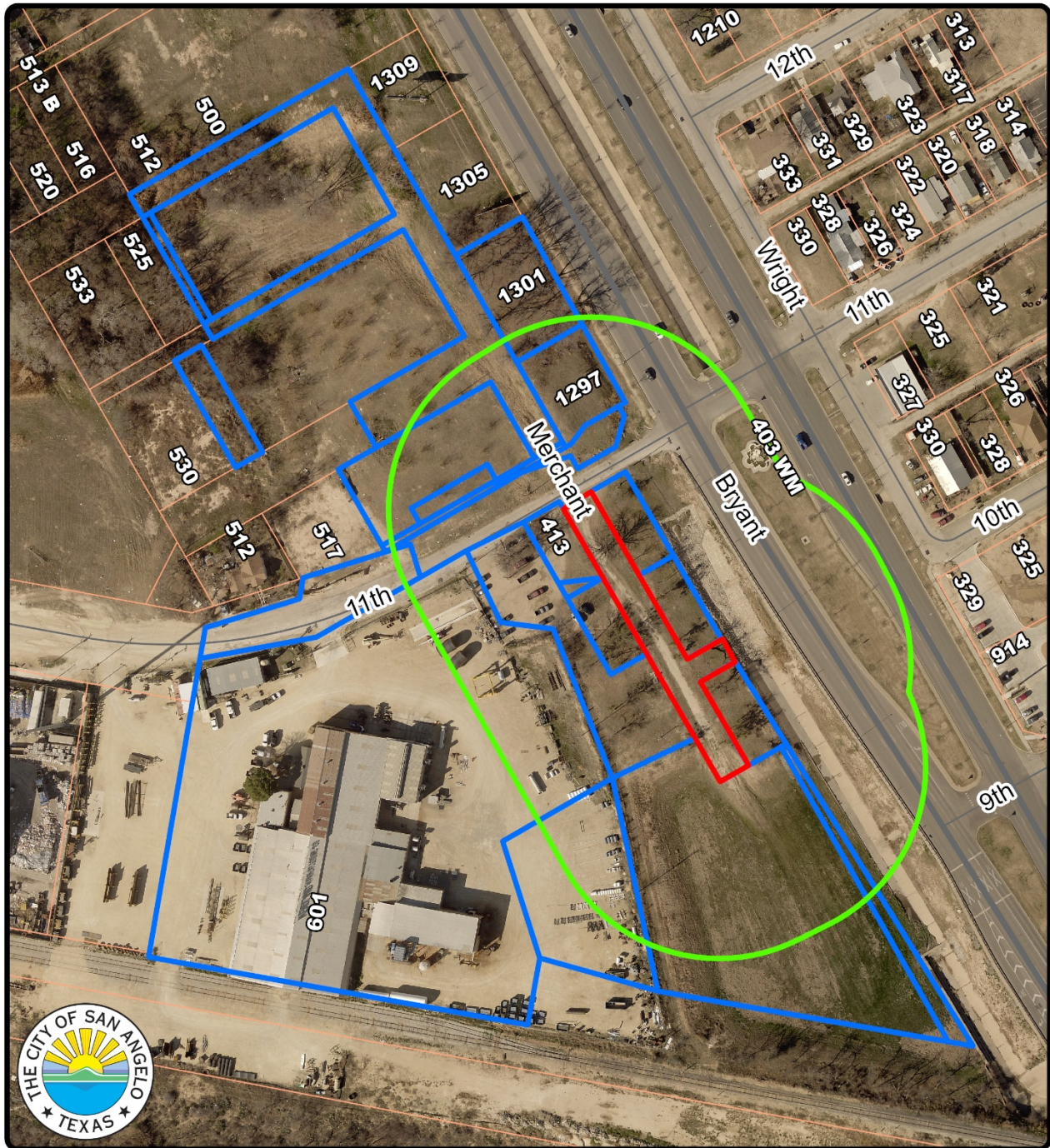
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Aerial Map

Notification Map



Notification Map
ROW25-09: 11th & N Bryant

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: —

Subject Property: —

Notified Properties: —



Aerial Map



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A PORTION OF UNIMPROVED STREET COMPROMISING OF 37 FT X 360 FT OF MERCHANT ST AND 30 FT X 45 FT OF W 10TH ST LOCATED WITHIN TOLSON-CHAMBERLIN SUBDIVISION, SOUTH OF THE INTERSECTION OF N BRYANT BLVD AND W 11TH ST; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that the public right-of-way described herein, is no longer needed for public use and therefore deems it advisable to abandon said portion of right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public right-of-way to the abutting property owners;

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

SECTION 1: The public right-of-way located in the City of San Angelo, comprising of 37 ft x 360 ft of a portion of Merchant St and 30 ft x 45 ft of a portion of W 10th St within Tolson-Chamberlin Subdivision, located south of the intersection of N Bryant Blvd and W 11th St, Tom Green County, Texas, more particularly described and depicted in **Exhibit "A,"** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.
3. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned right-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

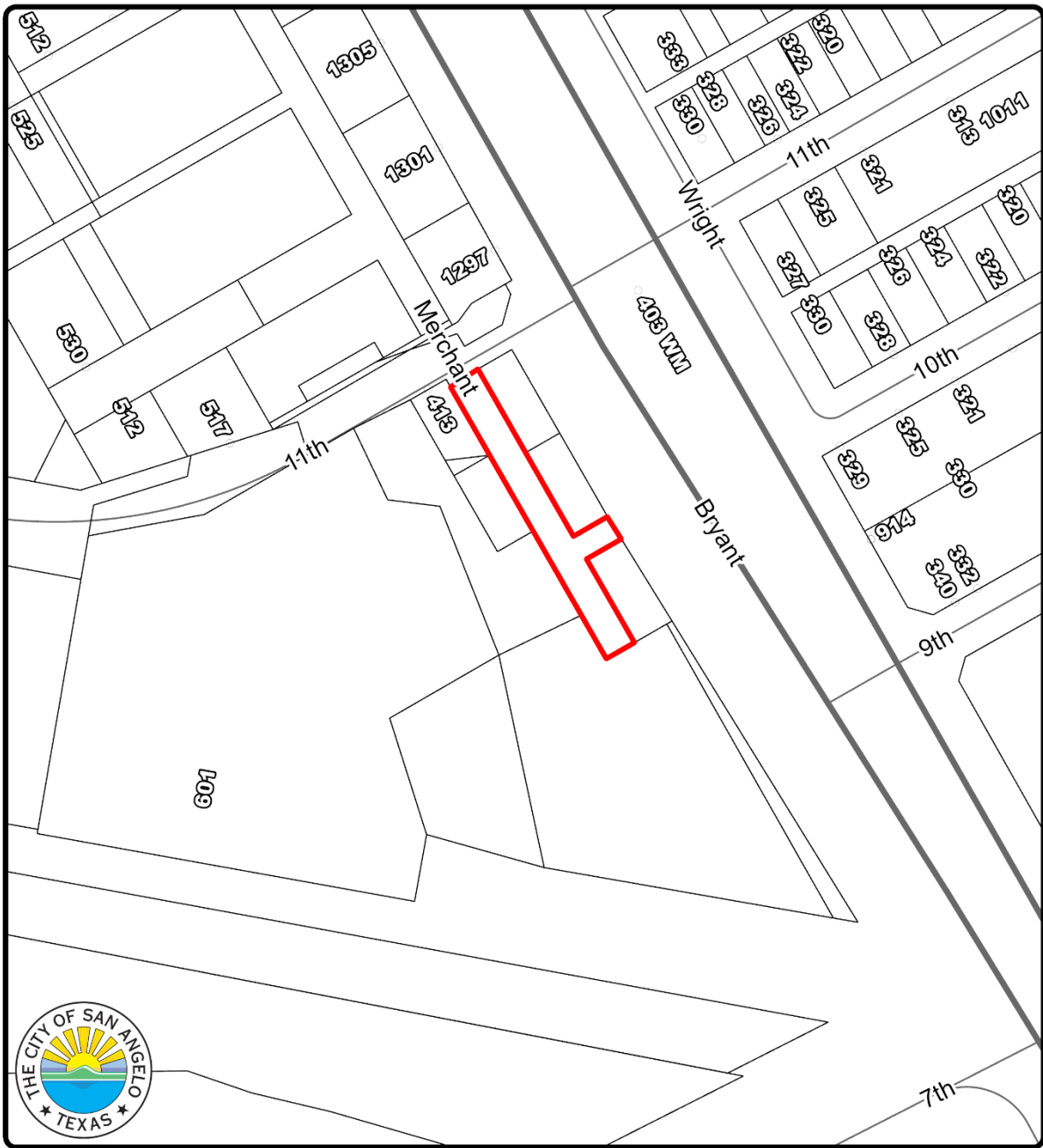
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

“Exhibit A”



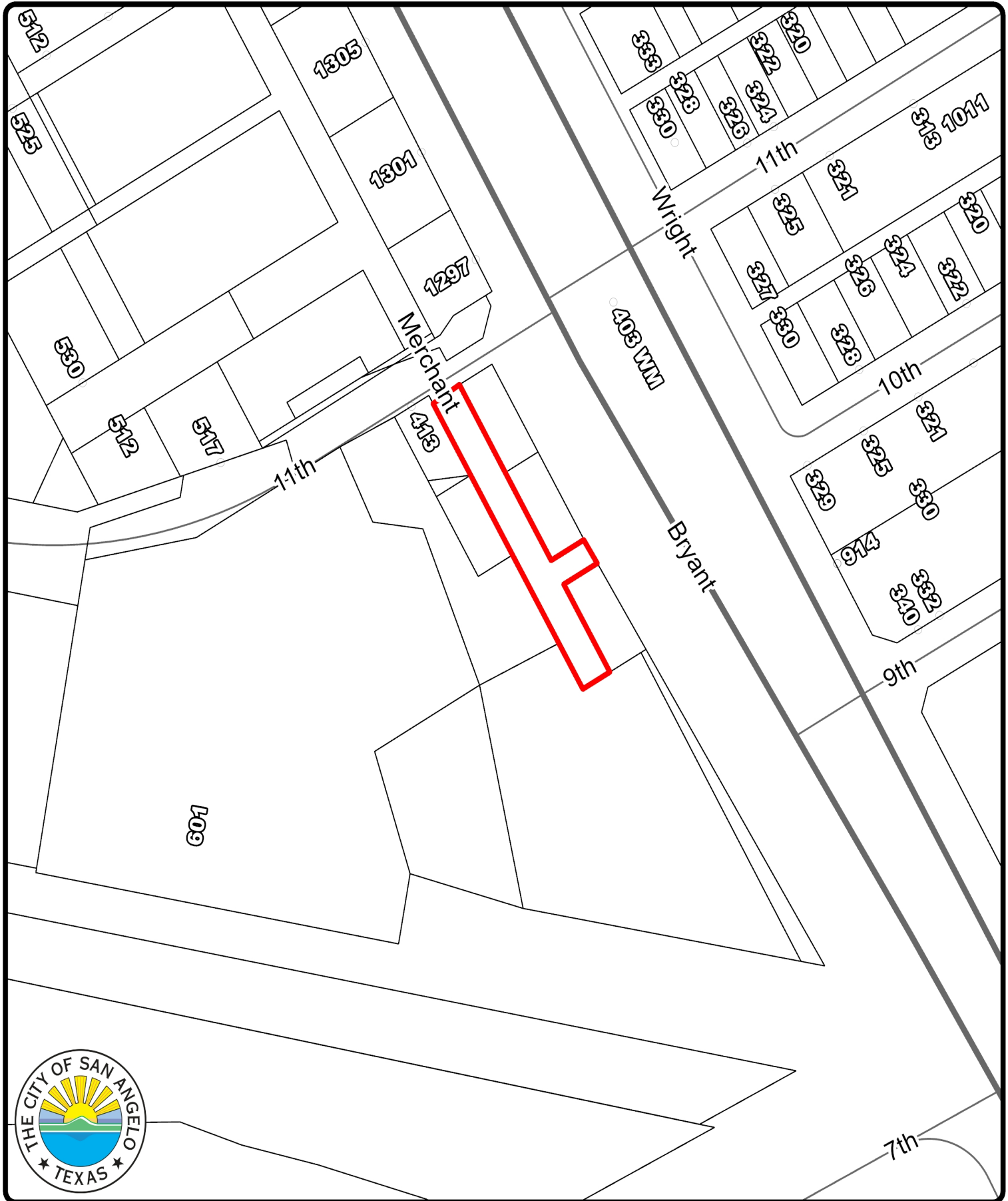
Ordinance Map
ROW25-09: 11th & N Bryant

Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles





Ordinance Map

ROW25-09: 11th & N Bryant

Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

Subject Property: —



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for PD05-02, a request for an expansion of a Planned Development by adding 38.712 acres surrounding the east side of the Coliseum located between Lake View Heroes Dr. and E. 43rd St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request is to add approximately 39 acres to the planned development for the coliseum area. Currently, the Coliseum area (92 acres) is under PD05-02 and in the background information. This PD allows for the Fair and Rodeo grounds to hold typical livestock, heritage and community events. The expansion area will allow for the accessories used to support the Fairgrounds and Rodeo events for parking, construction and material storage. These areas are currently zoned RS-1 single family zoning. This does not allow the intended uses and the need for material storage while the Coliseum project is ongoing. During construction there are conditions to help mitigate dust and sounds from the residential and school properties to the east. The Planning Commission heard the case on October 20, 2025, and recommended approval with a 5-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|--------------------------------------|--|
| 1. | PD05-02 Staff report - expansion | PD25-02 Staff report - expansion.docx |
| 2. | Ordiancne PD05-02 Expansion | Ordiancne PD05-02 Expansion.docx |
| 3. | PD05_02 original case file | PD05_02 original case file.pdf |
| 4. | Ordinance_2025-082_PD05-02_Amendment | Ordinance_2025-082_PD05-02_Amendment.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

PLANNING COMMISSION – October 20, 2025
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development - expansion	PD05-02: City of San Angelo – Coliseum & Fairgrounds		
SYNOPSIS:			
Request for approval of a zone change of 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. The request is to allow these properties to be utilized while the Coliseum is undergoing renovations and to match the land use being provided on these properties.			
LOCATION:	LEGAL DESCRIPTION:		
207 Lake View Heroes Dr 104 E 43 rd St 20 E 43 rd St 160 E 43 rd St	A-8046 S-0009, Survey: T H DAWSON, 8.5000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 7.012 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 9.0000 ACRES Abst: A-8046 S-0009, Survey: T H DAWSON, 14.28 ACRES		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District:#2 Joe Self Neighborhood: Lake View	RS-1 and CG	Campus Institutional	39 acres
THOROUGHFARE PLAN:			
Lake View Heroes Dr – Minor Arterial – running east and west along the northern edge of the property E 43 rd St – Minor Collector – running east and west running along the southern edge of the property			
NOTIFICATIONS:			
68 notifications mailed within 200-foot radius in October 2025; zero received in favor or against			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43 rd St. with three conditions.			
PROPERTY OWNER/PETITIONER:			
Applicant: City of San Angelo Owner: City of San Angelo and San Angelo Rodeo Association			
STAFF CONTACT:			

Aaron Vannoy
Planning and Development
Services Director
(325) 657-4210 x 1542
aaron.vannoy@cosatx.us

Additional Information: These properties are currently being used for activities consistent with PD05-02 allowing short-term seasonal events for sales, sports, cultural, entertainment or amusement purposes as well as the space for construction materials and workspaces while active construction projects are taking place.

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below. Comprehensive Plan Amendments are reviewed in the context of the San Angelo Strategic Plan, the 2009 Update to the Comprehensive Plan and outlined in #1 below:

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.** Staff believe changing to a Planned Development expansion is consistent with the policies stated in the Plan.
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 amendment does not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.** Allowing the land use is consistent with the surrounding area being a major complex for the fairgrounds. The Housing and School in the area are accustomed to the activity level and the rural; standards for such activities continues the heritage of the area.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** Primarily the site conditions will be unchanged and will continue to be used for support in the Coliseum and Fairgrounds operations and activities. During renovation and construction activities space may be used for materials and support workspace in the construction efforts.
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 do not appear to be any adverse effects on the surrounding environment during normal activities. During construction or material storage dust/dirt management must be considered to not impede upon the residential or school areas and overnight lighting should be shielded and not directly affect adjacent properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** IN 2024 The Community voted in a bond election to support the renovation of the Coliseum. This provide proof that the community supports and needs this facility and land use to continue.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** This proposed planned development will result in a logical and orderly pattern of urban development by continuing to grow community and heritage activity options in any area that has many amenities close by.

Recommendation:

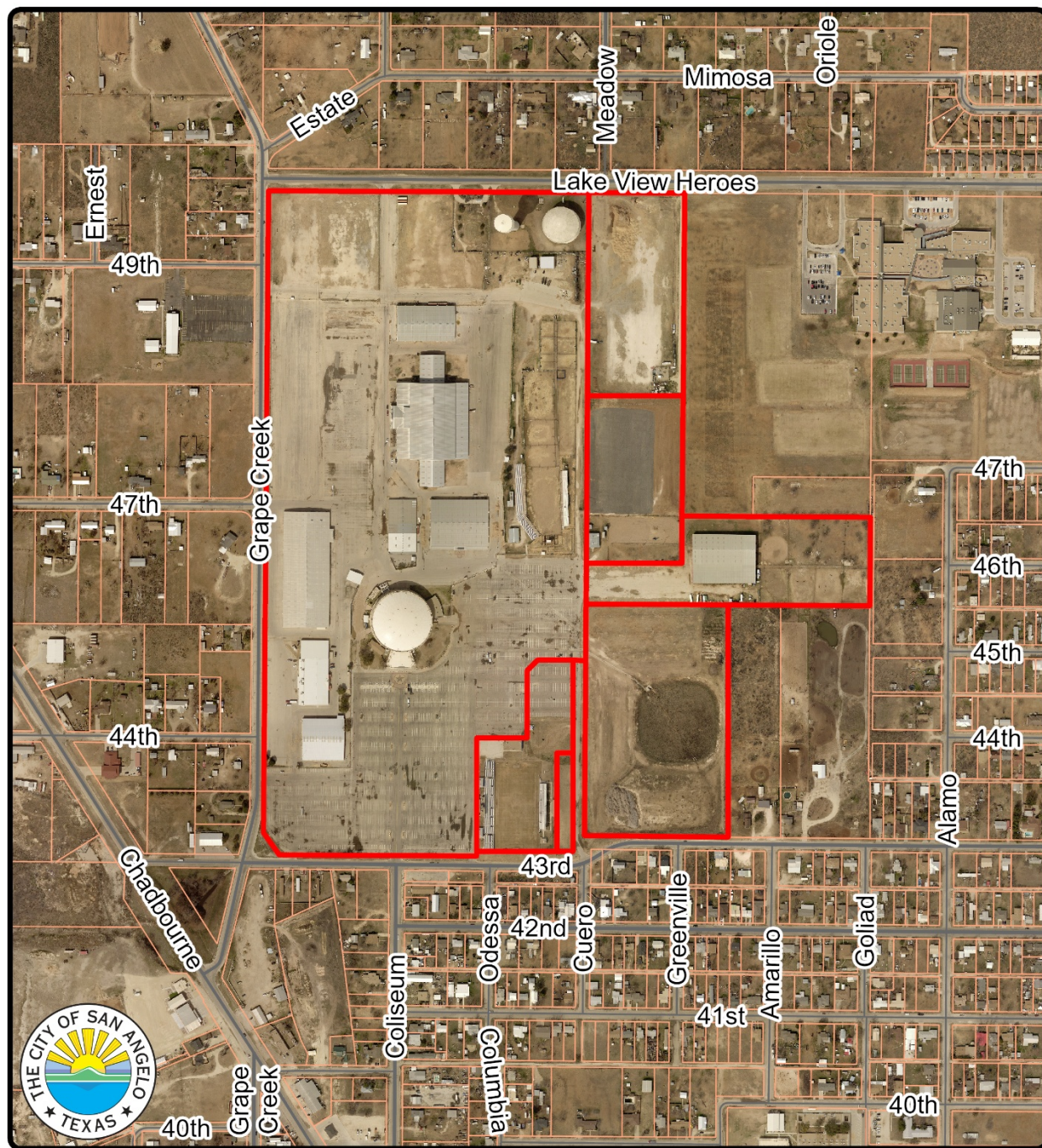
Staff recommends **APPROVAL** of the Planned Development -PD05-02 expansion to the 39 acres directly adjacent to the current PD05-02 Coliseum and Fairgrounds located between Lakeview Heroes Dr. and 43rd St. with three conditions:

Conditions:

1. Dirt and Dust mitigation should be provided during active times of land use for material storage and workspace during construction. These can be temporary measures and removable.
2. Solid opaque fences are not required for separation between the Planned Development PD05-02 expansion and the adjacent residential.
3. Construction lighting should be shielded away from residential areas during nighttime activities.

Attachments:

Aerial Map
Zoning Map
Notification map
Site Photo



Aerial Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

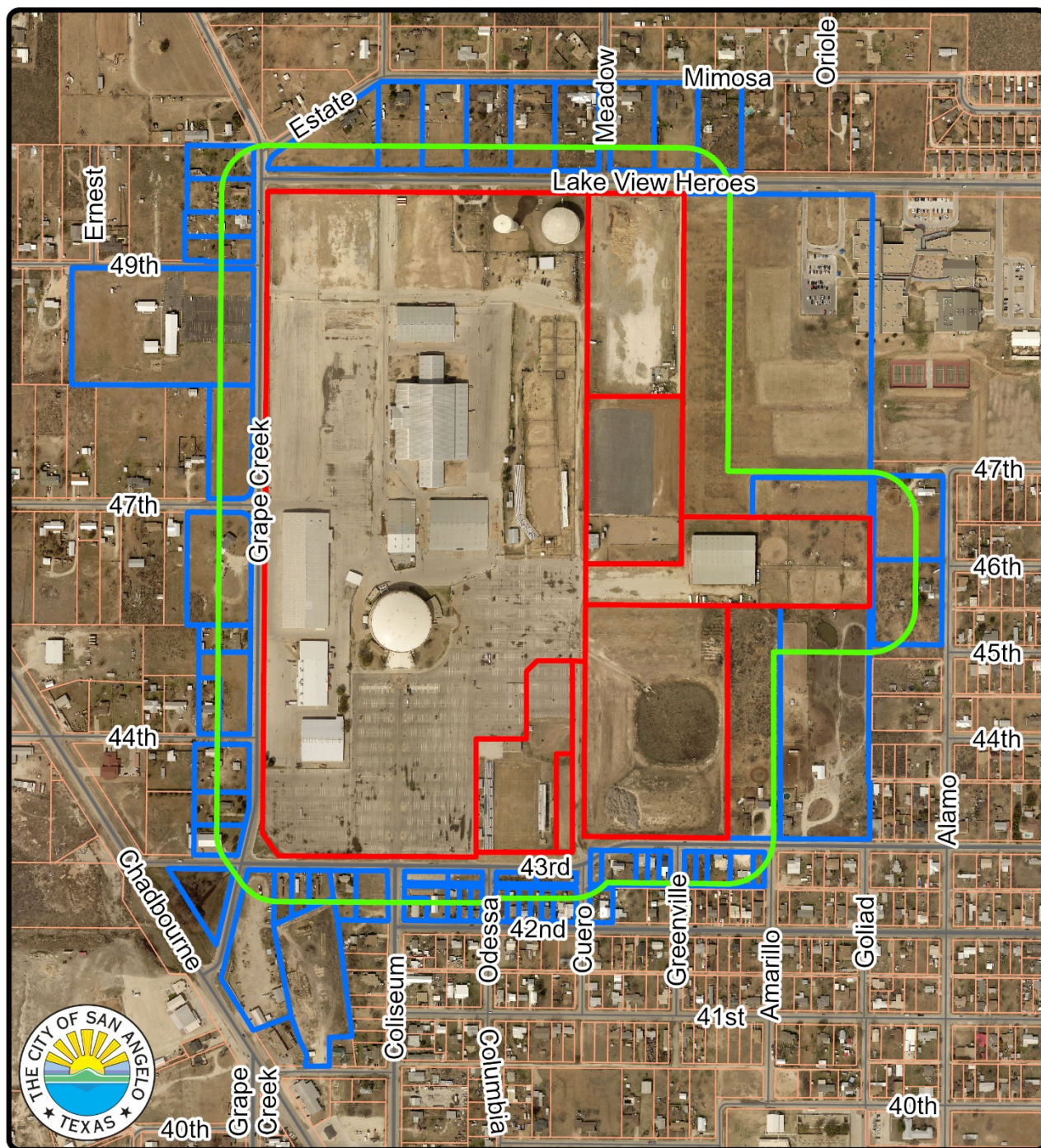
Neighborhood: Lake View

Subject Property: —

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles

N





Notification Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

Neighborhood: Lake View

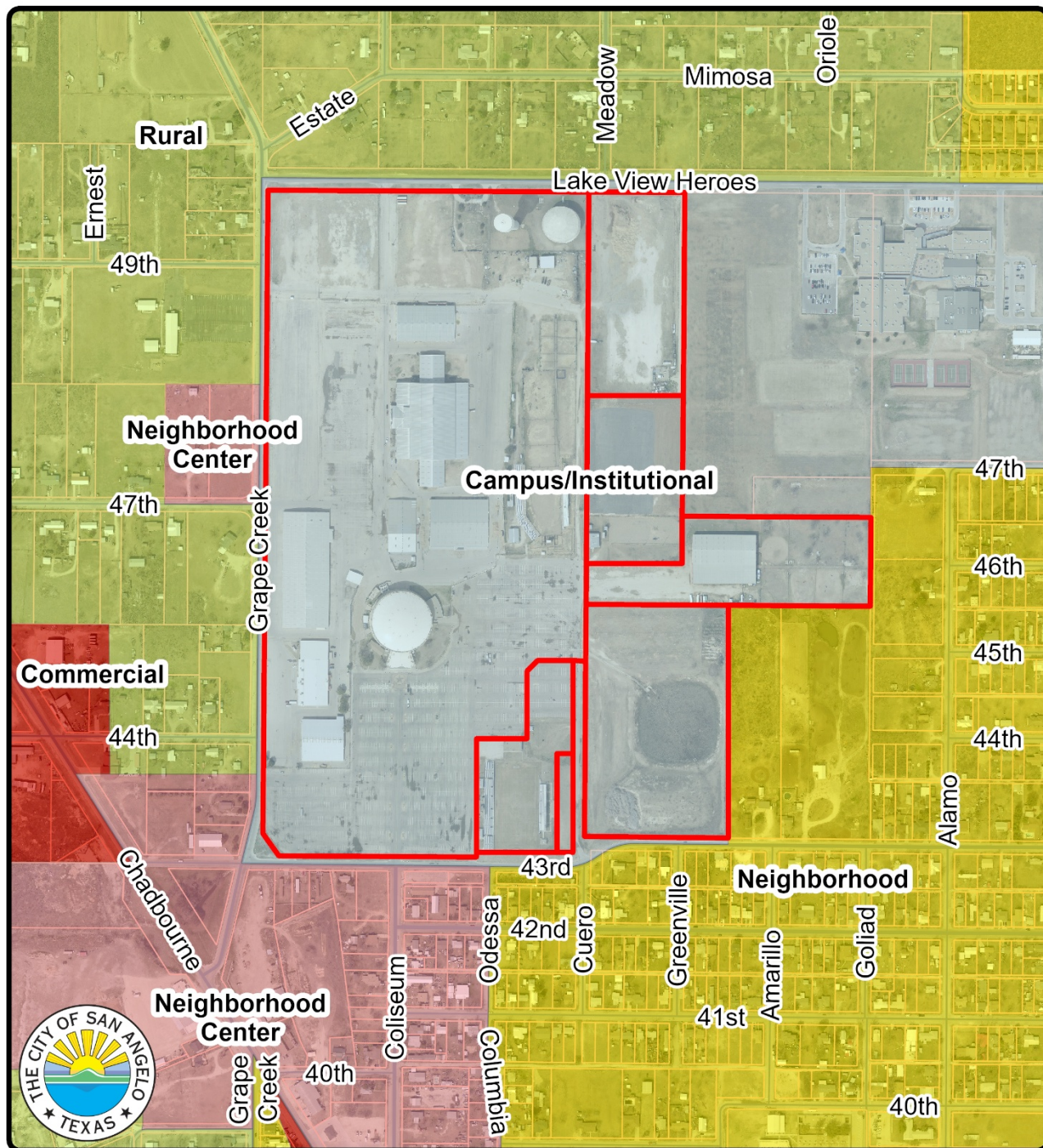
Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles

200' Range: —

Subject Property: —

Notified Properties: —





Vision Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

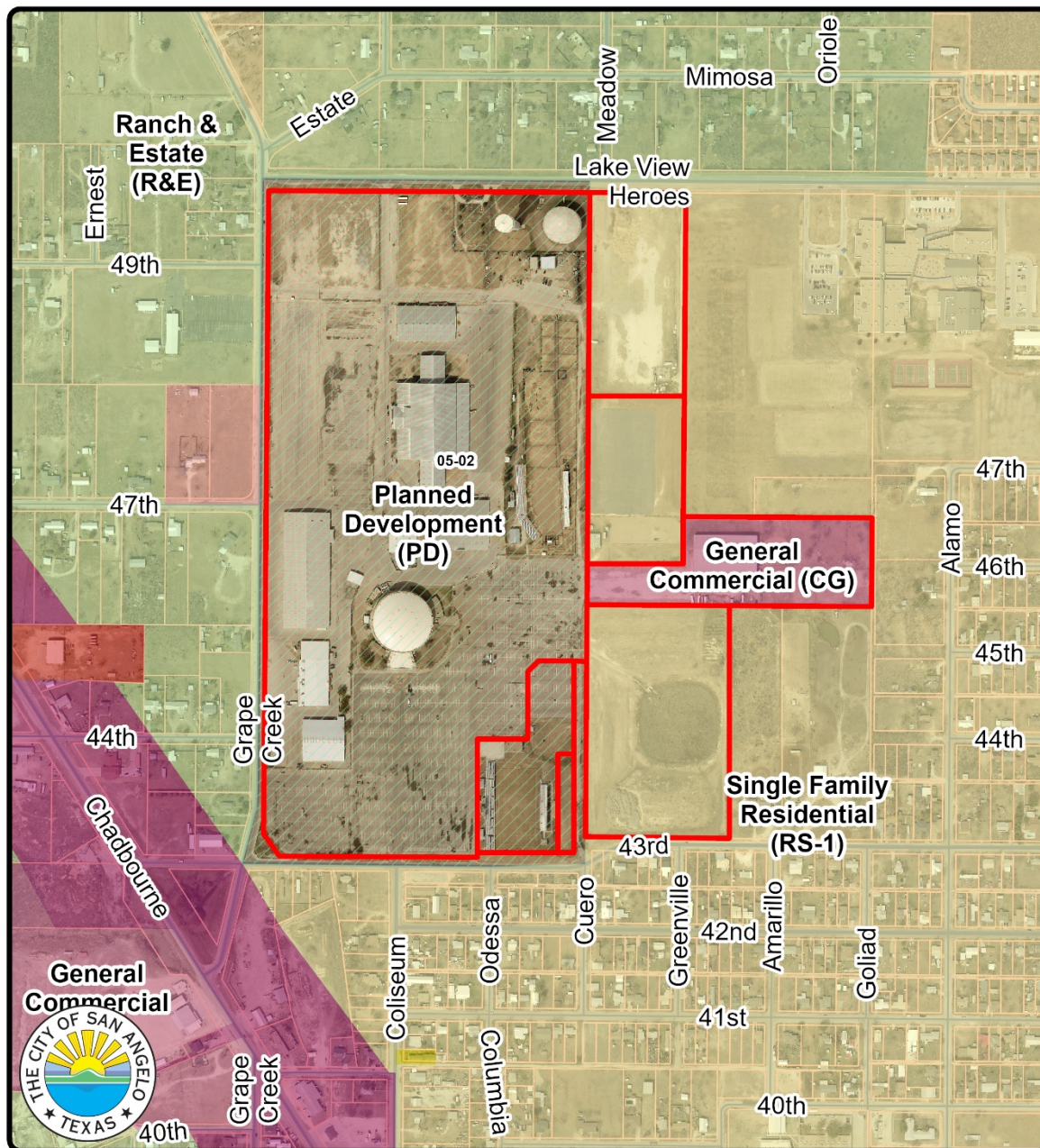
Neighborhood: Lake View

Subject Property: —

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles



Site Photo



Zoning Map

PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: ———

Scale: 0 0.04 0.07 0.15 0.22 0.3 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY EXPANDING PD05-02 ON THE FOLLOWING PROPERTY: **APPROXIMATELY 38.792 ACRES IN THE T. H. DAWSON SURVEY A-8046 S-009, COMMONLY KNOWN AUXILIARY AREAS, DETENTION AREAS, AND A RED BARN, LOCATED AT 207 LAKE VIEW HEROES DR, 104 E 43rd ST., 20 E 43 ST., and 160 E 43rd ST.;** PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD05-02 AMENDMENT: 207 Lake View Heroes Dr., 104 E 43rd St., 20 E 43rd St., and 160 E 43rd St.

WHEREAS, on the 20th day of October, 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 expansion to Planned Development (PD05-02) Zoning District to allow for an addition of land and subject to the development standards as outlined in the Ordinance; and,

WHEREAS, on the 18th day of November, 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 expand the PLANNED DEVELOPMENT (PD05-02) ZONING DISTRICT:

The real property is generally located at 207 Lake View Heroes Dr, 104 E 43rd St., 20 E 43rd St., and 160 E 43rd St.; being approximately 38.792 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 expansion, as further depicted on **Exhibit “A”** of this Ordinance (**“PD Expansion”**).

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit “B”** of this Ordinance (“Applicable Regulations”), 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 **18th day of November, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December, 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

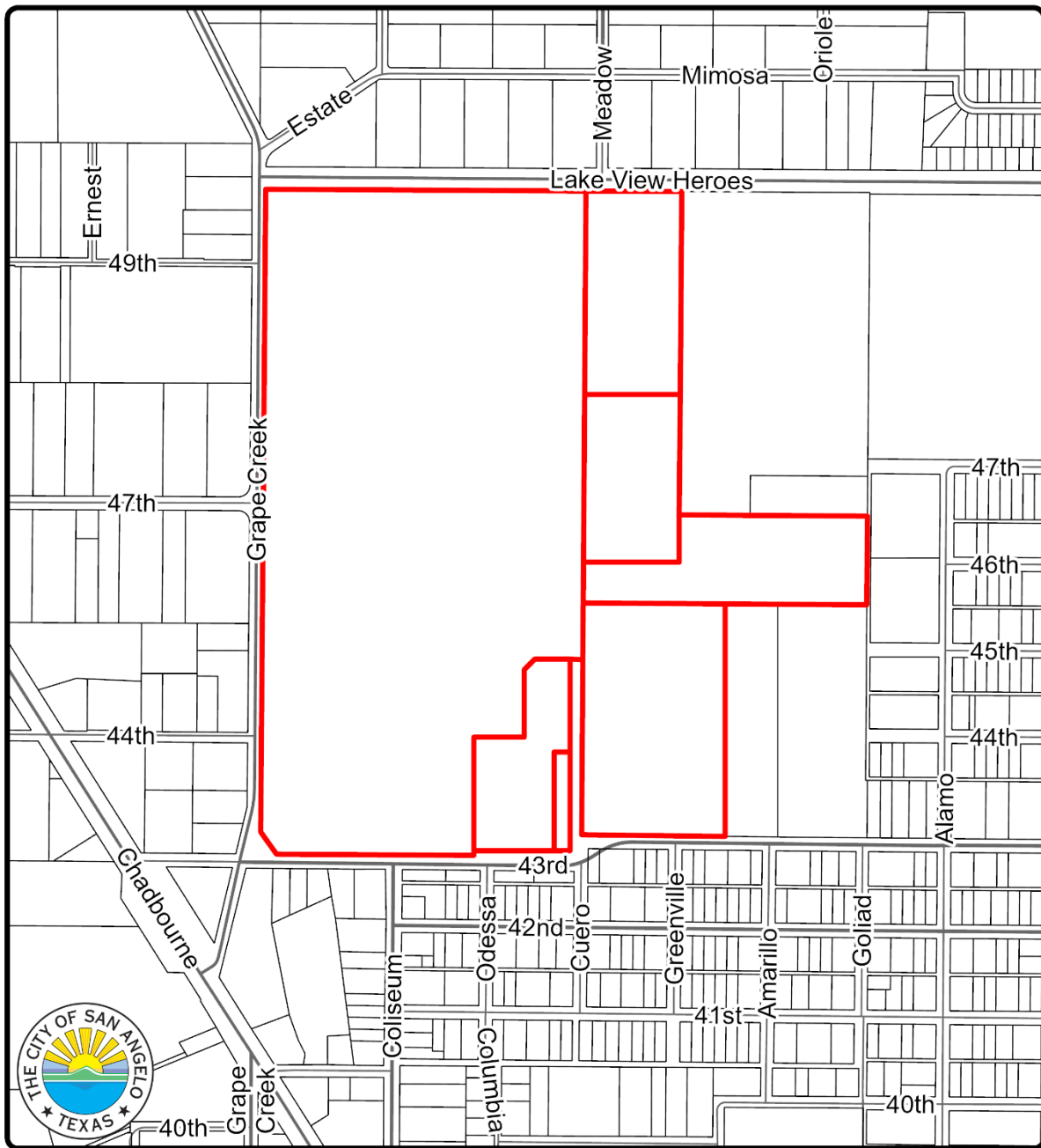
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (PD Expansion)



Ordinance Map PD05-02: Coliseum and Fair Grounds

Council District: #2 - Joe Self
Neighborhood: Lake View

Subject Property: 

Zone Change: RS-1 & CG to
PD05-02

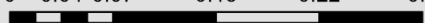
Scale:  Miles



Exhibit “B” (Applicable Regulations)

1. Dirt and Dust mitigation should be provided during active times of land use for material storage and workspace during construction. These can be temporary measures and removable.
2. Solid opaque fences are not required for separation between the Planned Development PD05-02 expansion and the adjacent residential.
3. Construction lighting should be shielded away from residential areas during nighttime activities.

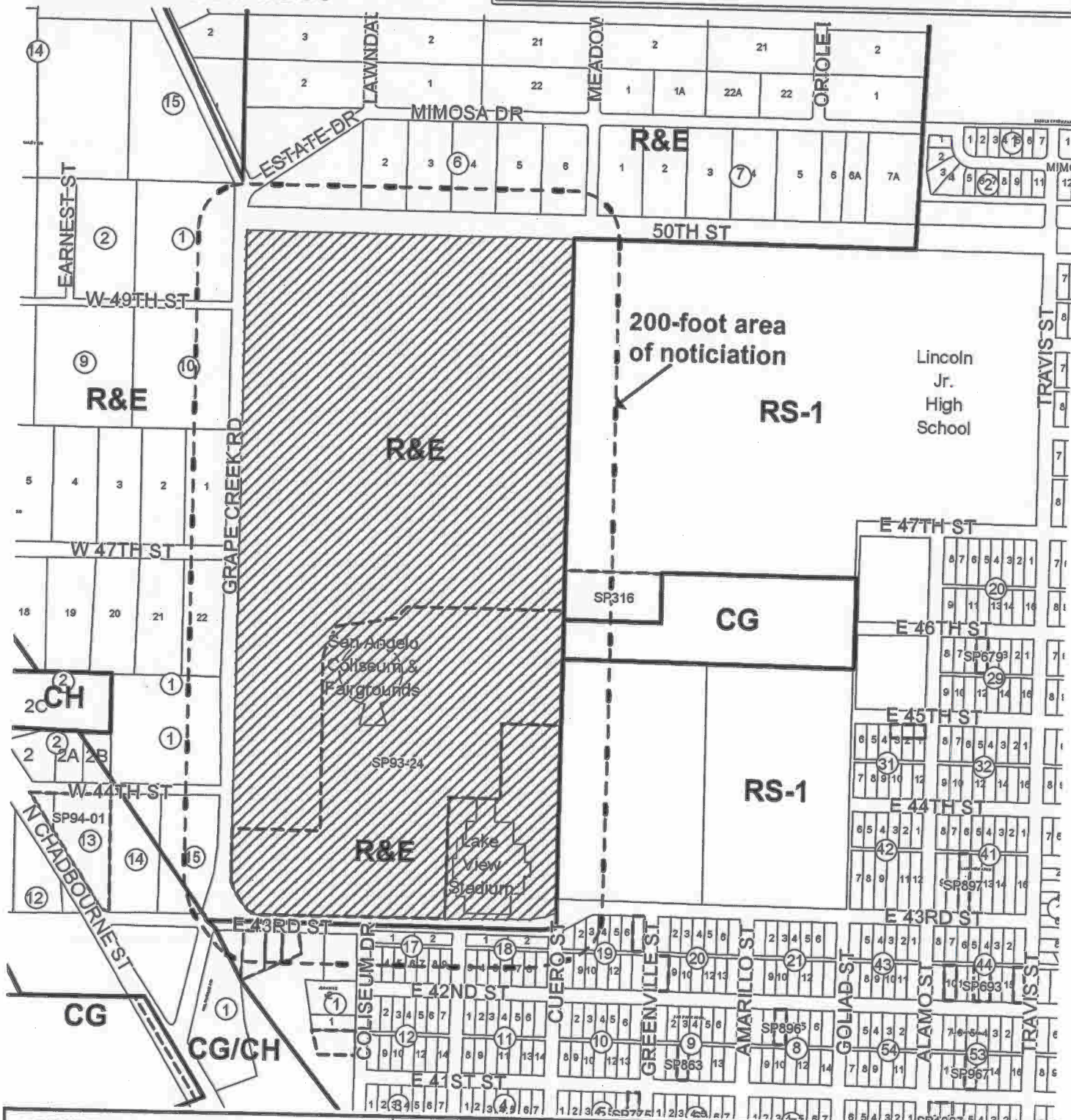
City of San Angelo
Planning Department

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

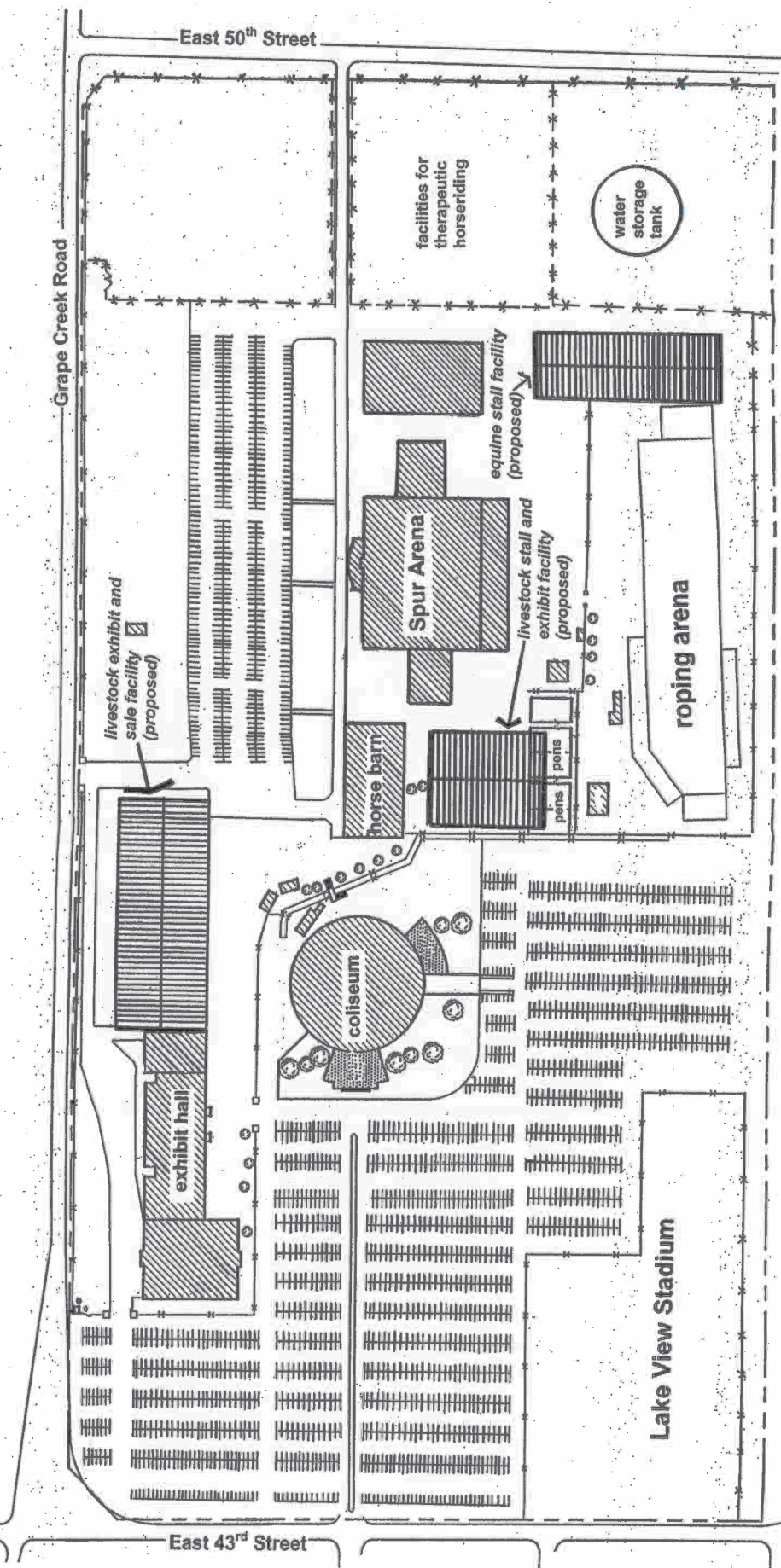
MANUFACTURING DISTRICTS

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.

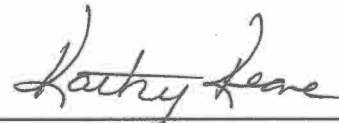
THE CITY OF SAN ANGELO

ATTEST:

by: _____


Joseph W. Lown, Mayor

by: _____


Kathy Keane, City Clerk

ORDINANCE 2025-082

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

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 COUNCIL OF SAN ANGELO, TEXAS THAT:

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 with public hearing on the 15th day of July 2025 and finally ADOPTED on this the 19th day of August 2025.

Official Minute Record
August 19, 2025

Volume 2025
Page 375

ATTEST:

DocuSigned by:

Hstastny

3E086DDE78834E2...

Heather Stastny, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

Signed by:

Tom Thompson

DEC36EC7795E48A...

Tom Thompson, Mayor

APPROVED AS TO FORM:

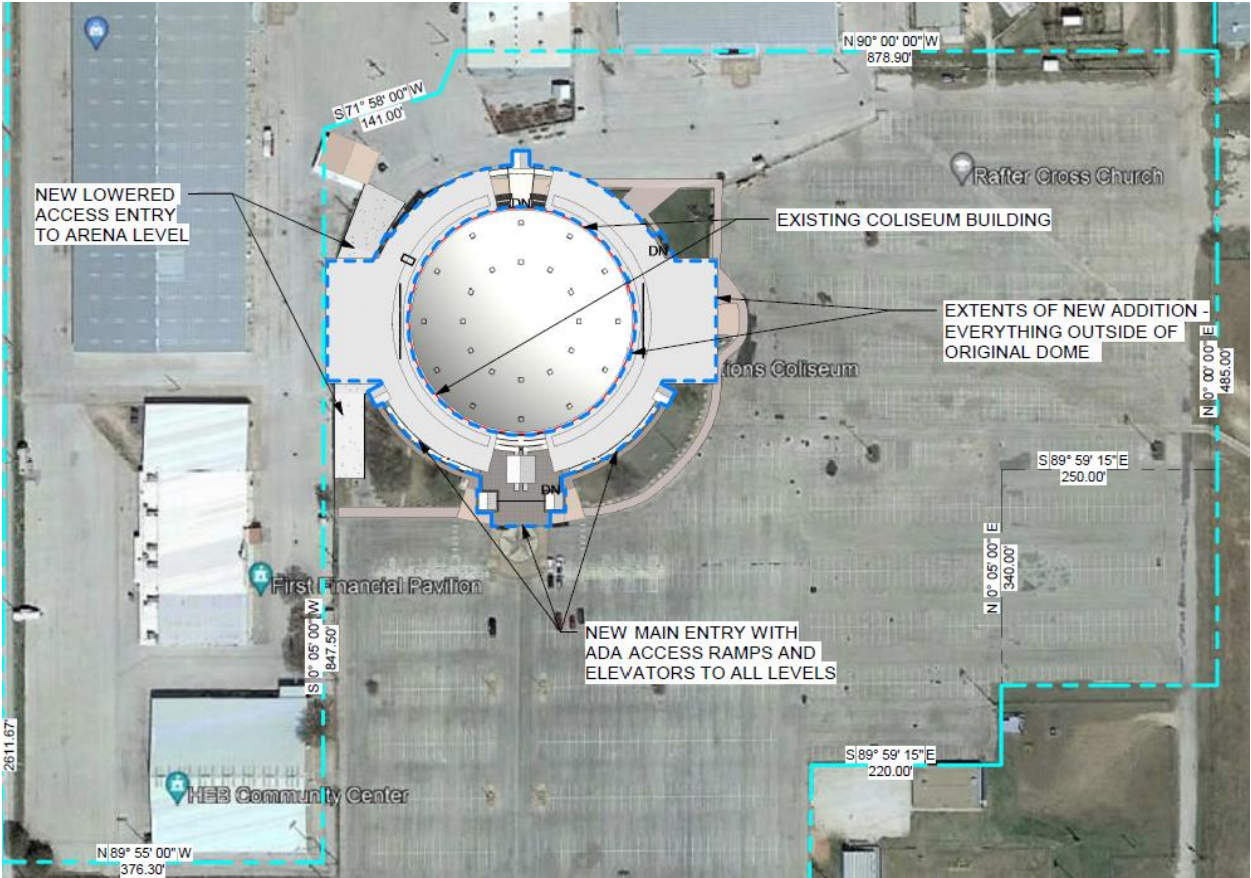
DocuSigned by:

Brandon Dyson

9A482A61406744A...

Brandon Dyson, City Attorney

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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for PD25-06, a request to rezone the single-family residential zoning district to a Planned Development district with a base zoning of low-rise multi-family residential zoning district, located at 2400 Hill St. and 2336 Randolph St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a request of the current property owner to move the property to a managed multifamily property. The property owner has been working with Turning Point since the July 4th flooding as a potential site to help house people in a transitional setting to a more permanent setting over time. Their first phase would be establishing a low-rise multifamily along the eastern side of the property adjacent to S. Randolph. They would have offices and some social services in the large existing building.

This property has had a long history in our community. From a monastery to a school, to a furniture store and then back to a youth center and church activities. From the 1980s into the 2000s, the property has been termed rundown and in need of repair or revitalization. This property is routinely on the Code list for potential violations. In early 2000, the Neighborhood and Planning division recommended the property be turned into housing of some type. Many have sought a warehousing type land use for this property. Being in the middle of an established neighborhood, it does not seem appropriate nor a logical step to allow large style vehicles and higher traffic to enter the neighborhood at this location. Planning strongly discourages manufacturing, heavy commercial, or like land uses for this property.

Now a new owner has come forward and has seen the need, especially after the July 4th, 2025 flooding, for housing. The project should focus on housing and limit social services to providing services such as connections to major services, job placement, food programs, health facilities, First Aid and CPR courses and religious activities provided to the residents at the location and the neighborhood. No additional services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.

There were 2 opposed to the request to rezone. At the Planning Commission no property owners wished to speak at this time. The concern is allowing heavier uses on the property which are not congruent with neighborhood vision. Housing is a need. Transitional housing is needed with supported services to reintegrate as part of the community to find job placement. These units are intended to provide stable

housing for families rebuilding their lives following experiences with incarceration, rehab, or homelessness.

The Planning Commission voted to recommend the stated staff conditions 5-0 on October 20, 2025.

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6' opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|--------------------------------|------------------------------------|
| 1. | PD24-06 Staff Report 2400 Hill | PD24-06 Staff Report 2400 Hill.pdf |
| 2. | SP743 | SP743.pdf |
| 3. | CU00_04 | CU00_04.pdf |
| 4. | PD25-06 - Ordinance | PD25-06 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

STAFF REPORT – PD25-06

Planning Commission: October 20, 2025

City Council 1st reading: November 18, 2025



APPLICATION TYPE:		CASE:	
Rezoning		PD25-06: 2400 Hill St & 2336 Randolph St	
SYNOPSIS:			
A request for a rezoning from Single-Family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1) located at 2400 Hill Street and 2336 Randolph Street.			
LOCATION:		LEGAL DESCRIPTION:	
2400 Hill St & 2336 Randolph St		Acres: 1.748, Blk: 9, Subd: FORT CONCHO HEIGHTS, BLOCK 9 LESS W 100 FT & LESS N99 FT OF S257 FT OF E85.5 FT Acres: 0.709, Lot: 1 THRU 6, Subd: ESCOBEDO S/D	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Rio Vista Neighborhood	RS-1 (to PD25-06)	Neighborhood	2.457 Acres
THOROUGHFARE PLAN:			
Hill Street – Local Road Randolph Street – Local Road			
NOTIFICATIONS:			
46 notifications mailed within 200-foot radius on 10/2/2025 – 0 in support & 2 opposed			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Single-family Residential to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to six (6) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: Adrie McCravy			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The owner is working with a non-profit organization and intends to develop the Randolph-facing portion of the lot for apartment housing. These units are intended to provide stable housing for families rebuilding their lives following experiences with incarceration, rehab, or homelessness.

The existing building on the main portion of the lot, located at 2400 Hill Street, will be renovated for use as office space, storage, and eventually to provide community services. Proposed services include meeting space, job or educational training, tutoring, and a food pantry. Any rehabilitation or recovery services would require approval of an amendment to this PD.

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 proposed zone change is compatible with the goals outlined in the City's Comprehensive Plan, especially those related to housing diversity. This piece of property has been vacant and in deteriorating condition for several years. Staff believes the proposed development will help revitalize the site and contribute positively to the surrounding area.
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 planned development is consistent with the intent of the Zoning Ordinance. The base zoning for this PD is Low-rise Multi-family Residential which allows for residential use, and community services are allowed with a conditional use. The PD allows the uses to be combined within the same site.
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 Planned Development base zoning supports the proposed housing component along Randolph. The use of the existing building for office and community services complements nearby residential uses by offering resources and programs that support neighborhood stability.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** There is an increasing demand for affordable and supportive housing options for individuals and families. The adaptive reuse of the existing structure, along with new housing development, reflects a shift toward combining housing and supportive services in locations that are accessible and well-connected to the community.
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 the natural environment. The project will occur on an already developed site with existing infrastructure and minimal vegetation. Future improvements will comply with all applicable regulations related to stormwater management, landscaping, and site design to ensure protection of any potential environmental effects.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** By partnering with a nonprofit organization, the project provides

both housing and supportive services that promote long-term stability, workforce readiness, and community reintegration.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* This Planned Development supports a logical and orderly pattern of development by reinvesting in an existing property within the urban core. The project combines new residential development with the adaptive reuse of the existing structure efficiently using existing infrastructure and public services.

Recommendations:

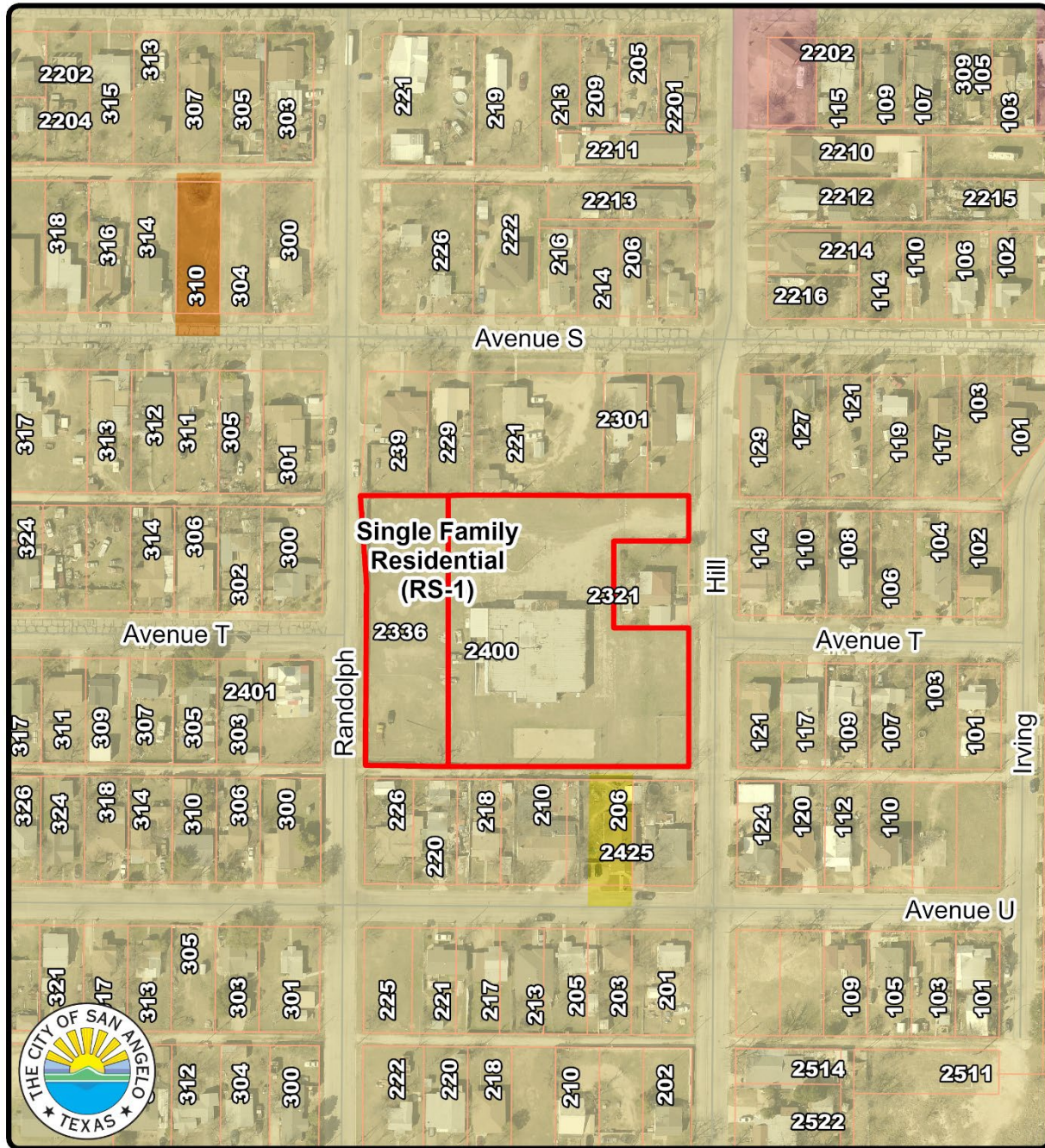
Staff recommends **APPROVAL** of the rezoning from Single-family Residential (RS-1) to a Planned Development (PD25-06) district with an underlying base of Low-rise Multifamily (RM-1), subject to **six (6)** conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6' opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

Attachments:

Zoning Map
Vision Plan Map
Notice Map
Concept Plan
Sample apartment style



Zoning Map

PD25-06: 2400 S Hill & 2336 Randolph St

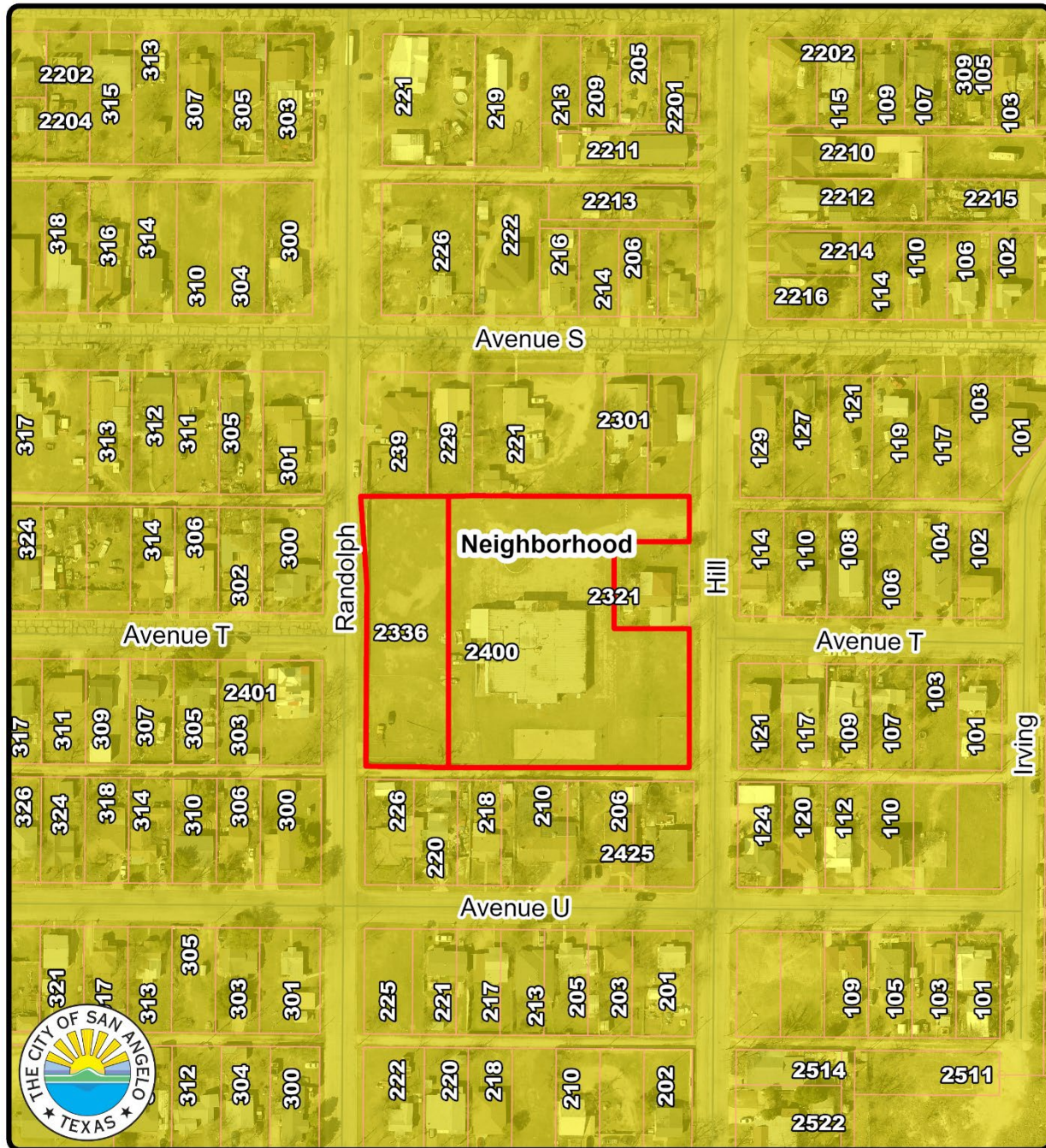
Council District: #3 - Harry Thomas

Neighborhood: Rio Vista

Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles





Vision Map

PD25-06: 2400 S Hill & 2336 Randolph St

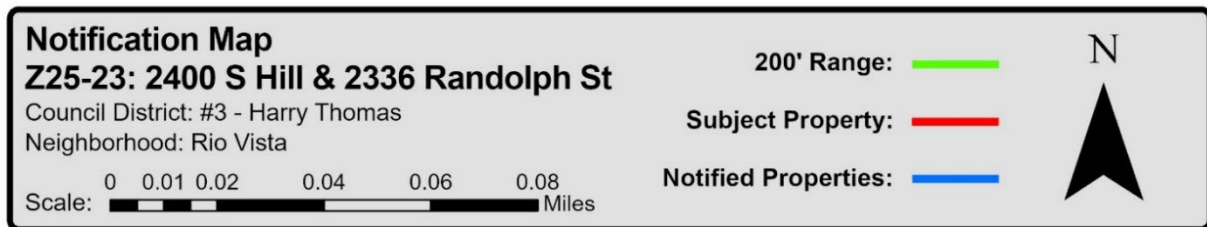
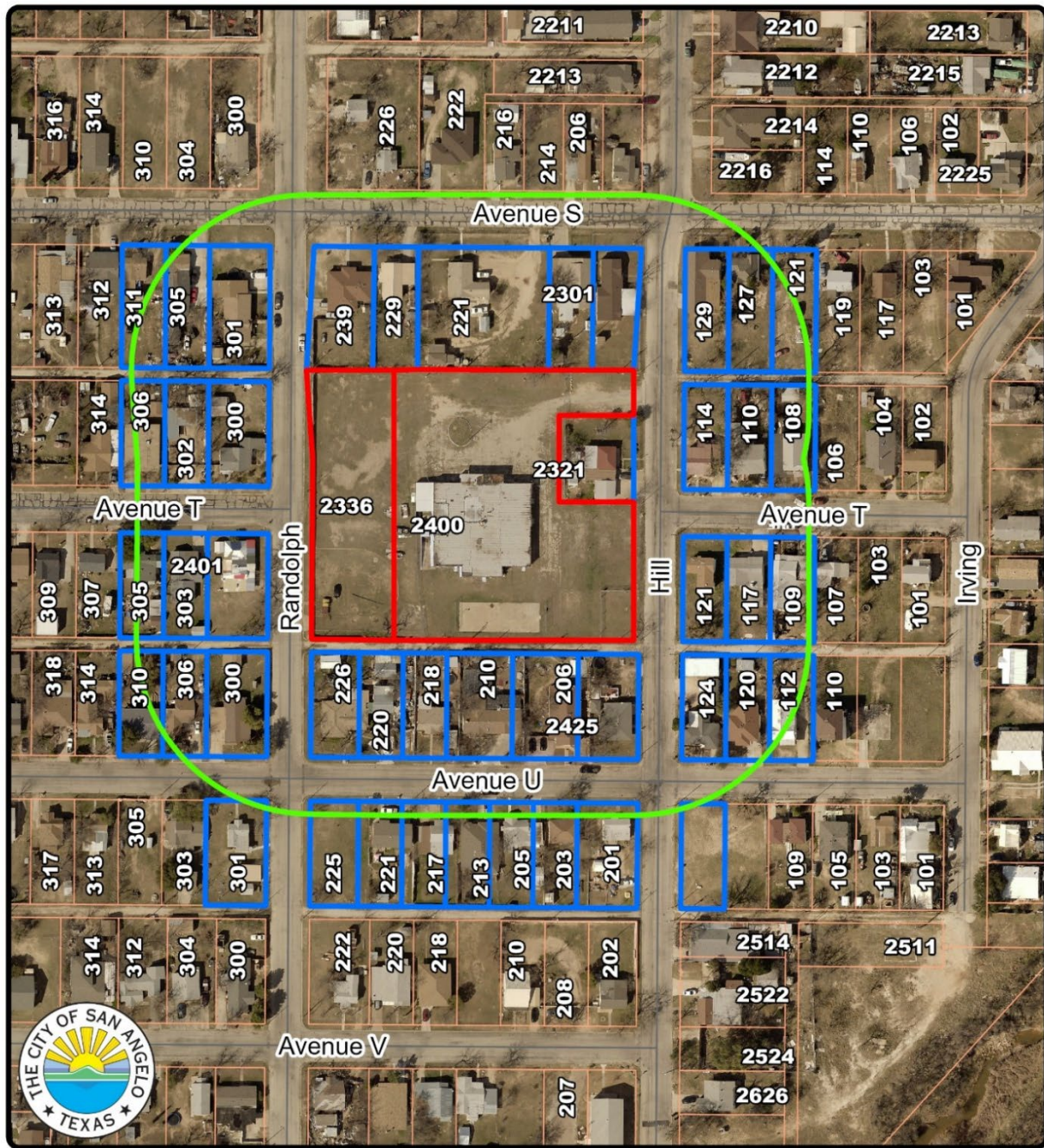
Council District: #3 - Harry Thomas

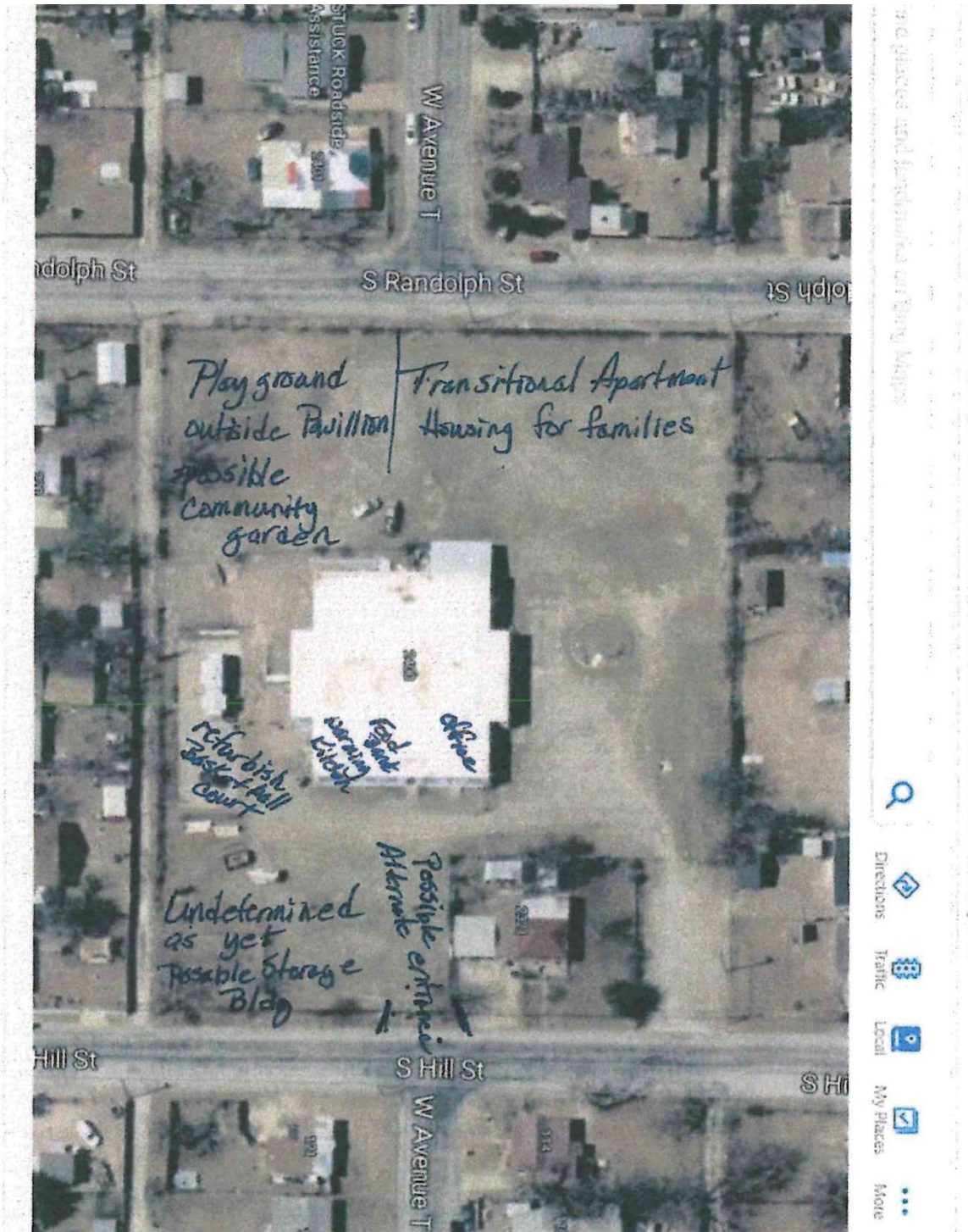
Neighborhood: Rio Vista

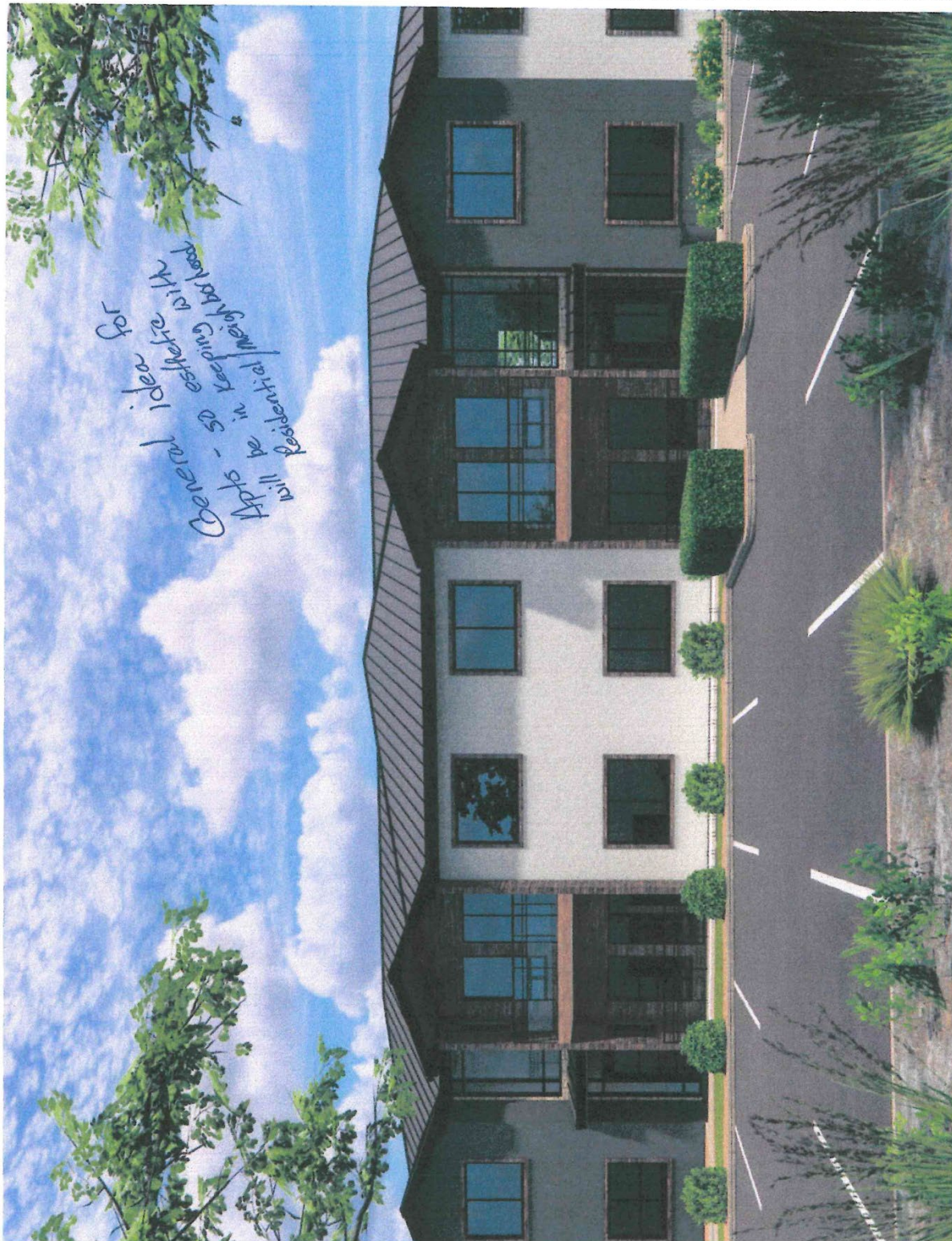
Subject Property: —

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles









ZONING CHANGE REQUEST PROGRESS SHEET

Planning Commission

1-23-80 Date of request

1-29-80 Date of mailing of notices of public hearing

2-11-80 Date hearing held

Action of Planning Commission Approved

City Council

3-4-80 Date hearing held

Action of City Council Approved

CPC	CC
<u>1-28</u> Notified property owner of hearing	<u> </u> Public notice published
<u>1-29</u> Notified applicant of hearing	<u>3-4</u> Ordinance completed
<u>2-13</u> Applicant notified of action	<u>3-5</u> Applicant notified of City Council action
<u>2-13</u> Notified property owner of City Council hearing	<u>3-5</u> Index cards filed
	<u>3-5</u> Recorded in record book

SPECIAL PERMIT SURVEY
JUNE 2001

SPECIAL PERMIT #: 743

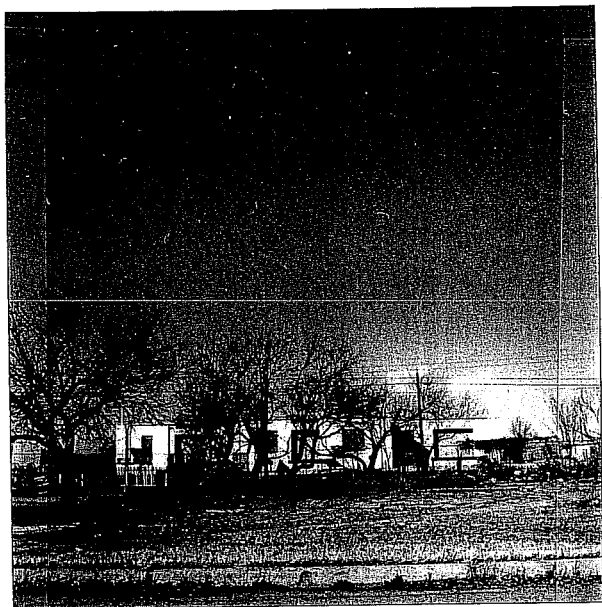
DATE OF INSPECTION: April 4, 2002

ADDRESS OR LOCATION: Lots 1-6, Block 9, Ft. Concho Add., Escobedo Subd. 2336 S.
Randolph St.

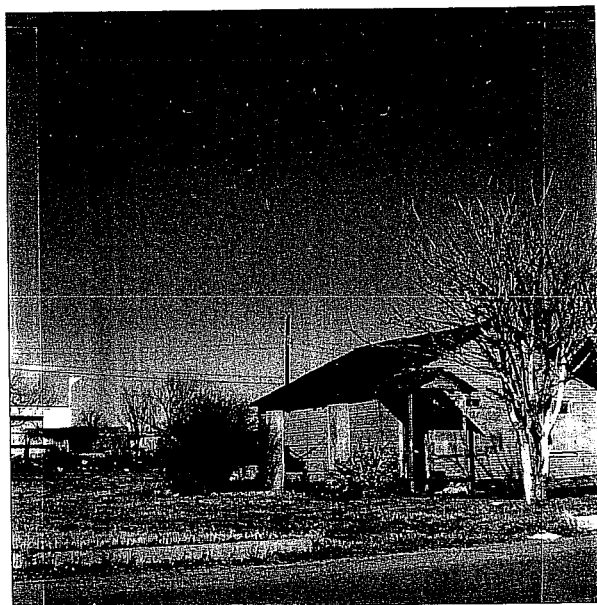
DESCRIPTION OF SPEICAL USE: Youth recreational facility

DETERMINATION: Building still there but is vacant and run down

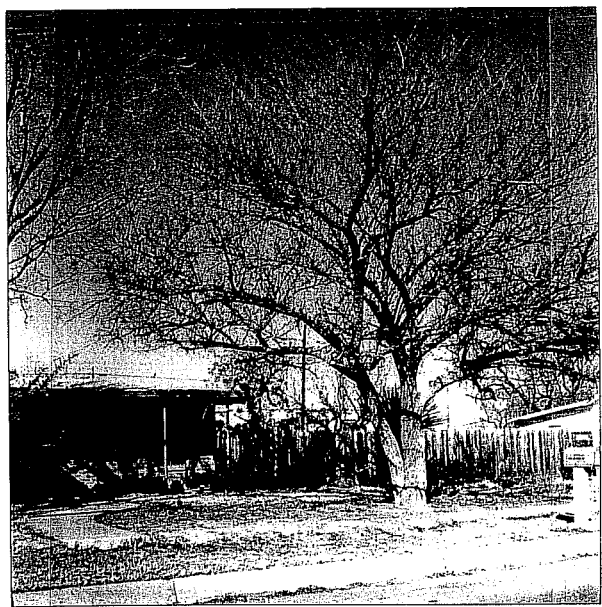
NOTES:



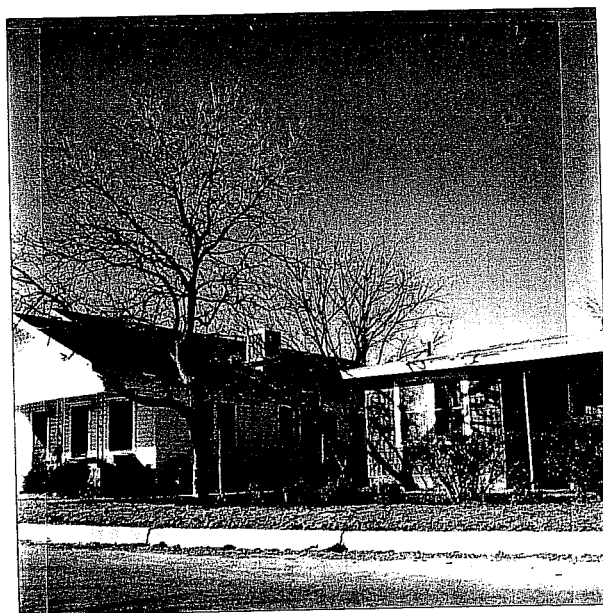
S. P. #743 - Looking N at site



S. P. #743 - Property S of site
looking N



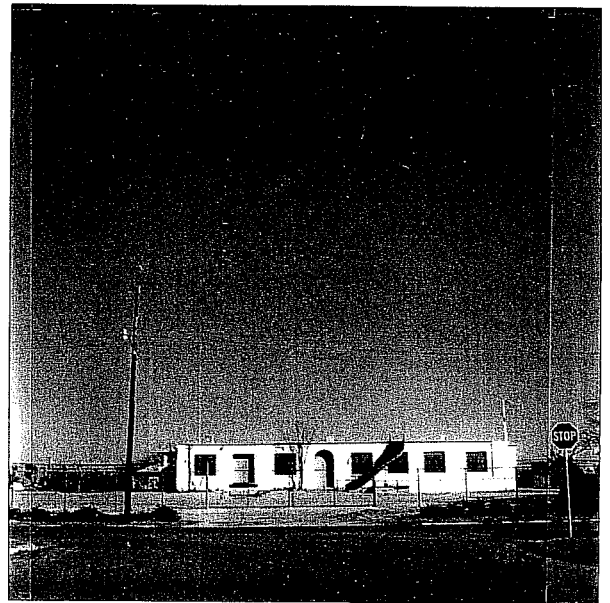
S. P. #743 - Property S of
site



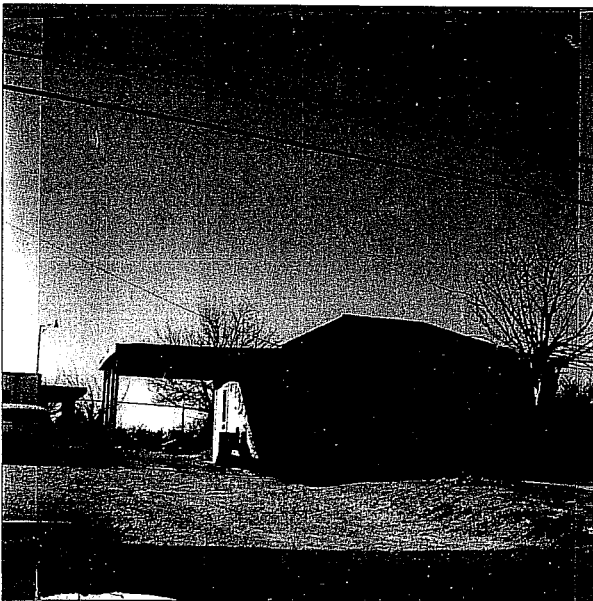
S. P. #743 - Property S of site
looking N



S. P. #743 - E side of property
looking W



S. P. #743 - Looking E at site



S. P. #743 - Property E of site
looking W

AN ORDINANCE AMENDING THE BASIC ZONING ORDINANCE OF THE CITY OF SAN ANGELO AS ADOPTED BY THE CITY COMMISSION ON OCTOBER 27, 1959, AND KNOWN AS TITLE III, CHAPTER 1, OF THE OFFICIAL CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF SAN ANGELO, WHICH SAID ORDINANCE 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: LOTS 1-6 ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 (SINGLE-FAMILY RESIDENCE) DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND PROVIDING FOR A PENALTY.

RE: SPECIAL PERMIT #743

BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

WHEREAS, the City Planning Commission of the City of San Angelo and the governing body of the City of San Angelo in compliance with the Charter and the State Law with reference to Zoning Ordinance Regulations and Zoning Map have given requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all the property owners, generally, and to persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of San Angelo is of the opinion that the zoning changes should be made as set:

SECTION 1. That the basic zoning ordinance of the City of San Angelo as enacted by the City Commission on October 27, 1959, and known as Title III, Chapter 1, of the official code of Civil and Criminal Ordinances of the City of San Angelo, be, and the same is hereby amended insofar as the property hereinafter described shall be classified and placed into the use district hereinafter set forth and be subject to the provisions of said ordinance generally, and the zoning map or plat be, and is hereby amended and corrected so that the property hereinafter described, which is presently zoned "R-1" Single-Family Residence shall be zoned thereon as follows:

LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND

shall hereafter be zoned as a permanent R-1 zoning district.

The Director of Planning is hereby directed to correct the Zoning District Maps in the offices of the City Secretary, the Building Inspector, and the Director of Planning to reflect the herein changes in zoning.

SECTION 2. That in all other respects the use of the hereinabove described property shall be subject to all the applicable regulations contained in Title III, Chapter 1, of the 1959 Revised Code of Civil and Criminal Ordinances of the City of San Angelo.

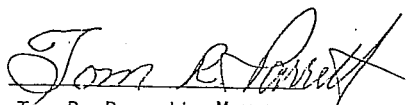
SECTION 3. That the terms and provisions of this ordinance shall be deemed to be severable in that if the validity of the zoning affecting any portion of the above described property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of said property.

SECTION 4. That any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Title III, Chapter 1, particularly Section 53, thereof.

SECTION 5. That the facility is for the use of its members and guests only.

INTRODUCED on the 19th day of February, 1980,
and finally PASSED, APPROVED and ADOPTED on the 4th day of
March, 1980.

CITY OF SAN ANGELO


Tom R. Parrett, Mayor


Peggy G. Gilmore, City Secretary

AVE. S

AVE.

RANDOLPH

HILL

AVE. U.

T.

N

S. P. 743

AVE. V

AVE. W

DEPARTMENT OF
Planning & Development

- City of San Angelo -

MEMORANDUM

TO: David Thurbon, Planning Director
FROM: Bradley Stone, Senior Planner *BS*
DATE: March 23, 1999
SUBJECT: request for special permit allowing continued nonresidential use of former Boys Club facility at 2336 South Randolph Street

Mark Lambert at the Housing Authority inquired about the zoning classification of an abandoned Boys Club facility at 2336 South Randolph Street. See attached excerpt from the zoning map and aerial photocopy.

- In 1980, the Boys Club organization bought this property, after having successfully sought a special permit (#743) allowing the property's use as a private youth recreational facility. I have been informed the Boys Club has stopped using this facility, but I do not know exactly when.
- In 1978, a special permit request (#635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1970, a special permit request (#345) was approved allowing this property to be used for manufacturing electronic equipment.
- The substantial old building on this property originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but I can find no evidence of it ever having reopened as an educational facility.

Mark Lambert indicated the Housing Authority wants to buy this property and convert it to offices and storage for the Housing Authority's use.

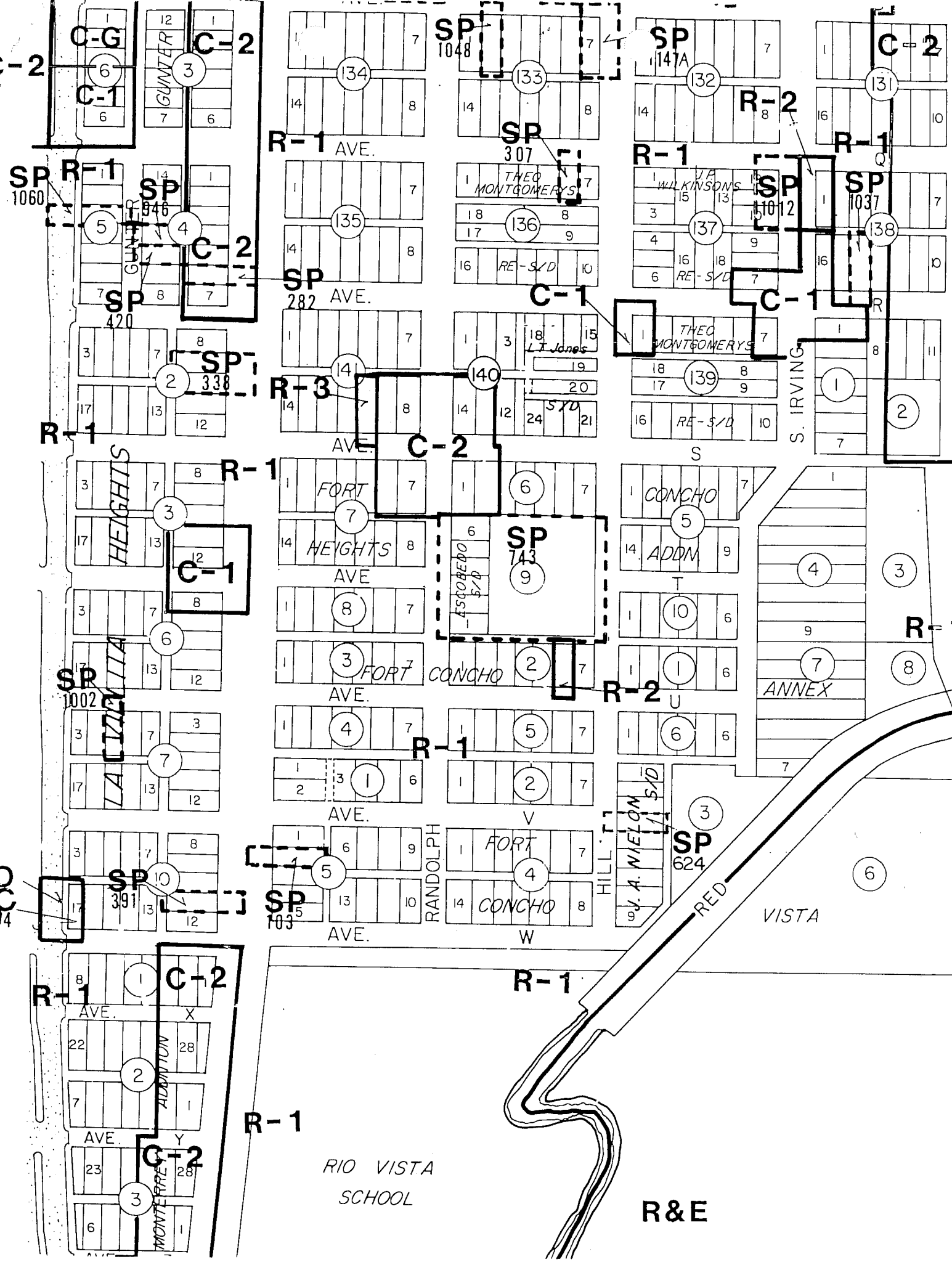
I advised Mark the only way this could happen is for City Council to approve a new special permit for that specific new use.

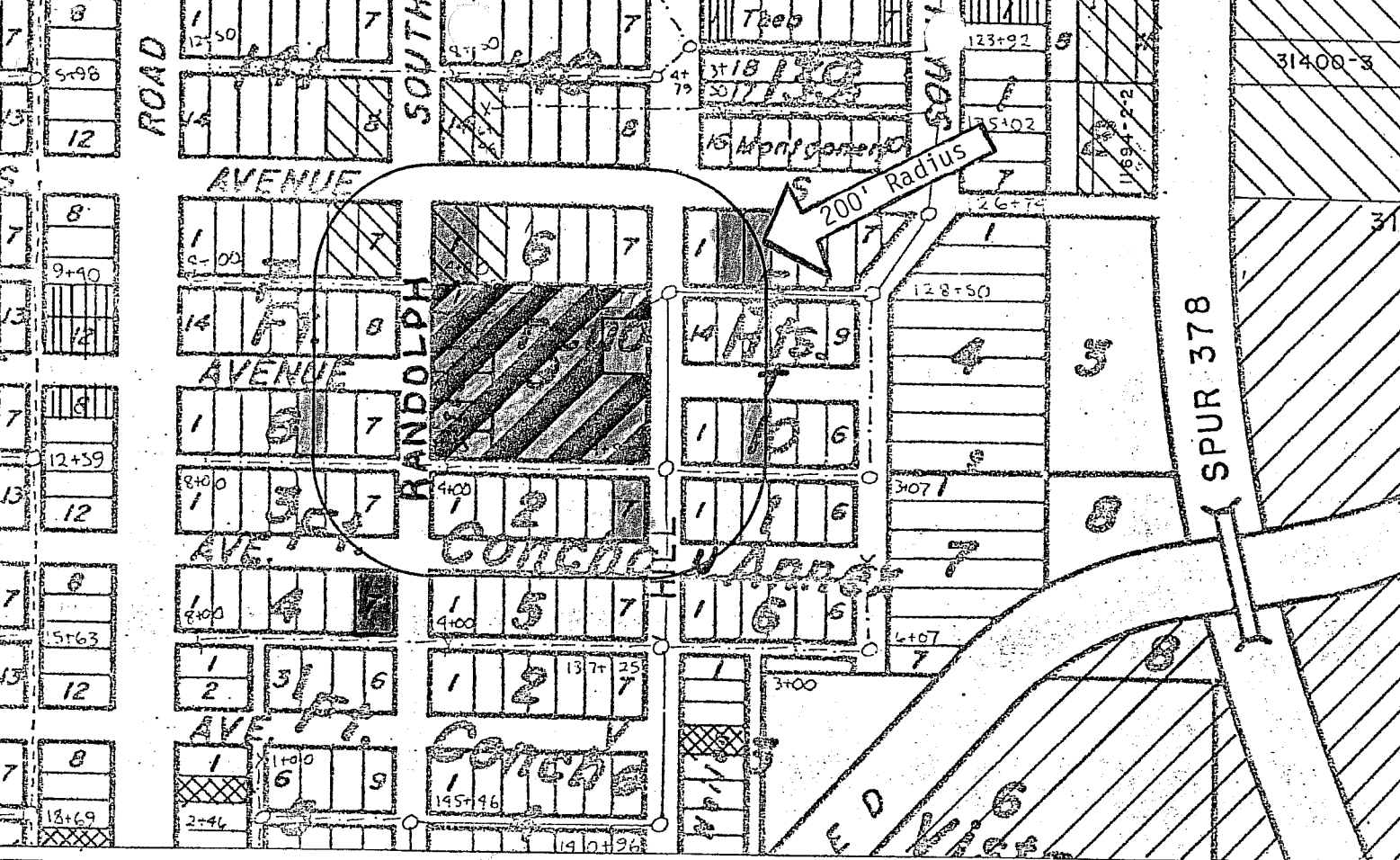
The only way that a special permit may be justified on this site is as follows:

- as a public building for federal, state or local government purposes; or
- as a transitional use from the adjoining C-2 District. This C-2 District occupies all four corners at the intersection of South Randolph Street and West Avenue S. This C-2 District was created in 1955, but as far as I can tell, no portion of this C-2 District has ever actually been used for any commercial purpose.

In my opinion, **the Planning Department should not recommend any special permit for nonresidential use of this property, unless that specially permitted use is for some community service facility offering substantial direct benefit to the surrounding neighborhood**, such as the Boys Club facility once did. Reusing this property as a warehouse for the Housing Authority would be just as much a blighting influence as would any commercial warehouse. The City Council denied that opportunity over 20 years ago, when it disapproved a special permit allowing Gibson's Discount Stores to use this building for storage. The policy I advocate may mean the obsolete building on this site must someday be demolished, but so be it. **The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.**

Do you want to give the Housing Authority any more advice on this matter, before they actually submit an application for special permit?





R-1 (SINGLE FAMILY RESIDENCE)

R&E (RANCH AND ESTATE)

C-1 (NEIGHBORHOOD RETAIL)

C-2 (HEAVY BUSINESS)

SPECIAL PERMIT

SITE IN QUESTION

SCALE: 1"=300'

SPECIAL PERMIT #743

FEBRUARY 11, 1980

BOYS CLUB OF SAN ANGELO

16 NOTICES MAILED TO PROPERTY OWNERS

8 NOTICES RETURNED IN FAVOR

1 NOTICES RETURNED IN OPPOSITION

1 NOTICES UNCLAIMED

36 NOTICES UNREPORTED

 PETITION WITH NAMES IN

 NAMES WITHIN THE 200' RADIUS = %

THE BOYS CLUB OF SAN ANGELO, REPRESENTED BY ALEXANDER TAFOLLA, PROSPECTIVE PURCHASER OF LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' X 100' EAST LOT), FORT CONCHO HEIGHTS, IS REQUESTING A SPECIAL PERMIT IN AN R-1 (SINGLE FAMILY RESIDENCE) DISTRICT FOR THE FUTURE DEVELOPMENT OF A PRIVATE YOUTH RECREATIONAL FACILITY FOR THE USE OF ITS MEMBERS AND GUESTS ONLY.

OPPOSITION:

Enriqueta Rodriguez - do not need extra traffic
and noise

FAVOR:

Marcus Chavez ✓

Billie Hanker ✓

Pablo Barron ✓

José Esquivel Jr ✓

Thomas Puente ✓

Juanita Gonzalez

José Robles ✓

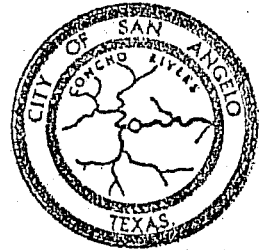
Lda Escobedo ✓

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING
February 13, 1980

Phone 915-655-9121



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

Tuesday, March 4, 1980, the City Council will hold a public hearing at 9:00 a.m. in the City Council Chambers on the fourth floor of City Hall. One of the items to be considered at that time is the following proposal:

The Boys Club of San Angelo, represented by Alexander Tafolla, prospective purchaser of LOTS 1-6, ESCOBEDO SUBDIVISION and BLOCK 9 (excluding an 85' x 100' east lot) FORT CONCHO HEIGHTS, located between S. Randolph and S. Hill and south of Avenue S, is requesting a SPECIAL PERMIT in an R-1 (Single Family Residence) District for the FUTURE DEVELOPMENT of a PRIVATE YOUTH RECREATIONAL FACILITY for the use of its members and guests only.

The Planning Commission recommended approval of this request on Monday, February 11, 1980. The City Council will vote on final adoption on the above-mentioned date. The main reason this meeting is held is to permit you or any other property owner to appear and express your views--for or against the request. You are invited to attend the meeting in behalf of your own interests.

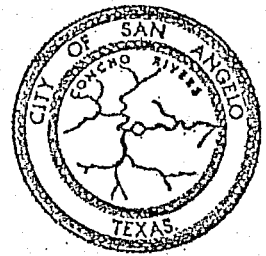
Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

This is to inform you that the City Planning Commission will hold a public hearing Monday, February 11, 1980, at 2:00 p.m. in the City Council Chambers on the fourth floor of City Hall for the following proposal:

The Boys Club of San Angelo, represented by Alexander Tafolla, prospective purchaser of LOTS 1-6, ESCOBEDO SUBDIVISION and BLOCK 9 (excluding a 85' x 100' east LOT), FORT CONCHO HEIGHTS, is requesting a SPECIAL PERMIT in an R-1 (Single-Family Residence) District for the future development of a private youth recreational facility for the use of its members and guests only.

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

Name and Address:

Santa Becerra, Jr
2301 S. Hill

I do not object to this request. ✓ but,

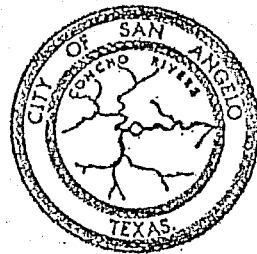
I object for these reasons:

I would like to present some stipulations to the Special Permit such as, a Buffer zone, supervision, closure of center, lighting, traffic control.

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmmb

Name and Address: 214 W. Ave. S

Senovia Jones

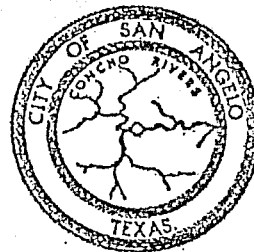
I do not object to this request. ✓

I object for these reasons: _____

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: Mr. Carlos Escobedo

205 W. Live St.

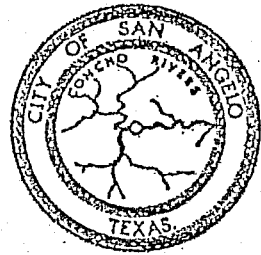
I do not object to this request. ☒

I object for these reasons: _____

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

Name and Address: _____

Rebecca S. Aguirre
130 West Ave. #1

I do not object to this request. ✓

I object for these reasons: _____

My concern is lack of an alley, in case of a fire, garbage collection, buffer zone between properties and Boy's club, also sewer and utilities inaccessibility.

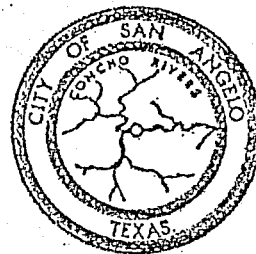
S.P. 743

Sincerely
Ms. Rebecca S. Aguirre

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: MARCUS S. CHAVEZ
121 W. AVE S. SAN ANGELO TX

I do not object to this request. *Marcus S. Chavez*

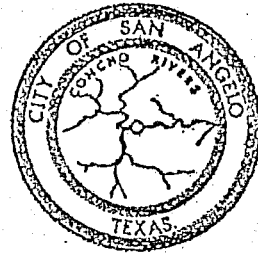
I object for these reasons: _____

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: _____

BILLIE HANKS

I do not object to this request. ☒

I object for these reasons: _____

DEPARTAMENTO DE PLANOS

January 28, 1980

RE: PERMISO ESPECIAL #743
BOYS CLUB OF SAN ANGELO

Propietario:

Esto es para informarles que la Comision de Planos de la Ciudad (City Planning Commission) van a tener una junta para el publico el Lunes February 11, 1980, a las dos de la tarde. Cuarto de Cabildo (City Council Chambers) en el cuarto piso de ayuntamiento oh sea City Hall. La junta es tocante sobre los siguientes propuestos:

The Boys Club-of San Angelo, representados por Alexander Tafolla, probable compradores de SOLARES 1-6, ESCOBEDO SUBDIVISION, y BLOQUE 9 (excluyendo un oeste solar 85' x 100') FORT CONCHO HEIGHTS, estan suplicando un PERMISO ESPECIAL en un R-1 (Single-Family Residence) Distrito para desarrollo futuro de PRIVADO FACILIDADES DE RECREO PARA LA JUVENTUD Y QUE SEA SOLAMENTE PARA EL USO DE SUS MIEMBROS Y HUESPEDES.

La razon principal de esta junta, es para permitirle a usted oh cualesquiera otra persona que aparesca y exprese sus puntos oh encontra de este propuesto. La Comision de Planos se interesa en oir su opinion en la junta y tambien desea que llene la forma al fondo de esta carta y la mande a la direccion siguiente:

Planning Department
P.O. Box 1751
San Angelo, TX 76902

Si usted desea, en la junta puede pedir ques sus puntos de vista sean notados.

Sinceramente,

John L. Richardson
John L. Richardson
Zoning Administrator

Nombre y direccion:

Pablo Barron
3602 44th St Lubbock Texas 79413

No me opongo a esta suplica. no (Si, no)

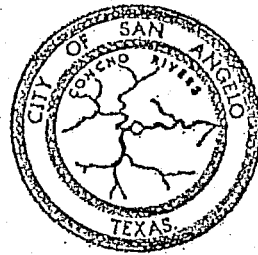
Me opongo por estas razones:

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address:

Jose Esquivel Jr
2425 S. HILL ST

I do not object to this request. ☒

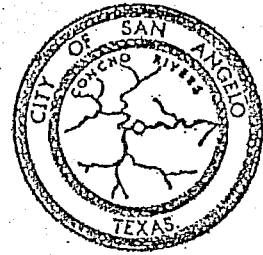
I object for these reasons: _____

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address:

Thomas Puente
127 W Ave S.

I do not object to this request. ✓

I object for these reasons: _____

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: Mrs. Juanita C. Gonzalez
109 W. ave T City

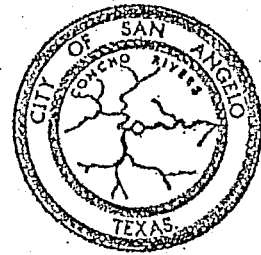
I do not object to this request. yes

I object for these reasons: _____

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmm

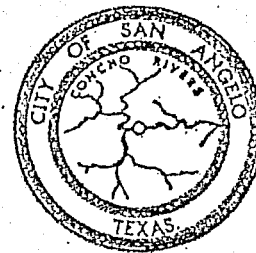
Name and Address: Jose M. Robles
416 Ohio St. IL 60432

I do not object to this request. NO Please read under
~~I object for these reasons:~~ I do not object because my
property is being sold at this time, please send
a letter like this to Ratliff + Edwards, 129 S. Irving
P.O. 1588, San Angelo, Tx. 76902 in name of
Rafael G. Lombrana

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmmb

Name and Address: Ida Escobedo 2321 S. Hill St.

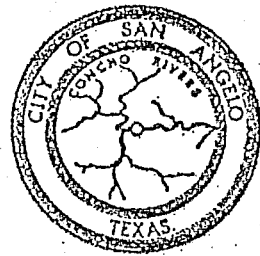
I do not object to this request. do Not

I object for these reasons: _____

The City Of
San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

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Sincerely,

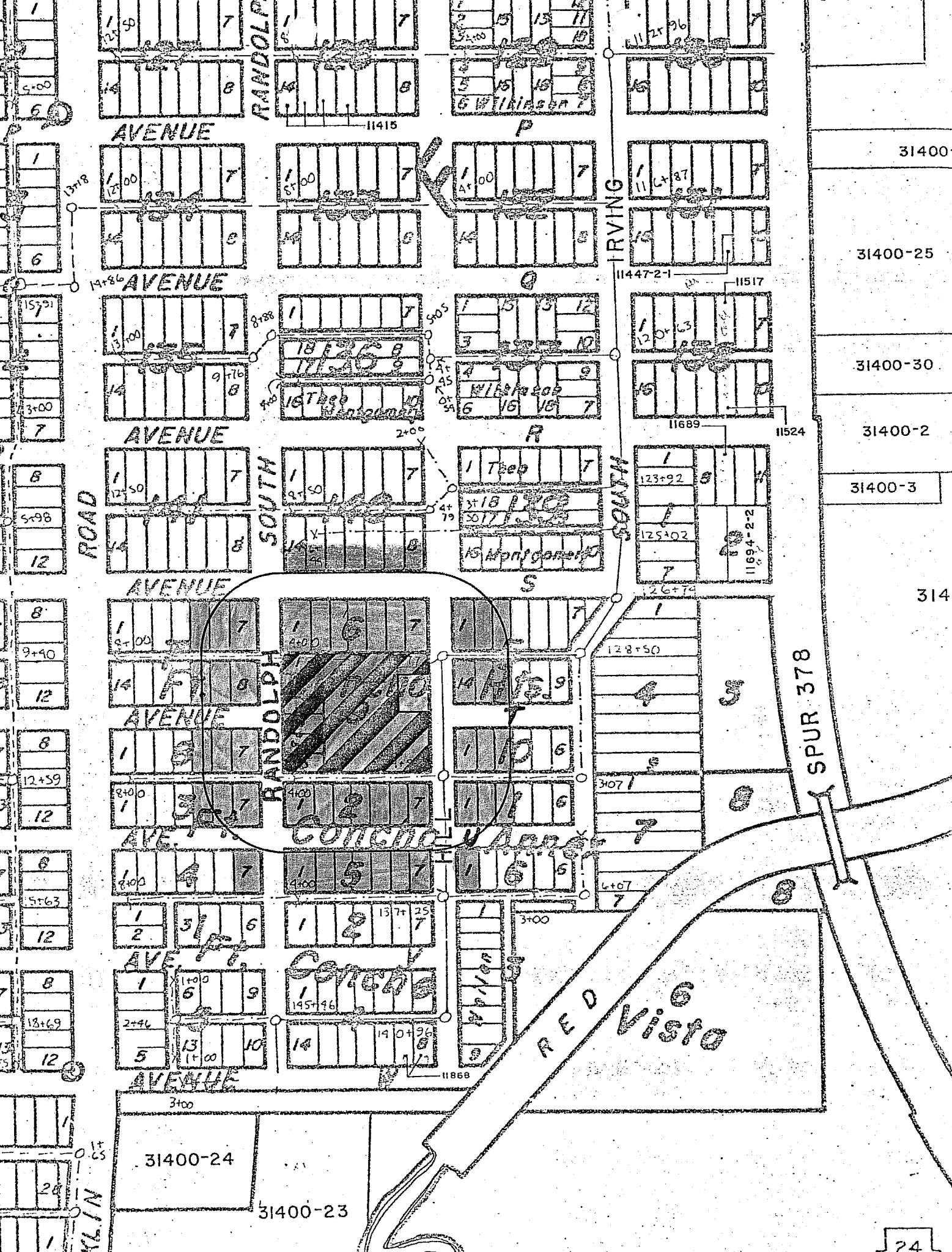
John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmmb

Name and Address: Encarneta Rodriguez 301 W. Ave. U

I do not object to this request.

I object for these reasons: I believe we do not need the extra
traffic & noise that undoubtedly will come with the zone
change.



CASE NO.: S.P. # 743

REQUESTED ACTION: Special Permit in an R-1 (Single Family Residence) District

EXISTING LAND USE: WAREHOUSE

REQUESTED USE: Private Boys Club

PARCEL SIZE: ~~2~~ Approx. 2 Acres.

- BACKGROUND:
1. Applicant is prospective purchaser of the site in question
 2. Request is for a Private Boys Club on this site.
 3. Zoning to the North is C-2 (Heavy Business) and R-1 (Single family Residence). Zoning to the South, east and west is R-1.
 4. Land use ^{S E & W is} Residential
 5. S.P. # ⁶³⁴⁵ ~~653~~ was granted in September 1978 for a warehouse for Gibson's.

Analysis & Potential Impact:

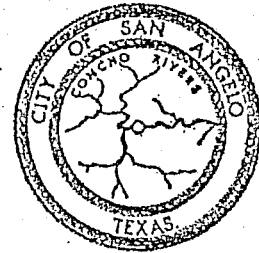
- Housing conditions are fair to good
- Traffic volume on Hill is approx 1,000 cars per day
- Boys Club would probably not be as objectionable as a warehouse in the residential area
- This facility would increase traffic volume, noise, lights, etc.
- would provide community recreational facilities

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902
DEPARTMENT OF PLANNING

Phone 915-655-9121
January 28, 1980



RE: SPECIAL PERMIT #743
BOYS CLUB OF SAN ANGELO

Property Owner:

This is to inform you that the City Planning Commission will hold a public hearing Monday, February 11, 1980, at 2:00 p.m. in the City Council Chambers on the fourth floor of City Hall for the following proposal:

The Boys Club of San Angelo, represented by Alexander Tafolla, prospective purchaser of LOTS 1-6, ESCOBEDO SUBDIVISION and BLOCK 9 (excluding a 85' x 100' east LOT), FORT CONCHO HEIGHTS, is requesting a SPECIAL PERMIT in an R-1 (Single-Family Residence) District for the future development of a private youth recreational facility for the use of its members and guests only.

The main reason this meeting is held is to permit you or any other person to appear and express your views--for or against the request. The Planning Commission would like very much to hear your opinion at the meeting and also desires that you fill in the form at the bottom of this letter and return it to the Planning Department, P.O. Box 1751, San Angelo, TX 76902. A note of your views will be made when the request is presented at the meeting. (Please return the form before the meeting date.)

Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

JLR:mmb

Name and Address: _____

I do not object to this request. _____

I object for these reasons: _____

Outdoor -

Tennis
Basketball } Night foe's
Baseball }

Indoor -

Basketball
Table Tennis
Pool }

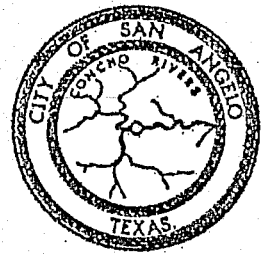
J. Silverstein - }
Ethicon }

The City Of

San Angelo, Texas

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Sincerely,

John L. Richardson
John L. Richardson
Zoning Administrator

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Name and Address: _____

I do not object to this request. _____

I object for these reasons: _____

DEPARTAMENTO DE PLANOS

January 28, 1980

RE: PERMISO ESPECIAL #743
BOYS CLUB OF SAN ANGELO

Propietario:

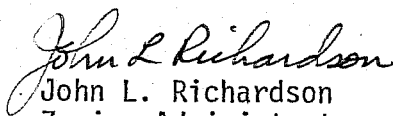
Esto es para informarles que la Comision de Planos de la Ciudad (City Planning Commission) van a tener una junta para el publico el Lunes February 11, 1980, a las dos de la tarde. Cuarto de Cabildo (City Council Chambers) en el cuarto piso de ayuntamiento oh sea City Hall. La junta es tocante sobre los siguientes propuestos:

The Boys Club of San Angelo, representados por Alexander Tafolla, probable compradores de SOLARES 1-6, ESCOBEDO SUBDIVISION, y BLOQUE 9 (excluyendo un oeste solar 85' x 100') FORT CONCHO HEIGHTS, estan suplicando un PERMISO ESPECIAL en un R-1 (Single-Family Residence) Distrito para desarrollo futuro de PRIVADO FACILIDADES DE RECREO PARA LA JUVENTUD Y QUE SEA SOLAMENTE PARA EL USO DE SUS MIEMBROS Y HUESPEDES.

La razon principal de esta junta, es para permitirle a usted oh cualesquiera otra persona que aparesca y exprese sus puntos oh encontra de este propuesto. La Comision de Planos se interesa en oir su opinion en la junta y tambien desea que llene la forma al fondo de esta carta y la mande a la direccion siguiente:

Planning Department
P.O. Box 1751
San Angelo, TX 76902

Si usted desea, en la junta puede pedir ques sus puntos de vista sean notados.
Sinceramente,


John L. Richardson
Zoning Administrator

Nombre y direccion: _____

No me opongo a esta suplica. _____ (Si, no)

Me opongo por estas razones: _____

PROPERTY OWNERS LIST

SAN ANGELO, TEXAS

1581

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION NO. S.P. 743

Key No.	NAME OF OWNER	POST OFFICE ADDRESS	LEGAL DESCRIPTION FORT CONCHO HEIGHTS ANNEX
1	Frank Escobedo	124 E Ave 22	1 (1)
2	Rebecca Aguirre	120 W Ave 22	2
3	Frank Aguirre	112 W Ave 22	3
4	Ramon Rodriguez	226 W Ave 22	1-2 (2)
5	Pedro Hernandez	218 W Ave 22	3
—	Jose Cardenas	— NO ADDRESS	4-5
6	Refugio Martinez	2202 S. Hill	6
7	Jose Esquivel	2425 S. Hill	7 X
8	Francisco Banda	310 W Ave 22	5 (3)
9	Cresencia Martinez	318 W. Ave 22	6
10	Para Luna	300 W Ave 22	7
11	Enriqueta Rodriguez	301 W Ave 22	7 X (4)
12	Frank Lara	90 Florentina Lara 142 Pickford Ave. San Jose, Cal. 95127	1 (5)
13	Craig Hardigree	2226 San Antonio	2
14	Petronila Padilla	217 W Ave 22	3
—	Ezequiel Zapata	— No Address	4
15	Aurora Martinez	205 W Ave 22	5
16	Juanita Ruiz	203 W Ave 22	6
17	Lorenzo Luna Jr.	201 W Ave 22	7
18	Pablo Barron	3602 44th St./Lubbock, TX 79413	1 X (6)
19	Billie Hanks Ent.	Box 649	Escobedo S/D 1-2-3-4-5-6 X
20	Joel Talamates	129 N. Ave S.	FORT CONCHO HEIGHTS 1 (5)
21	Thomas Puente	127 W Ave S.	2 X
22	Marcus Chavez	90 Billy Hanks Ent. Box 649	3 X
23	Anatolin Zapata	108 W Ave T	12

PROPERTY OWNERS LIST

SAN ANGELO, TEXAS

282

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION NO. S.P. 743

Key No.	NAME OF OWNER	POST OFFICE ADDRESS	LEGAL DESCRIPTION
24	Marcus Cisneros	110 W Ave T	13
25	Preciliano Sarda	114 W Ave T	14
-	Dolores Gonzales	- No Address	1 (6)
26	Raymond Quiroz	229 W Ave S	2
27	Aurora Garcia et al.	221 W Ave S	3-4-5
28	Camelo Escobedo	205 W Ave S	6
29	Santos Becerra, Jr.	2301 S. Hill	7
	Juan Gonzalez	241 W Ave S	8 (7)
30	A. Hinojosa	311 W Ave S	5
31	Salvador Caballero	305 W Ave S	6
32	Carmen Ramon	301 W Ave S	7
33	Ramona Zuniga	300 W Ave T	8
-	Mercedes Arispie	- No Address	9
-	Craig Hardigree	2226 San Antonio (repeat)	10
34	Jose Robles	416 Ohio St., Joliet, Ill. 60432	5 X (8)
35	Guillermo Elizondo	303 W. Ave T	6
36	Josefa Lara	2401 S. Randolph	7
-	Billie Honks	Ent. Box 649 (repeat)	9 less N 100 X 85.5 of 525' of 9 X (9)
37	Ida Escobedo	2321 S. Hill	N 99' of 525' of E 85.5 of 9
-	Billie Honks	Box 649	N 100' of 515.8 of E 85.5 of 9 558' of E 85.5 X
38	Virginia & Maria Campos	121 W Ave T	1 (10)
39	Ramon Escobedo	117 W Ave T	2
40	Inez Gonzales	109 W Ave T	3 X
41	Ben Valera	2225 S. Hill	L.T. Jones 21 (140) 21
42	Catarina Miranda	913 Murphy	22

SAN ANGELO, TEXAS

3 7 3

[illegible]

CITY PLANNING COMMISSION
APPLICATION FOR ZONING CHANGE AND/OR SPECIAL PERMIT

Preamble:

"The power to zone was conferred upon Texas Cities by the Fortieth Legislature for the purpose of promoting the health, safety, morals, and general welfare. The zoning law states that such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare to provide adequate provision for transportation, water, sewerage, schools, parks and other public requirements. Such regulations for the character of the district and its particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality".

CASE # S.P. FEE: \$ 100 + DATE: 1/23/80
APPLICANT Boys Club of San Angelo PHONE NO. Jay Silverstein offic
STATUS OF APPLICANT: OWNER TENANT PROSPECTIVE PURCHASER ✓
MAILING ADDRESS: P.O. Box 107 San Angelo 76901
LOT # 1-6 Escobedo Subd + BIK 9 except 85' x 100' East BLOCK ADDITION Fort Concho Hts
LOT SIZE 2 + acres STREET NUMBER Randolph + Ave T
OWNER Billie Hanks EXISTING USE Vacant Warehouse
ARE THERE DEED RESTRICTIONS PERTAINING TO INTENDED USE OF THE PROPERTY?
ZONING CHANGE FROM R-1 TO Special Permit for
APPLICANT'S REASON FOR CHANGE: Boys Club Recreation Center
To operate a boys club recreation center

HAS ANY ZONING REQUEST HERETOFORE BEEN FILED ON THE PREMISES? Yes S.P. 653
WHEN 9/26/78 FOR WHOM G. Benson

I understand that any existing or proposed structure(s) must be brought into conformance with all appropriate city building codes relating to the intended use.

PREPARED BY LJM

Alexander H. Tafolla
Applicant

DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONE CHANGE SIGN REFUND APPLICATION

Case Number: CU 00-04 Date: 5-15-00 (picked up signs)
3-29-00

Make check payable to: Jesucristo Es La Respuesta

Mail refund to: 6 W. Ave. R.

San Angelo, Tx 76903

Amount Collected:

One sign	\$30.00	☒
Two signs	\$60.00	☒
Three signs	\$90.00	☐
Four signs	\$120.00	☐

Refund Amount:

One sign	\$20.00	☒
Two signs	\$40.00	☒
Three signs	\$60.00	☐
Four signs	\$80.00	☐

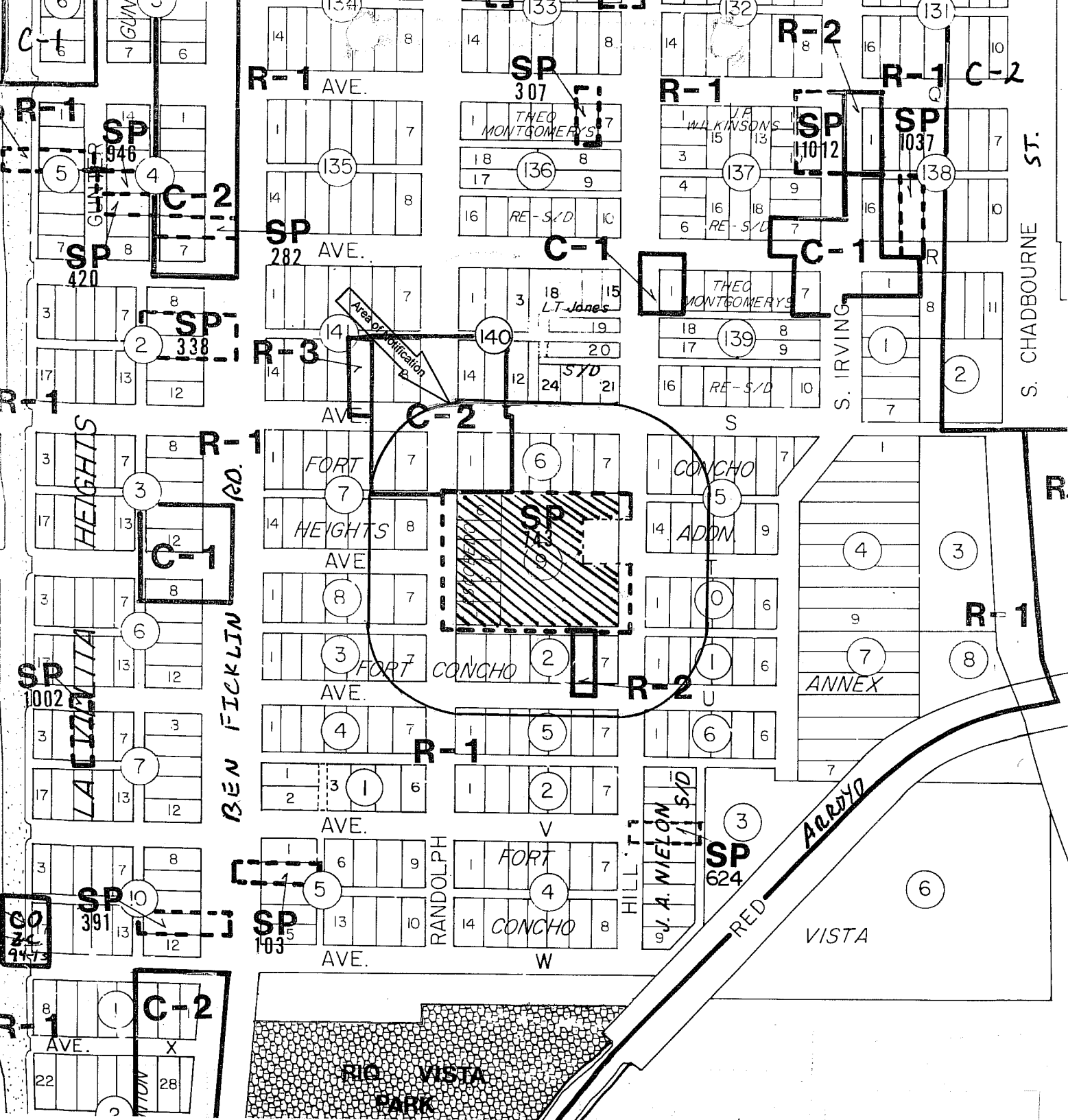
Planning Dept. Staff member: Chris Loney

CITY OF SAN ANGELO - CASH RECEIPTS

Date 3-29 19 2000N^o 42158Dept. Planning Reference CU 00-04Rec'd Of: Church Mission
Samuel Duran

Cash	
Check	✓
Money Order	

Descr: Cond't. Use for a church Amt. in an RS-1 ^{approx.} 2 acres 345.00Rec'd. 2 signs @ \$30.00 deposi- 60.00By: Chris Hays Total 405.00Prev. Bal. 0 Pd. 405.00 Bal. Due 0



CU 00-04: Jesucristo Es La Respuesta

Request for a conditional use to allow a church in an
 RS-1 (Single-Family Residence) District
 Lots 1-6, Escobedo Subdivision and the remainder
 of Block 9 less the north 99 feet of the south
 257 feet of the east 85.5 feet;
 2336 South Randolph Street



SCALE: 1" = 300'

PLANNING COMMISSION

Summary Report of Conditional Use Requests

Monday, May 15, 2000: 9:00 a.m.

City Council Chambers

Fourth Floor, City Hall

72 West College Avenue

A. CU 00-04: Jesucristo Es La Respuesta

Request for approval of a Conditional Use to allow a church in an existing RS-1 (Single-Family Residence) District

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo

ACTION:

Approved with Conditions Unanimous vote

CONDITIONS:

No outside events/activities after 10:00 p.m.
No outside speakers
Light source of any lights installed shall be contained
within the property lines.

B. CU 00-05: Town and Country Food Stores

Request for approval of a Conditional Use to allow a convenience grocery with fuel sales in an existing ML (Light Manufacturing) District

1.909 acres out of George Blum Survey No. 166, situated on the northeast corner of Christoval Road and South Chadbourne Street (F.M. Hwy. No. 1223) in southeastern San Angelo

ACTION:

Approved unanimously

CONDITIONS:

This summary was filed in the offices of the City of San Angelo's Department of Planning on Wednesday, May 17th of 2000, by


Christopher J. Looney, Planner

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



Department of Planning and Development

May 15, 2000

Mr. Samuel Duran
6 West Avenue R
San Angelo, TX 76903

SUBJECT: case no. CU 00-04, a request for a conditional use to allow a religious institution in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743) on Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition in southern San Angelo

Mr. Duran:

At its meeting on May 15th of 2000, the Planning Commission for the City of San Angelo voted to **approve** your requested conditional use, as described above.

The Planning Commission decision was the final action on this matter. You must obtain any necessary city permits for the approved use within 12 months from the granting of the conditional use. You may contact the City's Inspections and Permits Department for further guidance regarding any necessary permits. If the designated use is not made of the property within the time limitation granted, the Zoning Ordinance requires that the conditional use approval shall be canceled and revoked and be of no effect.

Please be advised of the conditions for approval that were made by the Planning Commission as follows:

- There shall be no outside events/activities after 10:00 p.m. on the subject property;
- There shall be no outside speakers on the subject property;
- The light source of any lights installed on the subject property shall be contained within the property lines.

If you have any questions concerning this case or these proceedings, please call me at (915) 657-4210. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Looney", followed by a long horizontal flourish line.

Christopher J. Looney
Planner

VI. Requests for approval of conditional uses (Planning Commission has final approval; appeals may be directed to City Council)

A. CU 00-04: Jesucristo Es La Respuesta

Requesting approval of a conditional use to allow a church in an existing RS-1 (Single-Family Residence) District on the following property:

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo, Texas

Mr. Chris Looney came forward to present the case. He stated the request is to allow a church in an RS-1 (Single-Family Residence) District. It is located at 2336 South Randolph Street between S. Randolph and S. Hill Streets. The site has been zoned for single-family residences since the inception of the 1954 Zoning Ordinance. It is completely surrounded by residences in this large, older residential neighborhood. The building on the site originated in 1907 and has undergone several different uses over the last 90 years. Several special uses have also been approved on the site. The most recent special use was in 1980, when the Boys Club used the property.

A church on the site would allow use of this abandoned building in a residential setting. A church would also not have the negative effects on this neighborhood that other commercial uses would have. Therefore, the Planning Department recommends **approval** of the requested conditional use. Mr. Looney stated that 49 notices were mailed out, 8 notices were returned in favor and 0 returned in opposition.

Mr. Scott Allison asked if a church could be put in anytime, anywhere. Mr. Looney responded by saying that was the case in the 1954 Zoning Ordinance, but that was changed with the 2000 Zoning Ordinance: now churches in single-family residence districts must be approved by the Planning Commission. Mr. Norris asked if there were any further questions of Mr. Looney. There were none.

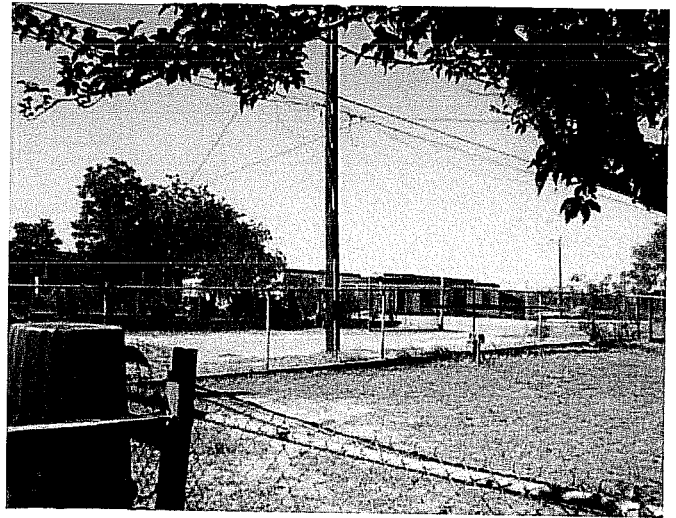
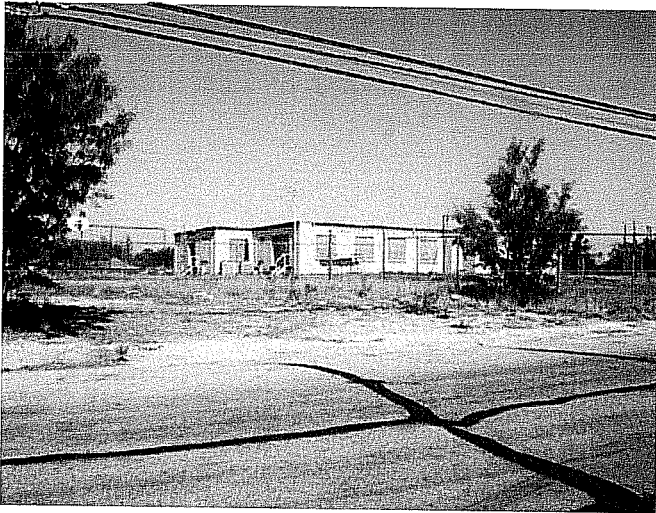
Mr. Norris asked if anyone wanted to speak for the case. Mr. Samuel Duran came forward to speak and advised that the goal of the church is to bring people to God. The place would be good for the community to come together to worship and provide an area for youth to recreate. The need does exist in the neighborhood. No one had any questions of Mr. Duran.

Mr. Norris asked if there was anyone else to speak in opposition. Mr. Nick Rodriguez came forward to speak on behalf of his parents who have lived in the neighborhood since 1938. Mr. Rodriguez stated that he has had problems in the past with several cults and religions. Another church is 2 blocks away which causes problems with parking and noise and this is why he is upset about having

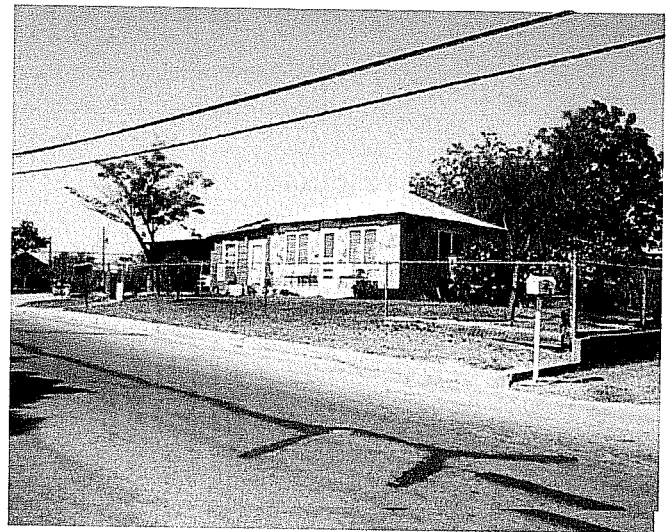
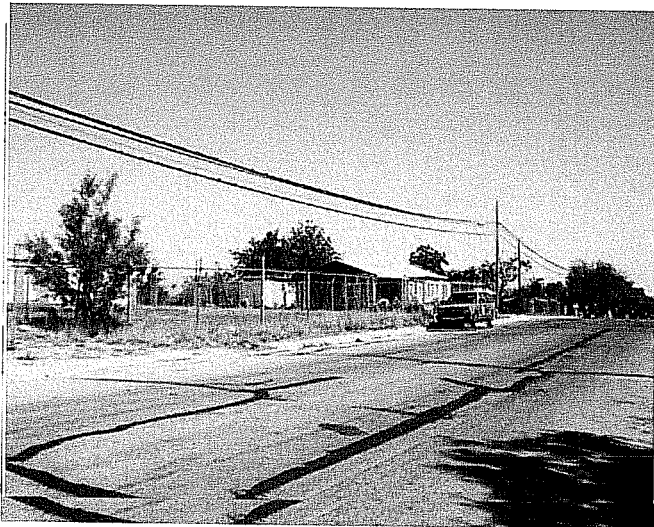
another religious sect move in. Mr. Rodriguez further stated that the traffic is a problem on Hill St. and Randolph St. which has resulted in 2 deaths. He fears that once the church moves in the neighborhood they may not be able to move them out as has happened in the past. Mr. Rodriguez stated the current minister was previously relieved of duty at another church and he not an ordained minister under the State of Texas. Mr. Rodriguez asked that the Commissioners give consideration to all City of San Angelo codes concerning this building.

Mr. David Thurbon indicated some guidelines regarding how the city could inhibit the effect that outside activities might have on the neighborhood and that the building would have to be brought up to code before occupancy.

After considerable discussion by the Commissioners, Ms. Francile Morrill made a motion for approval with the stipulation of no outside events/sports activities after 10:00 p.m., no outside speakers at all, and any lighting source shall be contained within the property lines. Mr. Louis Gomez seconded and the vote was unanimous.



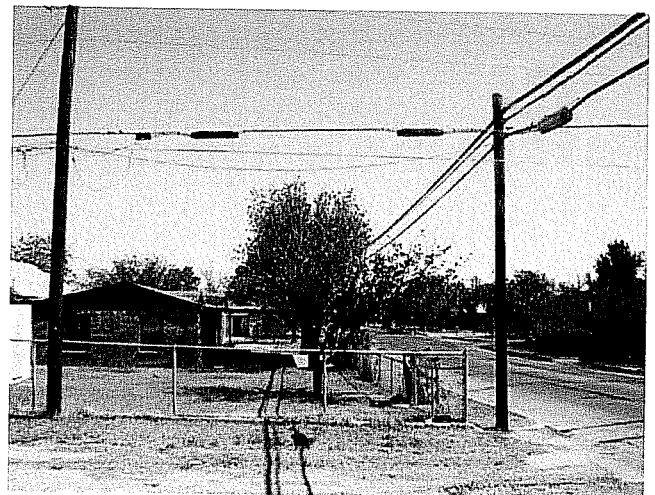
Views of the subject site from the east side



The residence in the same block as the subject site on the east side of the subject site



An entrance to the subject property from the east



Residences to the northeast of the subject site



Residences to the northeast and east of the site along South Hill Street



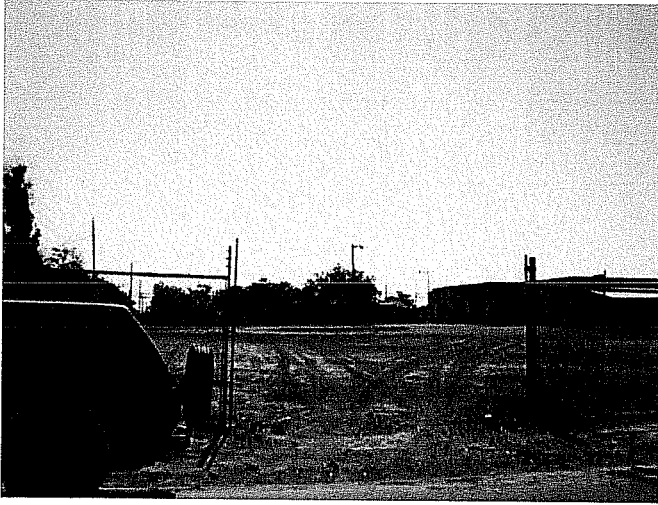
Residences southeast of the subject site



A view of the subject site from South Randolph St.



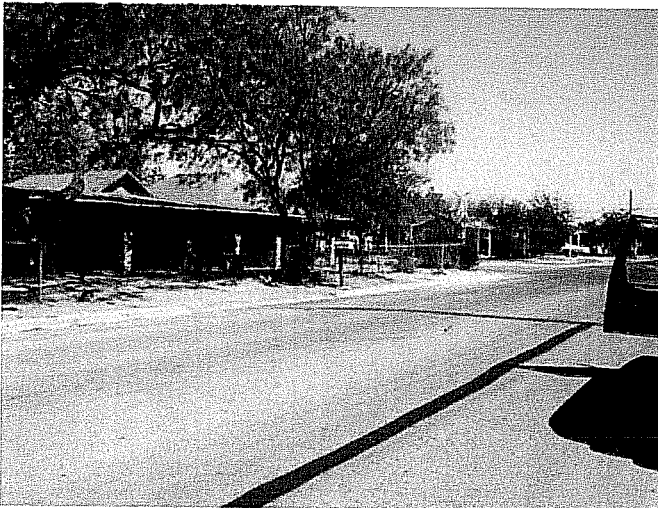
More shots from South Randolph Street



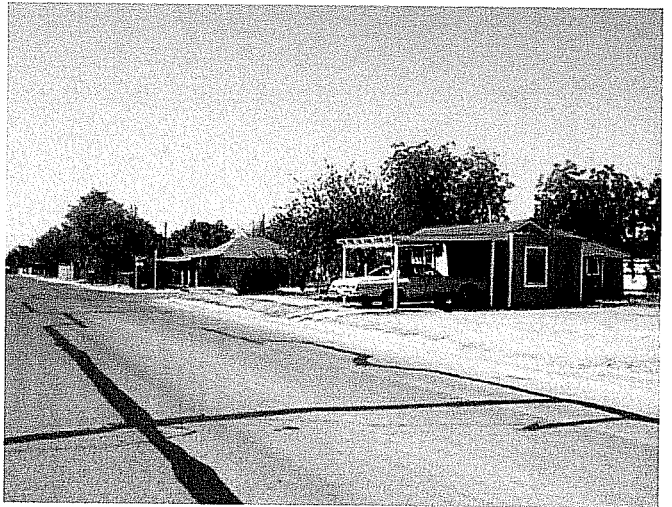
Another view of the site from South Randolph Street



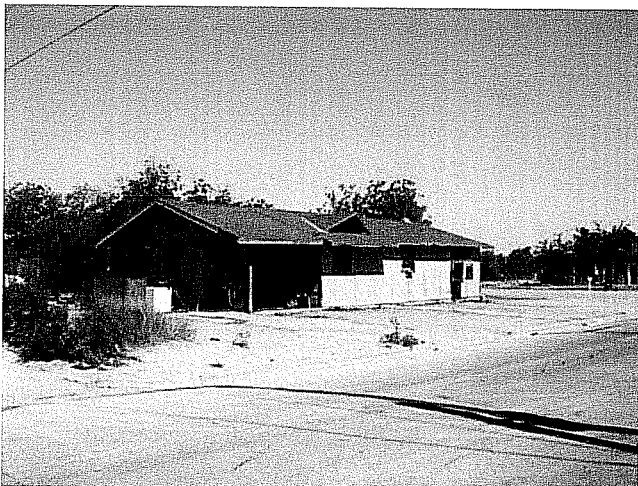
Residences southwest of the subject site



Residences on the west side of South Randolph Street; west of the subject site



Residences north of the subject site



Residences to the northwest of the subject site

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

RECEIVED

MAY 09 2000

PLANNING DEPT.



Department of Planning and Development

May 5, 2000

On Monday, May 15th of 2000, at a meeting scheduled to begin at 9:00 a.m., the Planning Commission for the City of San Angelo will hold a public hearing in chambers on the fourth floor of City Hall, 72 West College Avenue, to consider the following request:

CU 00-04: Jesucristo Es La Respuesta

Requesting approval of a Conditional Use to allow a church in an existing RS-1 (Single-Family Residence) District on the following property:

Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition; situated between South Randolph and Hill Streets in southern San Angelo, Texas (See shaded area on attached map.)

As an owner of property nearby this request, you are welcome to attend the public hearing and express your views on this matter of concern. If the Planning Commission approves this request the applicant will be able to proceed with the above-mentioned use following consideration and review by the City's Inspections and Permits Department. If the applicant promptly appeals a denial by the Planning Commission, then the case would appear before San Angelo's City Council on its first available agenda.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE DEPARTMENT OF PLANNING AT P.O. BOX 1751 IN SAN ANGELO, TEXAS 76902.

(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: ROGER D. SIDENER

ADDRESS: 16 E. BEAUREGARD, SAN ANGELO, TX
76903

REASON(S): _____

SIGNATURE: Roger D. Sidener

CU 00-04: property owner number 1

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

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MAY 09 2000

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yes IN FAVOR () IN OPPOSITION

NAME: Alicia A Talamantes

ADDRESS: 129 W ave S.

REASON(S): I am a christian, I do not drive, so to me it is very close by, I just had to cross the street

SIGNATURE: Alicia A Talamantes

CU 00-04: property owner number 2

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

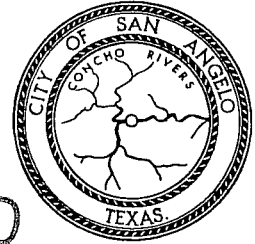
Department of Planning and Development

May 5, 2000

RECEIVED

MAY 12 2000

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME:

CUELLAR, Adeline H.

ADDRESS:

114 W. AVE. T

REASON(S):

This congregation worked very hard to buy the building, which is perfect for growth and prosper.

SIGNATURE:

Adeline H. Cuellar

CU 00-04: property owner number 6

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



RECEIVED

MAY 11 2000

PLANNING DEPT.

Department of Planning and Development

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: FERNANDEZ ORALIA

ADDRESS: 115 W 3rd, SAN ANGELO Tex, 76903

REASON(S): _____

SIGNATURE: Oralia Fernandez

CU 00-04: property owner number 11

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902

MAY 09 2000



Department of Planning and Development

PLANNING DEPT.

May 5, 2000

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: Ramona Zuniga

ADDRESS: 300 W. Ave. T. San Angelo

REASON(S):

SIGNATURE: Ramona Zuniga

CU 00-04: property owner number 14

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: HILARIO A ESCOBEDO

ADDRESS: 2321 S. Hill St

REASON(S): _____

SIGNATURE: Hilario Escobedo

CU 00-04: property owner number 21

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME:

Pura Luna

ADDRESS:

300 W. Ave U

REASON(S):

SIGNATURE:

Pura Luna

CU 00-04: property owner number 35

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: Rachel Ruiz Raquel Ruiz

ADDRESS: 203 W. Ave. 11

REASON(S): _____

SIGNATURE: Rachel Ruiz

CU 00-04: property owner number 42

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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(☒) IN FAVOR

(☐) IN OPPOSITION

NAME: PAUL V BARRON

ADDRESS: 3602 44th St Lubbock Texas 79413

REASON(S): _____

SIGNATURE: Paul V Barron

CU 00-04: property owner number 44

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

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() IN FAVOR

(☒) IN OPPOSITION

NAME: Ramon & Dolores Rodriguez

ADDRESS: 226 W. Ave. 11

REASON(S): Unwelcome because of past problems with this type of

SIGNATURE: Dolores Nava Rodriguez

CU 00-04: property owner number 28

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() IN FAVOR

(☒) IN OPPOSITION

NAME:

Abraham Davila

ADDRESS:

206 W. AVE C

REASON(S):

Disturbance

SIGNATURE:

[Signature]

CU 00-04: property owner number _____

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() IN FAVOR

(X) IN OPPOSITION

NAME: Paul Maya

ADDRESS: 120 W. End W.

REASON(S): These people bring to much noises at time and we don't need this anymore.

SIGNATURE: Paul Maya

CU 00-04: property owner number _____

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() IN FAVOR

(☒) IN OPPOSITION

NAME: Ramon B. Martinez

ADDRESS: 306 W. Ave. H

REASON(S): Traffic

SIGNATURE: Ramon B. Martinez

CU 00-04: property owner number _____

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2

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() IN FAVOR

(/) IN OPPOSITION

NAME:

Philip & Mary

ADDRESS:

owner of 121 Wave T.

REASON(S):

Noises disturbance for Mother

SIGNATURE:

Mary Campos De La Cruz

121 Wave T

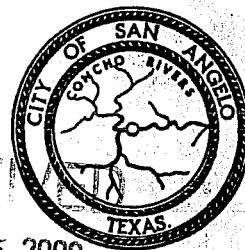
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() IN FAVOR

(☒) IN OPPOSITION

NAME: Santiago De La Cruz

ADDRESS: 303 W. Ave. U

REASON(S): Traffic & Noises

SIGNATURE: Santiago De La Cruz

CU 00-04: property owner number _____

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

CU 00-04: Jesucristo Es La Respuesta

49 Notices Mailed to Neighboring Owners of Property

8 Notices Returned in Favor

0 Notices Returned in Opposition

Planning Commission
May 15, 2000

SUBJECT: Request for a conditional use to allow a church in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743)

LOCATION: 2336 South Randolph Street, between South Randolph and Hill Streets, in southern San Angelo, Texas

LEGAL DESCRIPTION: Lots 1 thru 6, Escobedo Subdivision, and remaining portions of Block 9 less the north 99 feet of the south 257 feet of the east 85.5 feet of Block 9, Fort Concho Heights Addition

PROPONENT: Jesucristo Es La Respuesta
Samuel Duran, representative
658-8077 or 486-8736

EXISTING USE OF SITE: Abandoned former youth recreational facility

SURROUNDING ZONING AND LAND USE:

north	RS-1, CG/CH	Residences
east	RS-1	Residences
south	RS-1, RS-2	Residences
west	RS-1	Residences

BACKGROUND:

The subject site is located between South Hill and Randolph Streets in their 2300-2400 block (2336 South Randolph Street). The site has been zoned for single-family residences since the

inception of the 1954 Zoning Ordinance. It is completely surrounded by residences in this large, older residential neighborhood. A CG/CH (General Commercial/Heavy Commercial) district lies to the north, however, this zoning district is occupied only by residences.

The building on the subject site originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but the Planning Department can find no evidence of it ever having reopened as an educational facility.

- In 1965, a special permit request (SP 175) was approved allowing portions of this property to be used for a shopping center and furniture store.
- In 1970, a special permit request (SP 345) was approved allowing this property to be used for manufacturing electronic equipment. At the time the building was being used for refinishing antiques.
- In 1978, a special permit request (SP 635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1980, the Boys Club organization bought this subject property, after having successfully sought a special permit (SP 743) allowing the property's use as a private youth recreational facility. The Boys Club has stopped using this facility.

The proponents are requesting a conditional use to allow a church on the subject site. Religious institutions are allowed in RS-1 (Single-Family Residence) Districts only by approval of a conditional use.

ANALYSIS AND RECOMMENDATION:

Conditional use approval (i.e. approval by the Planning Commission that does not require City Council approval) of religious institutions in RS-1 Districts means that there are residential areas where religious institutions are not appropriate due to the effect that traffic and other activity generated throughout the week can have on neighboring uses. Approval of a conditional use would allow the applicant to renovate the building on the subject site for use as a church.

Previously requested special permits for this property were approved that allowed commercial activity on this site. The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.

A church on this subject site would offer substantial direct benefit to the surrounding neighborhood by reusing this abandoned property. A church would also not have the negative effects on this neighborhood that other commercial uses would have. Therefore, the Planning Department recommends **approval** of the requested conditional use.

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



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() IN FAVOR

() IN OPPOSITION

NAME: _____

ADDRESS: _____

REASON(S): _____

SIGNATURE: _____

CU 00-04: property owner number _____

If you have questions about these proceedings, please call Christopher J. Looney in the Department of Planning at (915) 657-4210.

CU 00-04
09 - 22000 - 0000 - 001 - 00 ARB Info S 011000 Deed Rcrd 42399
Name SIDENER ENTERPRISES INC & Attn SIDENER ROGER D
Adrs 16 E BEAUREGARD City SAN ANGELO State TX Zip 769035831
City Y Schl Y Cnty Y Fire - Watr Mud ESCOBEDO S/D
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 6550 2336 S RANDOLPH
Msc1 Msc2 MHLG - Mtg#
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use F1 REAL COMMERCIAL
TOM GREEN COUNTY Line -1 LOTS 1 THRU 6
Line -2

13 - 23400 - 0005 - 001 - 00 ARB Info Deed Rcrd 40400
Name TALAMANTES ALICIA Attn
Adrs 129 W AVENUE S City SAN ANGELO State TX Zip 769038816
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 17 129 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 5/18/26 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

13 - 23400 - 0005 - 002 - 00 ARB Info Deed Rcrd
Name CISNEROS REBECA P Attn
Adrs 110 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 127 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

13 - 23400 - 0005 - 003 - 00 ARB Info Deed Rcrd 72398
Name CHAVEZ LUIS CASTANEDA - DECEASED Attn
Adrs 121 W AVENUE S City SAN ANGELO State TX Zip 769038816
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location

Dlnq R/ml Agus - Boe O 17 121 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

13 - 23400 - 0005 - 012 - 00 ARB Info Deed Rcrd 40693
Name ZAPATA ANTOLIN & MARIA Attn
Adrs 108 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 108 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 9/02/32 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 12
Line -2

(5)

13 - 23400 - 0005 - 013 - 00 ARB Info Deed Rcrd
Name CISNEROS MARCUS - DECEASED Attn
Adrs 110 W AVENUE T City SAN ANGELO State TX Zip 769038825
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 110 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 10/08/17 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 13
Line -2

same as
3

13 - 23400 - 0005 - 014 - 00 ARB Info Deed Rcrd 110498
Name CUELLAR ADELINA H Attn
Adrs 1212 MARTIN LUTHER KING City SAN ANGELO State TX Zip 769034520
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe O 18 114 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 2/14/45 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 14

(6)

Line -2

13 - 23400 - 0006 - 001 - 00 ARB Info Deed Rcrd 102595
Name CITY OF SAN ANGELO TRUSTEE Attn
Adrs PO BOX 1751 City SAN ANGELO State TX Zip 769021751
City - Schl - Cnty - Fire - Watr - Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq Y R/ml Agus - Boe 17 239 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 6
City not TAXABLE Acres
School not TAXABLE Land Use M5 TAX EXEMPT REAL ESTATE (GOV'T)
County not TAXABLE Line -1 LOT 1

Line -2

13 - 23400 - 0006 - 002 - 00 ARB Info Deed Rcrd
Name QUIROZ ELENA Attn
Adrs 229 W AVENUE S City SAN ANGELO State TX Zip 769038818
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq Y R/ml D Agus - Boe 17 229 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 5/29/15 BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2 NO PMTS SINCE 4/29/98 DECLARED AS

13 - 23400 - 0006 - 004 - 00 ARB Info Deed Rcrd 20698
Name GARCIA AURORA ET AL Attn % JERRY JAQUES
Adrs 2014 MERMAID City SAN ANGELO State TX Zip 769040000
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 221 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOTS 3 THRU 5
Line -2

13 - 23400 - 0006 - 006 - 00 ARB Info Deed Rcrd
Name ESCOBEDO CAMILO A Attn
Adrs 205 W AVENUE S City SAN ANGELO State TX Zip 769038818

City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
NxYr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 17 205 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 7/18/25 BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23400 - 0006 - 007 - 00 ARB Info Deed Rcrd 121366
Name BECERRA SANTOS JR Attn
Adrs PO BOX 1264 City RIO HONDO State TX Zip 785831264
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
NxYr Y - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2301 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23400 - 0007 - 004 - 00 ARB Info Deed Rcrd 121896
Name FERNANDEZ ORALIA Attn
Adrs 115 W 3RD City SAN ANGELO State TX Zip 769035720
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
NxYr - - - - - Property Location
Dlnq R/ml Agus - Boe 17 311 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

13 - 23400 - 0007 - 005 - 00 ARB Info Deed Rcrd 61599
Name CARRIZALES TONY E & ROSALINDA-OWNRS Attn GREGORIO
CABALLERO(UCOS)
Adrs 305 W AVENUE S City SAN ANGELO State TX Zip 769038802
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
NxYr Y - - - - - Property Location
Dlnq R/ml Agus - Boe 17 305 W AVENUE S
Msc1 Msc2 MHLG - Mtg# 11/29/56 BLK 7

10

11

12

CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23400 - 0007 - 006 - 00 ARB Info 000000 Deed Rcrd 120987
Name CARRASCO ERNESTO Attn
Adrs 229 WEST AVE S City SAN ANGELO State TX Zip 769030000
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
Nxys Y - Y - - Property Location
Dlnq Y R/ml Agus - Boe 17 301 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13

13 - 23400 - 0007 - 007 - 00 ARB Info Deed Rcrd
Name ZUNIGA RAMONA R Attn
Adrs 300 W AVENUE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxys Y - - - - Property Location
Dlnq R/ml Agus - Boe 18 300 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 8
Line -2

14

13 - 23400 - 0007 - 008 - 00 ARB Info Deed Rcrd 22498
Name SANCHEZ MONICA L Attn
Adrs 302 W AVE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxys - - - - - Property Location
Dlnq Y R/ml Agus - Boe 18 302 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 9
Line -2

15

13 - 23400 - 0007 - 009 - 00 ARB Info Deed Rcrd 21586

Name DEANDA FRED SR & LUPE Attn
Adrs 306 W AVENUE T City SAN ANGELO State TX Zip 769038829
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 306 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 5/12/31 BLK 7
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 10
Line -2

16

13 - 23400 - 0008 - 005 - 00 ARB Info Deed Rcrd
Name LOMBRANA RAFAEL G Attn
Adrs 305 W AVENUE T City SAN ANGELO State TX Zip 769038828
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq Y R/ml Agus - Boe 18 305 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

17

13 - 23400 - 0008 - 006 - 00 ARB Info Deed Rcrd
Name ELIZONDO WILLIE & MARGARITA Attn
Adrs 303 W AVENUE T City SAN ANGELO State TX Zip 769038828
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 18 303 W AVENUE T
Msc1 Msc2 MHLG - Mtg# 1/29/27 BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

18

13 - 23400 - 0008 - 007 - 00 ARB Info Deed Rcrd 11800
Name ARMENTA J GUADALUPE & CAROLINA Attn
Adrs 418 W AVE T City SAN ANGELO State TX Zip 769038831
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

19

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 6550 2401 S RANDOLPH
Msc1 Msc2 MHLG - Mtg# BLK 8
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23400 - 0009 - 001 - 00 ARB Info Deed Rcrd
Name SAN ANGELO BOYS CLUB INC Attn
Adrs 825 W 18TH ST City SAN ANGELO State TX Zip 769034517
City - Schl - Cnty - Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2400 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 9
City not TAXABLE Acres
School not TAXABLE Land Use ME EXEMPT-DEVELOPMENT ASSOCIATION
County not TAXABLE Line -1 BLOCK 9 LESS W 100 FT & LESS N99 FT
EXEMPT APPLICATION RECV'D Line -2 OF S257 FT OF E85.5 FT

13 - 23400 - 0009 - 002 - 00 ARB Info Deed Rcrd 92988
Name ESCOBEDO HILARIO A Attn
Adrs 2321 S HILL ST City SAN ANGELO State TX Zip 769038839
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -

Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 3200 2321 S HILL
Msc1 Msc2 MHLG - Mtg# 1/13/29 BLK 9
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 N 99 OF S 257' OF E 85.5 OF
Line -2

13 - 23400 - 0010 - 001 - 00 ARB Info Deed Rcrd
Name CAMPOS VIRGINIA & MARIA Attn
Adrs 122 W 22ND ST City SAN ANGELO State TX Zip 769032911
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 18 121 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10

CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2
13 - 23400 - 0010 - 002 - 00 ARB Info Deed Rcrd
Name ESCOBEDO VIRGINIA Attn
Adrs 117 W AVENUE T City SAN ANGELO State TX Zip 769038824
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 - Dsbl Y Frzn - Vtrn -
Nxysr Y - Y - - Property Location
Dlnq R/ml Agus - Boe 18 117 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

23

13 - 23400 - 0010 - 003 - 00 ARB Info Deed Rcrd
Name GONZALES JUANITA CANO - DECEASED Attn
Adrs 109 W AVENUE T City SAN ANGELO State TX Zip 769038824
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO HEIGHTS
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr X - - - - Property Location
Dlnq R/ml Agus - Boe 18 109 W AVENUE T
Msc1 Msc2 MHLG - Mtg# BLK 10
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

24

13 - 23300 - 0001 - 001 - 00 ARB Info Deed Rcrd 100297
Name ESCOBEDO MELISSA Attn
Adrs 124 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxysr H - - - - Property Location
Dlnq Y R/ml Agus - Boe 19 124 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

25

13 - 23300 - 0001 - 002 - 00 ARB Info Deed Rcrd 72189
Name MOYA REBECCA A Attn
Adrs 120 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 120 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 6/30/24 BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

26

13 - 23300 - 0001 - 003 - 00 ARB Info Deed Rcrd
Name MATA LUIS A & ALMA Attn
Adrs 112 W AVENUE U City SAN ANGELO State TX Zip 769038832
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 112 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 58 BLK 1
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

27

13 - 23300 - 0002 - 007 - 00 ARB Info Deed Rcrd
Name RODRIQUEZ RAMON S Attn
Adrs 226 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe Y 19 226 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 12/19/20 BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 1
Line -2

28

13 - 23300 - 0002 - 008 - 00 ARB Info Deed Rcrd
Name RODRIQUEZ RAMON S Attn
Adrs 226 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX

same as
28

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 220 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 2
Line -2

13 - 23300 - 0002 - 009 - 00 ARB Info Deed Rcrd 122198
Name ESCOBEDO MARIA TERESA Attn
Adrs 218 W AVE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq Y R/ml Agus - Boe O 19 218 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 9/24/70 BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

29

13 - 23300 - 0002 - 010 - 00 ARB Info Deed Rcrd 71795
Name TREVINO EUGENE & STELLA Attn
Adrs 210 W AVENUE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq R/ml Agus - Boe Y 19 210 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 4 & W/2 OF LOT 5
Line -2

30

13 - 23300 - 0002 - 012 - 00 ARB Info Deed Rcrd 31098
Name MARTINEZ ELIZA BLANCHE & LUIS R Attn ABRAHAM&IDALIA DAVILA
COS
Adrs 206 W AVE U City SAN ANGELO State TX Zip 769038857
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxtyr Y - - - - - Property Location
Dlnq Y R/ml Agus - Boe 19 206 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres

31

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6 & E/2 OF LOT 5
Line -2

13 - 23300 - 0002 - 013 - 00 ARB Info Deed Rcrd 71399
Name ESQUIVEL RICHARD & GLORIA Attn
Adrs 2803 SHENANDOAH PL City COLLEYVILLE State TX Zip 760344710
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr H - - - - Property Location
Dlnq R/ml Agus - Boe 3200 2425 S HILL
Msc1 Msc2 MHLG - Mtg# BLK 2
CITY OF SAN ANGELO Acres

32

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

13 - 23300 - 0003 - 005 - 00 ARB Info Deed Rcrd 30784
Name BANDA FRANK JR & SUSAN Attn
Adrs 310 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxysr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 310 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 3
CITY OF SAN ANGELO Acres

33

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

13 - 23300 - 0003 - 006 - 00 ARB Info Deed Rcrd
Name MARTINEZ CRESENCIA BANDA Attn
Adrs 306 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 306 W AVENUE U
Msc1 Msc2 MHLG Mtg# 5/05/26 BLK 3
CITY OF SAN ANGELO Acres

34

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

13 - 23300 - 0003 - 007 - 00 ARB Info Deed Rcrd

Name LUNA PURA Attn
Adrs 300 W AVENUE U City SAN ANGELO State TX Zip 769038859
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 300 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 12/22/23 BLK 3
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

35

13 - 23300 - 0004 - 007 - 00 ARB Info Deed Rcrd
Name RODRIGUEZ ENRIQUETA Attn
Adrs 301 W AVENUE U City SAN ANGELO State TX Zip 769038858
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 301 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 8/08/27 BLK 4
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

36

13 - 23300 - 0005 - 001 - 00 ARB Info Deed Rcrd
Name BERMEA FERNANDO & GUADALUPE Attn
Adrs 629 CHANDLER DR City GARLAND State TX Zip 750407879
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 225 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 1
Line -2

37

13 - 23300 - 0005 - 002 - 00 ARB Info Deed Rcrd 11800
Name AGUIRRE ADOLFO ESTATE Attn % DORA MONTEZ
Adrs 2301 LAKESIDE City SAN ANGELO State TX Zip 769011228
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxyr Y Y - Y - Property Location

38

Dlnq R/ml Agus - Boe 19 221 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 2/11/09 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 2
Line -2

13 - 23300 - 0005 - 003 - 00 ARB Info Deed Rcrd
Name PADILLA PETRONILA M Attn
Adrs 217 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 217 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 5/30/22 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 3
Line -2

39

13 - 23300 - 0005 - 004 - 00 ARB Info Deed Rcrd 83199
Name MARTINEZ RICARDO Attn
Adrs 3545 RIDGE CREST LN City SAN ANGELO State TX Zip 769047261
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxysr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 219 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 4
Line -2

40

13 - 23300 - 0005 - 005 - 00 ARB Info Deed Rcrd
Name MARTINEZ AURORA Attn
Adrs 205 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 Y Dsbl - Frzn Y Vtrn -
Nxysr Y Y - Y - Property Location
Dlnq R/ml Agus - Boe 19 205 W AVENUE U
Msc1 Msc2 MHLG - Mtg# 6/09/12 BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 5
Line -2

41

13 - 23300 - 0005 - 006 - 00 ARB Info Deed Rcrd 50995
Name RUIZ RAQUEL Attn
Adrs 203 W AVENUE U City SAN ANGELO State TX Zip 769038856
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd Y Ov65 - Dsbl - Frzn - Vtrn -
Nxyr Y - - - - Property Location
Dlnq R/ml Agus - Boe 19 203 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 6
Line -2

42

13 - 23300 - 0005 - 007 - 00 ARB Info Deed Rcrd
Name LUNA LORENZO JR Attn
Adrs 2321 W AMHERST AVE City DALLAS State TX Zip 752353105
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe 19 201 W AVENUE U
Msc1 Msc2 MHLG - Mtg# BLK 5
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 7
Line -2

43

13 - 23300 - 0006 - 001 - 00 ARB Info Deed Rcrd
Name BARRON PABLO V Attn
Adrs 3602 44TH ST City LUBBOCK State TX Zip 794133410
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ANNEX
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxyr - - - - - Property Location
Dlnq R/ml Agus - Boe
Msc1 Msc2 MHLG - Mtg# BLK 6
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use C1 VACANT LOT(UNDER 5 ACRES)
TOM GREEN COUNTY Line -1 LOT 1
Line -2

44

15 - 29500 - 0140 - 007 - 00 ARB Info Deed Rcrd 22493
Name VALERO BEN - DECEASED Attn % CATARINA ALVEREZ
Adrs 2225 S HILL ST City SAN ANGELO State TX Zip 769038837
City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

45

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 3200 2225 S HILL

Msc1 Msc2 MHLG - Mtg# 4/30/25 BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 21

Line -2

15 - 29500 - 0140 - 008 - 00

ARB Info Deed Rcrd

Name LERMA BRIGIDA Attn % SAM GAITAN

Adrs 34 W 20TH ST City SAN ANGELO State TX Zip 769033837

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 17 206 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 22

Line -2

46

15 - 29500 - 0140 - 009 - 00

ARB Info Deed Rcrd

Name FLORES MANUEL - DECEASED Attn % JOSE A FLORES

Adrs PO BOX 1367 City EDEN State TX Zip 768371367

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr - - - - - Property Location

Dlnq R/ml Agus - Boe 17 214 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

TOM GREEN COUNTY Line -1 LOT 23

Line -2

47

15 - 29500 - 0140 - 010 - 00

ARB Info 000000 Deed Rcrd 90399

Name VILLEDIA ELEUTERIO Attn

Adrs 216 W AVE S City SAN ANGELO State TX Zip 769030000

City Y Schl Y Cnty Y Fire - Watr Mud JONES L T S/D

Hmsd - Ov65 - Dsbl - Frzn - Vtrn -

Nxylr H - - - - - Property Location

Dlnq R/ml Agus - Boe 17 216 W AVENUE S

Msc1 Msc2 MHLG - Mtg# BLK 140

CITY OF SAN ANGELO Acres

S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE

48

TOM GREEN COUNTY Line -1 LOT 24
Line -2

13 - 23200 - 0140 - 004 - 00 ARB Info Deed Rcrd 22495
Name CITY OF SAN ANGELO - TRUSTEE Attn
Adrs PO BOX 1751 City SAN ANGELO State TX Zip 769021751
City - Schl - Cnty - Fire - Watr - Mud FORT CONCHO ADDITION
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxys - - - - - Property Location
Dlnq Y R/ml Agus - Boe 17 224 W AVENUE S
Msc1 Msc2 MHLG - Mtg# BLK 140
City not TAXABLE Acres
School not TAXABLE Land Use M5 TAX EXEMPT REAL ESTATE (GOV'T)
County not TAXABLE Line -1 LOT 12 & W 1/2 OF LOT 11
Line -2

13 - 23200 - 0140 - 005 - 00 ARB Info Deed Rcrd
Name TALAVERA MARGARET C Attn
Adrs 26 W AVENUE H City SAN ANGELO State TX Zip 769037514
City Y Schl Y Cnty Y Fire - Watr Mud FORT CONCHO ADDITION
Hmsd - Ov65 - Dsbl - Frzn - Vtrn -
Nxys - - - - - Property Location
Dlnq R/ml Agus - Boe 6550 2218 S RANDOLPH & 226 W AVE S
Msc1 Msc2 MHLG - Mtg# BLK 140
CITY OF SAN ANGELO Acres
S.A.I.S.D. #08 Land Use A1 SINGLE FAMILY RESIDENCE
TOM GREEN COUNTY Line -1 LOT 13 & 14
Line -2

49

The City Of

San Angelo, Texas

P. O. Box 1751 - Zip 76902



Department of Planning and Development

April 25, 2000

Mr. Samuel Duran
6 West Avenue R
San Angelo, TX 76903

SUBJECT: case no. CU 00-04, a request for a conditional use to allow a religious institution in an existing RS-1 (Single-Family Residence) District that has a special use allowing a youth center (SP 743) on Lots 1 thru 6, Escobedo Subdivision, and Block 9, excluding an 85-foot by 100-foot east lot, Fort Concho Heights Addition in southern San Angelo

Mr. Duran:

The Planning Commission for the City of San Angelo will consider your request for a conditional use, as described above, at 2336 South Randolph Street. This request is scheduled to be heard at the Commission's next regularly scheduled meeting on **Monday, May 15th of 2000**. The meeting will begin at **9:00 a.m.** in City Council chambers on the fourth floor of City Hall, 72 West College Avenue.

The Planning Department, however, is still in need of information in order to process this request. We need a detailed legal description of the portion of the subject property in Block 9 of Fort Concho Heights Addition. We also need an affidavit signed by the owner of the property allowing you, Mr. Duran, to represent the owner in this request. Only owners of property may request zone changes. If we do not receive the affidavit, we cannot place the request on the Planning Commission agenda. Please bring the above-mentioned items into the office of the Planning Department as soon as possible.

If the Planning Commission approves your request, you will be allowed to operate a church out of the existing structure on the subject site. You will need to contact the Inspections and Permits Department and inquire about a "Change of Occupancy" permit and any other necessary City permits. If the Planning Commission recommends disapproval of your request, you will have until June 14th of 2000 to appeal its determination to the City Council.

If we receive the above-mentioned items, in a few weeks a copy of the Planning Commission's agenda for its scheduled meeting along with additional background information and the Planning Department's recommendation on this matter will be available for you at the Planning Department office. You or a representative should attend this meeting mentioned above, prepared to present your case and to answer any relevant questions from the Commission members.

If you have any questions concerning this case or these proceedings, please call me at (915) 657-4210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long, sweeping horizontal line extending to the right.

Christopher J. Looney
Planner

CONDITIONAL USE APPLICATION
CITY OF SAN ANGELO
DEPARTMENT OF PLANNING AND DEVELOPMENT

Applicant Samuel Duran Owner ☐ Authorized Representative ☒ (Affidavit required)

Mailing Address 6 W. ave. R.

San Angelo, TX. 76903

Telephone/Fax/Other (915) 658-8077 (486-8736)

Address/Location of Subject Property 2336 S. Randolph St.

Legal Description of Subject Property (Use Attachment if Necessary) Lots 1-6, Escobedo

Subdivision and attached metes and bounds description
approx. 2 acres special use for

Lot Size _____ Current Zoning RS-1 with a youth center

Existing Use of Property Vacant building

Proposed Use of Property Church

Requested Conditional Use Religious institution in an RS-1

I/We the undersigned acknowledge that the above information is true and correct.

Samuel Duran
Applicant(s)

3-29-00
Date

OFFICE USE:

Case No. CH 00-04 (L) R M Date of Application 3-29-00

Previous Zone Change Inquiry? Yes ☒ No ☐ ZCI Number _____

Nonrefundable Fee 395.00 Date Paid 3-29-00

Sign Deposit 60.00 Date Paid 3-29-00

River Corridor Commission? N/A Date _____

Received by: Chris Loomis on 3-29-00

Date to be heard by Planning Commission 5-15-00

Dates of Public Notice: _____

To be mailed to owners of nearby property on 5-5-00

"I wish to appeal to City Council." _____ Date _____

Date of City Council hearing _____

AFFIDAVIT

STATE OF TEXAS
COUNTY OF TOM GREEN

)(
)(

I, Samuel Duran, make this affidavit and hereby on oath state the following: I, being the sole ☐, partial owner ☒ of the following property:

PROPERTY ADDRESS 2336 S. Randolph St ZIP 76903

LEGAL DESCRIPTION OF PROPERTY Lots 1-6, Eubank

plus attached notes + boards

give my permission, to the below named representative, to apply for a zone change or special permit on the above described property.

REPRESENTATIVE'S NAME

Samuel Duran

Signed this 26 day of April, 2000.

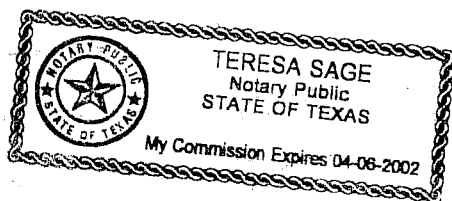
[Signature]
Signature of property owner

915-658-8077
Telephone #

BEFORE ME, the undersigned authority, this day personally appeared Jesus R Gonzales and on oath stated that the facts hereinabove stated are true to the best of his knowledge or belief.

SWORN TO AND SUBSCRIBED before me on this the 26 day of April, 2000.

[Signature]
Notary Public, State of Texas



	Mkt Lnd	Mkt Bld	Agu Land	Taxable	
Curr Roll					ME
Next Roll					
Frozen value,yr, & tax					
Amt rendered by owner					
Age-Yr					
			Cmd 8 - Next Account		
			Cmd 9 - Last Account		
			Cmd10 - Deed History		

DEPARTMENT OF
Planning & Development

- City of San Angelo -

MEMORANDUM

TO: David Thurbon, Planning Director

FROM: Bradley Stone, Senior Planner BS

DATE: March 23, 1999

SUBJECT: request for special permit allowing continued nonresidential use of former Boys Club facility at 2336 South Randolph Street

Brook
Give no special
advice to PHH; only
that SP is needed!
JS
3/24

Mark Lambert at the Housing Authority inquired about the zoning classification of an abandoned Boys Club facility at 2336 South Randolph Street. See attached excerpt from the zoning map and aerial photocopy.

- In 1980, the Boys Club organization bought this property, after having successfully sought a special permit (#743) allowing the property's use as a private youth recreational facility. I have been informed the Boys Club has stopped using this facility, but I do not know exactly when.
- In 1978, a special permit request (#635) was denied to allow this property's use as a warehouse, specifically, for Gibson's Discount Stores.
- In 1970, a special permit request (#345) was approved allowing this property to be used for manufacturing electronic equipment.
- The substantial old building on this property originated in 1907 as the San Angelo Collegiate Institute built by the Methodist Episcopal Church, South. This building was sold to Catholic Sisters of Charity of the Incarnate Word in 1912 and reopened as Saint Joseph's Catholic College. On December 22 of 1912, less than four months after its reopening, the college burned and was abandoned until 1964. The building is reported to have been renovated in 1964, but I can find no evidence of it ever having reopened as an educational facility.

Mark Lambert indicated the Housing Authority wants to buy this property and convert it to offices and storage for the Housing Authority's use.

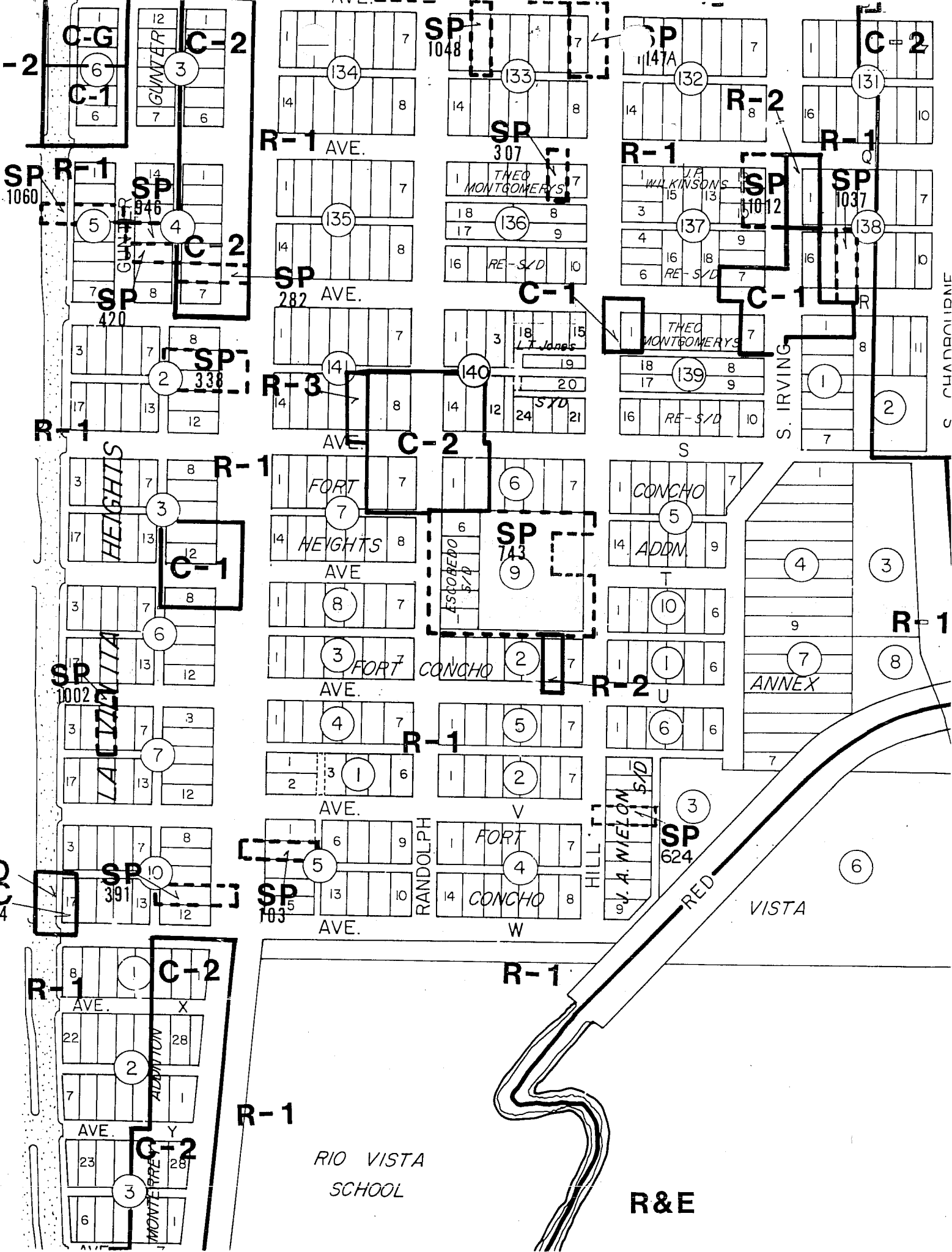
I advised Mark the only way this could happen is for City Council to approve a new special permit for that specific new use.

The only way that a special permit may be justified on this site is as follows:

- as a public building for federal, state or local government purposes; or
- as a transitional use from the adjoining C-2 District. This C-2 District occupies all four corners at the intersection of South Randolph Street and West Avenue S. This C-2 District was created in 1955, but as far as I can tell, no portion of this C-2 District has ever actually been used for any commercial purpose.

In my opinion, **the Planning Department should not recommend any special permit for nonresidential use of this property, unless that specially permitted use is for some community service facility offering substantial direct benefit to the surrounding neighborhood**, such as the Boys Club facility once did. Reusing this property as a warehouse for the Housing Authority would be just as much a blighting influence as would any commercial warehouse. The City Council denied that opportunity over 20 years ago, when it disapproved a special permit allowing Gibson's Discount Stores to use this building for storage. The policy I advocate may mean the obsolete building on this site must someday be demolished, but so be it. **The surrounding neighborhood is fully-developed with modest single-family housing. It deserves protection from encroachment by undesirable nonresidential use.**

Do you want to give the Housing Authority any more advice on this matter, before they actually submit an application for special permit?





AN ORDINANCE AMENDING THE BASIC ZONING ORDINANCE OF THE CITY OF SAN ANGELO AS ADOPTED BY THE CITY COMMISSION ON OCTOBER 27, 1959, AND KNOWN AS TITLE III, CHAPTER 1, OF THE OFFICIAL CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF SAN ANGELO, WHICH SAID ORDINANCE 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: LOTS 1-6 ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 (SINGLE-FAMILY RESIDENCE) DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND PROVIDING FOR A PENALTY.

RE: SPECIAL PERMIT #743

BE IT ORDAINED BY THE CITY OF SAN ANGELO THAT:

WHEREAS, the City Planning Commission of the City of San Angelo and the governing body of the City of San Angelo in compliance with the Charter and the State Law with reference to Zoning Ordinance Regulations and Zoning Map have given requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all the property owners, generally, and to persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of San Angelo is of the opinion that the zoning changes should be made as set:

SECTION 1. That the basic zoning ordinance of the City of San Angelo as enacted by the City Commission on October 27, 1959, and known as Title III, Chapter 1, of the official code of Civil and Criminal Ordinances of the City of San Angelo, be, and the same is hereby amended insofar as the property hereinafter described shall be classified and placed into the use district hereinafter set forth and be subject to the provisions of said ordinance generally, and the zoning map or plat be, and is hereby amended and corrected so that the property hereinafter described, which is presently zoned "R-1" Single-Family Residence shall be zoned thereon as follows:

LOTS 1-6, ESCOBEDO SUBDIVISION AND BLOCK 9 (EXCLUDING AN 85' x 100' EAST LOT) FORT CONCHO HEIGHTS, TO THE CITY OF SAN ANGELO, SHALL BE CHANGED FROM THE PRESENT R-1 DISTRICT BY GRANTING A SPECIAL PERMIT FOR A PRIVATE YOUTH RECREATIONAL FACILITY, SUBJECT, HOWEVER, TO CONDITIONS HEREINAFTER MORE FULLY SET OUT, AND

shall hereafter be zoned as a permanent R-1 zoning district.

The Director of Planning is hereby directed to correct the Zoning District Maps in the offices of the City Secretary, the Building Inspector, and the Director of Planning to reflect the herein changes in zoning.

SECTION 2. That in all other respects the use of the hereinabove described property shall be subject to all the applicable regulations contained in Title III, Chapter 1, of the 1959 Revised Code of Civil and Criminal Ordinances of the City of San Angelo.

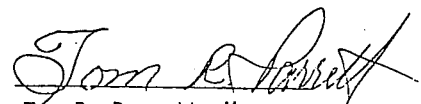
SECTION 3. That the terms and provisions of this ordinance shall be deemed to be severable in that if the validity of the zoning affecting any portion of the above described property shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of said property.

SECTION 4. That any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Title III, Chapter 1, particularly Section 53, thereof.

SECTION 5. That the facility is for the use of its members and guests only.

INTRODUCED on the 19th day of February, 1980,
and finally PASSED, APPROVED and ADOPTED on the 4th day of
March, 1980.

CITY OF SAN ANGELO


Tom R. Parrett, Mayor


Peggy O. Gilmore, City Secretary

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 1.748 ACRES LOCATED IN BLK 9 OF FORT CONCHO HEIGHTS LESS W 100FT & LESS N99 FT OF S257 FT OF E85.5 FT AND 0.709 ACRES, LOTS 1 THRU 6 OF ESCOBEDO SUBDIVISION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH A BASE ZONING OF LOW RISE MULTI-FAMILY (RM-1), PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD25-06: 2400 Hill St & 2336 Randolph St

WHEREAS, on the 20th day of October 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 Planned Development (PD) zoning district; and,

WHEREAS, on the 18th day of November 2025, City Council held a public hearing on PD25-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Planned Development (PD25-06) zoning district:

The real property being approximately 1.748 Acres located Blk 9 of Fort Concho Heights, Less W 100FT & Less N99 FT of S257 FT of E85.5 FT and 0.709 Acres located as Lots 1 thru 6 of Escobedo Subdivision also known as 2400 Hill St and 2336 Randolph St within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit “B”** of this Ordinance (“Development Conditions”), and Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

THE CITY OF SAN ANTONIO
TEXAS

0 100 200 Feet

Map showing the area around the intersection of Avenue S and Avenue T, including surrounding streets (Randolph, Hill, Irving) and various lot numbers. The lot highlighted in red is 2400.

Exhibit “B” (Development Conditions)

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. No services may be performed on-site, including rehabilitation or recovery services that provide care, training, or treatment for psychiatric, alcohol or drug problems.
3. All new site lighting on the premises shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent residential uses or lands.
4. Applicant must provide and maintain appropriate parking in accordance with the Zoning Ordinance Sec. 511, including additional parking when expansion occurs.
5. Applicant must obtain approval of an Urban Design Review.
6. Install a minimum 6’ opaque privacy fence, adjacent to residential uses on the north, south and east side of the property.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Second reading of an ordinance for Z25-22, a request to rezone from the single-family residential zoning district to the two-family residential zoning district, located at 1218 Van Buren St. (Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a request from the property owner to correct a decades-old issue of nonconformity located at 1218 S. Van Buren. The property was converted at some point in its history from a single family residence to a two-family residence. This appears to have been prior to 2007. However, there have not been any permit records to support the changes to the property. The best route recommended by Planning is to rezone the property as there is an adjacent property across the alleyway being RS-2 zoned. RS-1 and RS-2 are extremely compatible and the Santa Rita neighborhood has multiple RS-2 zoned properties and nonconforming properties which provide two living spaces, either attached or in a garage-style apartment. The Planning Commission recommends approval with a 5-0 vote on October 20, 2025.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Case heard at Planning Commission on 10/20/25 and passed with a 5-0 vote.

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | Z25-22 - Staff Report | Z25-22 - Staff Report.pdf |
| 2. | Z25-22 - Ordinance | Z25-22 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – October 20, 2025
City Council First Reading – November 18, 2025

APPLICATION TYPE:		CASE:	
Zone Change		Z25-22: 1218 S Van Buren	
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2) for a property located at 1218 S Van Buren Street.			
LOCATION:		LEGAL DESCRIPTION(S):	
1218 S Van Buren		Acres: 0.238, Lot: 10 & N 16 FT OF LOT 9, Blk: 6, Subd: SOUTH HEIGHTS ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Santa Rita	Current: RS-1 Proposed: RS-2	Neighborhood	.238 acres
THOROUGHFARE PLAN:			
S Van Buren – Local Road			
NOTIFICATIONS:			
25 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).			
PROPERTY OWNER/PETITIONER:			
Owner: iHouse Buyers, LLC			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

This zone change encompasses one property with an existing residence where the owner's intention is to use the structure as a duplex. The vision plan is Neighborhood, which aligns with the requested zoning. Duplexes are not uncommon for the area and there are three other individual properties with RS-2 zoning within one or two blocks.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The future land use envisioned for this property is "Neighborhood" which aligns with Two-Family Residential.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request does not conflict with the Zoning Ordinance in any way. The existing lot dimensions would be compliant with RS-2 standards should a zone change be approved.
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 would be compatible with the surrounding area as it is surrounded mostly by Single-Family Residential zoning with some spots of Two-Family Residential. Placing RS-2 zoning over this lot would therefore not represent a considerable change to the character of the block.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A zone change to Two-Family Residential is necessary for the applicant's plans to rent out this structure as a duplex.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff do not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
RS-2 zoning at this location may help to meet a demonstrated community need for non-single-family residential in the area.
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.*
RS-2 zoning at this location would not disrupt any existing patterns of development within the community.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Two-Family Residential (RS-2).

Attachments:

Notification Map
Aerial Map
Zoning Map
Vision Map

Live Oak

1801

521

Avenue H

1815

1809

1803

1202

1208

1212

1214

1218

1226

1201

1205

1213

1219

1225

1818

1215

1217

1812

1808

1802

Van Buren

Jackson

Avenue I

1815

1809

1805

1801

1309

1313

1725

1717

1310

1314

1318

1301

1305

1309

1313 A

1317

THE CITY OF SAN ANGELO TEXAS

N

Aerial Map



Aerial Map

Z25-22: 1218 S Van Buren St

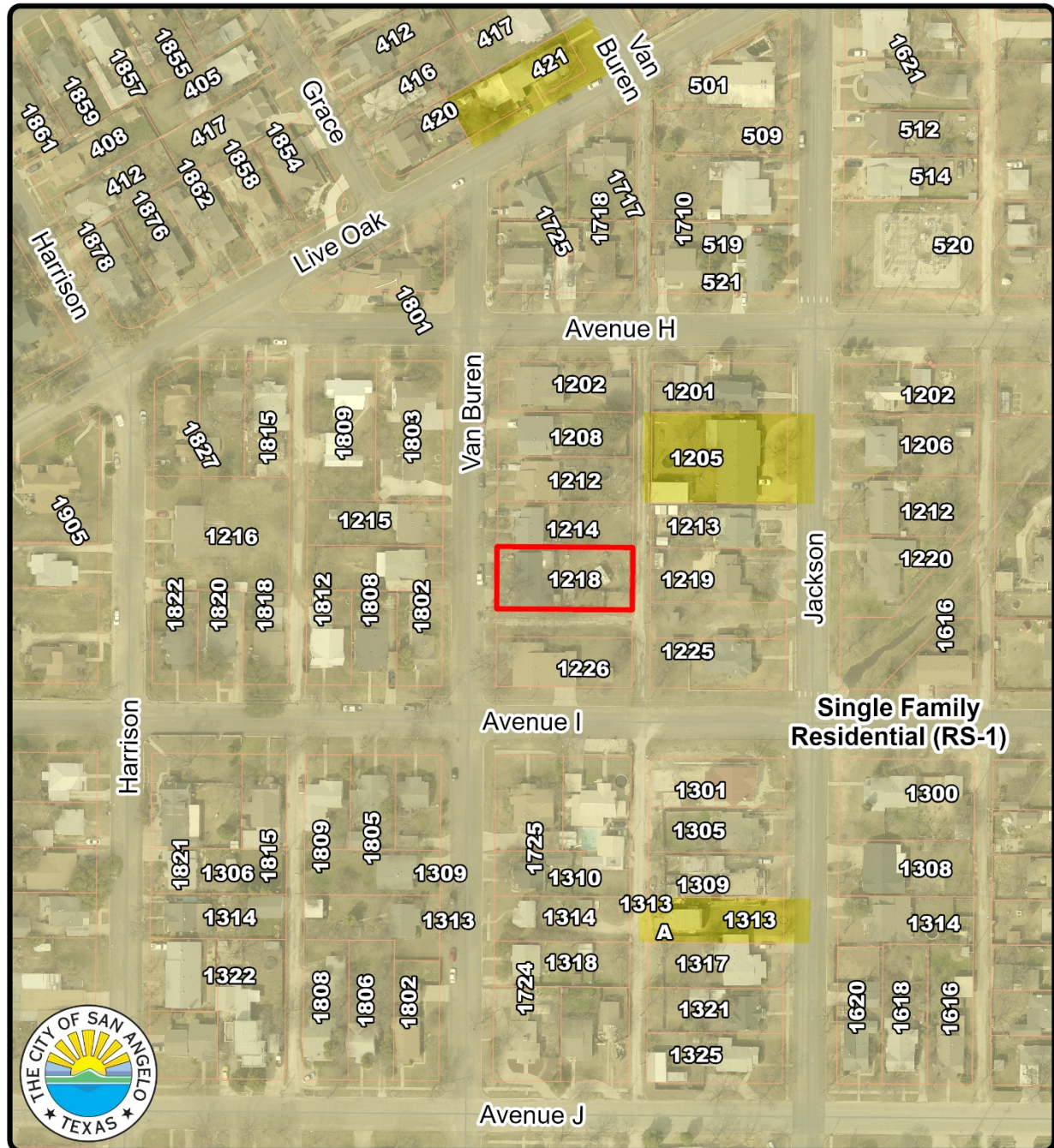
Council District: #5 - Karen Hesse-Smith
Neighborhood: Santa Rita

Subject Property: 

Scale:  Miles



Zoning Map



Zoning Map

Z25-22: 1218 S Van Buren St

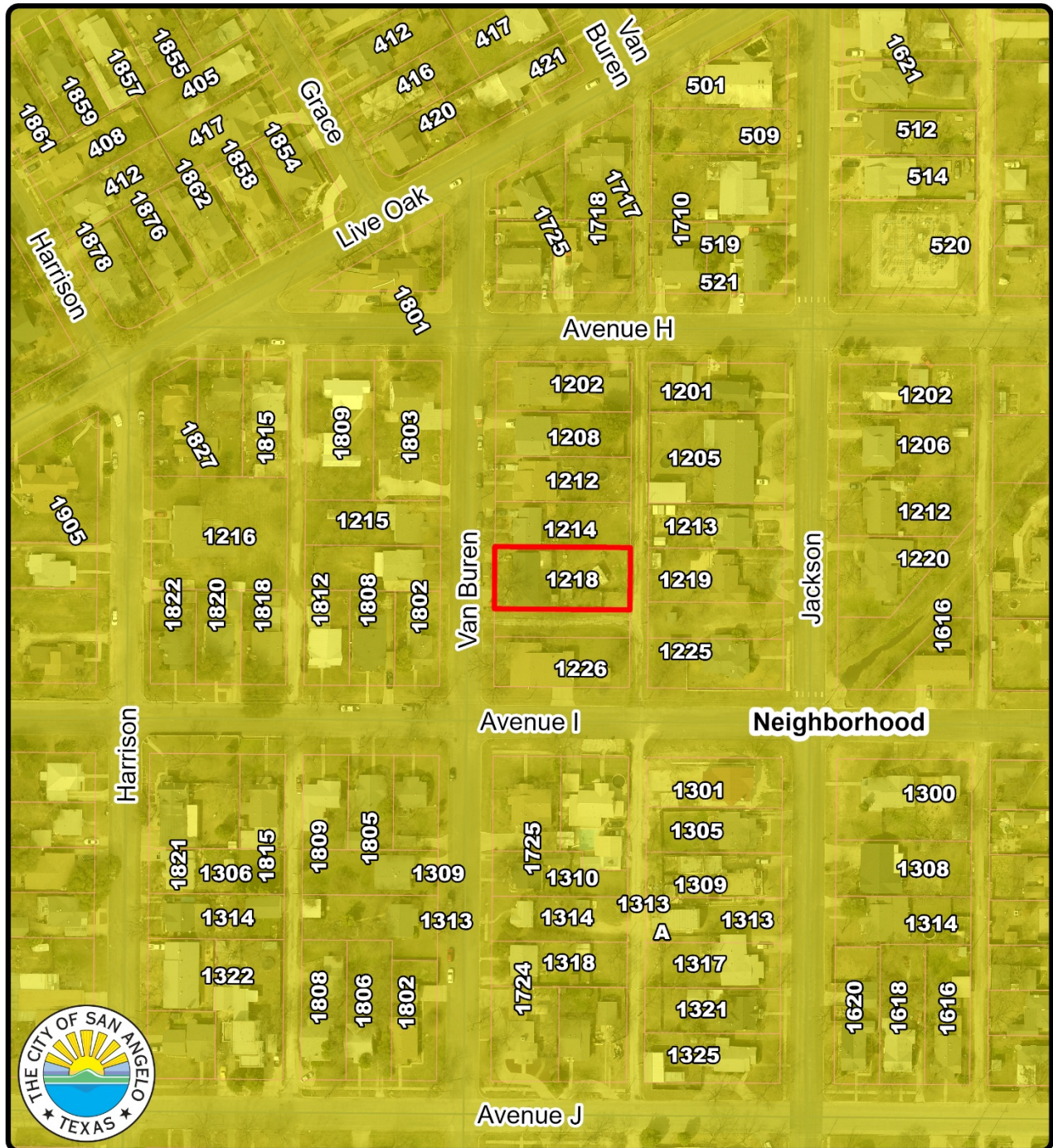
Council District: #5 - Karen Hesse-Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

Subject Property: —



Vision Plan



Vision Map

Z25-22: 1218 S Van Buren St

Council District: #5 - Karen Hesse-Smith

Neighborhood: Santa Rita

Scale: 0 0.010.01 0.03 0.04 0.06 Miles

Subject Property: 



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.238 ACRES LOCATED ON LOT 10 & N 16 FT. OF LOT 9, BLK 6, SOUTH HEIGHTS ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-22: 1218 S Van Buren Street

WHEREAS, on the 20th day of October 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 Two-Family Residential (RS-2) zoning district; and,

WHEREAS, on the 18th day of November 2025, City Council held a public hearing on Z25-22, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit “A” of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned Two-Family Residential (RS-2) zoning district:

The real property being approximately 0.238 Acres located on Lot 10 & N 16 ft. of Lot 9, Blk 6, South Heights Addition, within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

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

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **18th day of November 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of December 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

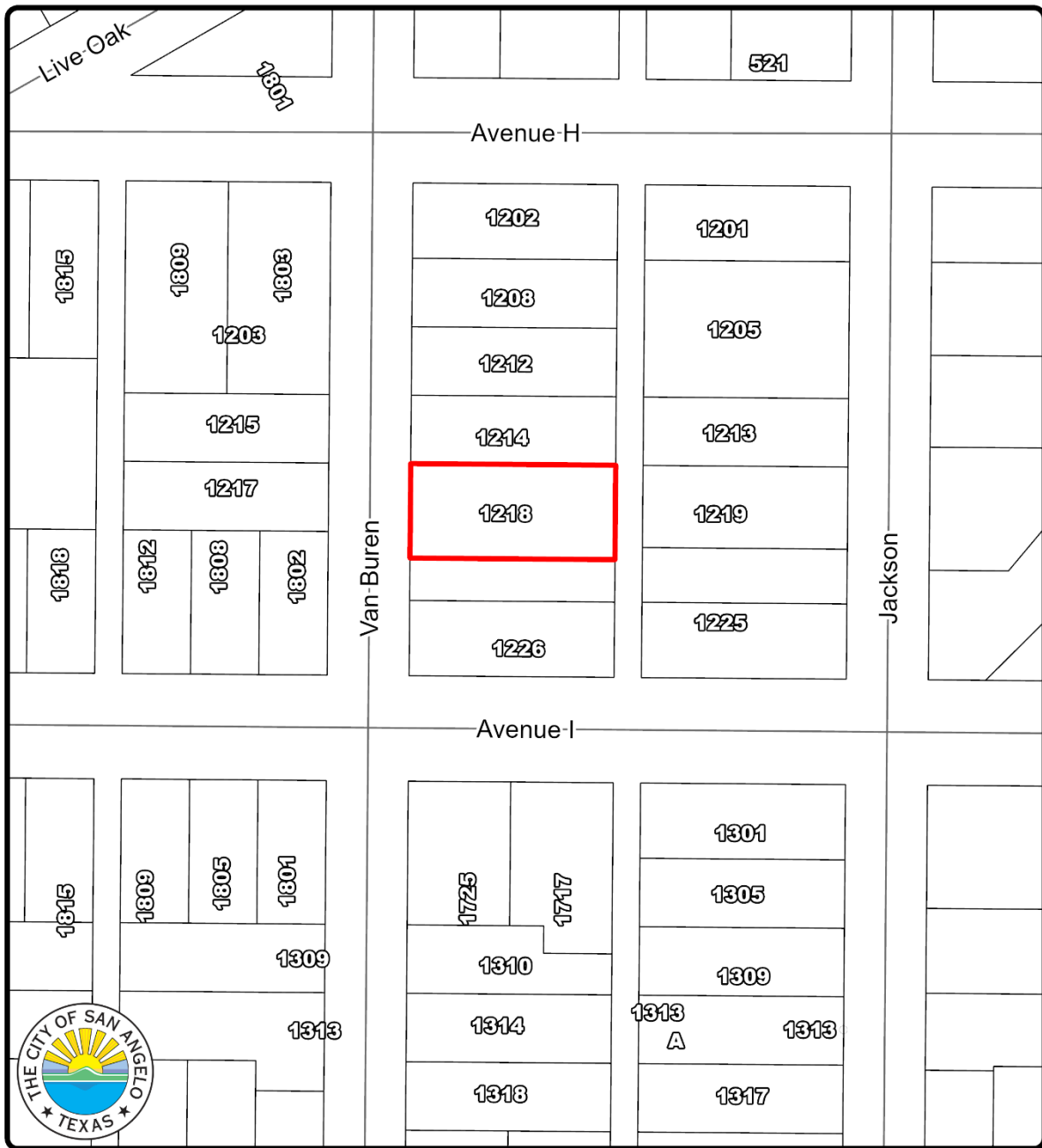
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

Z25-22: 1218 S Van Buren

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Subject Property: —

Zone Change: RS-1 to RS-2

Scale: 0 0.01 0.01 0.02 0.03 0.04 Miles



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

Consider awarding RFQ PK 04-25 Santa Fe/Downtown River Parks Master Plan/Design Services to SWA Group in the amount of \$198,600 sourced from TIRZ, COSADC, and General Capital Project fund balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

The "river parks master plan" will help provide an overall plan for connectivity and development for the near future, including the parks: Civic League, Santa Fe, Sunken Garden, Bart DeWitt and Rio Concho. The plan will also look at how best to incorporate the "Concho River Legacy Trail" sculpture project. The plan process will involve several public meetings and stakeholder input.

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 sought professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations. City Council approved the direction to do so.

At the July 15, 2025, meeting, City Council authorized 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.

Staff did so and received eleven submissions. The review committee scored those submissions and short-listed three firms who were invited to come to San Angelo and present to the committee their approach to the project. After the presentations, the committee recommended SWA Group to help us with the plan. We negotiated a fee with SWA Group and that is what is being recommended to be approved today.

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; and landscape plans for the incorporation of the Concho River Legacy Trail; and
- Community and stakeholder engagement: 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.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
General Capital Projects			\$73,600
TIRZ			\$75,000
COSADC			\$50,000

Financial Impact:

Funding for this master plan is coming from:
 \$73,600, the 502 fund, fund balance,
 \$75,000, TIRZ public projects,
 \$50,000, COSADC

Other Information/Recommendation:

SWA Group is from Houston, Texas.

Attachments:

1.	01 RFQ PK-04-25 - River Parks Master Plan	01 RFQ PK-04-25 - River Parks Master Plan.pdf
2.	ExhibitA	ExhibitA.pdf
3.	Pro_Santa Fe Downtown Parks_MP_11_14	Pro_Santa Fe Downtown Parks_MP_11_14.pdf
4.	BA Memo - Santa Fe & Downtown River Parks Master Plan	BA Memo - Santa Fe & Downtown River Parks Master Plan.pdf

Presentation:

Carl White

Approvals/Reviews:

Carl White

Brandon Dyson

Jeffrey Tomlinson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval



City of San Angelo

REQUEST FOR QUALIFICATIONS

**Santa Fe/Downtown River Parks Master
Plan/Design Services**
Parks Department

RFQ No. PK-04-25

SUBMITTAL DEADLINE:

[AVAILABLE ON CITY OF SAN ANGELO - BONFIRE](#)



TABLE OF CONTENTS

1. INTRODUCTION	3
1.1 GENERAL.....	3
1.2 INTERPRETATIONS.....	3
1.3 TENTATIVE TIMELINE	3
1.4 DISQUALIFICATION	3
1.5 RESERVATIONS	3
1.6 CONFIDENTIALITY	4
1.7 DOCUMENT AVAILABILITY	4
1.8 AWARD OF CONTRACT.....	4
1.9 PROPOSED TERMS OF THE AGREEMENT.....	4
1.10 INSURANCE AND INDEMNIFICATION REQUIREMENTS	4
1.11 ACCEPTANCE OF PROPOSAL CONTENT	4
1.12 EQUAL EMPLOYMENT OPPORTUNITY	4
1.13 ADDENDA	4
1.14 MODIFICATION OR WITHDRAWAL OF PROPOSALS	5
1.15 RESTRICTIONS ON COMMUNICATION	5
1.16 INVOICES AND PAYMENT.....	5
1.17 ADVERTISING	6
1.18 DEADLINE AND DELIVERY LOCATION	6
1.19 POINTS OF CONTACT.....	6
2. TYPE OF PROFESSIONAL SERVICES REQUIRED	7
2.1 ARCHITECTS/ENGINEER	7
2.2 SUB-CONSULTANT TEAMS.....	7
3. BACKGROUND	8
4. PROJECT DESCRIPTION	9
4.1 DESCRIPTION	9
4.2 SCOPE OF SERVICES	9
5. SUBMISSION REQUIREMENTS.....	11
5.1 REQUIREMENTS:	11
5.2 FORMAT:	11
6. SELECTION PROCESS	12
7. RFQ SUBMITTAL	13



1. INTRODUCTION

1.1 General

The City of San Angelo (COSA) Parks Department 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.

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

1.2 Interpretations

All questions about the meaning or intent of the contract documents, including specifications shall be submitted to the Purchasing Division via [Bonfire](#), the City's e-Procurement Platform, Vendor Discussions. Questions received after the deadline established for submitting questions/interpretations will not be answered.

Replies will be issued by addenda and posted on the Bonfire Project Page. Only questions answered by formal written addenda will be binding. Oral interpretations or clarifications will be without legal effect.

1.3 Tentative Timeline

- | | |
|----------------------|---|
| • July 31, 2025 | Request for Qualifications issued |
| • August 28, 2025 | Deadline for RFQ Submission |
| • September 17, 2025 | Presentations by Selected Firms to COSA Selection Committee |
| • September-October | Council Approval for Contract Execution |
| • October 15, 2025 | Services Begin |

1.4 Disqualification

The respondent may be disqualified for any of the following reasons:

- A. The respondent is involved in any litigation against the City of San Angelo.
- B. The respondent is in arrears on any existing contract or has defaulted on a previous contract with the City.
- C. The response is deemed non-conformant/non-responsive to the criteria/instructions highlighted herein.
- D. The respondent is debarred, suspended, terminated, or otherwise excluded from or ineligible covered transactions by any federal, state, or local government entity or agency.
- E. The proposal is not received by the proposal submittal deadline; or,
- F. The proposal is not executed by a person authorized to enter into a contract binding on the respondent.

1.5 Reservations

The City expressly reserves the right to accept, reject, or cancel any and all proposals AND:

- A. Waive any defect, irregularity, or informality in any proposal or bidding procedure.
- B. Extend the proposal closing time and date.
- C. Reissue a bid invitation or RFQ.
- D. Procure any item by other means; or,
- E. Increase or decrease the quantity specified unless the vendor specifies otherwise.



1.6 Confidentiality

All responses submitted shall remain confidential. After selection of a firm, proposals will be made available for public inspection. The City shall not be responsible for the confidentiality of any trade secrets or other information contained or disclosed in the proposal unless clearly identified as such.

1.7 Document Availability

RFQ Documents are available in the City's procurement portal at <https://cosatx.bonfirehub.com/>. To locate the documents on the Bonfire Portal, go to:

Public Opportunities > Santa Fe/Downtown River Parks Master Plan/Design Services (PK-04-25)

1.8 Award of Contract

The City reserves the right to accept or reject any or all proposals, and to waive any informalities or irregularities in the RFQ process. The City is an equal opportunity employer.

The City will select the most highly qualified respondent(s) of the requested services based on demonstrated competence and qualifications and then attempt to negotiate with respondent(s) a contract(s) at a fair and reasonable price.

1.9 Proposed Terms of the Agreement

The term of the Agreement will be negotiated with the selected firm(s).

1.10 Insurance and Indemnification Requirements

Insurance and indemnification requirements applicable to this project are detailed within the special insurance rider and/or the draft project agreement included with this solicitation package. Please review the insurance and indemnification requirements with your insurance agent prior to submission.

1.11 Acceptance of Proposal Content

Before submitting a proposal, each Respondent shall make all investigations and examinations necessary to ascertain all conditions and requirements affecting the performance of the contract and to verify any representations made by the City upon which the proposal will rely. If the Respondent receives an offer because of its proposal, failure to have made such investigation and examinations will in no way relieve the Respondent from its obligation to comply in every detail with all provisions and requirements.

1.12 Equal Employment Opportunity

Attention of Respondents to the requirement for ensuring that employees and applicants for employment are not discriminated against because of their race, color religion, sex, national origin, age, or disability.

1.13 Addenda

Should specifications be revised prior to the deadline for submittals, the City's Purchasing Division will issue addenda addressing the nature of the change and post them on the City's e-Procurement Portal ([Bonfire](#)). Respondents should **acknowledge any addenda as part of their submission in Bonfire**. Respondent is responsible for checking the City's e-Procurement Platform (Bonfire) to determine if any addenda have been issued prior to submitting a proposal. Failure to consider all addenda will be at the respondent's risk.



1.14 Modification or Withdrawal of Proposals

Proposals can only be altered using the online Bonfire Portal system. Proposals may be withdrawn before the closing time and date using the Bonfire Portal. After the closing time and date, a proposal can only be withdrawn with acceptable reason in writing and with approval of the Purchasing Division.

1.15 Restrictions on Communication

Respondents shall not communicate with 1) elected City officials, City staff, or contracted agents of the City regarding the RFQ from the time the RFQ has been released until the contract is posted as a City Council agenda item; and 2) City officials/employees/agents from the time the RFQ has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFQ and/or proposal submitted by respondent. Violation of this provision by respondent and/or its agent may lead to disqualification of respondent's proposal from consideration and from opportunities to bid on future projects.

Exceptions to the Restrictions on Communication with City employees include:

1. Private (non-business) contacts with the City by the respondent's employees acting in their personal capacity.
2. Casual social contacts that do not include mention of the RFQ.
3. Respondents may submit questions via e-Procurement Portal (Bonfire) concerning this RFQ up to a week prior to submission due date. Questions received after the stated deadline will not be answered. Submission of questions to any other party prior to award may result in the disqualification of a respondent from bidding on this project as well as future projects for the City.

It is required that all questions be sent using the City's online portal, ([Bonfire](#)). Questions submitted and the City's responses will be published in the form of addenda to the Project Page in Bonfire. Respondent is responsible for calling the City or reviewing the Bonfire Project Page to determine if any addenda have been issued prior to their submittal. Only questions answered by formal addenda will be binding.

4. Respondents may provide responses to questions asked of them after responses are received and opened. During interviews, if any, verbal questions, and explanations will be permitted. If interviews are conducted, respondents shall not bring lobbyists. All costs associated with interviews will be at the respondents' expense. The City reserves the right to exclude any persons from interviews as it deems in its best interests.
5. Upon completion of the evaluation process, respondents shall receive a notification letter indicating the recommended firm and anticipated City Council agenda date. Respondents desiring a review of the solicitation process must submit a written request no later than five (5) calendar days from the date the letter was sent. Failure to submit a letter in writing to the Purchasing office prior to the end of the fifth day shall be at the risk of the respondent. The letter will indicate the name and address for submission of requests for review.

City reserves the right to contact any respondent to negotiate if such is deemed desirable by City. Such negotiations initiated by City staff persons shall not be considered a violation by respondent of this section.

1.16 Invoices and Payment

Contractor will submit itemized invoices for all services rendered pursuant to this Request for Qualifications. Invoices will bear the name of the firm and will be addressed to the appropriate City Point of Contact, Contract Number (PK-04-25), and Purchase Order number. Invoices will be in itemized format and provide sufficient detail that demonstrates work performed.



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

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325.657.4219 • sapurch@cosatx.us

Payment may be withheld by City, at the discretion of the City, to vendor until all required documents pertaining to the incurred charges are provided to the authorized City representative.

1.17 Advertising

Vendor shall not advertise or publish, without City's prior consent, the fact that City has entered into this contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.

1.18 Deadline and Delivery Location

RFQ online submittals must be received no later than **the posted submission deadline listed in City's e-Procurement Portal (Bonfire)**. The time recorded in Bonfire will serve as the official record of time. RFQ submittals received after the bidding deadline, regardless of the mode of delivery, will not be considered.

It is the sole responsibility of the vendor to ensure that the sealed RFQ submittal arrives via Bonfire by the specified deadline.

Faxed or physically submitted proposals will not be accepted.

1.19 Points of Contact

Jessica Pirkle, Purchasing Specialist

Purchasing Division
City of San Angelo
72 W. College Ave.
San Angelo, Texas 76903
Email: sapurch@sanangelo.gov
Telephone: (325) 657-4219

Carl White, Director

Parks & Recreation Department
City of San Angelo
702 S. Chadbourne
San Angelo, Texas 76903
Email: carl.white@sanangelo.gov
Telephone: (325) 657-4249



2. TYPE OF PROFESSIONAL SERVICES REQUIRED

The following professionals should apply for consideration:

2.1 Architects/Engineer

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.

2.2 Sub-consultant teams

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



3. 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.



4. PROJECT DESCRIPTION

4.1 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.

4.2 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, Design & Historic Review 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;



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- 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.



5. SUBMISSION REQUIREMENTS

5.1 Requirements:

Digital submission via Bonfire. Late submissions will not be accepted.

5.2 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.



6. SELECTION PROCESS

All applications will be screened by a selection committee and those applicants selected for a short list may be invited to attend an interview, at the applicant's own expense. The City shall not incur any costs for applicant preparation and/or submittal of proposal.

The City will evaluate all responses based on the qualifications, background, training, experience, and staff qualifications. The City reserves the right to negotiate the final fee schedule, prior to recommending any Architects/Engineers for a consulting contract.

The City's process is as follows:

- A. The selection committee shall screen and rate all of the responses that are submitted. Final Selection ratings will be based on scale ratings based on the following criteria:

Evaluation Criteria:

- 1) Technical Expertise (30 pts):**
 - a) Consultant team experience (10)
 - b) Staff qualifications (10)
 - c) Accessibility/responsiveness (10)
 - 2) Methods & Procedures (30 pts):**
 - a) Clarity of proposal (5)
 - b) Thorough work plan (5)
 - c) Task sequencing (5)
 - d) Community engagement approach (5)
 - e) Local context understanding (10)
 - 3) Creativity (15 pts):**
 - a) Ability to provide unique vision and creative design options and plans (15)
 - 4) Additional (25 pts):**
 - a) Project Schedule (5)
 - b) Sustainability design experience (5)
 - c) Local service connections and diversity of participation (15)
- B. The selection committee will select the most qualified Architects/Engineers Firm(s) and may invite them for an interview with members of the selection committee.
- C. Should an interview be requested, respondents should be prepared for 30 minutes of presentation and 15 minutes of questions and answers.
- D. City staff shall negotiate services, fees, and contracts with the most qualified Architects/Engineers Firm. Should negotiations be unsuccessful, the City shall enter into negotiations with the next, highest ranked Architects/Engineers Firm. The process shall continue until an agreement is reached with a qualified Firm.
- E. 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.
- F. When services and fees are agreed upon, the selected Firm shall be offered a consulting contract subject to City Council approval.
- G. This RFQ does not commit the City to pay for any direct and/or indirect costs incurred in the preparation and presentation of a response. All finalist(s) shall pay their own costs incurred in preparing for, traveling to and attending the interviews.



7. RFQ SUBMITTAL

- **STATEMENT OF QUALIFICATIONS**
- **SUBMISSION FORMS**
 - Conflict of Interest Statement
 - Contact Information
 - W-9
 - Debarment and Suspension Certification
 - Local Preference Consideration Application
 - Prohibited Contracts Verification Form
 - Special Insurance Rider
 - COI (Certificate of Insurance)
 - Vendor Compliance with Reciprocity on Non-Resident Vendors

EXHIBITS

Area

- A (red outline)
- B (blue outline)
- C (orange outline)
- D (green outline)

Coverage

- Public (white)
- Private (hatched)
- Public (blue)

River Parks

- Public (blue)
- Private (hatched)
- Public (blue)

Exhibit "A"
(Santa Fe & River Parks)

Area

- A
- B
- C
- D

Coverage

- private
- public

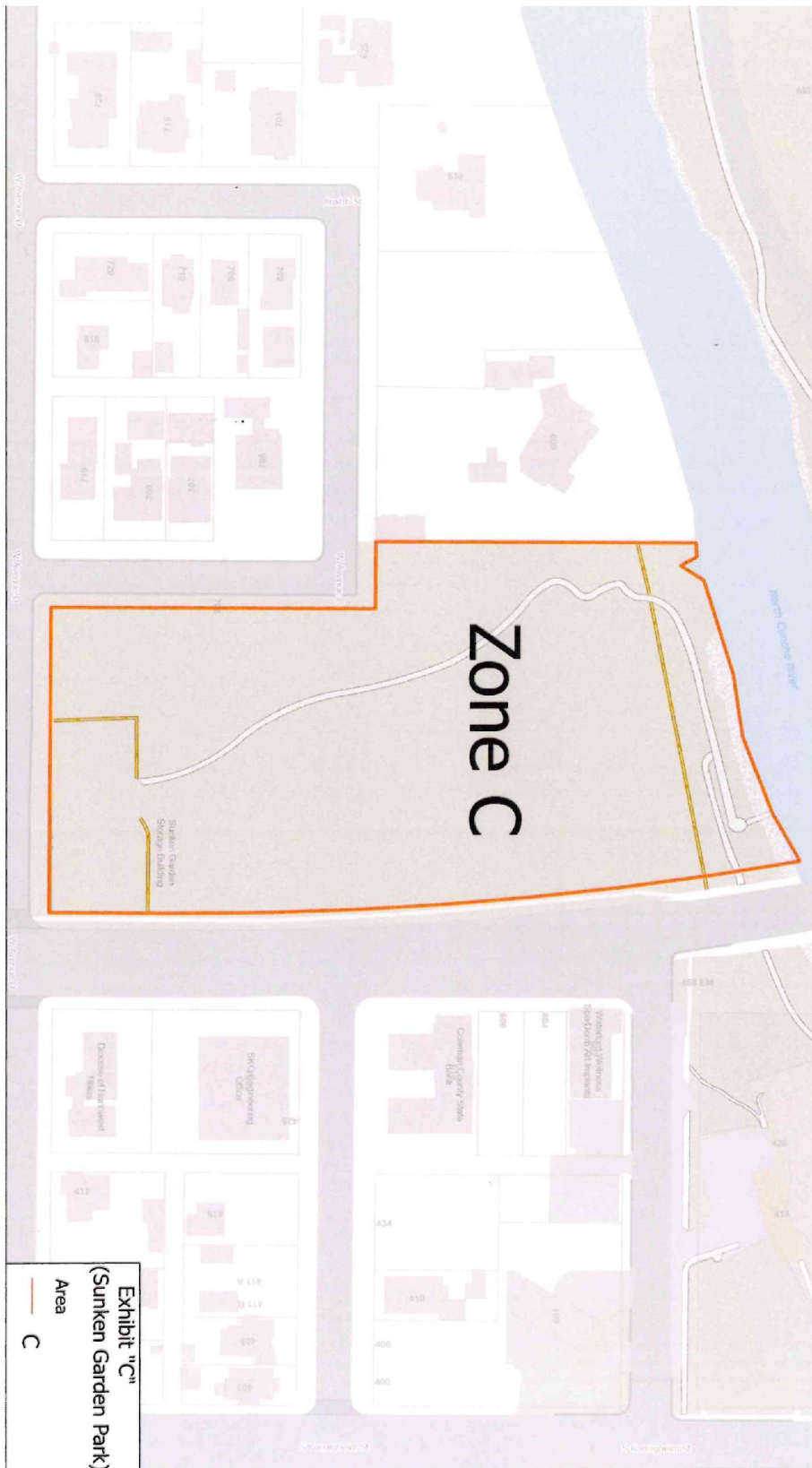
Exhibit "A"
(Santa Fe & River Parks)

Exhibit "B" Map Showing Zone B

Civic League & Botanical Gardens

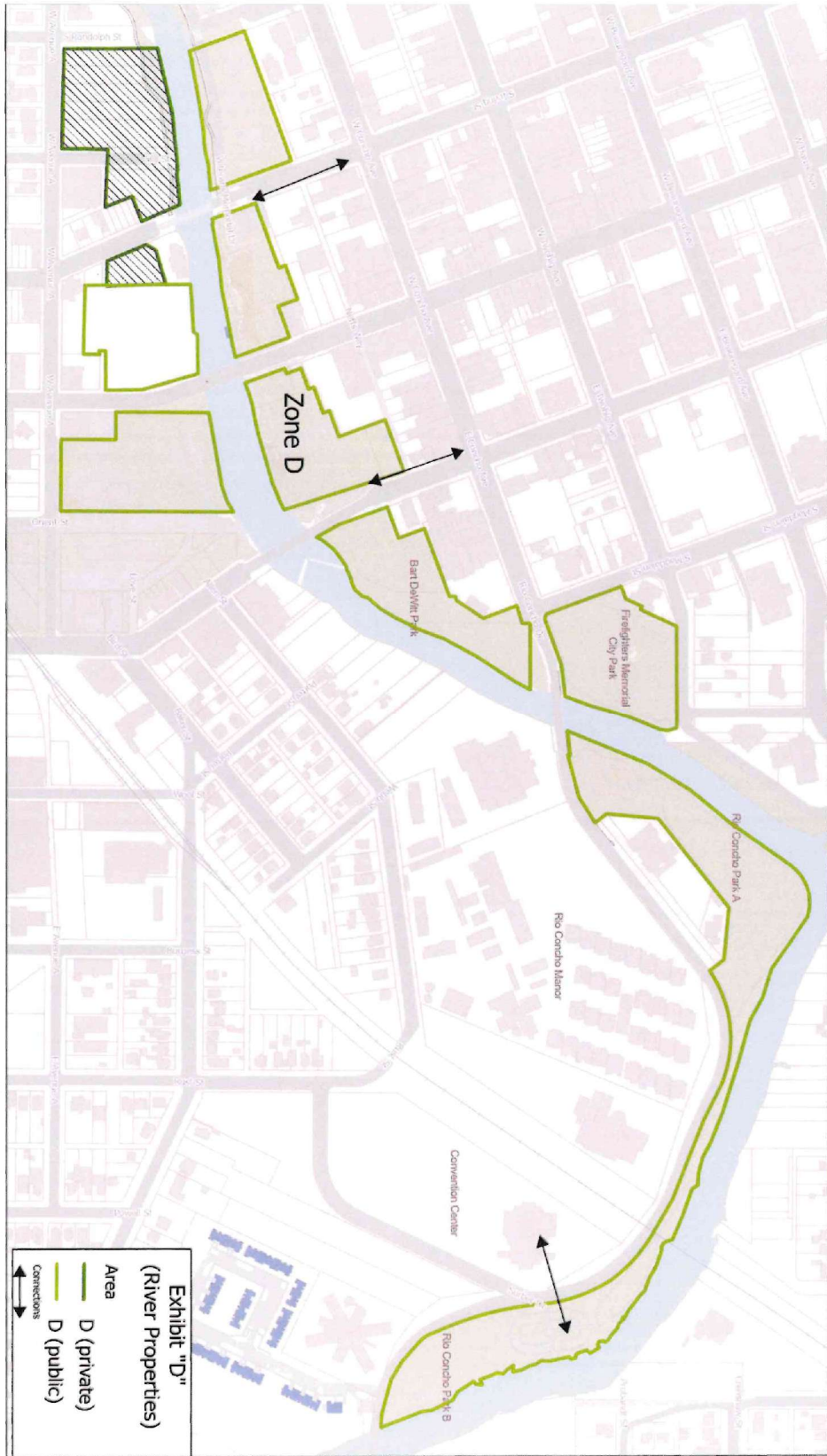


Exhibit "C" Map Showing Zone C



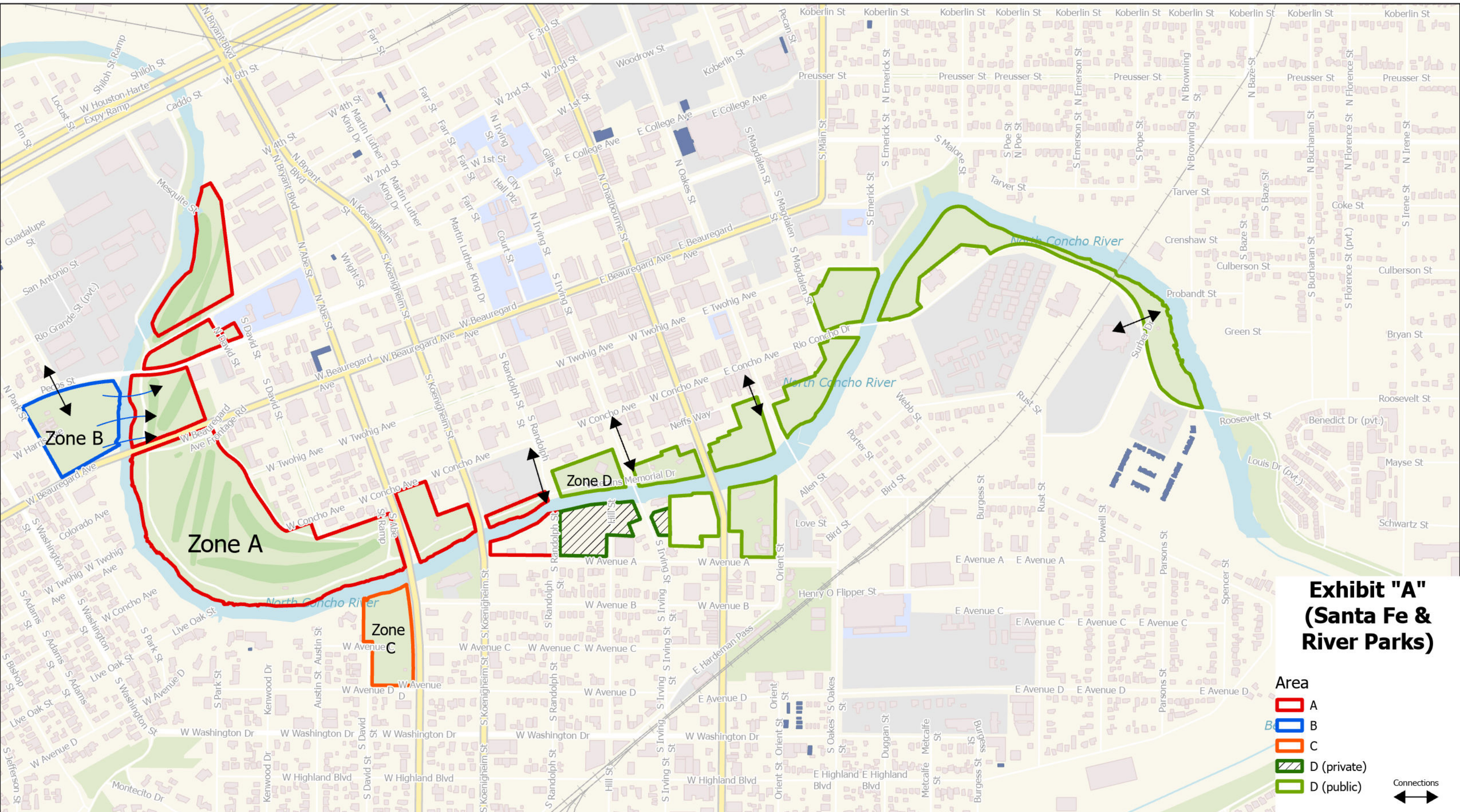
Sunken Garden Park & Sculpture Gardens

Exhibit "D" Map Showing Zone D



River Properties

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



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

SWA Houston

November 10, 2025

The Jones on Main
712 Main Street, 6th Floor
Houston, Texas
77002
+1.713.868.1676

Mr. Carl White,
Parks & Recreation Director
702 S. Chadbourne Street
San Angelo, TX 76903
Phone: 325-657-4279

Re: Master Plan Services for Santa Fe and Downtown River Parks
San Angelo, Texas

Dear Carl:

We are pleased to submit the following proposal for Professional Services in connection with the Master Plan and Design for Santa Fe and Downtown River Parks.

SWA will lead a multidisciplinary team of landscape architects, engineers, and ecological design specialists to prepare a conceptual Master Plan for Santa Fe and the Downtown River Parks. Building on the City's vision, the plan will establish a cohesive framework that integrates the Concho River Legacy Trail, Kids Kingdom redevelopment, and connections among Zones A, B, C, and D. The team will conduct topographic and boundary surveys, review existing conditions and city plans, and apply sustainable and CPTED design principles to develop multiple conceptual alternatives. These will be refined into a clear, implementable framework that enhances access, safety, and ecological resilience along the Concho River corridor.

Working collaboratively with City staff and stakeholders, SWA and its ecological subconsultants will ensure the master plan reflects both community aspirations and environmental priorities. The team will coordinate conceptual planning for adjacent zones to strengthen riverfront continuity, expand greenbelt and trail systems, and explore opportunities for recreational programs and habitat restoration. Ecological analysis and design will inform landscape strategies that improve biodiversity, water quality, and long-term sustainability while aligning with the City's Comprehensive Plan and related guidelines.

The planning process will be highly inclusive, engaging diverse community groups and partner organizations through monthly meetings, three public engagement meetings, and presentations to the stakeholder. Input from these engagements will shape the conceptual designs, cost estimates, and maintenance recommendations, ensuring that the final plan is both visionary and feasible. The outcome will be a well-coordinated, community-driven roadmap that guides the transformation of Santa Fe and Downtown River Parks into a connected, resilient, and celebrated public landscape for San Angelo.

I. SCOPE OF SERVICES

The following steps of work will be taken by SWA to prepare a Master Plan and Site-Specific Concept Design for Santa Fe and Downtown River Parks.

STEP 1: Project Kickoff and Site Analysis

1. Background Review and Site Understanding

SWA will review all background materials, conduct comprehensive site visits across the four project zones, and collaborate with the City to establish a Strategic Advisory Group. This process will ensure a shared understanding of the project's scope, history, community vision, and ecological goals.

2. Constraints and Opportunities Analysis

SWA will review existing site data and identify constraints and opportunities across all zones to leverage the site's distinctive Edwards Plateau context. The analysis will include base mapping, GIS studies of the Concho River watershed, environmental assessments, topographic analysis, and a high-level review of the site's history from its Indigenous origins to the present day.

swa

3. Public Engagement – Workshop #1

The SWA team will participate in the first Public Engagement Workshop, supported by a Spanish-speaking facilitator to enhance community participation. We will host a community session to introduce inspiring park concepts and examples, offering an educational overview of current trends in park design. Participants will have the opportunity to explore different ideas, share their priorities, and take part in a polling exercise to help guide the future park design.

4. Ecological Site Analysis

The ecological team will assess existing site conditions using GIS data and field verification to document soils, hydrology, and habitat systems. Findings will be summarized in an Ecological Assessment Memo outlining key opportunities and preliminary stewardship strategies. In coordination with City staff and stakeholders, the team will define primary ecological goals and discuss initial land management approaches, establishing a data-driven foundation for sustainable and resilient park design.

STEP 2: Alternative Master Plan Framework and Programming Strategy

1. Framework and Programming Development

SWA will explore alternative planning frameworks and programming strategies that reflect San Angelo's unique ecological character and community recreation needs. Each alternative will include recommendations for amenities, ecological restoration, and the integration of built infrastructure. Three alternative frameworks will be developed for Zones A and D.

2. Design Narrative and Connectivity Planning

SWA will prepare a design narrative emphasizing park zone interfaces, system connectivity, regional ecological opportunities, and a cohesive programmatic concept for the overall park system.

3. Public Engagement – Workshop #2

SWA will lead the second Public Engagement Workshop to test conceptual ideas and review the three framework alternatives for Zones A and D. Feedback from the community and stakeholders will be collected to guide refinement of the preferred master plan direction.

4. Ecological Integration

The ecological team will participate in public meetings to inform and evaluate design alternatives, focusing on the balance between conservation, maintenance, education, and user experience. They will provide technical feedback, prepare supplemental ecological information to support alternative evaluation, and outline preliminary maintenance and land management requirements for each option. Collaboration with the city staff will ensure ecological goals remain integral to the framework plan development.

STEP 3: Master Plan Development and Implementation Strategy

1. Draft Master Plan Preparation

Upon selection of a preferred framework, SWA will develop a Draft Master Plan that translates the community's vision into a cohesive and inspiring design. The plan will illustrate how nature-based solutions form the foundation for built amenities—showing, for example, how the Concho River Legacy Trail weaves through natural and programmed areas to celebrate Edwards Plateau ecology and San Angelo's cultural heritage.

2. Ecological Design

The ecological team will prepare ecology and conservation sections for the Draft Master Plan, contributing to graphics and diagrams that communicate ecological strategies and design intent. They will review and redline plan materials to ensure accuracy, feasibility, and alignment with established ecological goals. The team will also participate in coordination meetings with City staff to refine and integrate ecological systems into the overall park master plan.

3. Public Engagement – Workshop #3

SWA will lead the third Public Engagement Workshop to present the Draft Master Plan and gather community and stakeholder feedback. The session will review the draft master plan, ecological restoration strategies, and implementation concepts to ensure the plan reflects shared priorities and achieves broad consensus.

4. Implementation and Phasing Strategy

SWA will prepare an implementation framework outlining short-, medium-, and long-term development phases. The strategy will identify potential funding sources, partnership opportunities, and economic initiatives. It will align with community priorities and reflect input from the City, the Health Foundation, and other key stakeholders.

STEP 4: Final Master Plan Documentation and Presentation

1. Refinement and Final Deliverables

Following approval of the Draft Master Plan, SWA will incorporate stakeholder feedback and refine the plan into a comprehensive Final Master Plan. The final documentation will include compelling 2D and 3D graphics, diagrams, and clear narratives that communicate the aspirational vision, implementation and phasing strategies. The Final Master Plan will reflect the community's collective input while maintaining the technical rigor needed for successful implementation.

2. Final Ecological Design

The ecological team will refine and finalize all ecology and conservation components for the Final Master Plan, ensuring recommendations are cohesive, actionable, and aligned with the overall design vision. Prepare written content to reflect final feedback and provide high-level

guidance on maintenance and land management needs to support long-term ecological health. The team will review final documents and attend coordination meetings to confirm integration of all ecological elements.

3. Illustrative Graphics for Site Specific Designs

Final renderings will focus on the key park Zones including A and D, including the Santa Fe Park, the Concho River Legacy Trail and other transformed park spaces along the river.

4. Phased Implementation and Stakeholder Presentation

SWA will prepare a phased implementation plan that builds momentum through strategic early projects. These recommendations will emphasize catalytic projects that inspire community enthusiasm and long-term support. The Final Master Plan will be presented to the City, and key stakeholders for review and endorsement.

II. DESIGN DELIVERABLES

The following deliverables will be included in the Final Master Plan for Santa Fe and Downtown River Parks.

Executive Summary

Site Analysis

- Existing Conditions Inventory by Park Zone
- Riverfront Connectivity Diagram
- Regional Ecology Diagram
- Site Elevations Diagram
- Hydrology Diagram
- Land Ownership Diagram
- Cultural History and Storytelling of the Land Diagram
- Development Opportunities and Constraints Diagram

Public Engagements

- Public Engagement Meetings Summary #1
- Public Engagement Meetings Summary #2
- Public Engagement Meetings Summary #3

Overall River Parks

- Overall Master Plan (1" = 200'scale)
- Overall Circulation Diagram
- Overall Open Space Program Diagram
- Overall Character Zone Diagram
- Landscape Ecology Typology Diagram

Site-Specific Zones

- Park Zone A Plan (1" = 80'scale)
- Park Zone D Plan (1" = 50'scale)

- Park Zone B and C Connectivity Strategy Diagram (1" = 50'scale)
- Zone A Concho River Legacy Trail Art Integration Strategy Diagram
- Park Sections (up to 10)
- Perspective Renderings Prepared by SWA (up to 6)

Technical Design

- Feasibility Assessment Description
- Compatibility Assessment Description
- Zone A Maintenance Strategy Description
- Zone A Phasing Diagram and Description
- Zone A Range-Based Cost Estimate

Ecological Design

- Ecological Data Collection and Base Map Preparation
- Ecological Site Inventory and Analysis
- Ecological Workshop and Agency, Stakeholder Coordination
- Creating Guiding Principles and Park Programming
- Ecological Focused Sections and Diagrams
- high-level guidance to maintenance needs

Final Report Incorporating All the Above Deliverables

III. MEETINGS AND SITE VISITS

Based on the outlined scope of work, SWA anticipates the following in-person workshops, meetings, presentations, and site visits through the development of the master plan. Supplemental meetings may be provided corresponding with travel to San Angelo or as otherwise required for the execution of the project:

1. Biweekly Stakeholder and Advisory Group Online Meetings – Up to 16 total
2. In-Person Workshops/Public Engagement Meetings/Site Visits – 3 total

Online meetings will be scheduled as required for agency coordination, Client coordination, and supplemental stakeholder interactions.

IV. PROJECT SCHEDULE

Per the preliminary schedule goals of the Client, an approximate 8-month schedule has been targeted for the completion of the master plan. At the start of the project, a project schedule will be prepared outlining the duration for each step of work and key project milestones, including workshops, submissions, public meetings, and work review periods. An estimated duration for each step of work is outlined below:

STEP 1: Project Kickoff and Site Analysis, Public Meeting #1	8 Weeks
STEP 2: Alternative Master Plan Framework and Programming Strategy, Public Meeting #2	10 Weeks
STEP 3: Master Plan Development, Public Meeting #3	8 Weeks
STEP 4: Final Master Plan Documentation and Presentation	6 Weeks

V. EXCLUSIONS TO SCOPE OF SERVICES

Client shall provide the following information or services as required for the performance of the work. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services. SWA assumes no responsibility for the accuracy of such information or services, may rely on the accuracy of such information, and shall not be liable for error or omissions therein.

- A. Topographic and boundary survey.
- B. Legal descriptions of property.
- C. Soils investigations and/or engineering other than that identified in this proposal
- D. Existing site engineering and utility base information.
- E. Site environmental information required for planning processing.
- F. Economic or market analyses.
- G. H&H analysis, should such data be deemed necessary

VI. FEES AND TERMS

The scope of services described above shall be provided for the fixed sum of **\$173,600**, fees will be invoiced monthly on a percent of completion basis for each step noted below. Reimbursable Costs will be invoiced at SWA's actual cost, with supporting receipts provided.

We estimate that reimbursable expenses to be **\$7,500**. The estimated travel cost associated with the three public engagement meetings in San Angelo is **\$17,500**, based on participation by four SWA staff, two Blackland staff and one SKG staff, two days each time.

Should there be additional trip requested, the estimated cost is \$4,650 per person for a two-day visit by SWA principal staff (including travel expenses and labor), and \$1,200 per person per day plus mileage for Blackland Collaborative.

The following is the fee breakdown by phase:

City of San Angelo

November 3, 2025

Job #

Page 7 of 7

Phase	Fee	Duration
STEP 1: Project Kickoff and Site Analysis, Public Meeting #1	\$63,800	8 weeks
STEP 2: Alternative Master Plan Framework and Programming Strategy, Public Meeting #2	\$47,600	10 weeks
STEP 3: Master Plan Development, Public Meeting #3	\$41,000	8 weeks
STEP 4: Final Master Plan Documentation and Presentation	\$21,200	6 weeks
Fee Total	\$ 173,600	

VII. DESIGN APPROVAL

Mr. Carl White, Parks & Recreation Director, has been designated as responsible for design direction to SWA for this project and has the authority for design approval. In the event that the design, as approved by the Mr. Carl White is rejected by others, and re-design is required, such re-design services shall be compensated as Additional Services.

We would be pleased to answer any questions or clarify any of the points above, and we look forward to collaborating on this exciting project.

Sincerely yours,

SWA GROUP



Peiwen Yu, ASLA, RLA

Principal

Landscape Architect, Texas License #2328

Landscape architects are licensed by the State of Texas.



Memo

To: Tina Dierschke, Finance Director
From: Carl White, Director of Parks and Recreation
Date: 11/24/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Santa Fe/Downtown River Parks Master Plan and Design Services contract with SWA Group

Source of Funding:

TIRZ, COSADC, and General Capital Projects

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

July 15, 2025, Council authorized staff to develop and issue a Request for Qualifications (RFQ)

Project/Budget to be amended	Revenue	Expense
Master Plan and Design Services		
TIRZ		73,600
COSADC		50,000
General Capital Project FB		50,000

Additional Comments:

The "river parks master plan" will help provide an overall plan for connectivity and development for the near future, including the parks: Civic League, Santa Fe, Sunken Garden, Bart DeWitt and Rio Concho. The plan will also look at how best to incorporate the "Concho River Legacy Trail" sculpture project. The plan process will involve several public meetings and stakeholder input.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

Consider awarding RFP PK 02-25 Events and Venue Feasibility Study to CSL International in the amount of \$125,000 sourced from HOT fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

In recent years, we have held discussions with the Destination Marketing Organization (DMO) and with City Council regarding the City's limited ability to host larger conventions and more frequent mid-sized conferences. These conversations prompted an evaluation of how we might expand the existing convention center—adding an exhibit hall, additional breakout rooms, and other convention-supporting facilities—and improve its connection to the adjacent hotel.

On February 18, 2025, City Council directed staff to explore the possibility of placing a venue tax on an upcoming ballot to measure voter support for such improvements. Staff proceeded accordingly and obtained the required State approval to move the ballot item forward; however, that process is currently on hold. During this same period, stakeholders raised the idea of constructing a new hotel-conference center on City-owned property along the downtown riverfront. Both concepts—the expansion of the existing convention center and the construction of a downtown riverfront hotel-conference center—offered meaningful advantages but also presented notable limitations. The convention center site can accommodate expansion and lies near the river, but it is not located downtown. The potential hotel-conference center would be downtown on the river, but may not be able to incorporate an exhibit hall large enough to attract major conventions.

Given these trade-offs, staff determined it would be prudent to engage an experienced consulting firm to evaluate the feasibility of each option—and whether one, both, or neither would best serve San Angelo. These firms specialize in assessing markets, regional demand, industry trends, financing options, and other factors that guide municipal decision-making.

Accordingly, we issued a nationwide Request for Proposals and received five submissions. A review committee evaluated the proposals, short-listed two firms for interviews, and ultimately recommended the selection of CSL International.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Hotel Occupancy Tax Fund Balance			\$125,000

Financial Impact:

Funding for this study will come from the Hotel Occupancy Tax fund, fund balance, in the amount of \$125,000.

Other Information/Recommendation:

CSL International firm with offices across the U.S.A. We will be working with the Frisco, Texas office.

Attachments:

- | | | |
|----|---|---|
| 1. | 01 RFP PK-02-25 Events Venue Feasibility Study | 01 RFP PK-02-25 Events Venue Feasibility Study.pdf |
| 2. | San Angelo TX Hotel and Conference Center Study
Engagement Letter - 2025_11_18 | San Angelo TX Hotel and Conference Center Study
Engagement Letter - 2025_11_18.pdf |

Presentation:

Carl White

Approvals/Reviews:

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



City of San Angelo

REQUEST FOR PROPOSALS

RFP PK-02-25 • Parks and Recreation Department
Events & Venue Feasibility Study

SUBMITTAL DEADLINE: [AVAILABLE ON CITY OF SAN ANGELO - BONFIRE](#)

CITY OF SAN ANGELO • PURCHASING DIVISION • 72 WEST COLLEGE AVENUE • SAN ANGELO, TEXAS 76903



TABLE OF CONTENTS

1. INVITATION	4
1.1 General.....	4
1.2 Confidentiality	4
1.3 Document Availability	4
1.4 Insurance and Indemnification Requirements.....	4
1.5 Interpretations	5
1.6 Required Response	5
1.7 Deadline and Delivery Location	5
1.8 Addenda	5
1.9 Award of Contract	5
1.10 Acceptance of Proposal Content.....	5
1.11 Equal Employment Opportunity	5
1.12 Proposal Term.....	5
2. INSTRUCTIONS TO RESPONDENTS.....	7
2.1 Corrections, Additions, or Deletions.....	7
2.2 Examinations of RFP Documents	7
2.3 Taxes.....	7
2.4 Authorized Signature.....	7
2.5 Modification or Withdrawal of Proposals.....	7
2.6 Restrictions on Communication	7
2.7 Disqualification	8
2.8 Reservations	8
2.9 Acceptance.....	8
2.10 Order Placement	8
2.11 Invoices and Payment.....	8
2.12 Gratuities	9
2.13 Termination	9
2.14 Force Majeure	9
2.15 Assignment – Delegation	9
2.16 Waiver	9
2.17 Modifications	9
2.18 Interpretation – Parol Evidence.....	9
2.19 Applicable Law	9
2.20 Advertising.....	9
2.21 Right to Assurance.....	10
2.22 Equal Employment Opportunity	10
2.23 Conflict of Interest	10
2.24 Certificate of Interested Parties (Form 1295).....	10
2.25 Taxes and Permits	11
2.26 Examination of Contract Documents	11
2.27 Legal Venue	11
2.28 Funds - Price.....	11
2.29 Proposal Term.....	11
3. RFP SUBMISSION FORMAT.....	12
3.1 Cover Page	12
3.2 Table of Contents.....	12
3.3 Scope Section	12
3.4 Staff Qualifications and Experience	12
3.5 Responses to Services Required.....	12
3.6 Firm Experience and References.....	12
3.7 Fee schedule.....	12
3.8 Additional Data	12
3.9 Required Forms (Please submit all required forms.)	12



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903

325.657.4219 • sapurch@cosatx.us

4. ATTACHMENTS	13
5. SELECTION PROCESS	14
6. REQUIRED SUBMISSION FORMS	15



1. INVITATION

1.1 General

The City of San Angelo Parks and Recreation Department is soliciting a Request for Proposal (s)(RFP's) from individuals or firms (vendors) who are interested and qualified to perform a study to determine the market for the facility, the scope of the facility that would be appropriate to San Angelo, economic impact, and potential locations for a convention center within the City of San Angelo.

The City of San Angelo is soliciting Request for Proposal(s) (RFP's) for professional consulting services to determine the feasibility for creation of a Hotel and Convention/Conference center at two locations within the City of San Angelo. Qualifying professionals are asked to submit their credentials for: 1) Development of a Hotel and Convention/Conference Center market study, 2) Preparation of architectural design concepts for the project, 3) Development of preliminary project pricing and scheduling, 4) Preparation of a preliminary capital campaign and financing plan, and 5) Development of a strategic construction and operating business plan.

To begin, professionals will be asked to assess each of the two (see attached map) locations within San Angelo to determine the viability and potential for success of each for a Hotel and Convention/Conference center. Once the initial Market Assessment for both locations are complete and presented to San Angelo City Council, decisions will then be made on how best to move forward.

The ideal professional team will demonstrate experience and expertise in the following areas:

- Development of Hotel and Convention/Conference center market studies.
- The planning, design, and financing of complex public/private venue construction, including detailed understanding of public economic development incentives; private tax credits and the structuring/valuing of contractually obligated revenue streams in support of debt service, as well as potential State legislative resources and private grant opportunities.
- Successful construction estimating with general contractors based on proposed conceptual design.
- Skill and success in developing and implementing successful strategic business plans which move Hotel and Convention/Conference center projects forward to completion.

Presentation, Demonstration, and Interview

Selected offerors may be invited to submit product samples/sample materials and/or make presentations to City personnel. Representative(s) attending/hosting these presentations must be qualified to respond to questions related to any component of the proposal.

1.2 Confidentiality

All submissions shall remain confidential. Afterwards, submissions will be made available for public inspection. The City shall not be responsible for the confidentiality of any trade secrets or other information contained or disclosed in the proposal unless clearly identified as such.

1.3 Document Availability

Solicitation Documents can be downloaded from the City's website at <https://cosatx.bonfirehub.com/>. To locate the documents on the Bonfire Portal, go to:

Bid Information > RFP: PK-02-25/Events and Venue Feasibility Study

1.4 Insurance and Indemnification Requirements

Insurance and indemnification requirements applicable to this project are detailed within the Special Insurance Rider and/or the draft project agreement included with this solicitation package. Please review the insurance and indemnification requirements with your insurance agent prior to submission.



CITY OF SAN ANGELO, TEXAS

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1.5 Interpretations

All questions about the meaning or intent of the contract documents, including specifications shall be submitted to the Purchasing Division via [Bonfire](#). Questions received after the deadline established for submitting questions/interpretations will not be answered.

Replies will be issued as an addendum and posted on the City's eProcurement portal, Bonfire. Only questions answered by formal addenda will be binding. Oral interpretations or clarifications will be without legal effect.

1.6 Required Response

The City requires a response to Request for Proposal (RFP) notifications sent to potential vendors. Should a company choose not to participate, then to remain on the City of San Angelo's potential vendors list, a "No Bid Reply" form must be submitted.

1.7 Deadline and Delivery Location

Sealed submittals must be received no later than **the posted submission deadline listed in City's e-Procurement Portal ([Bonfire](#))**. The time recorded in Bonfire will serve as the official record of time. Bids received after the bidding deadline, regardless of the mode of delivery, will not be considered.

It is the sole responsibility of the vendor to ensure that the sealed submittal arrives via Bonfire by the specified deadline.

Faxed, e-mailed, or physically submitted proposals will not be accepted.

1.8 Addenda

Should specifications be revised prior to the deadline for submittals, the City's Purchasing Division will issue addenda addressing the nature of the change and post them on the City's eProcurement portal, Bonfire. Respondents should **acknowledge any addenda and return the "Addenda Acknowledgement" form with their proposal package**. Respondent is responsible for checking the City's website to determine if any addenda have been issued prior to submitting a proposal. Failure to consider all addenda will be at the respondent's risk.

1.9 Award of Contract

The City reserves the right to accept or reject any or all proposals, and to waive any informalities or irregularities in the RFP process. The City is an equal opportunity employer.

The City will select the most highly qualified Respondent(s) of the services requested based on all evaluation factors and then attempt to negotiate a contract.

1.10 Acceptance of Proposal Content

Before submitting a proposal, each Respondent shall make all investigations and examinations necessary to ascertain all conditions and requirements affecting the performance of the contract and to verify any representations made by the City upon which the proposal will rely. If the Respondent receives an offer because of its proposal, failure to have made such investigation and examinations will in no way relieve the Respondent from its obligation to comply in every detail with all provisions and requirements.

1.11 Equal Employment Opportunity

Respondents are required to ensure that employees and applicants for employment are not discriminated against because of their race, color religion, sex, national origin, age, or disability.

1.12 Proposal Term

The term of this Agreement shall be for a period of THREE (3) YEARS. The City shall have two (2) one (1) year options to extend the term hereof, subject to the availability and appropriation of funds. The term of this Agreement will renew automatically unless either party provides notice in writing at least ninety (90) days prior to the expiration of each term.



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

72 West College Avenue, San Angelo, Texas 76903
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Points of Contact

Jeffrey Tomlinson, Manager

Purchasing Division
City of San Angelo
72 W. College Ave.
San Angelo, Texas 76903
sapurch@cosatx.us
(325) 657-4219

Tina Dierschke, Director

Finance Department
City of San Angelo
72 W. College Ave.
San Angelo, Texas 76903



2. INSTRUCTIONS TO RESPONDENTS

2.1 Corrections, Additions, or Deletions

Corrections, additions, or deletions to any portion of the invitation (RFP) will be in the form of written addenda.

2.2 Examinations of RFP Documents

Respondents are expected to examine all specifications, standard provisions, and instructions. Failure to do so will be at the respondent's risk.

2.3 Taxes

All quotations are to be submitted less Federal Excise and State of Texas Sales Taxes. Tax exemption certificates will be provided upon request.

2.4 Authorized Signature

Proposals must show vendor name, address, and can be signed digitally. The person signing the proposal must have authority to bind their firm in a contract. Any erasures or other changes must be initialed by the person signing the proposal.

2.5 Modification or Withdrawal of Proposals

Proposals **CANNOT** be altered or amended after the closing time. Proposals may be modified or withdrawn prior to the closing hour and date using the Bonfire system. No proposal may be withdrawn after the closing time and date without acceptable reason in writing and with approval of the Purchasing Division.

2.6 Restrictions on Communication

Respondents shall not communicate with: 1) elected City officials, City staff, or contracted agents of the City regarding the RFP from the time the RFP has been released until the contract is posted as a City Council agenda item; and 2) City officials/employees/agents from the time the RFP has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFP and/or proposal submitted by respondent. Violation of this provision by respondent and/or its agent may lead to disqualification of respondent's proposal from consideration and from opportunities to bid on future projects.

Exceptions to the Restrictions on Communication with City employees include:

- A. Private (non-business) contacts with the City by the respondent's employees acting in their personal capacity.
- B. Casual social contacts that do not include mention of the RFP.
- C. Respondents may submit written questions concerning this RFP via Bonfire [eProcurement](#) system up to a week prior to submission due date. Questions received after the stated deadline will not be answered. Submission of questions to any other party prior to award may result in the disqualification of a respondent from bidding on this project as well as future projects for the City.

It is required that all questions be sent [via](#) Bonfire. Questions submitted and the City's responses will be published in the form of addenda to the City's [eProcurement](#) system, Bonfire. Respondent is responsible for calling the City or reviewing the website to determine if any addenda have been issued prior to their submittal. Only questions answered by formal addenda will be binding.

- A. Respondents may provide responses to questions asked of them after responses are received and opened. During interviews, if any, verbal questions, and explanations will be permitted. If interviews are conducted, respondents shall not bring lobbyists. All cost associated with interviews will be at the respondents' expense. The City reserves the right to exclude any persons from interviews as it deems in its best interests.



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- B. Upon completion of the evaluation process, respondents shall receive a notification letter indicating the recommended firm and anticipated City Council agenda date. Respondents desiring a review of the solicitation process must submit a written request no later than five (5) calendar days from the date the letter was sent. Failure to submit a letter in writing to the Purchasing office prior to the end of the fifth day shall be at the risk of the respondent. The letter will indicate the name and address for submission of requests for review.

City reserves the right to contact any respondent to negotiate if such is deemed desirable by City. Such negotiations initiated by City staff persons shall not be considered a violation by respondent of this section.

2.7 Disqualification

The respondent may be disqualified for any of the following reasons:

- C. The respondent is involved in any litigation against the City of San Angelo.
- D. The respondent is in arrears on any existing contract or has defaulted on a previous contract with the City.
- E. The response is deemed non-conformant/non-responsive to the criteria/instructions highlighted herein.
- F. The respondent is debarred, suspended, terminated, or otherwise excluded from or ineligible covered transactions by any federal, state, or local government entity or agency.
- G. The proposal is not received by the proposal submittal deadline; or,
- H. The proposal is not executed by a person authorized to enter into a contract binding on the respondent.

2.8 Reservations

The City expressly reserves the right to accept, reject, or cancel all proposals AND:

- A. Waive any defect, irregularity, or informality in any proposal or bidding procedure.
- B. Extend the proposal closing time and date.
- C. Reissue a bid invitation or RFP.
- D. Procure any item by other means; or,
- E. Increase or decrease the quantity specified unless the vendor specifies otherwise.

2.9 Acceptance

Acceptance of respondent's qualifications will be in the form of a letter of engagement and contract. Notice for annual contract agreements will be a notice of award, purchase order, or contract.

2.10 Order Placement

City's obligation is payable only and solely from funds available for the purpose of this purchase. Lack of funds shall render this contract null and void to the extent funds are not available and any delivered but unpaid for goods will be returned to vendor by City. Accepting orders without the express authorization of a Procurement Official shall be at the risk of the vendor.

2.11 Invoices and Payment

Contractor will submit an account analysis monthly for all services rendered pursuant to this Request for Proposals. The account analysis will be addressed to the designated City Point of Contact.

Payment may be withheld by City, at the discretion of the City, to vendor until all required documents pertaining to the incurred charges are provided to the authorized City representative.



2.12 Gratuities

The City may, by written notice to the vendor, cancel this contract without liability to vendor if it is determined by the City that gratuities were offered from an agent or representative of the vendor to any officer or employee of the City with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending, or the making of any determinations in respect to the performing of such contract. In the event this contract is canceled by City, remedies to recover or withhold the amount of the cost shall be incurred by vendor in providing such gratuities.

2.13 Termination

Performance under this contract may be terminated in whole, or in part by the City in accordance with this provision. Termination performance hereunder shall be affected by the delivery to vendor of a "Notice of Termination" specifying the extent to which performance under this contract is terminated and the date upon which such termination becomes effective.

2.14 Force Majeure

Neither party shall be held responsible for losses resulting if the fulfillment of any terms or provisions of this contract is delayed or prevented by any cause not within the control of the party whose performance is interfered with, which by the exercise of reasonable diligence said party is unable to prevent.

2.15 Assignment – Delegation

No right or interest in the contract shall be assigned nor shall any delegation of any obligation made by vendor be valid without the written permission of the City. Any attempted assignment or delegation by vendor shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

2.16 Waiver

No claim or right arising out of a breach of this contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

2.17 Modifications

This contract can be modified or rescinded only in writing signed by both of the parties or their duly authorized agents.

2.18 Interpretation – Parol Evidence

This writing is intended by the parties as a final expression of their agreement and is intended as a complete agreement for dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in this agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in the agreement, the definition contained in the Code is to control.

2.19 Applicable Law

This agreement is subject to all applicable federal and state laws, statutes, codes, rules and regulations and all local ordinances, rules, and regulations. This agreement is also subject to the Uniform Commercial Code. Whenever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas as effective and in force on the date of this agreement.

2.20 Advertising

Vendor shall not advertise or publish, without City's prior consent, the fact that City has entered into this contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.



CITY OF SAN ANGELO, TEXAS

PURCHASING DIVISION

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2.21 Right to Assurance

Whenever one party to this contract in good faith has reason to question the other party's intent to perform, they may demand that the other party give written assurance of its intent to perform. If a demand is made, and no assurance is given within five (5) days, the demanding party may treat this failure as an anticipatory repudiation of the contract.

2.22 Equal Employment Opportunity

Vendor agrees that during the performance of its contract it will:

- Treat all applicants and employees without discrimination as to race, color, religion, sex, national origin, marital status, age, or handicap.
- Identify itself as an Equal Opportunity Employer in all help wanted advertising or request. The vendor shall be advised of any complaints filed with the City alleging that vendor is not an Equal Opportunity Employer. The City reserves the right to consider its reports from its human relations administrator in response to such complaints in determining whether or not to terminate any portion of this contract for which Purchase Orders or authorities to deliver have not been included; however, the vendor is specifically advised that no Equal Opportunity Employment complaint will be the basis for cancellation of this contract for which a Purchase Order has been issued or authority to deliver granted.

All vendors must be Equal Opportunity Employers. Disadvantaged and minority vendors are encouraged to participate.

2.23 Conflict of Interest

Vendor agrees to comply with the conflict of interest provisions of the City of San Angelo Charter and Code of Ordinances. Vendor agrees to maintain current, updated disclosure of information on file with the City Clerk throughout the term of the contract.

Chapter 176 of the Texas Local Government Code requires a vendor who enters or seeks to enter into a contract for the sale or purchase of real property, goods, or services with a local governmental entity or local government officer thereof to file a conflict of interests' disclosure questionnaire with the governmental entity prescribed.

A Conflict of Interest Questionnaire Form (CIQ) – included in the bid forms - must be submitted no later than the seventh (7th) business day after the date the vendor begins discussion, negotiation, applies or responds to a request for proposal or bids, or correspondence in writing related to a potential contract with the local governmental entity.

2.24 Certificate of Interested Parties (Form 1295)

In 2015, the Texas Legislature adopted [House Bill 1295](#), which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered on or after January 1, 2016.



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Filing Process:

On January 1, 2016, the ethics commission made available on its website a filing application that must be used to file Form 1295. A business entity must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form. The completed Form 1295 with the certification of filing must be filed with the governmental body or state agency with which the business entity is entering into the contract. **The Form 1295 must be received, signed and original, within thirty (30) days of Council award or the contract may be voided.**

Information regarding how to use the filing application and the application are both available at <https://www.ethics.state.tx.us/filinginfo/1295/>. Instructional videos are available under the heading Instructional Videos for Business Entities.

2.25 Taxes and Permits

Attention is directed to the requirements of the General Conditions regarding payment of taxes and obtaining permits. All taxes that are lawfully assessed against the City or the selected vendor in connection with the work shall be paid by the vendor. The bid prices shall include all such taxes and the costs of all required permits. The City is exempt from State Sales Tax and Federal Excise Tax.

2.26 Examination of Contract Documents

Each vendor shall thoroughly examine and be familiar with this document, specifications, etc. The submission of a bid shall constitute an acknowledgment that the vendor has thoroughly examined and is familiar with all solicitation and contract documents. The failure or neglect of a vendor to receive or examine any of the solicitation or contract documents shall in no way relieve them from any obligations with respect to their submission or to any resulting contract. No claim for extra or additional compensation will be allowed based upon a lack of knowledge of any contract document, and the City will in no case be responsible for any loss or for unanticipated costs that may be suffered by the selected vendor as a result of conditions pertaining to the work.

2.27 Legal Venue

Tom Green County, Texas

2.28 Funds - Price

Following negotiations, the vendor will establish a price agreement with the City. The work will be selected based on availability of funds.

2.29 Proposal Term

The base term of this Agreement will be for three (3) years effective from the award date by the City Council. The City shall have two (2) one (1) year options to extend the term hereof, subject to the availability and appropriation of funds. The term of this Agreement will renew automatically unless either party provides notice in writing at least ninety (90) days prior to the expiration of each term.



3. RFP SUBMISSION FORMAT

Qualifications shall be submitted in the following format with each element requested and/or form furnished as specified to facilitate evaluation of the proposals. The detailed requirements in this RFP are **mandatory**.

FAILURE TO ADHERE TO THE REQUIRED FORMAT MAY BE CAUSE FOR REJECTION OF PROPOSAL.

To aid in the evaluation, all responses shall follow the same general format.

3.1 Cover Page

Show the subject, the name of your firm, address, telephone number(s), name of contact person, and date. Clearly indicate "RFP: PK-02-25 Events & Venue Feasibility Study" on this page.

3.2 Table of Contents

Include a clear identification of services by section and by page number.

3.3 Scope Section

Clearly describe the scope of the required services to be provided. Please provide responses to all items in the **Scope of Services Requested** section of this Request for Proposals.

3.4 Staff Qualifications and Experience

Please identify the key personnel that will be working on this project. This section should include resumes and/or information to expound on the proposed staff experience and qualifications.

3.5 Responses to Services Required

Based on the general requirements listed in this RFP document, please describe your overall approach and methodology for completing the services as requested.

3.6 Firm Experience and References

Please provide information in this section to demonstrate experience, responsiveness, a high level of customer service, and documented results, to include at a minimum:

- Using the References form provided in the **Required Submission Forms**, respondents shall list references from at least three comparable Texas governmental clients. For each reference, include the Government or Company Name, Location, Contact Person (and Title), Telephone Number, Scope of Work, and Contract Period.

3.7 Fee schedule

- Provide all proposed fees on Attachment A. Express your proposed fee(s) as percentage based or itemized, not-to-exceed amounts. Separate travel and related expenses (if applicable).
- Firm shall incur no travel or related expenses chargeable to the City without prior approval by an authorized City representative.
- The actual contract amount will be negotiated after the Provider has been selected and the scope of work finalized.

3.8 Additional Data

- Provide any additional information considered essential to this proposal and all other required forms.

3.9 Required Forms (Please submit all required forms.)

Complete all required forms specified in the **Required Submission Forms** section.



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4. ATTACHMENTS

A. Maps of Convention Center Sites



5. SELECTION PROCESS

A selection committee will evaluate and rank the proposals in relation to the published selection criteria within 60 days after the opening.

The City's process is as follows:

1. The City will evaluate and rank the proposals in relation to the published selection criteria within sixty (60) days after the opening.
2. The City reserves the right to revise the proposal and then request "Best and Final Offers" from the top candidates following the initial evaluation.
3. The City will then select the proposal that offers the best value based on the published selection criteria and its ranking evaluation.
4. Following the selection process, the contract negotiation process begins, and the City will negotiate first with the highest ranked offer. At this stage, the City may discuss modifications to the proposed scope, time and price. Modifications are not required. If modifications are discussed but not mutually agreed upon, a final contract may still be negotiated and mutually agreed upon based on the original response to the RFP. If the two parties are unable to reach a final agreement, the City will notify that respondent in writing that formal negotiations are ended.
5. The City may then negotiate with the next ranked respondent. This process continues in the order of the selection ranking until a final contract is reached or all proposals are rejected.
6. The City reserves the right to reject all proposals and procure goods/services through alternative means.

The proposals will be evaluated based on the criteria and weighting detailed below:

Item	Criteria	Points
1	Completeness and conformity of the reply to the RFP	20
2	Service capabilities	35
3	Staff Qualifications and Organization Experience	10
4	References	10
5	Fee Schedule	25
Total		100



6. REQUIRED SUBMISSION FORMS

Submit:

Failure to submit required forms may result in the rejection of your submission.

Please submit all forms in the following order:

- ☐ Response to RFP: PK-02-25 Events Venue Feasibility Study
- ☐ Contact Information Form
- ☐ Addenda Acknowledgment Form
- ☐ Disclosure of Certain Relationships Form
- ☐ Debarment and Suspension Certification
- ☐ Local Preference Consideration Application & Economic Impact Details
- ☐ Vendor Compliance with Reciprocity on Non-Resident Vendors
- ☐ List of References
- ☐ Special Insurance Rider
- ☐ Certificate of Insurance (ACORD 25 FORM)
- ☐ Verification Relating to Prohibited Contracts

1295 Form Requirement

At Council award, one original of the Texas Ethics Commission Interested Parties Disclosure Form 1295 completed online at <https://www.ethics.state.tx.us/filinginfo/1295/> will be required within thirty (30) days following the date of Council action. Failure to submit the Form 1295 to Purchasing within the prescribed time limit may result in loss of contract(s).

Anti-Lobbying Agreement

In submitting its proposal, respondent certifies that it has not lobbied the City or its officials, managers, employees, consultants, or contractors in such a manner as to influence or to attempt to influence the bidding process. In the event it reasonably appears that the respondent influenced or attempted to influence the bidding process, the City may, in its discretion, reject the proposal.



November 18, 2025

Mr. Carl White
Park & Recreation Director
City of San Angelo
702 South Chadbourne Street
San Angelo, Texas 76903

Dear Mr. White:

This letter ("Letter") sets forth the understanding of the terms and objectives of the engagement of Conventions, Sports & Leisure International ("CSL"), in conjunction with subconsultants TVS Design ("TVS") and Rider Levett Bucknall Ltd. ("RLB"), and the City of San Angelo ("Client") to conduct a Feasibility Study for a proposed new Hotel and Convention/Conference Center in San Angelo, Texas. This Letter also provides the nature and limitations of the services to be provided and the related fee arrangement.

Scope of Services

CSL, TVS and RLB (collectively referred to as "Project Team") will complete the following scope of work related to a feasibility study for a proposed new Hotel and Convention/Conference Center in San Angelo, Texas. The results of this study will assist the Client and other community stakeholders evaluate the market, financial and economic feasibility of a new Hotel and Convention/Conference Center, including preparing architectural design concepts, preliminary project pricing and scheduling, a preliminary capital campaign and financing plan and a strategic construction and operating business plan. The study will provide guidance on market demand/ opportunities, supportable development program, estimated cost of expansion, financial operating projections, estimated economic impacts and analysis of potential sites to maximize the likelihood of achieving the goals of the Client and other community stakeholders through the development and operation of a new Hotel and Convention/ Conference Center in San Angelo.

The Project Team will implement a multi-faceted, market-based approach that focuses on the specific needs and characteristics of existing and potential new Hotel and Convention/Conference Center user groups, both from a local and non-local perspective. Study tasks include:

- Task 1. Study Kickoff & Initial Project Planning
- Task 2. Market & Destination Profile
- Task 3. Facility Utilization & Space Needs Analysis
- Task 4. Competitive & Comparable Facility Analysis
- Task 5. Industry Trends Analysis
- Task 6. Market Outreach, Interviews & Surveys
- Task 7. Supportable Facility Program Recommendations
- Task 8. Site Analysis
- Task 9. Design Concept Development
- Task 10. Cost Analysis
- Task 11. Economic & Fiscal Impact Analysis
- Task 12. Funding Analysis
- Task 13. Ownership, Oversight & Management Options
- Task 14. Reports & Presentations

The specific tasks to be completed as part of study are summarized on the following pages.

Task 1. Study Kickoff & Initial Project Planning

In this first task, the Project Team will work with the Client to establish the specific project goals and timeframe. An initial planning meeting will take place to collect pertinent project data, identify the local organizations, officials and others that the Project Team will need to meet with at the study's outset, confirm the overall objectives of the study effort, refine the study schedule, and align expectations regarding the scope, deliverables, and engagement processes.

An initial in-person kickoff meeting will be conducted—either in-person or virtually—with designated project leadership to discuss key issues, facility-related opportunities and challenges, and the decision-making context surrounding the potential development of a Hotel and Convention/Conference Center in San Angelo. This conversation will also help define community expectations for independent and objective analysis.

Additionally, the Project Team will conduct a multi-day site visit to San Angelo to tour potential sites for a Hotel and Convention/Conference Center, existing facilities and other relevant facilities/sites throughout San Angelo. The Project Team will also connect with key project stakeholders to obtain background information related to the project. The interview and outreach process at the front end of the study process could include individuals such as elected and appointed City/County representatives, potential users and user groups of a Hotel and Convention/Conference Center in San Angelo, area hoteliers, hospitality and service industry representatives and other community groups and stakeholders. These meetings will focus on understanding conditions with regard to local market characteristics, facility needs and the opportunities that future investment in the Hotel and Convention/Conference Center and surrounding property may represent.

Key activities to be completed under this task include:

- Establish a working group that will include City representatives and other key stakeholders.
- Assemble important project related data.
- Gain initial insight and perspective into local conditions that will impact the research process.
- Establish the format and content of deliverable products.
- Modify the work plan, if necessary, to reflect any appropriate changes arising from the information obtained in the steps noted above.

Task 2. Market & Destination Profile

The purpose of this task is to evaluate the local and regional market characteristics of the San Angelo area as well as the existing visitor industry infrastructure (i.e., event facilities, sleeping rooms, restaurants, entertainment offerings, attractions, transportation and connectors, etc.). The primary components of a successful facility destination/event package will be evaluated in order to assess the area's ability to support a new Hotel and Convention/Conference Center. The analysis will include a review of the San Angelo area market data, both current and projected, to assess the area's ability to accommodate added event activity (i.e., typically economic impact-generating events that have a significant portion of nonlocal attendance). Characteristics to be evaluated as part of this analysis include the following:

- Existing/planned local convention, conference, sports, entertainment, meeting, civic, multipurpose event and hotel facilities.
- Key demographic and socioeconomic characteristics and trends, such as population, disposable income, retail sales, entertainment spending, corporate base etc.
- Destination visitation characteristics and trends.
- Existing/planned lodging properties, rooms and cost structures.
- Destination marketing efforts, programs and funding.
- Tax rates, collections and uses (both hospitality industry taxes and other taxes/assessments).

- Proximity issues to major metropolitan markets and other population centers.
- Air, rail, ground transportation and shuttle access.
- Entertainment offerings and attractions.
- Key community resources.
- Other such characteristics.

The results of this task will be used in combination with data gathered throughout the study to assess San Angelo's competitive position within the regional and national marketplace and its ability to accommodate additional event activity. By understanding the nature and scale of the business currently accommodated within the community, the Project Team can focus future recommendations on facility improvements, expansions, and operational strategies that are best positioned to enhance visitation, event activity, economic impact, and community benefit.

Task 3. Facility Utilization & Space Needs Analysis

This task will combine a detailed assessment of McNease Convention Center and other San Angelo meeting and event facility historical operations with an independent, forward-looking analysis of space needs and optimal facility sizing. This blended approach will provide a full picture of how the current facilities have been used, where gaps exist, and what future investment is most warranted based on real and forecastable demand.

The Project Team will begin by reviewing the physical layout and configuration of existing event facilities, including its exhibit space, meeting rooms, banquet facilities, support areas, and parking infrastructure. As part of this effort, an inventory of all functional spaces and their key characteristics will be developed including data such as square footage, seating capacity, flexibility and current usage patterns.

Operational data—such as event bookings, attendance, occupancy rates, space usage by type, and seasonal trends—will be collected and analyzed. This includes a review of lost business data, if available, to understand historical limitations related to facility scale, availability, or amenities.

Building on this operational context, CSL will develop a clean-sheet space needs analysis based on forecasted demand across event types. Market data collected as part of all study tasks described herein will be incorporated into the space needs analysis. This includes conventions, meetings, banquets, entertainment, sports events, and civic gatherings. The Project Team will model the space and functional requirements necessary to support feasible and economically viable levels of activity at a potential new Hotel and Convention/Conference Center in San Angelo.

This forward-looking program will be grounded in utilization data, market demand indicators, competitive benchmarks, and collected input. The resulting facility sizing recommendations will reflect functional needs—not legacy dimensions—and will be presented with transparent rationale regarding assumptions, target event mixes, and utilization goals.

Task 4. Competitive & Comparable Facility Analysis

In evaluating the market positioning, operational performance, and future opportunities for a potential new Hotel and Convention/Conference Center, it is important to gain a thorough understanding of the local, regional, and national competitive and comparable facility environment. Within this task, CSL will assemble and review the operational and physical characteristics of existing and planned facilities across the regional competitive landscape, covering all relevant convention, conference, event, entertainment, sports, meeting, and hospitality facility types. Inventories will be developed of facilities/complexes to determine the level of competition within the marketplace and identify areas of potential need. Existing and planned local and

regional competitive facilities will be analyzed to assess the relation, interaction and impact, if any, they may have on the demand for a potential new Hotel and Convention/Conference Center in San Angelo.

Additionally, CSL will evaluate projects around the country that may offer some element of comparable insight (e.g., pricing structures, staffing levels, sponsorship/advertising opportunities, expense ratios, etc.) with particular focus on identifying and analyzing facilities in markets similar to San Angelo. The type of data that will be assembled for comparable and competitive projects includes the following:

- Facility type and marketing focus.
- Fixed and temporary seating components.
- Arena floor space and type (e.g., indoor/outdoor, dirt/concrete, dedicated/multipurpose, etc.).
- Exhibit, meeting/conference and multipurpose space and capacities.
- Sport and recreation space and capabilities.
- Future expansion plans.
- Event characteristics (levels, attendance, utilization, future bookings, etc.).
- Staffing levels by position.
- Ancillary services and amenities.
- Operating revenues and expenses.
- Sponsorship and advertising opportunities.
- Available parking.
- Area demographics.
- Location characteristics and transportation access.
- Other such characteristics.

This analysis will assist in providing a baseline understanding of how a potential new Hotel and Convention/Conference Center in San Angelo competes within the greater regional and national marketplace and will support later stages of the study related to financial operations, programming recommendations, pricing structures, and strategic positioning.

Task 5. Industry Trends Analysis

The landscape for convention, sports, hospitality entertainment and other multipurpose facilities continues to evolve as communities across the country seek to revitalize public infrastructure and expand their capacity to attract diverse events and tourism-driven activity. Facility development and investment decisions are increasingly influenced by changing organizer and attendee expectations, advances in technology and guest amenities, growth in niche event segments, and an increasingly competitive environment shaped by both new construction and redevelopment projects.

As part of this task, CSL will conduct an analysis of industry trends that are most relevant to San Angelo's goals for a potential new Hotel and Convention/Conference Center. Current and emerging dynamics that influence facility design, sizing, programming, and performance will be evaluated, providing a strategic context that grounds recommendations in industry-relevant best practices.

Trends across a range of key sectors, including conventions and exhibitions, arena-based entertainment, collegiate and amateur sports, meetings and conferences, banquets and galas, and civic/public uses will be evaluated. Emphasis will be placed on understanding how event formats are evolving, how venue configurations are adapting to those changes, and what amenities or support elements are increasingly seen as essential for competitive positioning.

Consideration will also be given to how destinations are integrating their event venues into broader downtown revitalization and tourism strategies—an important reference point for San Angelo's aspirations in connecting this project to its broader community and economic development goals.

Task 6. Market Outreach, Interviews & Surveys

The purpose of this task is to develop primary market research specific to a potential new Hotel and Convention/Conference Center in San Angelo and the surrounding community. In-person interviews, telephone/video conferences, and/or focus group interviews with key local stakeholders, user groups, and business leaders will be conducted near the outset of the study to gain insight into the community's perceptions, needs, and opportunities regarding the future of a potential new Hotel and Convention/Conference Center.

In addition to local stakeholder interviews, CSL will identify and conduct outreach to a sample of past, current, and potential future users a potential new Hotel and Convention/Conference Center, including local, regional, and national event organizers. These interviews and surveys will allow us to move beyond secondary market data and comparable facility benchmarks to develop customized facility utilization and financial operating assumptions for the Hotel and Convention/Conference Center.

In order to obtain opinions and data from event promoters with regard to a specific facility and market, various organizations will be contacted including, but not limited to:

- Conventions.
- Tradeshows.
- Meetings (including SMERF, government, association, business).
- Banquets.
- Receptions.
- Consumer shows.
- Youth/amateur sports and sports tourism events.
- Graduations.
- Civic/community and other events, as appropriate.

Survey and interview results will be analyzed to provide summaries of the following data points related to future facility development and utilization:

- Likelihood of utilizing a new Hotel and Convention/Conference Center in San Angelo.
- Reasons for not choosing to utilize event space in San Angelo.
- Physical characteristic needs (i.e. exhibit space, breakout meeting space, fields/courts, banquet space, entertainment space, seating, etc.).
- Overall hotel room requirements.
- Other important community requirements.
- Event seasonality.
- Length of event/activity.
- Projected participant, spectator and other attendance levels.
- Past facility usage.
- Anticipated rental rates and terms.
- Perceptions of the San Angelo area.
- Other related information and relevant opinions.

By combining the results of this outreach effort with the findings from prior study tasks, CSL will identify key market segments that represent the primary sources of future demand for a potential new Hotel and Convention/ Conference Center. These insights will directly inform future facility recommendations, utilization estimates, operational planning, and strategic positioning.

Task 7. Supportable Facility Program Recommendations

The market analysis will serve as a foundational tool in determining the most appropriate path forward for developing a new Hotel and Convention/Conference Center in San Angelo. Grounded in benchmarking, user group outreach, and demand modeling, the study will evaluate whether current gaps in the city's event infrastructure can be addressed through targeted improvements to existing facilities or whether the development of a comprehensive new Hotel and Convention/Conference Center is the most viable option. Additionally, the analysis will explore how the project can support broader community goals related to tourism, economic development, and downtown vitality.

Recommendations will outline a right-sized, market-supported program of spaces—including exhibit halls, meeting and banquet rooms, breakout space, and support areas—along with considerations for key complementary elements such as parking, pedestrian infrastructure, and an integrated or adjacent full-service hotel. CSL will assess the market viability of various program configurations and present options that optimize the functionality, flexibility, and competitiveness of the new Hotel and Convention/Conference Center.

CSL will also evaluate the surrounding destination and district factors that contribute to the success of similar facilities, including hotel inventory, walkability, access to dining and cultural amenities, and alignment with San Angelo's economic positioning within the regional event landscape. Preliminary event and space utilization estimates will be developed to quantify the expected volume of events, attendance levels, and operational metrics—serving as the foundation for future financial modeling and strategic business planning.

Task 8. Site Analysis

The focus of this task is on the site factors that impact Hotel and Convention/Conference Center users and the overall marketability and economic/financial success of such a facility in San Angelo. The Project Team will work with the Client and other project stakeholders to identify appropriate site areas, including the two identified by the Client, that could be considered for development of a Hotel and Convention/Conference Center. The Project Team will then comparatively analyze the strengths, challenges, opportunities and other factors associated with each of the identified sites. As part of this analysis, the Project Team will evaluate how each site addresses important selection factors including, but not limited to:

- Site parcel size, suitability, visibility and image potential.
- Adjacencies to area demand generators.
- Entertainment/restaurant adjacencies.
- Other adjacent land uses.
- Parking availability.
- Vehicular accessibility.
- Ease of pedestrian access and public circulation.
- Access to transportation hubs.
- Hotel concentrations and adjacencies.
- Ability to accommodate future growth.
- Ability to stimulate future spin-off development.
- Access to available funding, management and ownership options to potentially enhance.
- Opportunities for facility development.
- Other similar amenities.

The Project Team will work with the Client and other project representatives to agree upon a weighted set of evaluation criteria and will develop a site analysis matrix. Using this matrix, potential sites will be rated for each characteristic, highlighting the strengths and weaknesses of each. Ultimately, a weighted rating

comparing each site will be presented, with the preferred site or sites recommended as most appropriate for the development of a Hotel and Convention/Conference Center.

Task 9. Design Concept Development

Based on these recommendations, TVS will take the lead in working with stakeholders to develop concept designs for up to three (3) development scenarios for the identified sites, showing possible configurations which meet industry expectations and highlight the ability to better accommodate demand for a Hotel and Convention/Conference Center in San Angelo. The conceptual plans will show:

- Site plan diagrams of up to three (3) site design options.
- Floor plan diagrams to generally indicate the major event/program spaces.
- 2D and/or 3D stacking diagram(s) to indicate vertical arrangement of the market supportable building program.

Importantly, the conceptual plans will identify phases that could be built over time. These concept designs will help to inform the analysis and recommendations of subsequent tasks to be performed.

Task 10. Cost Analysis

This task will provide the Client with a clear understanding of the potential capital and operating cost implications associated with potential investment in a new Hotel and Convention/Conference Center. These estimates will be grounded in realistic assumptions and reflect both regional pricing and market-driven design considerations.

RLB will take the lead in preparing a preliminary cost estimate based on the supportable facility program recommendations development scenario(s) outlined in the previous task. The cost estimate will include hard construction costs such as materials, labor, equipment and indirect costs and soft costs including design and professional fees, testing and commissioning, internal administrative fees, FF&E and owner's contingency.

Further, one or more financial operating pro forma for a new Hotel Convention/Conference Center will be created under each of the identified development scenarios. A computer-based model will be developed incorporating comparable facility data and the estimated levels of event utilization and attendance derived from the market analysis in order to develop estimates with regard to facility operating revenues and expenses.

Line-item revenues will be estimated including rental, food service, event service, parking, advertising and sponsorship revenues, and other such sources. Additionally, line-item expenses will be estimated including salaries (permanent and event driven staff costs), utilities, maintenance, supplies, insurance, contract service costs and others. CSL will work with the Client and other and project stakeholders to develop other non-operating revenue/expense assumptions associated with each of the scenarios, in order to provide initial estimations of the financial return/risk structures associated with the project under each scenario.

Next, the Project Team will evaluate implementation and phasing options, recognizing that facility improvements or construction may need to be sequenced over time based on available funding or development priorities. Modular cost summaries will be developed that enable flexible, stepwise investment. Together, these financial and capital planning tools will provide stakeholders with the framework needed to assess the financial feasibility, operational sustainability, and funding implications of each facility development path.

Task 11. Economic & Fiscal Impact Analysis

In this task, CSL will estimate the economic and fiscal impacts associated with a new Hotel and Convention/Conference Center, emphasizing the incremental impacts in San Angelo. The operation of multipurpose event facilities typically attracts some level of out-of-town event attendees/exhibitors to the community. The non-local attendees and visitors brought into the community as a result of a new, improved and/or expanded facility represent the basis for added local economic and fiscal impacts.

As part of this analysis, estimates of total incremental visitors to the San Angelo area generated as a result of new visitor-oriented facility and investment strategies will be developed. Appropriate per-visitor spending estimates will then be applied using industry data adjusted to the local area. The resulting delegate spending levels will be segmented by industry and applied to economic impact multipliers.

The multipliers, specific to San Angelo and provided by leading input/output multiplier models, will be used to estimate total economic output, earnings and employment generated as a result of each of the supportable strategic options identified. From these economic impact variables, appropriate local, regional and statewide tax rates will be applied to estimate the added tax revenue generated as a result of a new Hotel and Convention/Conference Center. The completion of the economic and fiscal impact analysis will allow for a comparison of key costs and benefits associated with the development and operation of a new Hotel and Convention/Conference Center to allow project stakeholders and the community to assess issues related to return-on-investment.

Task 12. Funding Analysis

Based on the analyses and findings developed in this task and experience with similar projects, CSL will identify and evaluate each of the financing sources that could be available and provide the advantages and disadvantages associated with each. Whenever possible, the range of revenues that might be generated from each potential funding source will be quantified. Potential funding sources may include, but may not be limited to:

Public sector participation:

- Facility taxes (amusement, ticket surcharge, sales, etc.).
- Visitor taxes (hotel, car rental, etc.).
- Food & beverage taxes (including restaurant tax).
- Tourism Improvement District (TID) / Tax increment financing (TIF).
- Texas Qualified Hotel Project (QHP) program funding.
- Ad valorem taxes.
- New market tax credits.
- Grants / general funds.
- Other public funding sources, as identified.

Private sector participation:

- Community fundraising.
- Operational partnerships.
- Personal seat licenses.
- Season and premium ticket sales.
- Operating income.
- Naming rights & sponsorships.
- Concessionaire participation.
- Other private funding sources, as identified.

Within this task, CSL will review each of the financing sources that are available and provide the advantages and disadvantages associated with each. Additionally, a range of revenues that might be generated from each potential funding source will be generated. CSL has extensive experience in developing facility funding strategies (including experience throughout Texas with the State's Qualified Hotel Project ("QHP") program for convention center and hotel projects and has successfully provided creative financing plans for the development or expansion of numerous other similar facilities.

CSL also has extensive experience with evaluating and negotiating public/private partnership ("P3") transactions involving hotel, convention/conference facility, and sports facility projects, including P3 projects within Texas. CSL will work closely with the Client and other project stakeholders to specifically tailor a financing plan to meet the needs and requirements of the underlying organizations and provide a cost-effective approach for funding the proposed development.

Task 13. Ownership, Oversight & Management Options

A key component of the analysis will focus on the various means of facility ownership and guidance, including how the facilities could be operated and marketed. Each potential governance structure for a new Hotel and Convention/Conference Center has its own unique advantages and disadvantages, which should be considered when making decisions regarding implementation strategies for a new facility in San Angelo.

Initially, CSL will leverage analysis and relationships developed during previous tasks to evaluate the ownership and governance structure among existing San Angelo event facilities. Next, ownership and management structures at comparable facilities/complexes throughout the country will be evaluated including operating and marketing relationships with public, private and P3 entities. The core parameters of a governance structure that is deemed most appropriate for a new Hotel and Convention/Conference Center will be outlined and opportunities to leverage marketing and other operational economies of scale with other San Angelo facilities will be discussed, based on industry best practices and the assessment of the unique attributes of the project and the destination. Consideration will be made pursuant to the market supportable program and other development options previously identified and recommendations that are designed to improve the marketability, visitor/economic impact generating capability/effectiveness, and operating efficiency of convention, conference, hospitality and other multipurpose facilities in San Angelo, including cost containment and revenue enhancement.

A set of strategic opportunities will be outlined designed to enhance the operating structure and resultant performance of San Angelo convention, conferences, hospitality, tourism and other multipurpose event facilities to best protect the Client and other stakeholder priorities, while integrating available efficiencies. Strengths, weaknesses, opportunities and challenges of identified strategic enhancement options will be analyzed as they relate to existing and potential new facilities.

At the conclusion of the analysis process, one or more scenarios outlining how the community could proceed in order to best protect public sector priorities while maximizing community return-on-investment will be developed, including City-operated and third-party private management company-operated scenarios. Detailed case studies will be provided of relevant comparable facility projects that highlight approaches taken regarding ownership/ management, as well as the noteworthy issues that are relevant to issues present in the San Angelo area.

Task 14. Preparation & Presentation of Final Report

The final task in the engagement will involve compiling, documenting, and presenting all findings, analyses, and recommendations developed throughout the course of the study. The final report will serve as a strategic planning resource for the Client and other project decisionmakers, supporting both near-term decision-making and long-term implementation efforts.

The report will include detailed summaries from each study task, supported by charts, data tables, and scenario-based findings related to market demand, facility sizing, cost estimates, and economic impacts. In addition, the Project Team will develop an executive summary that clearly articulates key takeaways, recommended development strategies, and considerations for phased investment or implementation.

To ensure an independent and transparent process, the Project Team will work closely with project decisionmakers throughout key milestones. This includes submission of a report outline in advance of completion, a full draft report for review and feedback, and a final deliverable incorporating requested revisions.

The final report will be accompanied by one or more formal presentations of our independent study results. These presentations will provide an opportunity to review key insights, respond to questions, and build consensus around the preferred path forward. Deliverables will be provided in both digital and printed formats, ensuring they are accessible for internal review, public communication, and future reference.

Project Timing

CSL is prepared to commence this engagement upon receipt of notice to proceed. Assuming timely responses by the Client to requests for meetings and information, CSL would expect to be able to complete the scope of services for the study scope of services outlined herein within fourteen (14) to sixteen (16) weeks from project initiation.

CSL expects to complete two (2) separate in-person visits to San Angelo during the course of the project, including a multiday initial visit. The initial planning visit and site/facility tours would be attended by appropriate CSL team and Client leaders. Regular progress updates will be forwarded to the Client during the analysis period and the CSL project leader will be available for telephone or virtual meetings as needed to complement the study effort and for coordination/collaboration purposes.

Professional Fees and Expenses

Total professional fees for any engagement will depend on the number of hours required to complete the project and skill levels of the assigned personnel. Total professional fees and expenses associated with the scope of services outlined herein will not exceed One Hundred Twenty-Five Thousand Dollars (\$125,000). Professional fees and out-of-pocket expenses will be billed and are payable on a monthly basis. Should additional work be explicitly requested by the Client beyond the scope of services detailed herein, professional fees will be billed on an hourly rate basis.

CSL anticipates completing the contracted elements in full, performing all work as set forth herein. In the event that a decision not to proceed occurs within the time frame agreed upon for this engagement, CSL will cease work, and bill the Client for time incurred on the project.

Conditions of Work

1. Information and Data. CSL is entitled to assume, without independent verification, the accuracy of all information and data that the Client provides to CSL. All information and data to be supplied will be complete and accurate to the best of the Client's knowledge. CSL will use information and data furnished by others if CSL in good faith believes such information and data to be reliable; however, CSL shall not be responsible for, and CSL shall provide no assurance regarding, the accuracy of any such information or data. CSL shall be providing advice and recommendations to the Client; however, all decisions in connection with the implementation of such advice and recommendations shall be the Client's responsibility. CSL shall have no responsibility for any decisions made by the Client relating to the project or CSL's services hereunder. CSL shall have no responsibility for any assumptions provided by the Client, which assumptions shall be the Client's responsibility. The reports may include estimates of annual operating results based upon courses of action that the Client expects to take prior to and during the period under analysis. The Client is responsible for representations about its plans and expectations, and for the disclosure of significant information that might affect the estimated results.

2. Reports. Any reports prepared by CSL are valid only when presented in their entirety and only for the purpose stated therein. It is expressly understood that (a) CSL's reports, suggestions, analyses and conclusions, if any, do not, in whole or in part, constitute a fairness or solvency opinion or a feasibility report and (b) CSL will not perform any review, audit or other attestation procedures with respect to financial information as defined by the American Institute of Certified Public Accountants and will not issue any opinion, report or other form of assurance with respect to any financial information. There will usually be differences between the estimated and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. Should the Client have any reservations with regard to the estimates, CSL will discuss them with the Client before the report is issued. Any partially completed work products and drafts presented to the Client are for internal use only.

3. Confidentiality. CSL will maintain the fact of this engagement along with all aspects of the engagement in strict confidence, not disclosing to any third party. Client understands and agrees that CSL shall be the owner of all methods, techniques, processes and skills and adaptations thereof (including, without limitation, generalized features of the sequence, structure and organization) of any work product resulting from CSL's services. CSL understands and agrees that Client shall be the sole owner of all products resulting from or related to CSL's services, including, without limitation, all survey data, feasibility studies, revenue potential analyses, market demand analyses, and any other documents or summaries of the findings or results of any analysis related to this agreement. All confidential information provided by the Client shall remain Client's sole property. CSL will preserve the confidential nature of information received from the Client in accordance with CSL's established policies and practices. Neither Client nor CSL shall reference the other's name or anything related to this engagement without the other's prior written consent, except as may be required by law in which case, consent of the other party shall not be required. The Client agrees that any reports, analyses or other documents prepared by CSL will be used only in compliance with these terms, conditions, applicable laws, and regulations.

4. Property. To the extent that CSL utilizes any of its property (including, without limitation, proprietary databases, proprietary information, any hardware or software) in connection with its services, such property shall remain the property of CSL, and the Client shall not acquire any right or interest in such property. CSL shall have ownership (including, without limitation, copyright ownership) and all rights to use and disclose its ideas, concepts, know-how, methods, techniques, processes and skills, and adaptations thereof (including, without limitation, generalized features of the sequence, structure and organization) in conducting its business, and the Client shall not assert or cause to be asserted against CSL or its personnel any prohibition or restraint from so doing. However, all products resulting from or related to CSL's services, including, without limitation, all survey data, feasibility studies, revenue potential analyses, market demand

analyses, and any other documents or summaries of the findings or results of any analysis related to this agreement shall be deemed works for hire that Client owns.

5. Limitation on Warranties. This is a consulting services agreement. CSL represents and warrants that it shall provide the services in good faith using commercially reasonable efforts. CSL disclaims and Client hereby expressly waives any and all claims based on any other representations and warranties, whether express, implied or otherwise, including, without limitation, warranties of merchantability and fitness for a particular purpose.

6. Indemnification. The Client and its affiliates shall indemnify and hold harmless CSL, its members, principals, and employees from and against any and all causes of actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, legal fees and expenses) which may be asserted, brought against, paid or incurred by any of them at any time in any way arising out of or relating to CSL's services, except to the extent it is finally judicially determined that such losses have resulted from the willful misconduct of CSL. CSL and its affiliates shall indemnify and hold harmless the Client, its members, principals, and employees from and against any and all causes of actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, legal fees and expenses) which may be asserted, brought against, paid or incurred by any of them at any time in any way arising out of or relating to CSL's services, except for provision 5 and/or to the extent it is finally judicially determined that such losses have resulted from the willful misconduct of the Client.

7. Limitation on Damages. CSL, its members, principals, and employees shall not be liable to the Client for any losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the Fees paid by the Client to CSL for its services. In no event shall CSL, its members, principals, or employees be liable for consequential, special, indirect, incidental, punitive, or exemplary loss, damage, cost, or expense (including, without limitation, lost profits and opportunity costs). The provisions of Section 6 and this Section 7 shall apply regardless of the form of action, whether in contract, statute, tort (including, without limitation, negligence), or otherwise, and shall survive the completion or termination of this engagement. The Client, its members, principals, and employees shall not be liable to CSL for any losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the Fees paid by the Client to CSL for its services. In no event shall the Client, its members, principals, or employees be liable for consequential, special, indirect, incidental, punitive, or exemplary loss, damage, cost, or expense (including, without limitation, lost profits and opportunity costs). The provisions of Section 6 and this Section 7 shall apply regardless of the form of action, whether in contract, statute, tort (including, without limitation, negligence), or otherwise, and shall survive the completion or termination of this engagement.

8. Subsequent Work. CSL, by reason of the performance of its services, is not required to furnish additional work or services, or to give testimony, or to be in attendance in court with reference to the assets, properties, or business interests in question. CSL will have no responsibility to update any report, analysis, or other document relating to its services for any events or circumstances occurring subsequent to the date of such report, analysis, or other document.

9. Cooperation. The Client shall cooperate with CSL in connection with the performance of its services, including providing CSL with reasonable and timely access to the Client's information, data, and personnel.

10. Non-Exclusivity. Nothing in this report, including these Terms and Conditions, shall be construed as precluding or limiting in any way the right of CSL to provide consulting or other services of any kind or nature whatsoever to any person or entity as CSL in its sole discretion deems appropriate.

11. Force Majeure. CSL shall not be liable for any delays or failures to perform its services resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war, or other violence, or any law, order, or requirement of any governmental agency or authority.

12. Independent Contractor. CSL is an independent contractor and not an employee, agent or partner of Client. CSL is not authorized directly or indirectly to represent to any person that Consultant has the authority to bind the Client to any agreement or course of conduct.

13. Inconsistencies. In the event of any conflict or inconsistency between the provisions set forth in the Letter and these Terms and Conditions, the provisions of these Terms and Conditions shall govern.

14. Complete Agreement. The Letter, including these Terms and Conditions, constitutes the entire agreement between the Client and CSL with respect to the subject matter thereof and hereof, and supersedes all other oral or written representations, understandings, and agreements between the Client and CSL relating to the subject matter thereof and hereof. The Letter, including these Terms and Conditions, cannot be changed, except by written instrument signed by both the Client and CSL. The Letter, including these Terms and Conditions, shall be binding on the Client and CSL, and the Client's and CSL's permitted successors and assigns; however, neither the Client nor CSL may assign the Letter, including these Terms and Conditions, without the prior written consent of the other, except that the Client and CSL may assign the Letter, including these Terms and Conditions, to any successor to all or substantially all of the business or assets of such party.

15. Governing Law. The Letter, including these Terms and Conditions, shall be governed by and construed under the laws of the State of Texas.

16. Counterparts. This Letter may be executed in counterparts, or by facsimile or telecommunicated counterparts, each of which shall be deemed an original and both of which, when taken together, shall constitute the same agreement.

17. Consent and Good Faith Dealings. The parties hereby covenant, each to the other, that each will deal with the other equitably, and will take into account the reasonable commercial expectations of the other in the exercise of rights and obligations hereunder. When consent or approval is requested for any action, the party from whom approval is sought shall give full and fair consideration to the financial issues raised by the other party and shall act in a fair, timely and non-capricious manner. Unless otherwise indicated specifically in this Letter, consent and approvals shall not be unreasonably withheld, delayed or conditioned.

* * * * *

If you are in agreement with the aforementioned, please indicate by signing in the space provided below, and returning this letter to CSL International. If you would like to discuss this letter, please contact Bill Krueger at bkrueger@cslintl.com.

Very truly yours,



Conventions Sports & Leisure International, LLC

Acknowledged and Accepted by:

CITY OF SAN ANGELO, TEXAS

Signature

Printed Name

Title

Date

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Water Utilities

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

Consider approving the sole source purchase of water meters from Core & Main, Inc. in the amount of \$4,299,996 sourced from the Water fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Public Works Executive Director Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

The Water Utilities Department has initiated a citywide Neptune Water Meter Replacement Program, which was approved by the City Council. We are currently in the fourth year of the program, which was designed with a phased approach to spread costs over several years and reduce the impact on operating capital. This will be the final purchase of meters to finish out the program. The program is also tied to the city's efforts to comply with the EPA's Lead and Copper Rule Revision and is expected to be completed in late spring or early summer of 2027. Data submission and public availability of the service line testing must be completed by October 2027.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water Operating Budget	2604403-48030		\$916,512
Water Fund Balance			\$3,383,484

Financial Impact:

Funds from the Water Capital account shall be used along with additional funds from the Fund Balance to cover remaining costs.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | City of San Angelo Meter Quote 11-3-25_San Angelo_TX_Bid#_4547345_11-6-2025_1041_AM | City of San Angelo Meter Quote 11-3-25_San Angelo_TX_Bid#_4547345_11-6-2025_1041_AM.pdf |
| 2. | BA Memo - Water Meter Purchase | BA Memo - Water Meter Purchase.pdf |

Presentation:

Shane Kelton

Approvals/Reviews:

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



Bid Proposal for City of San Angelo Meter Quote 11/3/25

CUSTOMER	CITY OF SAN ANGELO 1948 Saint Ann St San Angelo, TX 76905	Job City of San Angelo Meter Quote 11/3/25 San Angelo, TX Bid Date: 11/03/2025 Bid #: 4547345
	Sales Representative Cade Schaffner (M) 325-650-3852 (T) 325-653-7659 Cade.Schaffner@coreandmain.com	Core & Main 5791 Loop 306 S San Angelo, TX 76905 (T) 3256537659
CONTACT		
NOTES		



Bid Proposal for City of San Angelo Meter Quote 11/3/25

CITY OF SAN ANGELO**Job Location:** San Angelo, TX**Bid Date:** 11/03/2025**Core & Main Bid #:** 4547345**Core & Main**

5791 Loop 306 S

San Angelo, TX 76905

Phone: 3256537659**Fax:** 3256578136

Seq#	Qty	Description	Units	Price	Ext Price
10	7072	5/8X3/4 MACH10 GAL R900I V5 6' ANT EU1B5G1SG89	EA	340.00	2,404,480.00
20	802	1 MACH10 GAL R900I V5 W/6' ANTENNA EU1F5G1S2423	EA	430.00	344,860.00
30	1000	2X10 MACH10 FLG GAL R900I V5 W/6' ANT EU2F5G1SG89	EA	1,075.00	1,075,000.00
40	91	2X15-1/4 MACH10 FLG GAL R900I V5 W/6' ANT EU2G5G1SG89	EA	1,075.00	97,825.00
50	61	3X12 MACH10 R900I V4 USG W/20' ANT EU3A2G1SG90	EA	3,050.00	186,050.00
60	31	4X14 MACH10 R900I V5 USG W/20' ANT EU3C5G1SG90	EA	3,735.00	115,785.00
70	10	4X20 MACH10 R900I V5 CF W/20' ANT EU3D5F1SG90	EA	3,834.00	38,340.00
80	6	6X18 MACH10 R900I V4 USG W/20' ANT EU3E2G1SG90	EA	6,276.00	37,656.00
				SUBTOTAL	4,299,996.00
				Sub Total	4,299,996.00
				Tax	0.00
				Total	4,299,996.00

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

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

Memo

To: Tina Dierschke, Finance Director
From: Shane Kelton, Executive Director of Public Works
Date: 12/02/2025
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Final year of the citywide water meter replacement program

Source of Funding:

Water Fund Balance and Water Operating Budget

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

Program was previously approved by council. This will be the last year of the program.

Project/Budget to be amended	Revenue	Expense
Water Meter Replacement Program		
Water Operating Budget		916,512
Water Fund Balance		3,383,484

Additional Comments:

The program is also tied to the city's efforts to comply with the EPA's Lead and Copper Rule Revision and is expected to be completed in late spring or early summer of 2027. Data submission and public availability of the service line testing must be completed by October 2027.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Alfonso Torres, Construction Manager, Construction Management

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

Presentation and possible direction regarding proposal to improve conditions at the Animal Shelter facilities, including new Kennel Pod structures and future Administration Building (Presentation made by Animal Services Manager Amanda Weddle and Construction Manager Alfonso Torres)

Staff Recommendation:

Direction from Council

Summary/History:

Immediate History

The Animal Shelter is in need of major repairs and modifications. A previous design had been approved and was well underway. That plan included a full overhaul of the exhaust system, lowering the ceiling in the large dog kennel area, dividing that space into three smaller sections, installing new trench drains to replace the undersized and failing existing system, replacing all ceiling tiles, remodeling the cat area, updating the laboratory, and adding a new garage intake area.

During this process, issues arose with the fire alarm system, temporarily pausing progress. Once resolved and design work resumed, Freese and Nichols (F&N) identified a significant electrical concern. While it had originally been assumed the facility had sufficient electrical capacity to support the remodel—particularly the Dedicated Outside Air System (DOAS), which has high electrical demand—it was discovered that the adjacent Rescue Facility had been connected to the same transformer serving the Animal Shelter. As a result, the transformer is now undersized, and a larger unit must be designed and installed. A corresponding change order has been prepared.

As staff evaluated these challenges, an additional factor emerged: the cost of constructing a temporary facility to house the animals during the remodel. The projected cost of this temporary structure far exceeded the available budget. For that same level of investment, the City could instead begin constructing permanent facilities on the current shelter grounds. This realization, combined with the newly identified electrical requirements, prompted staff to reassess whether moving forward with the original remodel was the best use of resources.

New Priorities

Current best practices in animal shelter design prioritize smaller, self-contained kennel pods with direct access to outdoor air. Under this model, each pod would contain approximately 20–25 kennels, each equipped with a guillotine door leading to a private outdoor run. Pods would be configured so the public can

view dogs from external walkways, while indoor areas are dedicated to staff operations such as cleaning, feeding, and care. This design significantly reduces disease transmission, improves airflow and sanitation, and creates a more humane and health-focused environment for the animals. With four pods, the shelter would retain the capacity to house approximately 140 dogs.

The proposal also includes site improvements such as walking paths, shade structures, and dedicated meet-and-greet areas for public interaction.

Cost

The City currently has \$2,030,028 allocated to the project. Construction of each kennel pod is estimated at \$350,000 to \$500,000, bringing the cost for four pods to \$1.4 million to \$2 million.

Timeline

Staff is confident the existing facility can continue operating while the new facilities are designed and constructed. The project would be delivered in phases:

- Design (4 months):

Freese and Nichols would provide the Architectural and Engineering services for this updated concept. The anticipated design completion is May 2026.

- Construction:

Phase One: Construction of three kennel pods, sidewalks, and landscaping, with the fourth pod included as an alternate. Estimated time: 6 months.

Phase Two: Construction of the fourth pod, if not completed in Phase One. Estimated time: 2 months.

Phase Three: Consideration of the Administration Building. The specific approach would be determined at a future time based on funding availability, Council direction, and operational needs.

Estimated full project completion: Fall 2027.

Staff recommends moving forward with obtaining design services for this concept.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Alfonso Torres, Amanda Weddle

Approvals/Reviews:

Alfonso Torres	Created/Initiated
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for PD25-07, a request for a zone change from the Single-family Residential zoning district to a Planned Development with a base zoning of Neighborhood Commercial located at 617 E. 42nd St. & 4101 Crockett (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request comes to us from San Angelo Independent School District for the old Lincoln Middle school site located at 617 E 42nd and 4101 Crockett St. Their current zoning is single family (RS-1) zoning. The changes to the campus by adding the Tiny Texans program and consolidation of maintenance activities at the campus did not correspond with the RS-1 zoning district. First Staff thought a Neighborhood Commercial (CN) would work. However, the outdoor storage requirements did not fit the CN zoning district. Therefore, a Planned Development with the underlying zoning district of Neighborhood Commercial and modifying the outdoor storage area component was more feasible for the rezoning request.

Staff recommended the following conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Applicant must follow Section 422 (Chapter 12, Exhibit A, Article 4), including submitting a landscape plan.
3. Outdoor storage is allowed up to 7.5% on Block 49, 50, 59, & 60. 4.
4. Opaque fencing is required around any outdoor storage.

The Planning Commission heard the case and asked a few questions. The applicant's representative did request removing item #2 of the Conditions stating the property was not a school with a daycare and maintenance. City Staff agreed to remove from the Planned Development conditions. The applicant also requested the outdoor storage, item #3, on the conditions be upped to 10% from 7.5%. This is roughly going from potential outdoor storage slightly over an acre from less than 3/4 of an acre on the site. City staff is also agreeable to the modification of this condition to 10%. Neighborhood Commercial does not allow outdoor

storage by right, where General Commercial allows up to 10% outdoor storage. Having the lower land use helps protect the neighborhood for the long term because the PD allows for the outdoor storage needs of the District.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11-17-25 with a 6-0 vote removing condition #2 about section 422 and increasing the allowed outdoor storage in condition #3 to 10%.

Attachments:

- | | | |
|----|------------------------------------|--|
| 1. | PD25-07_617 E 42nd St_Staff Report | PD25-07_617 E 42nd St_Staff Report.pdf |
| 2. | PD25-07 - Ordinance | PD25-07 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry	Created/Initiated
Aaron Vannoy	Approved
Holly Crooks	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval



STAFF REPORT – PD25-07

Planning Commission: November 17, 2025

City Council 1st reading: December 2, 2025

APPLICATION TYPE:		CASES:	
Planned Development		PD25-07: 617 E 42 nd St & 4101 Crockett St	
SYNOPSIS:			
A request for approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning for the property located at 617 E 42 nd St & 4101 Crockett St.			
LOCATION:		LEGAL DESCRIPTION:	
617 E 42 nd St & 4101 Crockett St		Lot: 1 THRU 16, Blk: 50, Subd: LAKEVIEW ADDITION, (LINCOLN JR HIGH)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #2 – Joe Self Neighborhood – Lakeview	Currently: RS-1 Requesting: PD25-07	Neighborhood	Acres: ~11.86
NOTIFICATIONS:			
55 notifications sent on 10/28/25. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to four (4) conditions.			
PROPERTY OWNER/PETITIONER:			
Owner: San Angelo ISD			
STAFF CONTACT:			
Karen Putnam Planner (325) 657-4210, ext 1546 karen.putnam@sanangelo.gov			

Additional Information: The subject of this zone change is the use does not meet the Single-Family Residential (RS-1) standards but can meet the standard under Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning district but allow for limited outdoor storage. The vision plan for this area is Neighborhood which fits Neighborhood Commercial.

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.** This proposed zoning will allow for SAISD to use the proposed building to house the Tiny Texans Daycare program but also allow them to transition to the use back to classroom use if needed in the future. The old tennis court is being converted to a parking lot and storage area.
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 for childcare for education staff.
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 is compatible with the surrounding area as it is currently residential which allows for public schools and the applicant's proposal with Neighborhood Commercial would allow for both daycare and school use.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** A zone change to a Planned Development District is necessary for the applicant's plans to use the building as a daycare facility and utilize some of the large hand for outdoor storage.
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 as the property has been operating under SAISD for several years.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Granting this request will help the education employees with access to affordable childcare while they continue to educate children in our community.
7. **Development Patterns.** **Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The property will meet the development pattern of residential in the area as schools are allowed in residential zoning districts.

Recommendation:

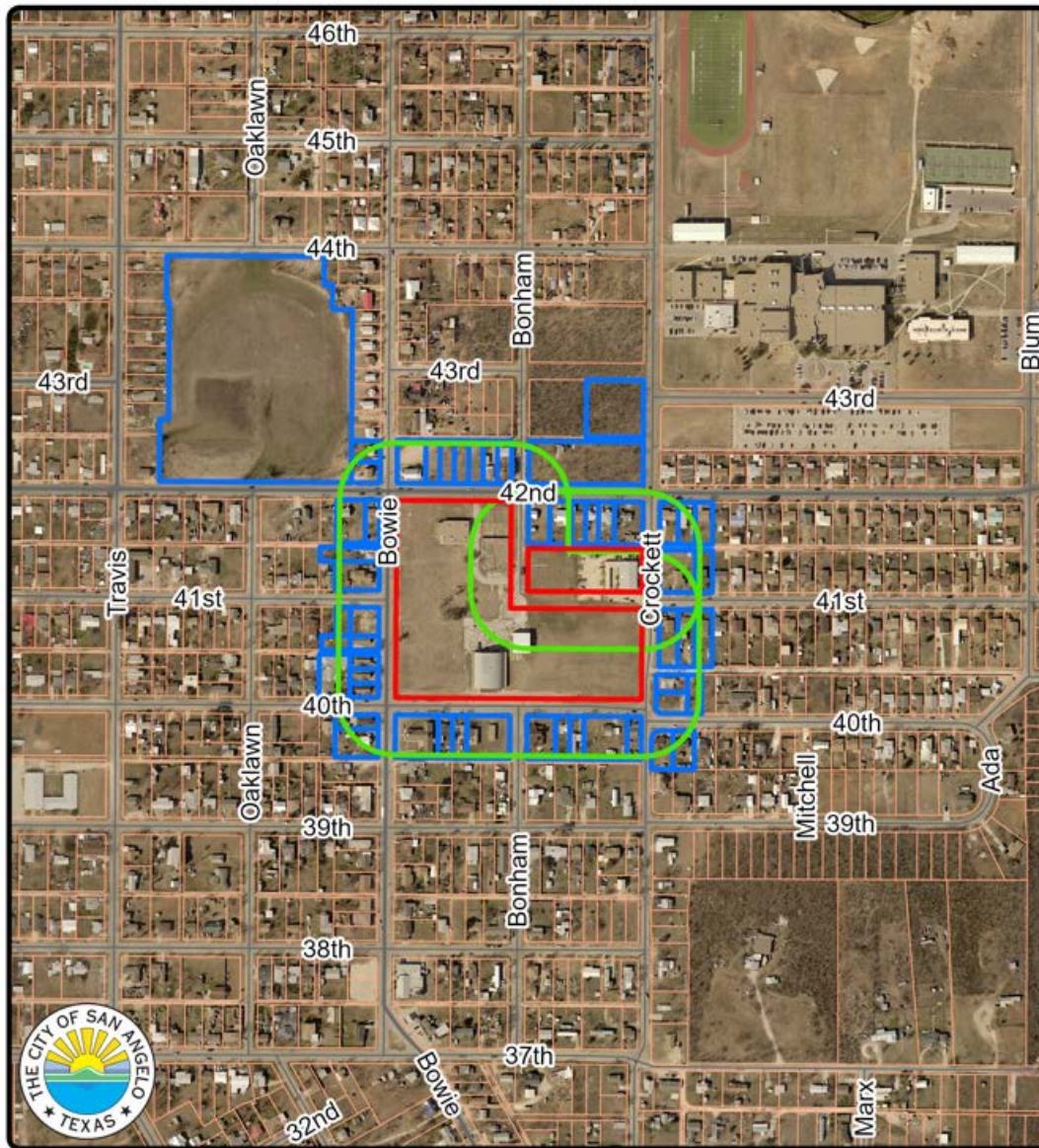
Staff recommend **approval** of a zone change from (RS-1) Single-family Residential to Planned Development District (PD25-07) with Neighborhood Commercial (CN) as the underline zoning, subject to **four (4)** conditions:

Conditions of Approval:

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Applicant must follow Section 422 (Chapter 12, Exhibit A, Article 4), including submitting a landscape plan.
3. Outdoor storage is allowed up to 7.5% on Block 49, 50, 59, & 60.
4. Opaque fencing is required around any outdoor storage.

Attachments:

Notification Map
Zoning Map
Vision Plan Map



Notification Map

PD25-07: 617 E 42nd St & 4101 Crockett St

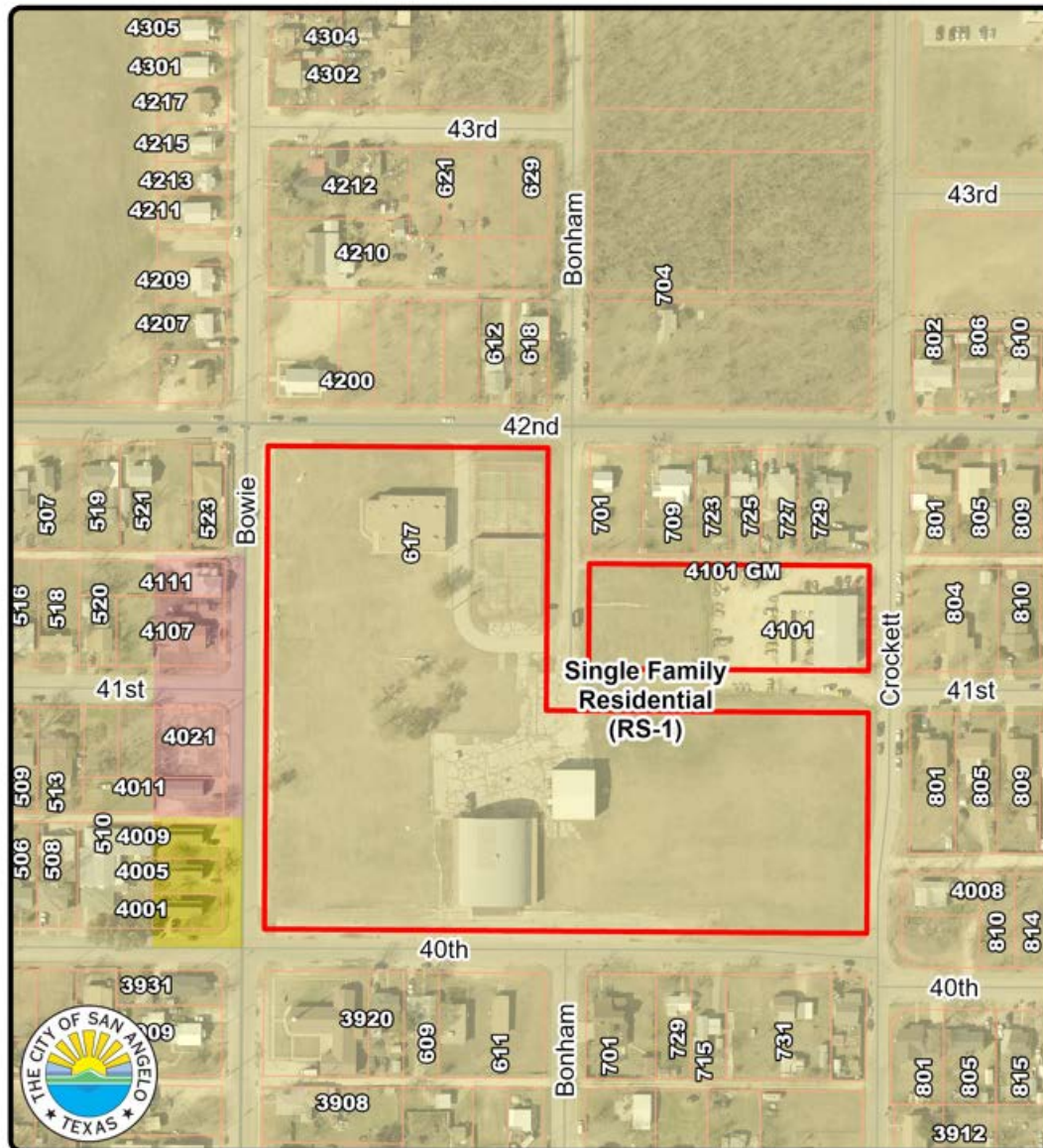
Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: 

Scale:  Miles





Zoning Map

PD25-07: 617 E 42nd St & 4101 Crockett St

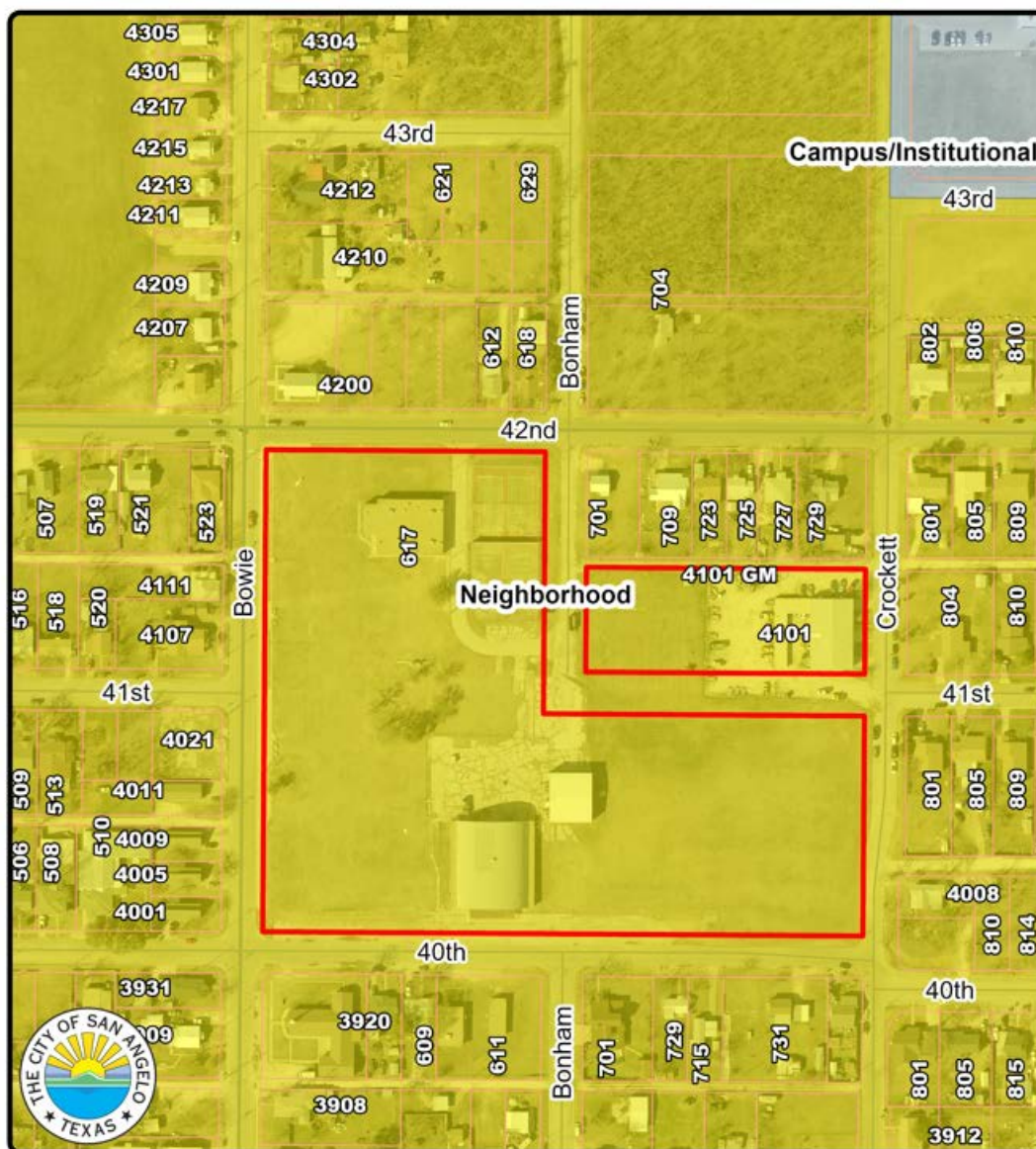
Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles





Vision Map

PD25-07: 617 E 42nd St & 4101 Crockett St

Council District: #2 - Joe Self

Neighborhood: Lake View

Subject Property: —

Scale: 0 0.01 0.03 0.05 0.08 0.1 Miles

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 11.86 ACRES LOCATED IN BLK 50 OF LAKEVIEW ADDITION, LOTS 1 THRU 16 AND LOTS 9 THRU 16, BLOCK 49 OF THE LAKEVIEW ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH A BASE ZONING OF NEIGHBORHOOD COMMERCIAL (CN), PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD25-07: 617 E 42nd St & 4101 Crockett St

WHEREAS, on the 17th day of November 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 Planned Development (PD) zoning district; and,

WHEREAS, on the 2nd day of December 2025, City Council held a public hearing on PD25-07, 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 Planned Development (PD25-07) zoning district:

The real property being approximately 11.86 Acres located Blk 50 of Lakeview Addition, Lots 1 thru 16 and Lots 9 thru 16 Blk 49 of the Lakeview Addition, also known as 617 E 42nd St and 4101 Crockett St within the City of San Angelo, Tom Green County, Texas, as more particularly described and depicted on Exhibit “A” of this Ordinance. (“Zone Change Map”).

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

SECTION 3: The use of the hereinabove described property shall be subject to all applicable regulations contained in **Exhibit “B”** of this Ordinance (“Development Conditions”), and Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2025**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

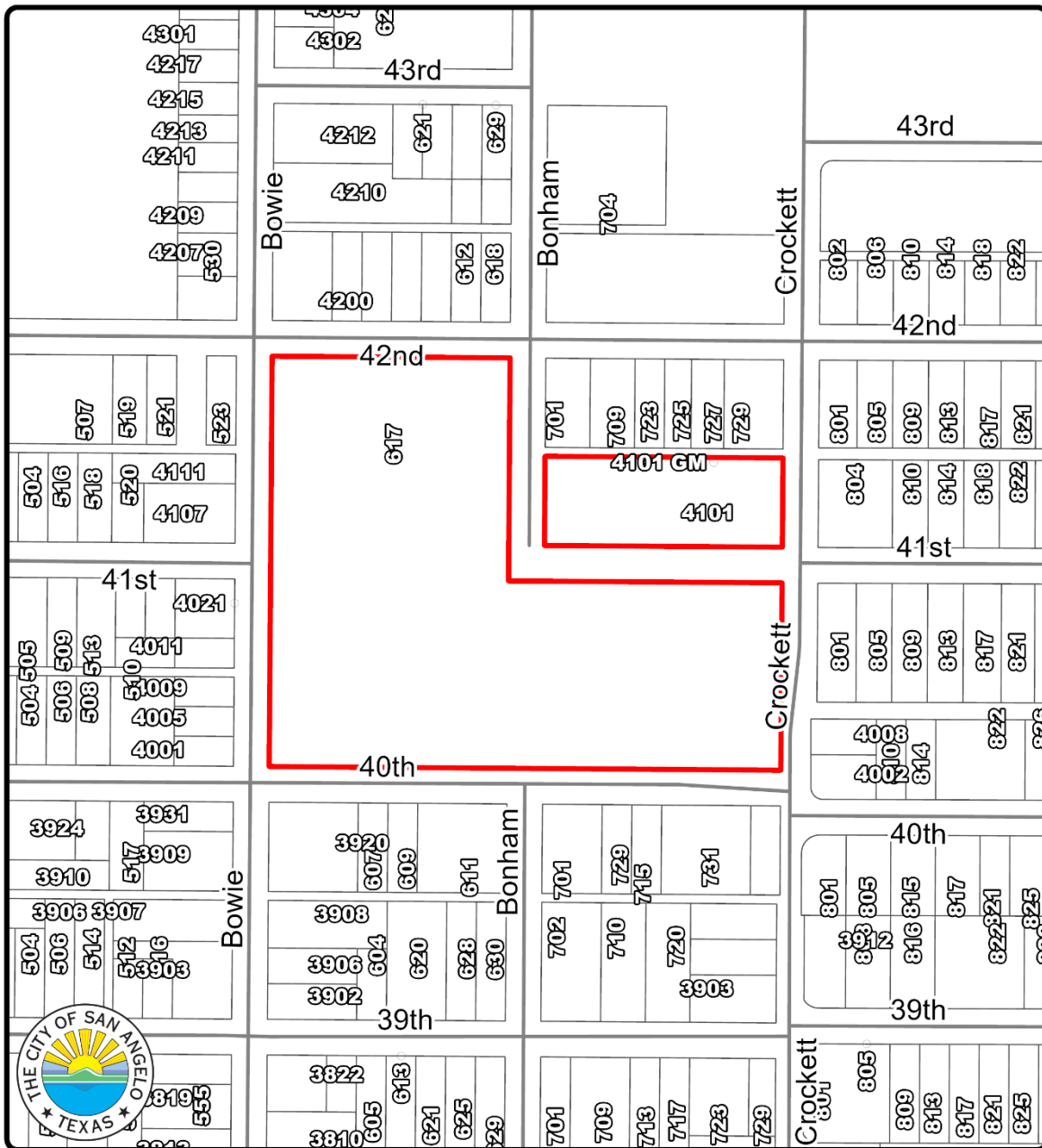
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

PD25-07: 617 E 42nd

Council District: #2 - Joe Self

Neighborhood: Lake View

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

Subject Property: —

Existing Zoning: RS-1

Requested Zoning: PD25-07

N



Exhibit “B” (Development Conditions)

1. Applicant must obtain and comply with all necessary Building Permits and complete the Change of Occupancy process.
2. Outdoor storage is allowed up to 10% on Blocks 49, 50, 59, & 60.
3. A minimum 6’ opaque privacy fence is required around any outdoor storage or adjacent to residential uses.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z25-23, a request to rezone from the Single-family Residential zoning district and the Low-rise Multi-family zoning district to the Central Business zoning district located at 401 E. Beauregard (Presentation by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request was initiated to allow the Police Department to add two portables to their site at 401 E. Beauregard. The property has split zoning on the west side is Central Business District (CBD) and the east side is a single-family (RS-1) district. The potential location of the two portables is within the RS-1 district zoning. The Comprehensive or Vision plan already designates this as a Downtown area, thus moving to the Central Business District serves the property today and in the long term.

The Planning Commission heard the case on November 17th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11/17/25 with a 6-0 vote.

Attachments:

- | | | |
|----|-----------------------------------|--|
| 1. | Z25-23 - Staff Report | Z25-23 - Staff Report.pdf |
| 2. | Z25-23 401 E Beauregard Ordinance | Z25-23 401 E Beauregard Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

STAFF REPORT
PLANNING COMMISSION – November 17, 2025
City Council First Reading – December 2, 2025

APPLICATION TYPE:	CASE:		
Zone Change	Z25-23: 401 E Beauregard		
SYNOPSIS:			
A request for approval of a zone change from Single-Family Residential (RS-1) to Central Business District (CBD) for the property located at 401 E Beauregard.			
LOCATION:	LEGAL DESCRIPTION(S):		
401 E Beauregard	Blk: 4, Subd: FRARY ADDITION, IRR TRACT 10X65.4X36 (STREET)		
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #3 – Harry Thomas Neighborhood – Ft Concho East	Current: RS-1 Proposed: CBD	Downtown	3.52 acres
THOROUGHFARE PLAN:			
E Beauregard Ave – Local Road			
NOTIFICATIONS:			
21 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Single-Family Residential (RS-1) to Central Business District (CBD).			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Ext. 1533 rae.lineberry@sanangelo.gov			

Information:

This zone change will extend the Central Business District zoning to encompass the police station which is included in the vision plan as Downtown.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*
The future land use for this property is "Downtown" which aligns with Central Business District (CBD).
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*
This request does not conflict with the Zoning Ordinance. The existing use fits under Central Business District (CBD) zoning.
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 would be compatible with the surrounding area as it is already Central Business District and this will extend it to match the Comprehensive Plan.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.*
A zone change to extend Central Business District zoning to this property is necessary to match the Comprehensive Plan.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*
Staff does not anticipate any adverse environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
CBD zoning at this location may help the community need for safety services to be able to expand its use in the area.
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.*
CBD zoning at this location would not disrupt any existing patterns of development within the community.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Single-Family Residential (RS-1) to Central Business District (CBD).

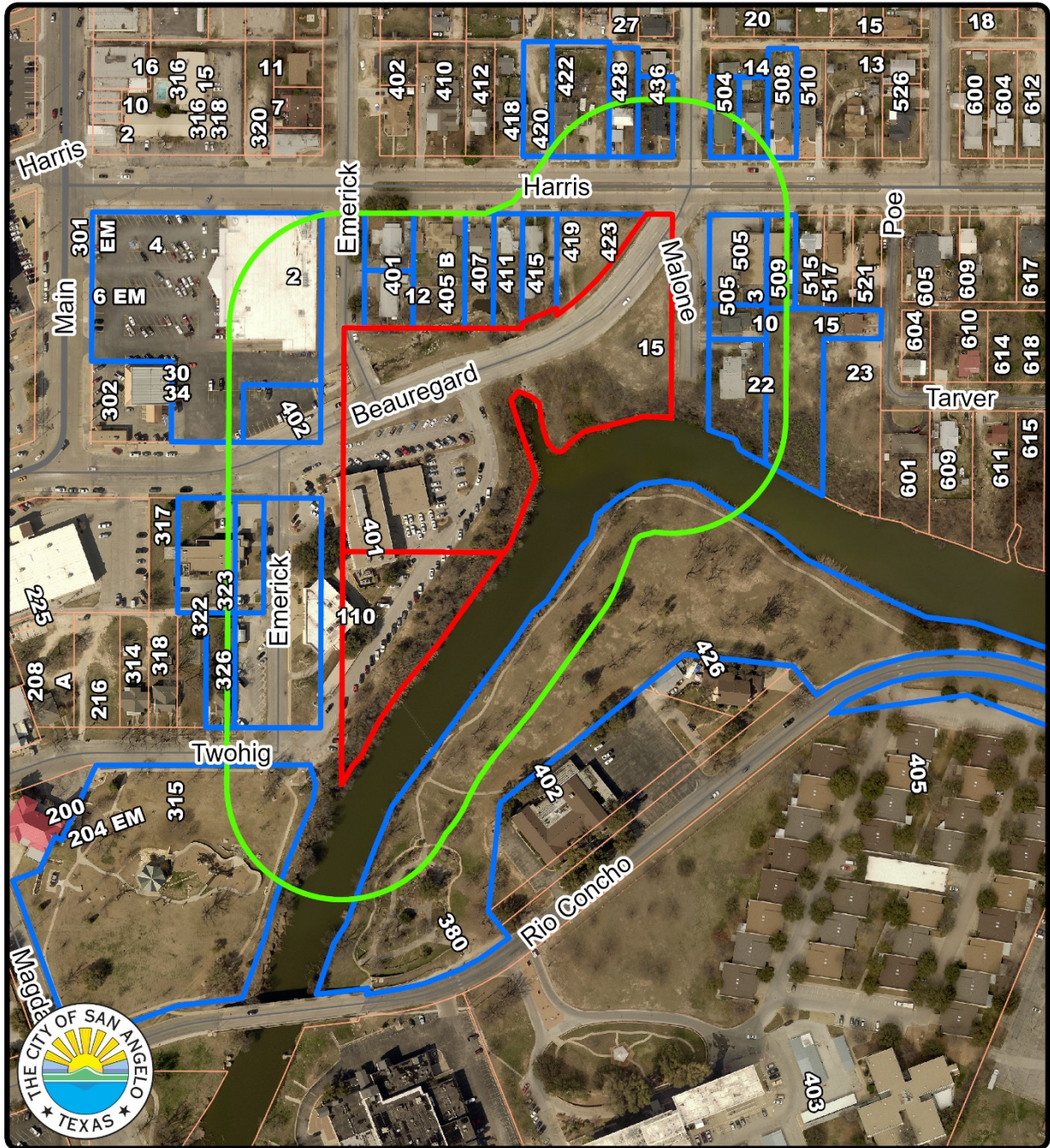
Attachments:

Notification Map

Zoning Map

Vision Map

Notification Map



Notification Map
Z25-23: 401 E Beauregard
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

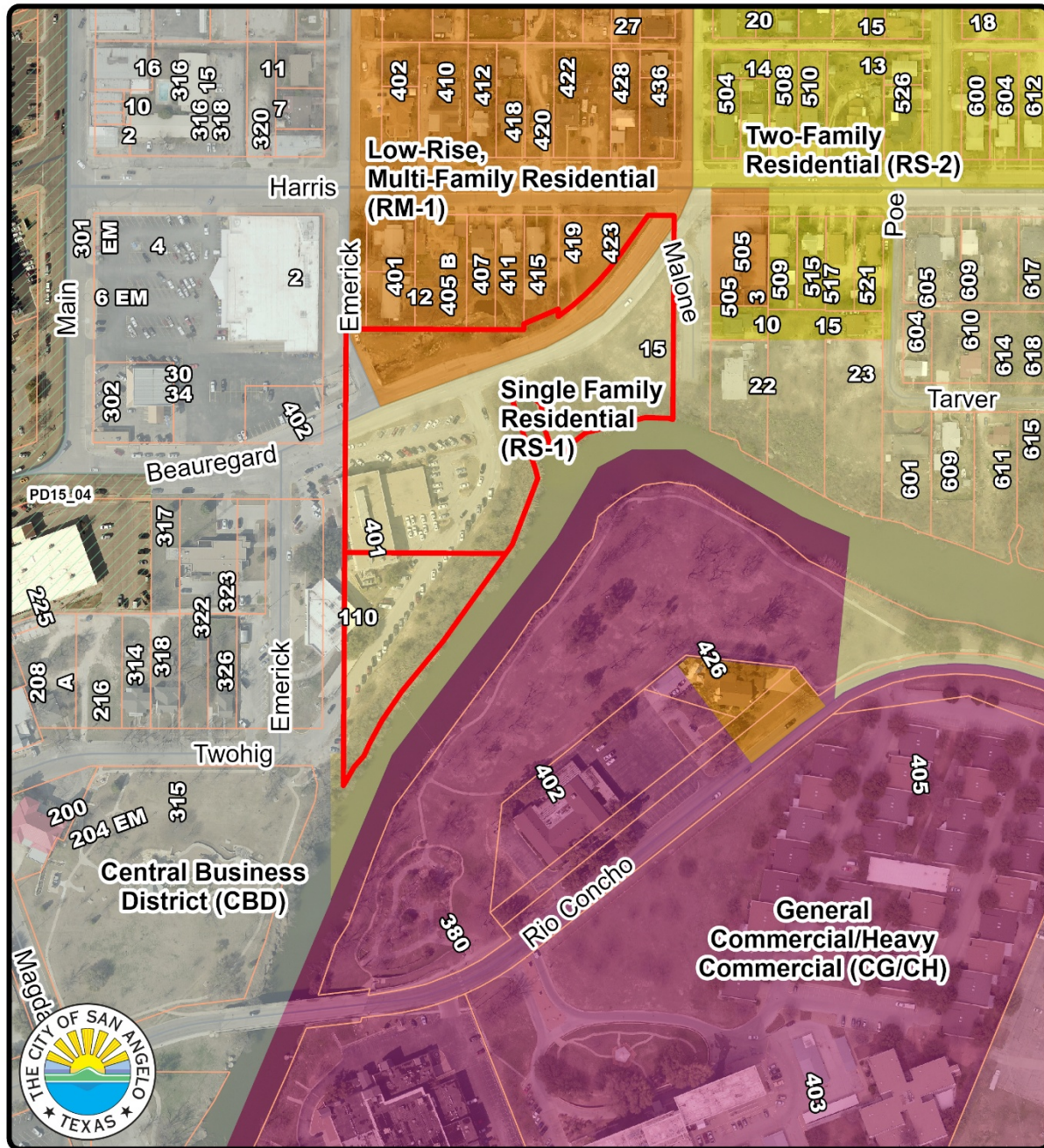
200' Range: —

Subject Property: —

Notified Properties: —



Zoning Map



Zoning Map

Z25-23: 401 E Beauregard

Council District: #3 - Harry Thomas

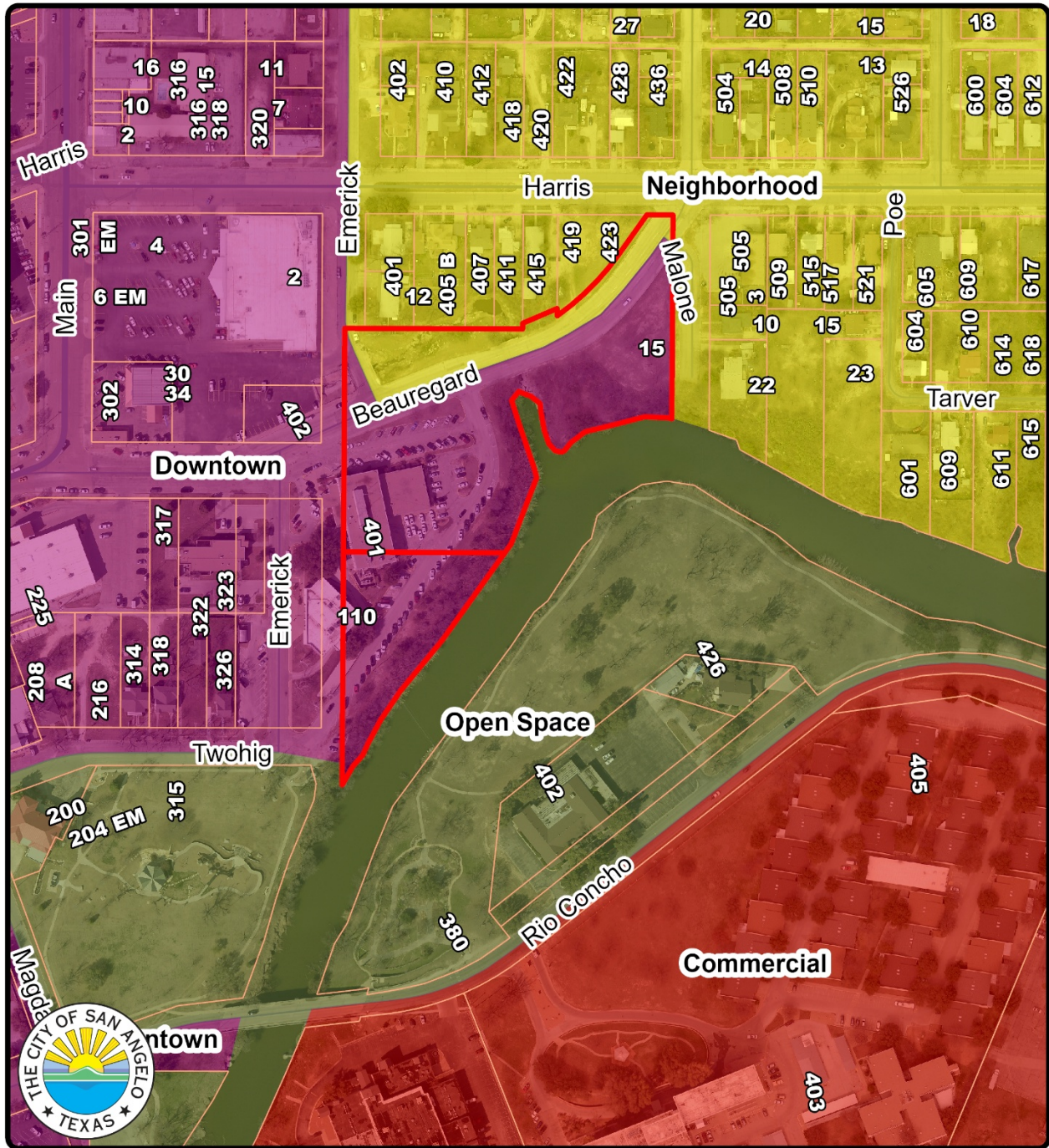
Neighborhood: Ft. Concho East

Subject Property: 

Scale:  Miles



Vision Plan



Vision Map

Z25-23: 401 E Beauregard

Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Subject Property: —

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTY: **APPROXIMATELY 3.52 ACRES LOCATED AT 401 E BEAUREGARD AVENUE BEING ALL OF BLOCK 1 OF THE HUFFMAN ADDITION AND IRR TRACT 10X65.4X36 IN THE FRARY ADDITION**; FROM SINGLE-FAMILY RESIDENTIAL (RS-1) AND LOW-RISE MULTI-FAMILY (RM-1) TO CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-23: 401 E Beauregard

WHEREAS, on the 17th day of November, 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 Central Business (CBD) Zoning District); and,

WHEREAS, on the 2nd day of December, 2025, City Council held a public hearing on Z25-23, 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 CENTRAL BUSINESS (CBD) ZONING DISTRICT:

The real property located at 401 E Beauregard, described as 3.52 acres from all of Block 1 of the Huffman Addition and IRR Tract 10X65.4x36 in the Frary Addition 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 **2nd day of December, 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

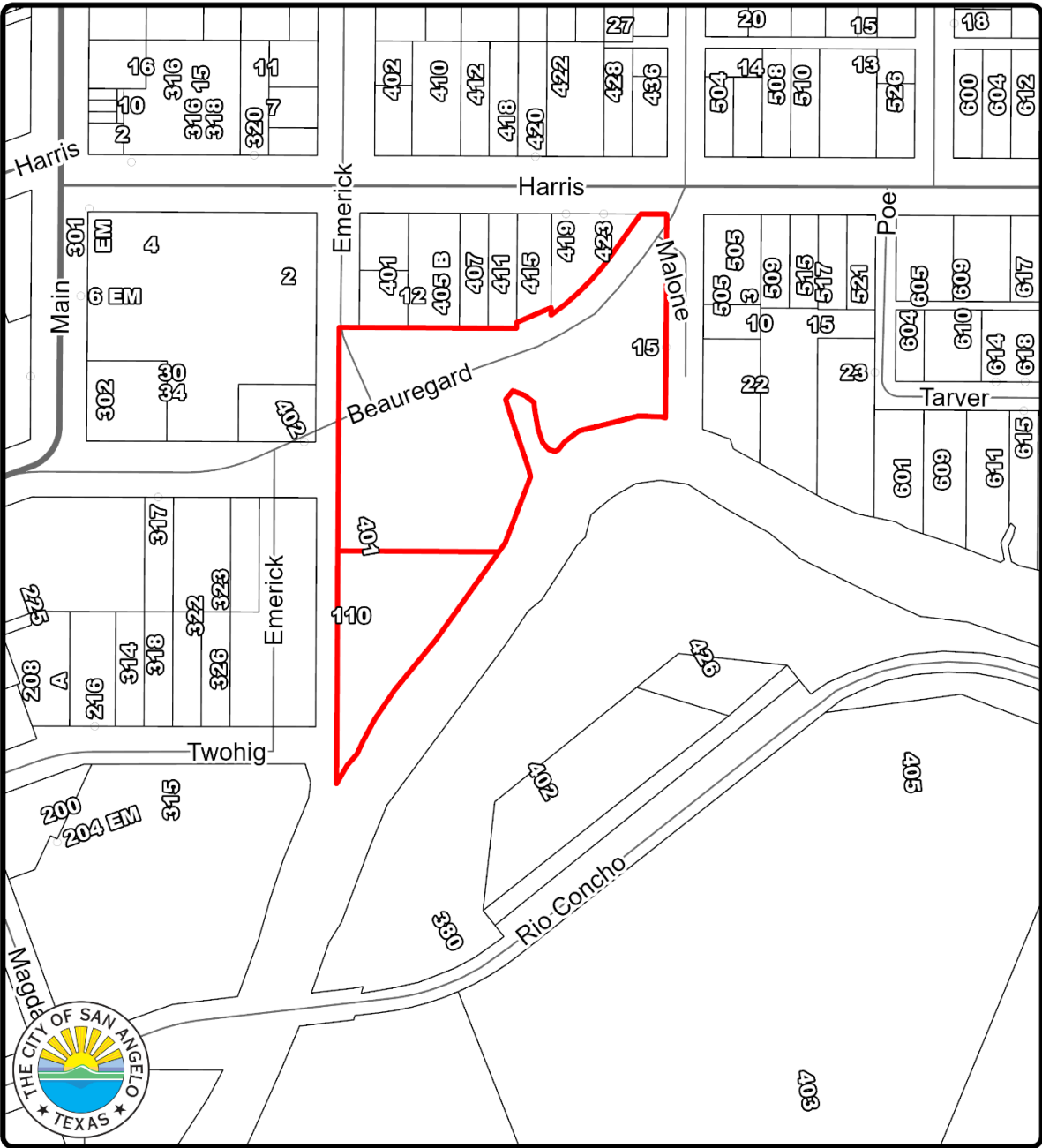
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map
Z25-23: 401 E Beauregard
Council District: #3 - Harry Thomas
Neighborhood: Ft. Concho East

Subject Property: 
Zone Change: RS-1 and RM-1
to CBD

Scale:  Miles



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rae Lineberry, Planner, Planning and Development Services

Meeting Date: December 2, 2025

Item type: Regular Item

Caption:

First reading and public hearing of ordinances for:

1. Z25-24, a request to rezone from the Ranch & Estate zoning district to the Light Manufacturing zoning district; and
2. CP25-02, a request to amend the Comprehensive Plan to Industrial for 345.27 acres south of the intersection of N US Hwy 67 & Harriett Rd. (Presentation by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Summary/History:

This is a City-initiated request to add to the Comprehensive Plan and rezone the approximately 345 acre property located generally south and west of the intersection at HWY 67 and Harriot Rd. The property was annexed into the city in the summer of 2025 in preparation for potential development adjacent to the AEP substation. The Comprehensive Plan is Industrial, which supports a rezoning to the Light Manufacturing district. The Light Manufacturing District allows many uses, from industrial services, warehousing and freight movement, to other less intense land uses. The comprehensive plan and rezoning allow the property to be used today and in the future for multiple uses.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Planning Commission approved on 11/17/25 with a 6-0 vote.

Attachments:

- | | |
|---------------------------------------|---|
| 1. CP25-02 - Ordinance | CP25-02 - Ordinance.docx |
| 2. Z25-24 & CP25-02 - Staff Report | Z25-24 & CP25-02 - Staff Report.docx |
| 3. Z25-24 - Ordinance | Z25-24 - Ordinance.docx |
| 4. Light Manufacturing - Data Centers | Light Manufacturing - Data Centers.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Rae Lineberry

Aaron Vannoy

Holly Crooks

Brandon Dyson

Aaron Vannoy

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

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 345.27 ACRES SOUTH OF THE INTERSECTION OF NORTH U.S. HIGHWAY 67 AND HARRIETT ROAD, DESCRIBED AS ABST: A-4018 S-0019, SURVEY: WC RR CO., 145.160 ACRES AND ABST: A-8138 S-20 J, SURVEY: W JOHNSON, 200.1100 ACRES;** TO "INDUSTRIAL"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: CP25-02: N US Hwy 67

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 17th day of November 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 2nd day of December 2025, City Council held a public hearing on CP25-02, 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 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 approximately 345.27 acres south of the intersection of North U.S. Highway 67 and Harriett road, described as Abst: A-4018 S-0019, Survey: WC RR Co., 145.160 Acres and Abst: A-8138 S-20 J, Survey: W Johnson, 200.1100 Acres 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 to “Industrial”.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to future land use plan map 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 **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

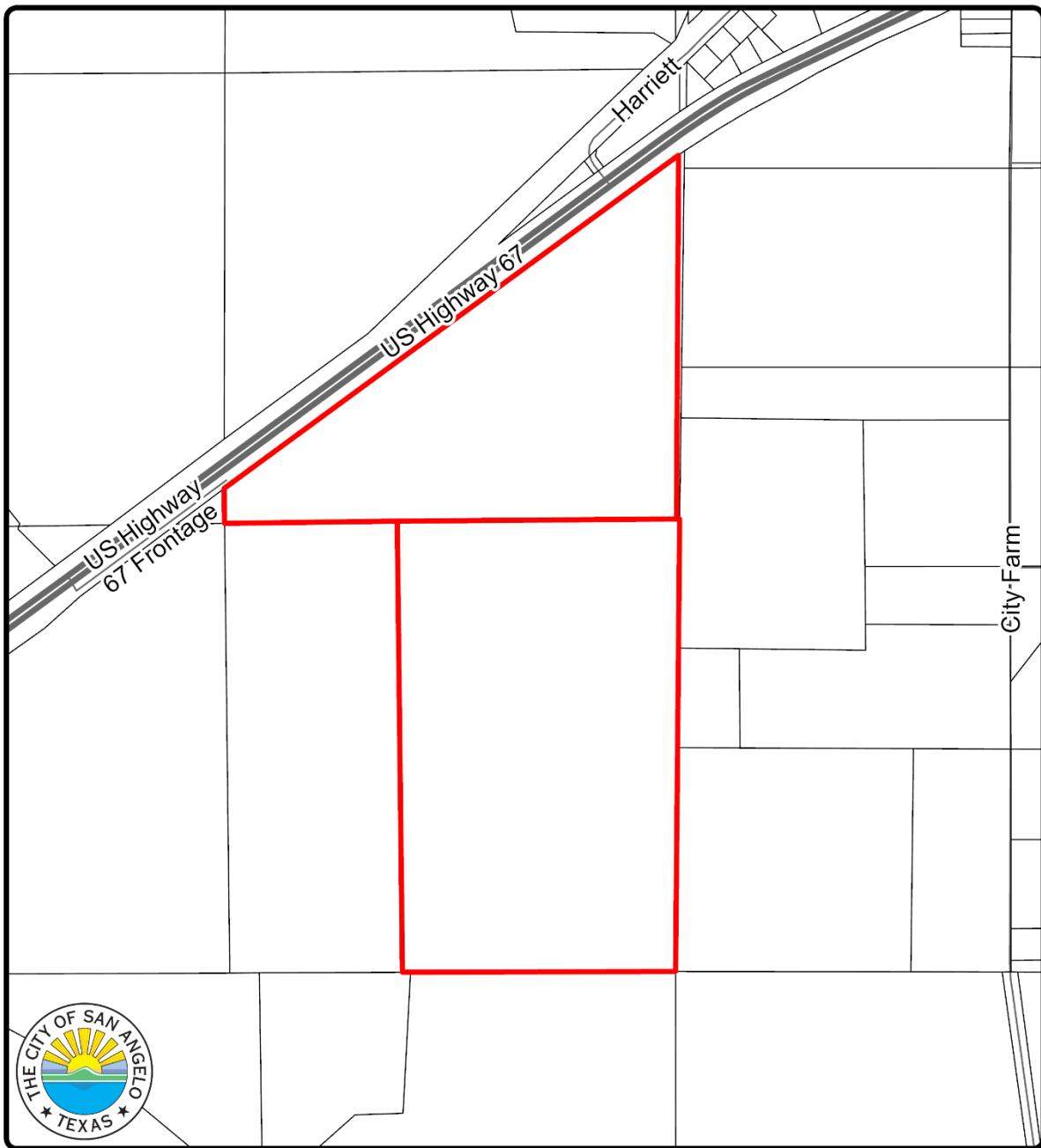
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A"



Ordinance Map Z25-24 & CP25-02 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

Subject Property: 

Zone Change: R&E to ML

Comp Plan: Rural to Industrial



STAFF REPORT

PLANNING COMMISSION – November 17, 2025

City Council First Reading – December 2, 2025

APPLICATION TYPE:	CASE:		
Rezoning & Comprehensive Plan Amendment	Z25-24 – N US Hwy 67 CP25-02 – N US Hwy 67		
SYNOPSIS:			
A request for a zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and a Comprehensive Plan Amendment to Industrial for 345.27 acres south of intersection N US Hwy 67 & Harriett Rd.			
LOCATION:	LEGAL DESCRIPTION:		
Northeast boundary of town, south of the intersection of N US Hwy 67 & Harriett Road	A-8138 S-20 J 61-08138-0226-000-00 A-4018 S-0019 61-04018-0206-000-00		
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Paulann	Ranch & Estate	None	345.27 acres
THOROUGHFARE PLAN:			
N US Hwy 67 – Major Arterial			
NOTIFICATIONS			
15 notices were mailed out. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and APPROVAL of the Comprehensive Plan Amendment to Industrial.			
PROPERTY OWNER/PETITIONER:			
Owner & Petitioner: City of San Angelo			
STAFF CONTACT:			
Austin Reed Senior Planner (325) 657-4210, Ext. 1550 austin.reed@sanangelo.gov			

Information:

These two requests span a large area on the northeast boundary of city limits which was recently annexed. This is City-owned property which, when annexed, was automatically designated as Ranch & Estate (R&E). However, this region is trending towards manufacturing-type uses and this is the location where a data center may be placed in the future.

Planning Commission evaluation of appropriateness.

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

1. Compatible with Plans and Policies. Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.

A Comprehensive Plan amendment is proposed alongside the zone change request as to ensure compatibility between the two. In no way are either of the two requests contrary to the vision and land use policies of the City.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

Proposed amendments would not result in any nonconformity or conflict with any portion of the Zoning Ordinance.

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

The subject area is entirely undeveloped and is surrounded mostly by other undeveloped land. A great portion of the northeast area of the city is already operating as a manufacturing district.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

Land is currently vacant and zoned for Ranch & Estate. Zoning and Comprehensive Plan amendments are necessary for development that would be compatible with the area.

5. Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.

Staff do not anticipate any adverse environmental effects.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

The demand for industrial-type development is continually expanding within this area of town, and these requests look to secure space for them.

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 purpose of these requests is to maintain what Staff believe to be a logical pattern of development where industrial and manufacturing uses extend along the northeast boundary of the city.

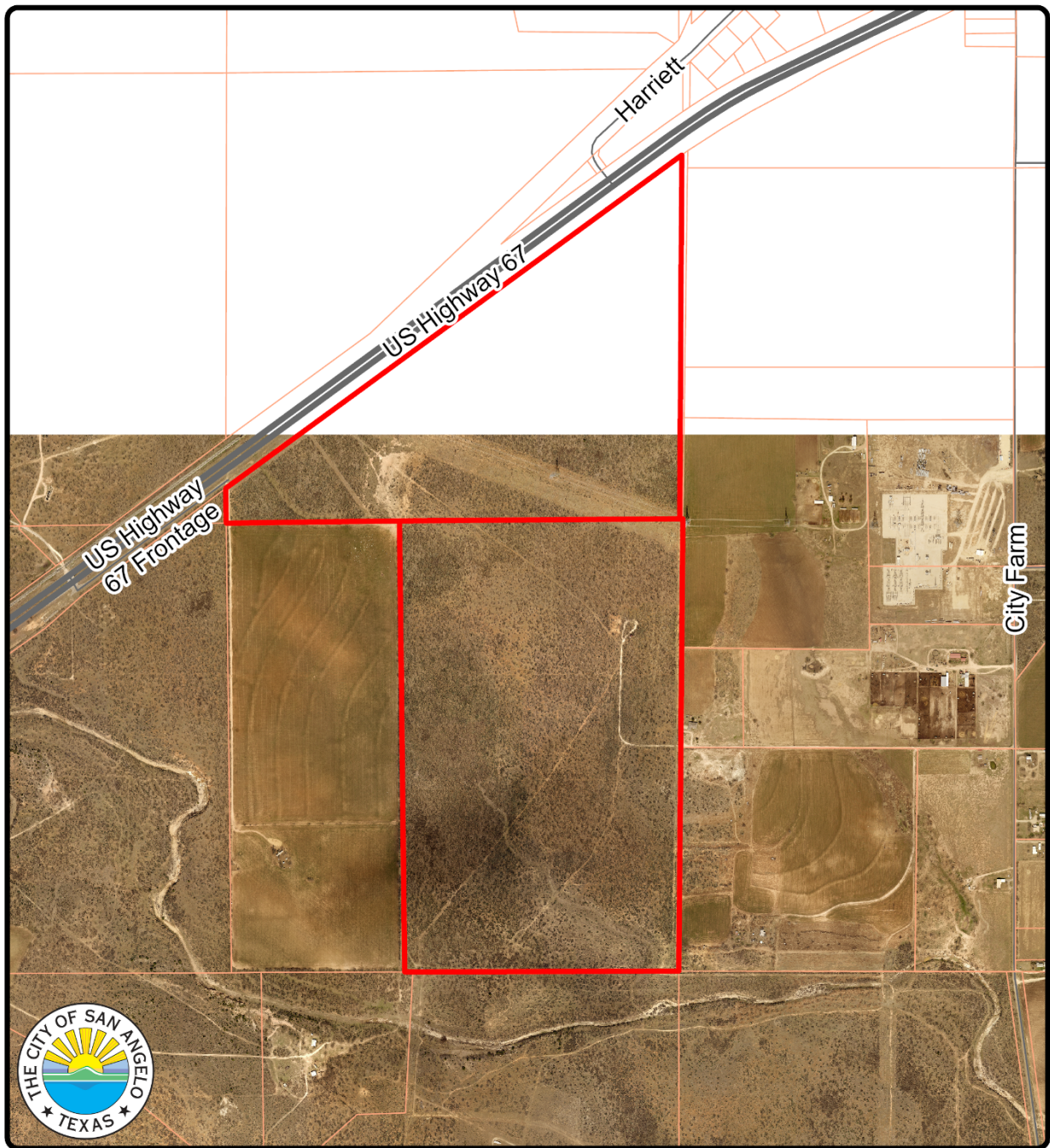
Recommendation:

Staff recommend **APPROVAL** of the zone change from Ranch & Estate (R&E) to Light Manufacturing (ML) and **APPROVAL** of the Comprehensive Plan Amendment to Industrial.

Attachments:

Aerial Map
Vision Map
Notification Map

Aerial Map



Aerial Map
Z25-24 & CP25-01 Hwy 67

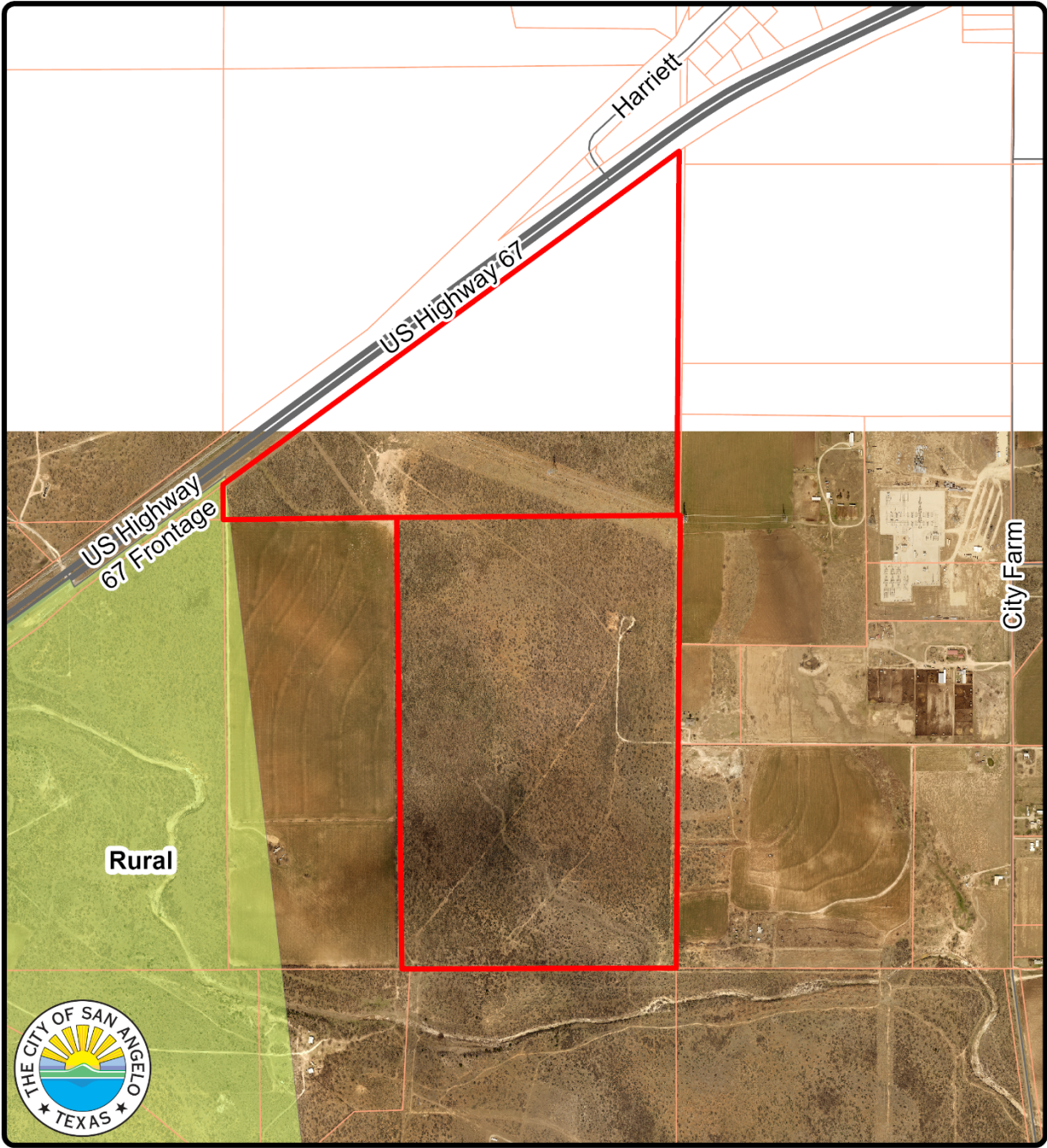
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: —

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles



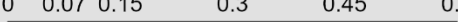
Vision Map



Vision Map
Z25-24 & CP25-01 Hwy 67

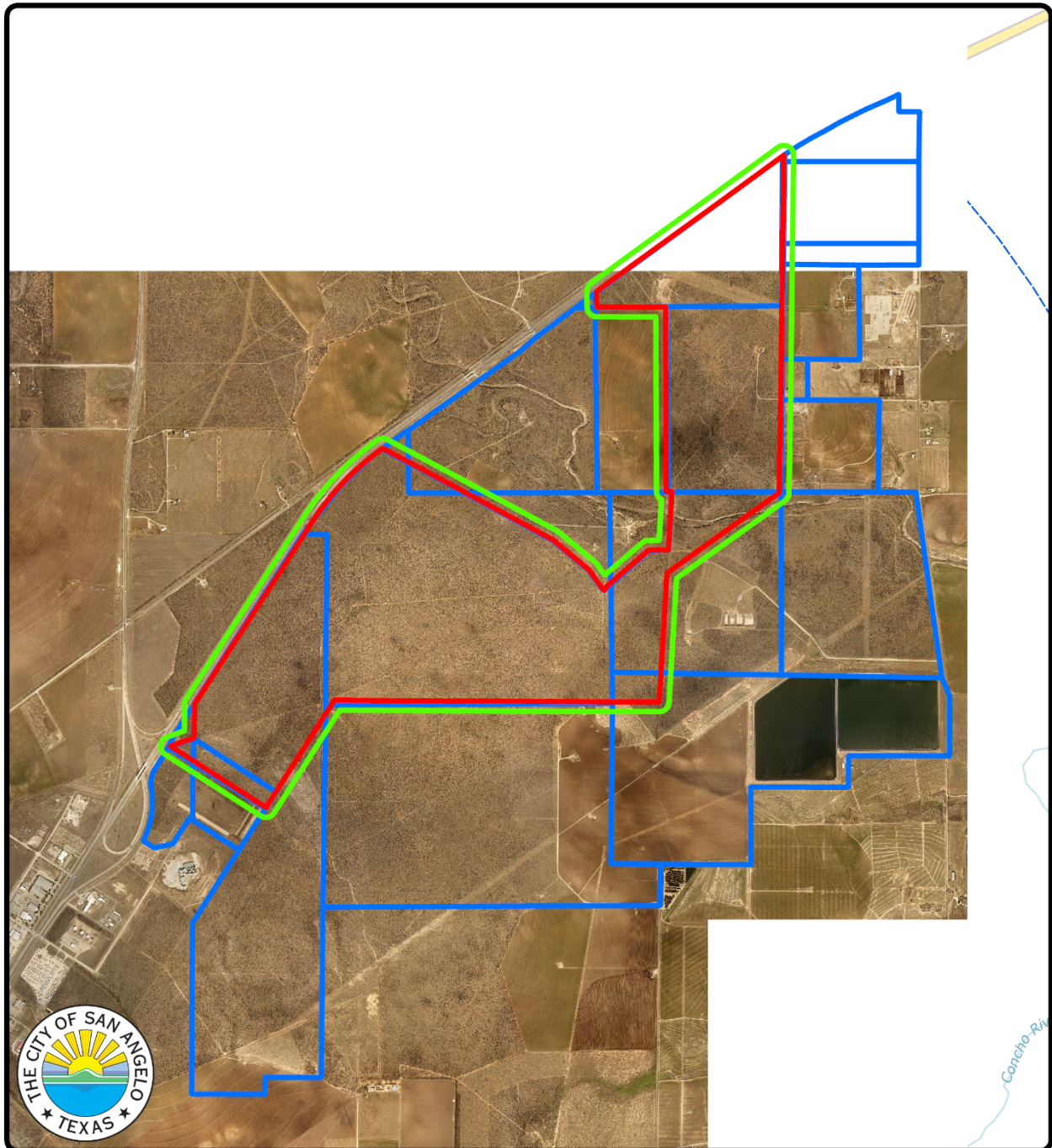
Council District: #4- Patrick Keely
Neighborhood: Paulann

Subject Property: 

Scale:  Miles



Notification Map



Notification Map
Z25-24 & CP25-01 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.17 0.35 0.7 1.05 1.4 Miles

200' Range: 

Subject Property: 

Notified Properties: 



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 345.27 ACRES SOUTH OF THE INTERSECTION OF NORTH U.S. HIGHWAY 67 AND HARRIETT ROAD, DESCRIBED AS ABST: A-4018 S-0019, SURVEY: WC RR CO., 145.160 ACRES AND ABST: A-8138 S-20 J, SURVEY: W JOHNSON, 200.1100 ACRES;** FROM RANCH AND ESTATE (R&E) TO THE LIGHT MANUFACTURING (ML) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z25-24: N US Hwy 67

WHEREAS, on the 17th day of November 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 Light Manufacturing (ML) zoning district; and,

WHEREAS, on the 2nd day of December 2025, City Council held a public hearing on Z25-24, 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 Light Manufacturing (ML) zoning district:

The real property located at approximately 345.27 acres south of the intersection of North U.S. Highway 67 and Harriett road, described as Abst: A-4018 S-0019, Survey: WC RR Co., 145.160 Acres and Abst: A-8138 S-20 J, Survey: W Johnson, 200.1100 Acres 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 (**“Zone Change Map”**).

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

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **2nd day of December 2025**, and finally PASSED, APPROVED AND ADOPTED on this the **13th day of January 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

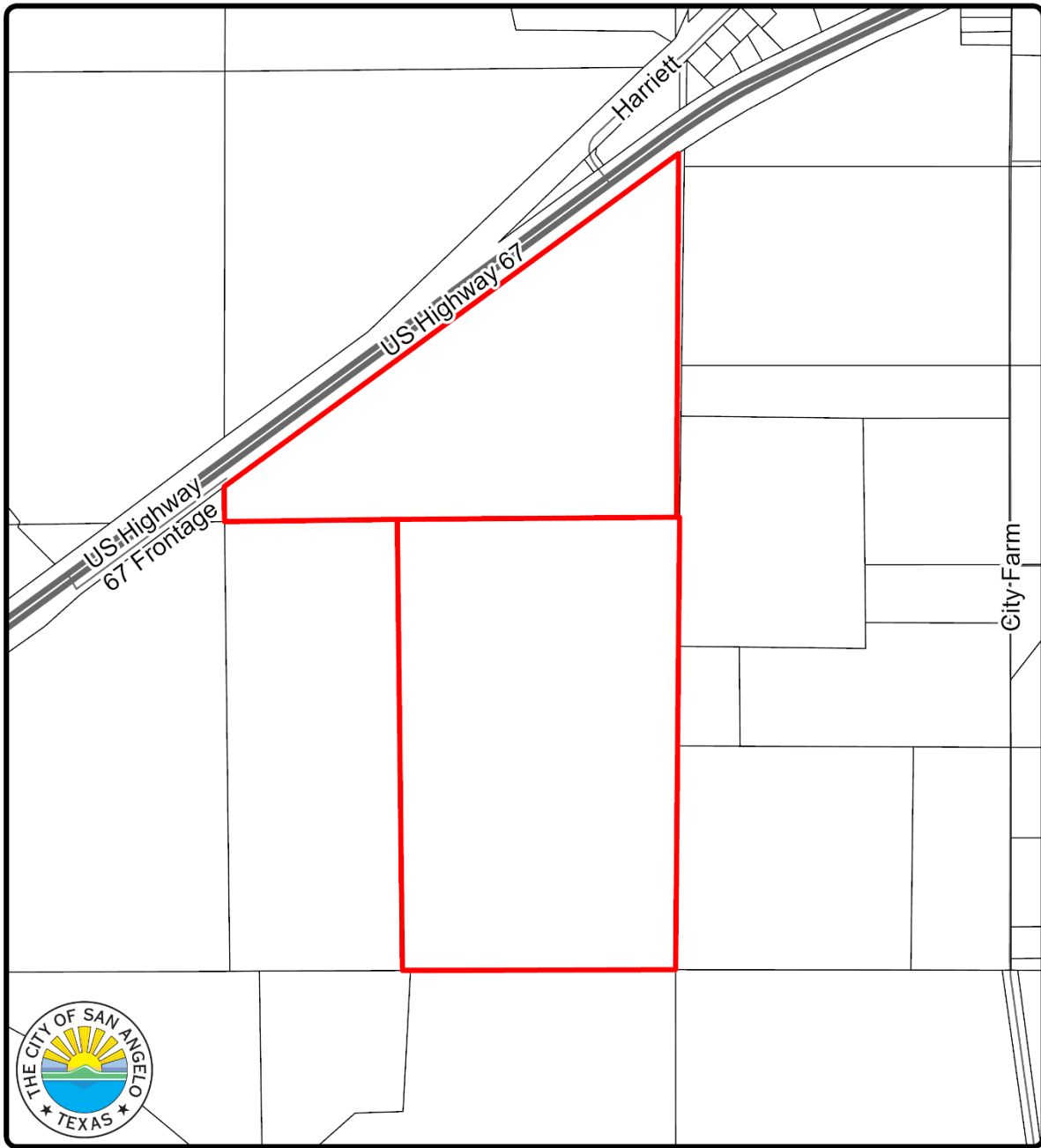
ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map Z25-24 & CP25-02 Hwy 67

Council District: #4- Patrick Keely
Neighborhood: Paulann

Scale: 0 0.07 0.15 0.3 0.45 0.6 Miles

Subject Property: —

Zone Change: R&E to ML

Comp Plan: Rural to Industrial





**City of San Angelo
Planning & Development Services**

Memo

To: Mayor Tom Thompson and City Council members

From: Aaron Vannoy, Director of Planning & Development Services

CC: Rick Wiese, Assistant City Manager

Date: November 24, 2025

Re: 345 acres – Hwy 67 and Harriot Rd – Light Manufacturing rezoning

The rezoning for the property currently owned by the City has gone through the regular process to analyze the land use. In this case I believe the correct zoning is Light Manufacturing (LM) under Section 305 of the Zoning Ordinance for a data center land use as well as Section 319 – Industrial Use Categories C. Manufacturing and Production.

These facilities while large in nature are warehousing for specialized equipment for digital data storage. Our local ordinance states Heavy Manufacturing involves inherently noxious and dangerous due to chemicals or processes involved. The processes involved with this large of a facility require proper egress and fire suppression, which to industry standards are built into the design of the facility and components.

The day-to-day operations of the facility match closely with our Manufacturing and production use category. Specifically, instruments, equipment, precise items and other electrical items as examples of processing. They also do not seem to be congruent with heavy manufacturing or production categories in Section 319 of the Zoning Ordinance.

Based on this Light Manufacturing is the appropriate land use for data centers.

This is the intent of the City to have the property rezoned through the standard process to Light Manufacturing.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Heather Stastny, City Clerk, City Clerk

Meeting Date: December 2, 2025

Item type: Consent Item

Caption:

Consider approving various Board nominations:

Civic Events Advisory Board: John Flint (SMD 1) to a third term, Josh Hilton (SMD 2) to a second term, Andi Markee (SMD 6) to a first full term, all ending December 2027

Parks & Recreation Advisory Board: William Kitch (Mayor) to a first full term, Sara Mattis (SMD 5) to a first term, both ending December 2027

Tax Increment Reinvestment Zone Board: Sandy Rojas (SMD 6) to a first term ending July 2027

Staff Recommendation:

Summary/History:

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. BC TIRZ - Sandy Rojas_Redacted
2. BC PRAB - Sara Mattis- Redacted

BC TIRZ - Sandy Rojas_Redacted.pdf
BC PRAB - Sara Mattis- Redacted.pdf

Presentation:

Approvals/Reviews:

Heather Stastny
Heather Stastny

Created/Initiated
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.

Boards and commissions help shape the policies and priorities of the City of San Angelo. These appointed groups – made up of residents, subject matter experts and civic leaders –advise on issues ranging from planning and public safety to the arts and environmental sustainability.

By offering a structured way for the public to engage with local government, boards and commissions promote transparency, accountability and inclusive decision-making. Their work helps build public trust and ensures diverse voices are part of shaping San Angelo's future.

Name	Sandy Rojas
Email Address	[REDACTED]
Address	[REDACTED]
City	San Angelo
State	TX
Zip Code	76901
Phone Number	[REDACTED]
Registered San Angelo voter? (yes or no)	Yes
Resident of San Angelo since: (year)	1972
City Council Single-member District in which you reside:	5
Occupation/business affiliation:	Nonprofit organization - CVCAA
Occupation/business address:	133 W. Concho Ave., Ste. 310

Title/position:	Community economic developement associate
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.	Yes
Today's date and time	11/20/2025 4:15 PM
Applying for:	Tax Increment Reinvestment Zone Board
Recommended by:	Mary Coffey
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	San Angelo Central High -1991
Current municipal and civic organization memberships (positions and dates)	New Journey board of directors 11/2025, Homeless Coalition participant since 06/2025
Previous municipal experience (positions, dates, where)	N/A

What personal qualifications can you bring to the board?	Having been a member of local media organizations for many years, I have covered and researched TIRZ and TIRZ-related topics, bringing a unique perspective to the table.
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What is your personal vision for the City?	As a lifelong resident of San Angelo, I am invested in my community, and I want to see it continue to flourish and grow for future generations. I want to see continued development and investment in the City's north side.
--	--

Why do you want to serve on this board?	I believe I can offer a different perspective. I am out in the community and hear multiple opinions daily from citizens. I want to make a difference in the lives of my neighbors.
---	--

Is there anything else you would like to share about yourself?	I was born in downtown San Angelo at the Clinic Hospital. I started my media career at the San Angelo Standard-Times, where my Uncle David Sedenio also started his media career. My sons, Elias and Aaron, are both CHS and Angelo State University graduates and live and work in San Angelo.
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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.

Board and Commissions Application

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Name	Sara Mattis
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)	1989
City Council Single-member District in which you reside:	5
Occupation/business affiliation:	Property owner manager/Total Image Salon
Occupation/business address:	3608 Sherwood Way

Title/position:	Operator
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.	Yes
Today's date and time	11/16/2025 12:00 PM
Applying for:	Parks and Recreation Advisory Board
Recommended by:	Emily Jane Cowen and Karen Hesse Smith
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	I obtained my BFA from the University of North Texas. Immediately after graduating, I got my cosmetology license from Texas College of Cosmetology in San Angelo.
Current municipal and civic organization memberships (positions and dates)	I serve on the board for the San Angelo Early Childhood Center (Formerly known as San Angelo Day School). I also have grown up in Santa Rita, and I am always open to volunteering.
Previous municipal experience (positions, dates, where)	I don't have too much previous civic experience, but am looking forward to being more involved with my community.

What personal qualifications can you bring to the board?

I think the greatest quality I can bring to the board is my interest in the betterment of San Angelo. This my hometown. I love this community, and want to see it grow and improve in ways that are beneficial to the City and residents collectively.

What is your personal vision for the City?

My personal vision for the City is to see more green spaces that enhance the beauty of the area, while also inviting citizens to truly embrace nature. Outdoor space is absolutely vital to the health and well being of communities and the people who live there.

Why do you want to serve on this board?

I want to learn more about our Parks Department, how it operates, and what I can do to help San Angelo closer to its ideal existence.

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

I have moved away and come back to San Angelo because it is, and will always be home. I have two children that I am so grateful to be raising on the same street I grew up on. The vision is ever-evolving, but I hope to see this community thrive for generations to come.

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