



City Council Agenda 5/19/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held May 19, 2026 at 8:35 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 May 1, 2026, as Texas Trust Credit Union Day
- b. Proclamation of May 20, 2026, as Texas Southwest Council of Scouting America Day
- c. Proclamation of May 25, 2026, as Memorial Day
- d. Recognition of Rick Weise as a 250 Government Champion

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 following minutes: April 10, 2026, Budget Workshop, April 21, 2026, Regular Meeting, April 22, 2026, Special Meeting, and May 5, 2026 Regular Meeting (Heather Stastny)
- b. Consider granting a 2.967 acre Supplemental Easement and Right of Way to AEP Texas Inc., for the Red Creek Transmission Project and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- c. Consider approving a lease agreement with Jeremy Bouher to rent the Ben Ficklin Field for youth baseball and other recreation activities, and authorizing the City Manager to negotiate and execute all related documents (Jesse Benes)
- d. Consider approving a lease agreement with The Vessel Church for use of some of the rooms at Santa Fe Crossing and Station 618 at a rate of \$1,800 per month and authorizing the City Manager to negotiate and execute all related documents (Jesse Benes)
- e. Consider rejecting all bids received for WU-05-26 Liquid Ammonium Sulfate (Danielle Rix)
- f. Consider rejecting all bids received for WU-07-26 Liquid Chlorine (Danielle Rix)
- g. Consider awarding WU-06-26 Caustic Soda to PVS DX Chemicals for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)

- h. Consider approving a MOU between the City of San Angelo and the State of Texas/Texas Commission on Environmental Quality to build a secured parking facility at the Chase State Office Complex and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)
- i. Consider approving an agreement with the Concho Valley Center for Human Advancement d/b/a My Health My Resources to fund Community Mental Health programs and Services for the 2025-2026 fiscal year with an amount of \$80,500 and authorizing the City Manager to negotiate and execute all related documents (Sandra Villarreal)
- j. Consider an amendment to extend the term of an agreement between the City of San Angelo and the Housing Authority of San Angelo for the HOME-ARP Homeless Veterans Case Management Program and authorizing the City Manager to negotiate and execute all related documents (Angela Bloss)
- k. Consider approving amended resolutions in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing the City Manager to negotiate and execute Advanced Funding Agreements for intersection improvements in the amount of \$2,757 for Main and 19th St., and \$31,013 for Ave. N and Ben Ficklin (Patrick Frerich)
- l. Consider an amended resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Victim Assistance grant in the amount of \$99,203.86 with a 20% match requirement, and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)
- m. Consider an amended resolution for the San Angelo Police Department to apply for and accept an Office of the Governor Criminal Justice Training Grant in the amount of \$38,949 with no matching requirement and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)
- n. Consider approving various Board nominations:
Design and Historic Commission: Susan Mertz (Mayor) to an unexpired term ending September 2027
Public Art Commission: Yukio Kuniyuki III (SMD 2) to a first full term ending April 2028, Laura Huckaby (SMD 3) to a first term ending April 2028
Park Commission: Eva Horton (At-Large) to an unexpired term ending January 2027

6. Regular Agenda

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

- a. Consider approving TIPS Contract #23010402 in the amount of \$428,304.72 with CC3 Construction Consultants of Abilene, Texas, for the repair and replacement of two hangar roofs, with funding sourced from the Airport Fund Balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)
- b. First reading and public hearing of an ordinance for ROW26-01, a request to abandon a portion of Waco St. in Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 being 0.182 acres (Presentation made by Planning and Development Services Director Aaron Vannoy)

- c. First reading and public hearing of an ordinance for ROW26-02, a request to abandon 48,423 sq.ft. of street right-of-way being the 18th St. Bypass between 18th St. and North Poe St. (Presentation made by Planning and Development Services Director Aaron Vannoy)
- d. First reading and public hearing of an ordinance for Z26-04, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 1212 N. Chadbourne St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- e. Second reading of ordinances to adopt land use regulations for Data Centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts by amending Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance" as follows:
 - 1. Amending Article 3 "Use Regulations," Section 313 "Use Table"; and
 - 2. Amending Article 4 "Specific Use Standards" by creating a new Section 430 "Data Centers" (Presentation made by Planning and Development Services Director Aaron Vannoy)
- f. First reading and public hearing of an ordinance to adopt Data Center regulations for waste water discharge in the San Angelo Code of Ordinances by amending Chapter 11 "Utilities" Article 11.02 "Water and Sewer Systems," Division 3 "Sewer Service," Part III "Discharges Into Sewer System," Section 11.02.122 "Prohibited Discharges," by adding Subsection (c) "Data Center Discharges" (Presentation made by Water Utilities Director John Kaufman)
- g. First reading and public hearing of an ordinance to adopt Data Center regulations for water use in the San Angelo Code of Ordinances by amending Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," by adding Section 11.02.043 "Data Center" (Presentation made by Water Utilities Director John Kaufman)

7. Closed Session

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

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 13th day of May 2026, at 5:00 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

Texas Trust Credit Union celebrated its 90th Anniversary on May 1, 2026, marking nine decades of "people helping people" and a steadfast commitment to the financial well-being of its members.

Texas Trust officially became a vital part of the San Angelo community through its acquisition of Qualtrust Credit Union and has since deepened its local roots by expanding its footprint and investing in the city's growth through the remodeling of an existing facility and construction of a new, state-of-the-art branch.

The Credit Union has embraced the unique spirit of San Angelo by participating in the "Sheep Spectacular" public art project, proudly displaying iconic sheep statues at its local branches to celebrate our city's heritage and culture.

Texas Trust has proven to be a dedicated partner in education, providing critical financial support through scholarships and partnerships with Angelo State University and Howard College, ensuring local students have the resources to achieve their academic dreams.

The Credit Union's spirit of generosity extends to our most vulnerable neighbors through consistent financial and in-kind contributions to the Concho Valley Regional Food Bank and dedicated support for the local Toys for Tots campaign every December.

From its humble beginnings in 1936 to becoming a premier financial institution with over \$2 billion in assets, Texas Trust has remained committed to the values of integrity, service, and community reinvestment.

Texas Trust Credit Union has been nationally recognized as one of America's Best Regional Credit Unions for 2026 by Newsweek, earning a prestigious four-star rating based on an independent study of financial health, digital reputation, and member surveys from over 140,000 respondents.

On May 1, 2026, Texas Trust Credit Union commemorated this historic 90th Anniversary milestone with celebrations across all its branches, honoring the members and communities that have fueled its success.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 1, 2026, as

TEXAS TRUST CREDIT UNION DAY

in San Angelo, Texas, and encourage all citizens to join me in recognizing Texas Trust for 90 years of excellence and thanking them for their continued devotion to the prosperity and culture of the Concho Valley.

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 19th day of May 2026.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

One of the first troops in the region was organized in San Angelo in 1911, and in the years to follow, others formed in Sonora, Brady, and Del Rio, prompting the establishment of the Concho Valley and Southwest Texas Councils in 1926.

The two groups merged a decade later, and in 2012, the organization was renamed the Texas Southwest Council to better reflect its represented area, which spans more than 24 counties.

Since its inception, the Texas Southwest Council has produced more than 3,500 Eagle Scouts, and it has provided countless young people with invaluable life skills and outdoor experiences in such locations as Camp Sol Mayer.

Many other initiatives include STEM programs, service projects, and leadership opportunities. The inclusion of girls into the organization has helped it better serve all youth in the region.

To commemorate its anniversary, the council is hosting a variety of community events throughout the year, among them a campfire celebration complete with s'mores.

Over the past century, the Texas Southwest Council has demonstrated a steadfast commitment to promoting character development, leadership training, and outdoor expertise, making a positive impact in the lives of generations of young Texans and strengthening communities across the region.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 20, 2026, as

TEXAS SOUTHWEST COUNCIL OF SCOUTING AMERICA DAY

in San Angelo, Texas, and encourage all citizens to recognize and celebrate the positive impact the organization has made in our community and throughout West Texas.

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 19th day of May 2026.

Tom Thompson
Mayor of the City of San Angelo

Proclamation

For more than two centuries, Americans have been called on to defend the founding ideals of our freedom and democracy. This Memorial Day, a grateful Nation once again remembers the proud patriots that made the ultimate sacrifice in defense of liberty's blessings.

From the opening days of the American Revolution through the turmoil of the Civil War, to World War I and II, Korea, Vietnam, the Persian Gulf and the Southwest Asian Wars, to today's Operation Epic Fury, and throughout the world, our women and men of the American military have built a tradition of honorable and faithful service. As we observe Memorial Day this May the 25th, we remember the more than one million Americans who have died to preserve our freedoms, the more than 140,000 citizens who have been held as prisoners-of-war, and all those who have been declared and remain missing-in-action to this day.

Even today, all who wear the uniform of the United States of America are serving at a critical time in history, and each has answered the call to serve our great Nation on the front lines of freedom. On this Memorial Day, we honor all our fallen soldiers, their commitment to our country, and their legacy of patriotism and sacrifice. In giving their lives in the cause of freedom, these heroes have protected and inspired all Americans.

In respect of their devotion to the United States of America, Congress, by a joint resolution approved on May 11, 1950, requested that the President issue a proclamation calling on the people of the United States to observe each Memorial Day as a day of prayer for lasting world peace. Congress, by Public Law 106-579, has also designated 3:00 p.m. on that day as a time for all Americans to observe a National Moment of Remembrance.

Therefore, I, Tom Thompson, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 25, 2026, as

MEMORIAL DAY

in San Angelo. I also ask all San Angelo citizens to observe the National Moment of Remembrance beginning at 3:00 p.m. local time on Memorial Day in tribute to our valiant fallen heroes.

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 19th day of May 2026.

Tom Thompson
Mayor of the City of San Angelo

Recognition

In 2026, the United States commemorates the 250th anniversary of its founding, marking a historic milestone in our nation's history and celebrating the enduring principles of democracy and public service.

Organizations including the American Planning Association, National League of Cities, Government Finance Officers Association, National Association of Counties, International City/County Management Association, and National Association of Regional Councils have joined together in commemorating this historic milestone by celebrating the vital role of local government and the individuals who serve their communities.

As part of the America 250 celebration, Local Gov 250 and the National Academy of Public Administration launched the Government Champions 250 initiative to recognize outstanding public servants from across the nation whose dedication, innovation, and leadership exemplify the spirit of "democracy at the doorstep".

In recognition of his exemplary service, steadfast leadership, and meaningful contributions to local government and the community of San Angelo, Rick Weise has been named as one of the nation's 250 Government Champions.

Rick Weise's commitment to public service reflects the highest ideals of professionalism, civic responsibility, and dedication to improving the quality of life for the citizens of San Angelo.

Now, therefore, I, Tom Thompson, Mayor of the City of San Angelo, on behalf of the City Council, do hereby recognize

RICK WEISE

as a 250 Government Champion for his dedication, leadership, and commitment to the City of San Angelo and its citizens.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 19th day of May 2026.

Tom Thompson
Mayor of the City of San Angelo

City of San Angelo, Texas
City Council Special Agenda – Budget Planning Workshop
Friday, April 10, 2026

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 Budget Planning Workshop session of the San Angelo City Council to order at 8:34 a.m. on Friday, April 10, 2026, at San Angelo City Hall, 72 W. College Avenue, San Angelo, Texas 76903.

2. Workshop Overview and Goals

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

3. Department Presentations

a. Human Resources

Human Resources Director Veronica Sanchez presented recommendations based on the Class & Comp Study results and other non-monetary benefits.

b. Finance

Finance Director Jonathan Flores presented recommendations for increased revenues and provided overview of current budget projects.

c. Operations

Operations Director Patrick Frerich presented department staffing requests, funding requests and potential revenues.

d. Water

Water Utilities Director John Kauffman and Assistant Director Danielle Rix proposed cost saving policy changes and technology request.

e. Engineering

Assistant City Engineer Zeferino Mendoza presented staffing requests, and potential cost saving efficiencies.

f. Economic Development

Economic Development Director Ryan Gaddy presented economic development financial projections and revenues.

g. Police

Police Chief Travis Griffith presented cost saving and avoidance measures taken, and sustainability considerations.

h. Planning & Development Services

Planning & Development Services Director Aaron Vannoy presented proposed fee increases for additional revenues, and efficiency proposals.

i. Fire

Fire Chief Patrick Brody presented proposed programs with staffing & funding requests and revenue projections.

j. Parks & Recreation

Parks & Recreation Director Carl White presented proposed fee increases and revenue opportunities, and funding requests.

k. Information Technology

Information Technology Director Bucky Hasty presented department efficiencies.

l. Airport

Airport Director Justin Fletcher presented proposed projects to increase revenue and related funding requests to implement.

4. Adjournment

Consensus: There being no further business, the meeting was adjourned at 11:54 a.m. by consensus.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details of Council meetings may be obtained from the City Clerk's Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, April 21, 2026

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 Tom Thompson called the regular session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, April 21, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

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

3. Proclamations/Recognitions

April 2026 was proclaimed Child Abuse Prevention Month.

April 2026 was proclaimed San Angelo Rotary Month.

4. Public Comment

Steve Ahlenius (SMD 5), Amber Armendariz (SMD 6), Douglas Long (SMD 3), Antonio Martinez (SMD 4), and Jennifer Dendy (SMD) made public comments regarding data centers.

5. Consent Agenda

- a. Approval of the April 7, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Approval of a lease agreement with the YMCA to use the Carl Ray Johnson Recreation Center and authorizing the City Manager to negotiate and execute all related documents (Jesse Benes)
- c. Approval of a Miscellaneous Pipeline Easement in the amount of \$2,350 for use of right-of-way to construct and maintain a wastewater line in the general location of the North Concho River crossing between Beauregard Ave. and Pecos St., and authorizing the City Manager to negotiate and execute all related documents (Zeferino Mendoza)
- d. Approval of BuyBoard Agreement #781-25 with Soil Express, Inc. for a "not to exceed" amount of \$125,000 for the purchase and installation of engineered wood fiber material used for playground fall-zone safety surfaces in parks throughout San Angelo for the next two fiscal years, and authorizing the City Manager to negotiate and execute all related documents (Mario De La O)
- e. Ratification of the COSADC approval of Addendum Number 1 to the Parkhill contract for Professional Engineering Services at the Industrial Park in the amount of \$79,000 for additional engineering services (Robert Schneeman)

- f. Adoption of a resolution finding a public purpose and approving a request by West Texas Land Guys San Angelo, LLC., for the City to pay for the material and installation cost differential between an 8-inch diameter and a 12-inch diameter sewer line extension on or along Arden Rd and FM 2288, that will serve the planned Arden Heights Subdivision and potential future development in the area, and authorizing the City Manager to negotiate and execute all necessary documents (John Kaufman)
- g. Adoption of a resolution authorizing the Animal Services division to accept a donation of \$6,358.97 worth of Simparica from Zoetis Pet Care (Angela Bloss)
- h. Adoption of a resolution to accept the donation of funds from Back the Badge for the purchase of equipment or training for the San Angelo Police Department (Craig Thomason)
- i. Adoption of a resolution authorizing the City Manager to apply for and accept a Motor Vehicle Crime Prevention Authority grant for the Police department to combat motor vehicle burglary and theft (Jeremy Cannady)
- j. Adoption of a resolution authorizing the City Manager to apply for and accept a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter Grant Program for the Police Department to combat motor vehicle burglary and theft (Jeremy Cannady)
- k. Adoption of a resolution calling a joint public hearing of the City Council and the Planning Commission and establishing alternative notice procedures regarding the following Zoning Ordinance Sections:
 - 1. Section 303 "Residential District Intent Statements";
 - 2. Section 313 "Use Table" of the Zoning Ordinance;
 - 3. Section 314 "Residential Structure Types";
 - 4. Section 501 "Residential District Standards";
 - 5. Section 419 "Mobile Food Units";
 - 6. Section 211 "Historic Overlay Zone"; and
 - 7. Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" of the Zoning ordinanceAnd in accordance with applicable law for the following non-zoning items:
 - 1. Exhibit C "Land Development and Subdivision Ordinance," Chapter 9 "Land Development and Subdivision Design Policies," Section V "Sidewalks";
 - 2. Exhibit C "Land Development and Subdivision Ordinance," Chapter 10 "Construction Standards and Specifications," Section III "Widths and Graphic Specifications" (Presentation made by Planning & Development Services Director Aaron Vannoy)

Jamal Schumpert (SMD 3) made public comments regarding items 5c., 5e., and 5k.

Rocky Templin (SMD 6) made public comments regarding item 5k.

Motion: Council Member Thomas made a motion, seconded by Council Member Self, to approve the Consent Agenda with the exception of Items 5b., 5f. and 5g. The motion carried unanimously (7) ayes to (0) nays.

Jamal Schumpert made public comment regarding item 5b.

Motion: Mayor Thompson made a motion, seconded by Council Member Hiebert, to approve Item 5b. as presented by Recreation Manager Jesse Benes. The motion carried unanimously (7) ayes to (0) nays.

Rocky Templin (SMD 6) and Jamal Schumpert (SMD 3) made public comments regarding item 5f.

Motion: Council Member Thomas made a motion, seconded by Council Member Coffey, to approve Item 5f. as presented by Water Utilities Director John Kaufman. The motion carried (6) ayes to (1) nay, Council Member Coffey casting the dissenting vote.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Keely, to approve Item 5g. as presented by Neighborhood & Family Services Director Angela Bloss. The motion carried unanimously (7) ayes to (0) nays with no public comment.

6. Regular Agenda

- a. Approval of a contract for Phase II, the purchase and installation of a Variable Refrigerant Flow System at the McNease Convention Center with Advanced Service Group in the amount of \$115,850 utilizing Civic Events Fund Balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Civic Events Manager Sidney Walker)

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

- b. Consideration and possible action on the following:
1. Adoption of a resolution electing to participate in tax abatement agreements pursuant to the Property Redevelopment & Tax Abatement Act, Chapter 312 of the Texas Tax Code; and
2. First reading and public hearing of an ordinance reauthorizing Article 1.09 Taxation, Division 3 Uniform Tax Abatement Policy of the City Code of Ordinances, which expired October 17, 2025 (Presentation made by Economic Development Project Manager Robert Schneeman)

Jennifer Dendy (SMD 5) made public comment regarding item 6b.

Motion: Council Member Keely made a motion, seconded by Council Member Hesse Smith, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of an ordinance for PD26-01, a request for a zone change from Single-Family Residential to a Planned Development with base zoning of Low-Rise Multifamily Residential, allowing duplexes and quadruplexes located at 620 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy

Ann Joseph (SMD 2) made public comment on item 6c.

Motion: Mayor Thompson made a motion, seconded by Council Member Hiebert, to table item and be placed for consideration on a future agenda. The motion carried unanimously (7) ayes to (0) nays.

- d. First reading and public hearing of an ordinance for:
1. PD26-02, a request for a zone change from a Planned Development district to a new Planned Development district with base zoning of Neighborhood Commercial; and
2. CP26-01, a request for a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center allowing self-storage units located at 4657 and 4665 Southland Blvd. (Presentation made by Planning & Development Services Director Aaron Vannoy

Motion: Council Member Thomas made a motion, seconded by Council Member Self, to approve item as presented by Planning & Development Services Director Aaron Vannoy. 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 551.074 - Personnel matters to deliberate the appointment, employment, and duties of the City Manager

8. Follow Up and Administrative Issues

- a. ~~Consideration of items discussed in Closed Session, if needed~~
- b. Approval of various Board nominations:
Zoning Board of Adjustment: Todd Smith (SMD 6) to a first term ending January 2028

Motion: Council Member Coffey 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.

- c. ~~Announcements and consideration of Future Agenda Items~~

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 12:15 p.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.)

City of San Angelo, Texas
City Council Special Meeting
Wednesday, April 22, 2026

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 Special Meeting of the San Angelo City Council to order at 5:32 p.m. on Wednesday, April 22, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Welcome & Introductions (Mayor Tom Thompson)

3. Presentation of Design Standards for Data Center Projects (Presentation made by Planning & Development Services Director Aaron Vannoy)

No action taken.

4. Discussion of Submitted Questions regarding Skybox/Emergent Data Center (Emergent Chief Technology Officer Mike Coleman, Chief Project Officer Rick Weise, Mayor Tom Thompson)

5. Public Comment

Citizens Tanya Adkins (SMD 2), Libby Grafa (SMD5), Heather Wylie (SMD 3), Jatón Giese (SMD 5), Steve Ahlenius (SMD 5), Gabe Menchaca (SMD 6), Richard Summers (SMD 5), Wade Wall (SMD 1), Elizabeth Morales (SMD 4), Antonio Martinez (SMD 4), Rebecca Ridge (SMD 5), Nancy Treadwell (SMD 6), Vernon Hegler (SMD 4), Elena Luna (SMD 2), Jamal Schumpert (SMD 3), Edward Zabecki (SMD 3), Karen McGinnis (SMD 6), Karen Best (SMD 5), Amber Armendariz (SMD 6) and Joe Hyde (SMD 5); Tom Green County residents Allie Devereaux, Glenda Bacon, and Shelby Sturm; and Abilene resident Riley Rodriguez provided public comment regarding the data center.

6. Adjournment

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

There being no further business, the meeting adjourned at 8:12 p.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.)

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, May 5, 2026

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 8:30 a.m. on Tuesday, May 5, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided, and pledges were led by San Angelo Police Chaplain Johnny Rodriguez.

3. Proclamations/Recognitions

May 8, 2026, was proclaimed as SAISD Difference Maker Day.

May 2026 was proclaimed Motorcycle Awareness Month.

May 2026 was proclaimed Historic Preservation Month.

May 2026 was proclaimed Mental Health Awareness Month.

May 2026 was proclaimed Community Action Month.

4. Public Comment

Citizens Roger Marcus Jackson (SMD 5), Antonio Martinez (SMD 4) provided public comments regarding data centers.

Anne Joseph (SMD 2) provided public comments regarding rezoning regulations.

County Resident Allie Devereaux made public comments regarding City Council accountability.

Citizen Richard Summers (SMD 5) made public comments regarding TPIA.

Council Member Thomas made public comments regarding citizen involvement.

5. Consent Agenda

- a. Award of Task Order #12 under IDIQ contract PW-01-23 Engineering Services for Architectural and Engineering Design Work to construct 4 large dog kennel buildings to Freese & Nichols, Inc. in an amount of \$498,953 for Architectural, Civil, Mechanical, Plumbing, and Electrical Engineering design documents, and authorizing the City Manager to negotiate and execute all related documents (Alfonso Torres)

- b. Authorization of the City Manager to negotiate and execute an amendment to the Memorandum of Understanding for a Joint Curatorial Lab and Storage Space between the City of San Angelo and the San Angelo Museum of Fine Arts regarding termination provisions (Bob Bluthardt)
- c. Adoption of a resolution authorizing the City Manager to negotiate and execute an Advanced Funding Agreement related to a grant award from the Texas Department of Transportation under its Transportation Alternatives Set-Aside Program for the Chadbourne Corridor Accessibility Project (Patrick Frerich)
- d. Adoption of a resolution requesting financial assistance from the Texas Water Development Board from the Water Supply and Infrastructure Grant program for the Randolph Street Transmission Line Replacement Project, and authorizing the City Manager to execute necessary documents (John Kaufman)
- e. Adoption of an ordinance reauthorizing Article 1.09 Taxation, Division 3 Uniform Tax Abatement Policy of the City Code of Ordinances, which expired October 17, 2025 (Robert Schneeman)
- f. Adoption of an ordinance for :
 - 1. PD26-02, a request for a zone change from a Planned Development district to a new Planned Development district with base zoning of Neighborhood Commercial; and
 - 2. CP26-01, a request for a Comprehensive Plan Amendment from Neighborhood to Neighborhood Center allowing for self-storage units located at 4657 and 4665 Southland Blvd. (Aaron Vannoy)

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

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Coffey, to approve Item 5a. as presented by Construction Manager Al Torres. The motion carried unanimously (7) ayes to (0) nays with no public comment.

Motion: Mayor Thompson made a motion, seconded by Council Member Hiebert, table Item 5b. as presented by Fort Concho Senior Manager Bob Bluthardt pending contract amendments. The motion carried unanimously (7) ayes to (0) nays with no public comment.

6. Regular Agenda

- a. Presentation of the Downtown San Angelo, Inc. biannual report (Presentation made by DSA Executive Director Monica Ramos)

No Action Taken.

- b. Approval of the purchase and replacement of seventeen HVAC roof units at the Chase and Texas Workforce buildings under TIPS contract #25010501 for \$204,920.32 sourced from State Office Building fund balance, by Duncan Mechanical Services of San Angelo, Texas, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fort Concho Senior Manager Bob Bluthardt).

Motion: Council Member Thomas 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.

- c. First reading and public hearing of ordinances to adopt land use regulations for Data Centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts by amending Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance" as follows:
1. Amending Article 3 "Use Regulations," Section 313 "Use Table"; and
2. Amending Article 4 "Specific Use Standards" by creating a new Section 430 "Data Centers" (Presentation made by Planning and Development Services Director Aaron Vannoy)

Citizen Richard Summers (SMD 5), Liz Landers (SMD 5) and County resident Shelby Sturn made public comments regarding Item 6c.

Motion: Mayor Thompson made a motion, seconded by Council Member Self to approve the item with discussed amendments and second reading to be placed on the May 19 Regular Agenda. The motion carried unanimously (7) ayes to (0) nays.

7. Closed Session

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

- a. Section 551.074 - Personnel matters to deliberate the appointment, employment, and duties of the City Manager
b. Section 551.071 - Consultation with attorney regarding City water projects
c. Section 551.071 - Consultation with attorney about pending or contemplated litigation and the possibility of a claim settlement with claimants Nicholas Phillipus and Hailey Padgett
d. Section 551.071 — Consultation with attorney regarding Open Meetings Act, Public Information Act, and Council code of conduct

New Quorum for Remainder of Meeting:

Mayor Tom Thompson
Mayor Pro Tem Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Mary Coffey, SMD 6

8. Follow Up and Administrative Issues

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

Motion: Council Member Hiebert made a motion, seconded by Council Member Self, to accept the resignation of City Manager City Valenzuela effective October 31, 2026. The motion carried unanimously (5) ayes to (0) nays with no public comment.

- b. Announcements and consideration of Future Agenda Items

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 2:54 p.m.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details of Council meetings may be obtained from the City Clerk's Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider granting a 2.967 acre Supplemental Easement and Right of Way to AEP Texas Inc., for the Red Creek Transmission Project and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)

Staff Recommendation:

Approve

Summary/History:

AEP is seeking additional land to be included in an already existing Easement and Right of Way across City-owned land to upgrade old infrastructure.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | SUPPLEMENTAL EASEMENT AND RIGHT OF WAY
W/MAP | SUPPLEMENTAL EASEMENT AND RIGHT OF
WAY.pdf |
|----|---|---|

Presentation:

Sarah Tackett

Approvals/Reviews:

Sarah Tackett	Created/Initiated
Sarah Tackett	Approved
Brandon Dyson	Approved
Zeferino Mendoza	Approved

Shane Kelton
Brandon Dyson
Heather Stastny

Approved
Approved
Final Approval

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Line Name: San Angelo Power - Red Creek

Line No.: TLN192:00224 **Easement No.:** 47B

SUPPLEMENTAL EASEMENT AND RIGHT OF WAY

On this ___ day of _____, 2026, **City of San Angelo, a municipal corporation**, whose address is 72 W. College Avenue, San Angelo, Texas 76903-5814 (“Grantor”), whether one or more persons or entities, owns an interest in a tract of real property situated in the State of Texas, and more particularly described in that certain Deed, dated May 24, 1950, recorded in Volume 295, Page 526 of the Deed Records of Tom Green County, Texas, and such tract is subject to easements and rights-of-way which are now owned and held by, or rights otherwise acquired or held by, AEP Texas Inc.

AEP Texas Inc., a Delaware corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215 (“AEP”), is the current owner and holder of prescriptive rights on, over, and across the above referenced tract, relating to the line referenced above (the “Original Easement”).

NOW, THEREFORE, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and to the extent the Original Easement encumbers Grantor’s above-described tract, Grantor hereby grants, conveys and warrants this Supplemental Easement and Right of Way (“Supplemental Easement”) to AEP for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the tract of real property owned by Grantor as more particularly described above.

The location, maximum width, and boundaries of the non-exclusive easement area are hereby revised, modified, and clarified to be as described and depicted on Exhibit “A”, attached hereto and made a part hereof (“Easement Area”).

The Original Easement is also supplemented by the addition of the following language:

AEP shall have the right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect and patrol (by ground or air), protect, repair, remove, replace, enlarge, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, anchoring systems, grounding systems, communication facilities, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; the electric facilities may consist of a variable number of towers, poles, wires, guys, anchors, and associated fixtures, including the right to transmit electricity of any voltage or amperage, the right to remove at any time any or all of said facilities erected on the

Easement Area, the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the easement herein granted.

AEP shall have the right, now or in the future, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

AEP and its successors and assigns are granted the right of unobstructed ingress and egress, at any and all times, on, over, across, along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary to access the Easement Area for the purposes described herein.

In no event shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over or within the Easement Area. AEP may, at Grantor's cost, remove any building, structure, improvement, or obstruction if placed within the Easement Area and may re-grade any alterations of the ground elevation within the Easement Area.

AEP shall repair or pay Grantor for actual damages to growing crops, fences, gates, drainage ways, drives, roads, or lawns caused by AEP in the exercise of the rights herein granted both during initial construction and subsequent activities in the Easement Area or on Grantor's remaining property. Upon completion of any construction or maintenance activities, AEP will restore the Easement Area and any of Grantor's remaining property used by AEP to the property's original contours and grades to the extent reasonably practicable, unless the safety or operational needs of AEP or the electric facilities would be impaired.

The failure of AEP to exercise any of the rights granted herein, including but not limited to the removal of any obstructions from the Easement Area, shall not be deemed to constitute a waiver of the rights granted herein and the removal of any facilities from the Easement Area shall not be deemed to constitute a permanent abandonment or release of the rights granted herein.

AEP shall not assign its rights and obligations under this Supplemental Easement to a utility that is not subject to the jurisdiction of the Public Utility Commission of Texas or the Federal Energy Regulatory Commission, without written notice to Grantor, at the last known address of the person in whose name the property is listed on the most recent tax rolls at the time of the request. AEP's assignees shall be bound by the terms of this Supplemental Easement.

AEP shall be prohibited from any use of the property rights being conveyed by this Supplemental Easement, other than a use stated in this Supplemental Easement, without the express written consent of Grantor. AEP shall not grant to a third-party access to the Easement Area for a purpose that is not related to the construction, safety, repair, maintenance, inspection, replacement, operation, or removal of the facilities installed pursuant to this Supplemental Easement.

Except as modified by this Supplemental Easement and Right of Way, all terms and provisions of the Original Easement and all rights arising in connection with the Original Easement shall remain in full force and effect, and the Original Easement shall keep its priority in title as of the date of its recording or as such priority is otherwise established. Those provisions and rights are expressly ratified, reaffirmed by and incorporated within this Supplemental Easement and Right of Way. The Original Easement along with this Supplemental Easement and Right of Way shall for all purposes function as a single instrument, however, to the extent any terms or provisions of the Original Easement conflict with, limit or are inconsistent with any term or provision of the Supplemental Easement and Right of Way, the terms and provisions of this Supplemental Easement and Right of Way shall control. Nothing herein will in any manner vary, change, modify, or restrict the rights and privileges that AEP may have acquired through any instrument other than the Original Easement or by any other means.

The terms and conditions as supplemented by this instrument, are the complete agreement, expressed or implied between the parties hereto and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, licensees, and legal representatives. Grantor acknowledges that AEP has explained the project to Grantor, and Grantor's consent for such project is hereby granted.

This instrument may be executed in counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

Any remaining space on this page intentionally left blank. See next page(s) for signature(s)

IN WITNESS WHEREOF, Grantor has executed this Supplemental Easement effective the day, month and year first above written.

GRANTOR

City of San Angelo, a municipal corporation

By: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, _____, of City of San Angelo, a municipal corporation, on behalf of said municipal corporation.

Notary Public
Print Name: _____
My Commission Expires: _____

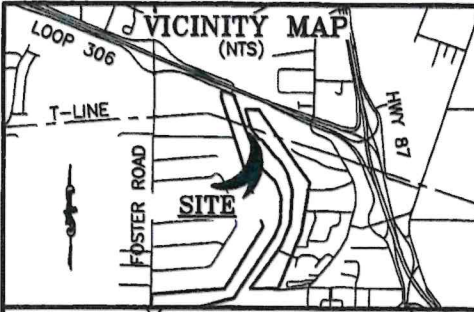
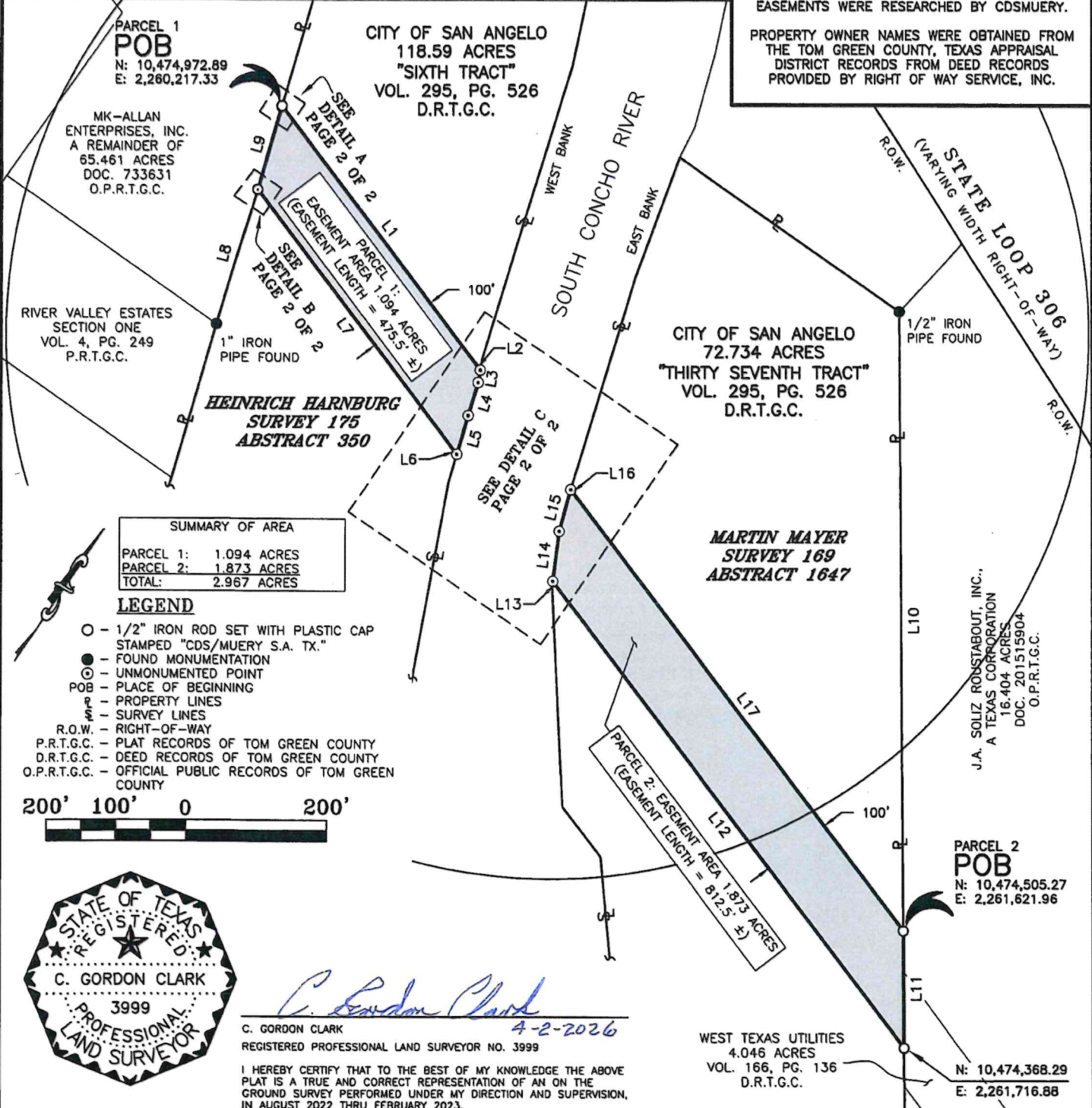


EXHIBIT "A"
AEP TEXAS INC.
 EASEMENT ACROSS THE LANDS OF
 CITY OF SAN ANGELO
 CONTAINING 2.967 ACRES
 SITUATED IN THE HEINRICH HARNBURG
 SURVEY 175, A-350,
 AND IN THE MARTIN MAYER
 SURVEY 169, A-1647, TOM GREEN COUNTY, TEXAS

Pg. 1 of 2
 CDS JOB NO. 122205
 BEARING BASIS: GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
 1983(2011), EPOCH:2010
 TEXAS CENTRAL ZONE (4203)
 ALL DISTANCES SHOWN ARE SURFACE.
 (GRID X 1.00016 = SURFACE)
 THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
 ONLY. EASEMENTS SHOWN HEREON ARE FOR
 REFERENCE PURPOSES ONLY. NO ADDITIONAL
 EASEMENTS WERE RESEARCHED BY CDSMUERY.
 PROPERTY OWNER NAMES WERE OBTAINED FROM
 THE TOM GREEN COUNTY, TEXAS APPRAISAL
 DISTRICT RECORDS FROM DEED RECORDS
 PROVIDED BY RIGHT OF WAY SERVICE, INC.



**PARCEL 1
 POB**
 N: 10,474,972.89
 E: 2,260,217.33

MK-ALLAN
 ENTERPRISES, INC.
 A REMAINDER OF
 65.461 ACRES
 DOC. 733631
 O.P.R.T.G.C.

RIVER VALLEY ESTATES
 SECTION ONE
 VOL. 4, PG. 249
 P.R.T.G.C.

CITY OF SAN ANGELO
 118.59 ACRES
 "SIXTH TRACT"
 VOL. 295, PG. 526
 D.R.T.G.C.

**HEINRICH HARNBURG
 SURVEY 175
 ABSTRACT 350**

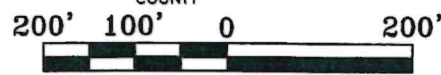
CITY OF SAN ANGELO
 72.734 ACRES
 "THIRTY SEVENTH TRACT"
 VOL. 295, PG. 526
 D.R.T.G.C.

**MARTIN MAYER
 SURVEY 169
 ABSTRACT 1647**

SUMMARY OF AREA	
PARCEL 1:	1.094 ACRES
PARCEL 2:	1.873 ACRES
TOTAL:	2.967 ACRES

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- - PROPERTY LINES
- - - - SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- P.R.T.G.C. - PLAT RECORDS OF TOM GREEN COUNTY
- D.R.T.G.C. - DEED RECORDS OF TOM GREEN COUNTY
- O.P.R.T.G.C. - OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY



C. Gordon Clark
 C. GORDON CLARK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3999
 4-2-2026

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, IN AUGUST 2022 THRU FEBRUARY 2023.

WEST TEXAS UTILITIES
 4.046 ACRES
 VOL. 166, PG. 136
 D.R.T.G.C.

**PARCEL 2
 POB**
 N: 10,474,505.27
 E: 2,261,621.96

N: 10,474,368.29
 E: 2,261,716.88

 100 NE Loop 410, Ste. 300 San Antonio, Texas 78216 (210) 581-1111 TEPE No. F-1733 TBPLS No. 100495 00	DRAWN BY: J.Z.	DATE: 4/2/2026	SURVEY PROJECT #: 122205	LINE NUMBER: TLN192:00224
	SCALE: 1" = 200'	SHEET: 1 OF 2	LINE NAME: SAPS TO RED CREEK	EASEMENT NUMBER: TRACT 47B

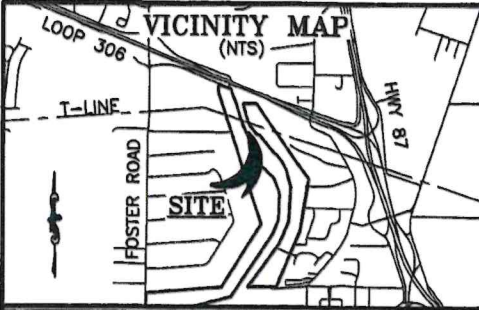


EXHIBIT "A"

AEP TEXAS INC.

EASEMENT ACROSS THE LANDS OF
CITY OF SAN ANGELO
CONTAINING 2.967 ACRES

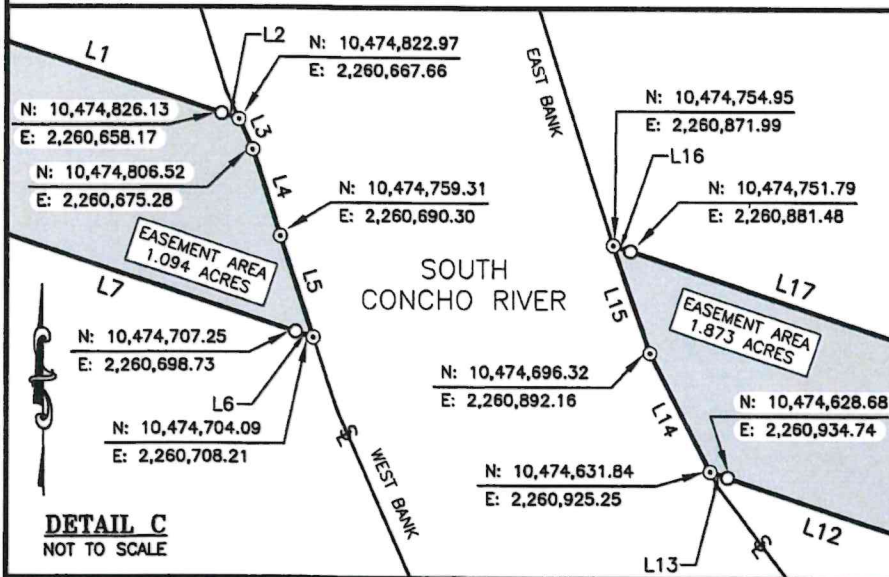
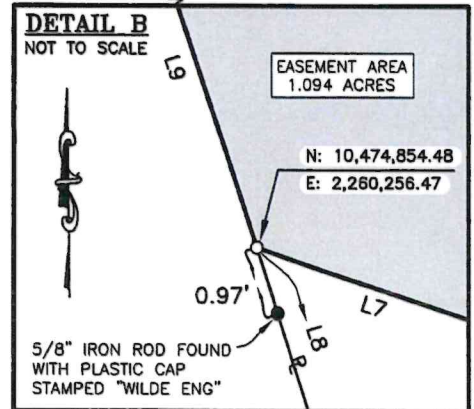
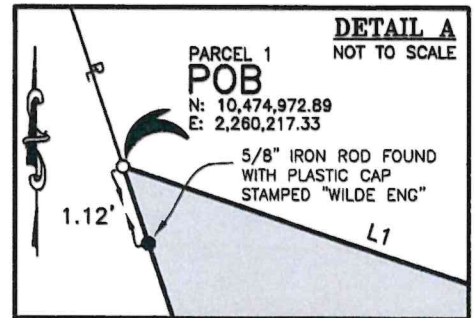
SITUATED IN THE HEINRICH HARNBURG
SURVEY 175, A-350,
AND IN THE MARTIN MAYER
SURVEY 169, A-1647, TOM GREEN COUNTY, TEXAS

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	S71°35'12"E	464.70'			
L2	S71°35'12"E	10.00'			
L3	S24°51'43"E	18.14'			
L4	S17°38'55"E	49.55'			
L5	S17°58'27"E	58.06'			
L6	N71°35'12"W	10.00'			
L7	N71°35'12"W	466.20'			
L8	S18°17'25"E	201.35'	S19°05'E		"1"
L9	N18°17'25"W	124.73'	N19°05'W		"1"
L10	N34°43'14"W	886.48'	N35°34'W		"1"
L11	S34°43'14"E	166.68'	S35°34'E		"1"
L12	N71°35'12"W	824.48'			
L13	N71°35'12"W	10.00'			
L14	N27°09'53"W	72.49'			
L15	N18°59'12"W	62.01'			
L16	S71°35'12"E	10.00'			
L17	S71°35'12"E	780.56'			

Pg. 2 of 2
CDS JOB NO. 122205
BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS CENTRAL ZONE (4203)

ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00016 = SURFACE)
THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. EASEMENTS SHOWN HEREON ARE FOR
REFERENCE PURPOSES ONLY. NO ADDITIONAL
EASEMENTS WERE RESEARCHED BY CDSMUERY.

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE TOM GREEN COUNTY, TEXAS APPRAISAL
DISTRICT RECORDS FROM DEED RECORDS
PROVIDED BY RIGHT OF WAY SERVICE, INC.



SUMMARY OF AREA	
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PARCEL 2:	1.873 ACRES
TOTAL:	2.967 ACRES

- LEGEND**
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 - - FOUND MONUMENTATION
 - - UNMONUMENTED POINT
 - POB - PLACE OF BEGINNING
 - P - PROPERTY LINES
 - S - SURVEY LINES
 - D.R.T.G.C. - DEED RECORDS OF TOM GREEN COUNTY
 - O.P.R.T.G.C. - OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY
 - RECORD "1" - RECORD CALL TAKEN FROM VOLUME 295, PAGE 526, D.R.T.G.C.

<p>100 NE Loop 410, Ste. 300 San Antonio, Texas 78216 (210) 531-1111 TBPE No. F-1733 TBPLS No. 100-495-00</p>	DRAWN BY: J.Z.	DATE: 4/2/2026	SURVEY PROJECT #: 122205	LINE NUMBER: TLN192:00224
	SHEET: 2 OF 2	LINE NAME: SAPS TO RED CREEK	EASEMENT NUMBER: TRACT 47B	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider approving a lease agreement with Jeremy Bouher to rent the Ben Ficklin Field for youth baseball and other recreation activities, and authorizing the City Manager to negotiate and execute all related documents (Jesse Benes)

Staff Recommendation:

Approve

Summary/History:

Jeremy Bouher, an active member of the Northern Little League and National Championship Sports baseball director, submitted a proposal to the City that was presented to the Parks and Recreation Advisory Board. The Board recommended approval with the basic terms listed below. The field is currently an open space that is not being utilized. It was once used for a select soccer program and is equipped with a backstop and fencing.

Funding Source(s):

Financial Impact:

The City would make \$500 off the lease annually without having to make any additional financial contributions to the property. The lessee would take on the costs of maintenance of the field.

Other Information/Recommendation:

Basic terms of the proposed agreement:

A two-year term, with one option to extend for one year with mutual agreement in writing and without additional City Council approval.

The lessee would take on the needed improvements to the field, as well as the ongoing maintenance.

The lessee would make an annual payment of \$500 to the City for the lease.

Attachments:

Presentation:

Jesse Benes

Approvals/Reviews:

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jesse Benes, Recreation Manager, Recreation

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider approving a lease agreement with The Vessel Church for use of some of the rooms at Santa Fe Crossing and Station 618 at a rate of \$1,800 per month and authorizing the City Manager to negotiate and execute all related documents (Jesse Benes)

Staff Recommendation:

Accept

Summary/History:

Vessel Church has leased Recreation Senior Services areas (activity and meeting rooms along with a few offices) to conduct church services for the past few years. They have been great to work with, and we recommend approval of the lease renewal. Their services are offered from 9:00 am to 1:00 pm on Sundays.

Funding Source(s):

Financial Impact:

Primary rental for the 618 location.

Other Information/Recommendation:

Attachments:

Presentation:

Jesse Benes

Approvals/Reviews:

Jesse Benes	Created/Initiated
Carl White	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved

Brandon Dyson
Heather Stastny

Approved
Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Danielle Rix, Asst. Water Utilities Director, Water Utilities

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider rejecting all bids received for WU-05-26 Liquid Ammonium Sulfate (Danielle Rix)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo Water Utilities Department recently requested bids for the chemical purchase of Liquid Ammonium Sulfate for the Water Production Plant for use in the treatment of potable water. The respondents were to meet certain specifications and delivery requirements.

Two bids were received by Pencco, Inc and Shrieve Chemical Company, LLC. The bid from Shrieve Chemical Company, LLC was considered unresponsive due to not providing all documentation and not meeting delivery requirements. The bid from Pencco, Inc did meet the requirements but was higher than anticipated and was budgeted for. Staff requests that we reject all bids and go back out for rebid to see if additional submissions can be received to ensure the best pricing is provided for this project.

Funding Source(s):

Financial Impact:

Please see the attached bid tab. Rejecting this bid and advertising the project again does not have any fiscal impact at this time.

Other Information/Recommendation:

Staff recommends rejecting the bids for RFB WU-05-26 and rebidding the project for Liquid Ammonium Sulfate.

Attachments:

1. WU-05-26 Bid Tabulation - Reject All Bids WU-05-26 Bid Tabulation - Reject All Bids.pdf

Presentation:

Danielle Rix

Approvals/Reviews:

Danielle Rix	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



RFB Bid Tabulation

WU-05-26 • Liquid Ammonium Sulfate

Wednesday, March 25, 2026 2:00 p.m.

Reject All Bids

#	Items	Approximate Annual Quantity	Unit of Measure	Pencco, Inc.			Shrieve Chemical Company, LLC.		
				Unit Price	# of Delivery Days	Total Cost	Unit Price	# of Delivery Days	Total Cost
#1-1	Liquid Ammonium Sulfate	450	Dry Tons	\$ 765.63	3-5	\$344,533.50	\$ 290	4-5	\$130,500.00

Over Budget

Unresponsive due to not providing correct data sheets and delivery days do not meet specs.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Danielle Rix, Asst. Water Utilities Director, Water Utilities

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider rejecting all bids received for WU-07-26 Liquid Chlorine (Danielle Rix)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo Water Utilities Department recently requested bids for the chemical purchase of liquefied chlorine gas for the treatment of potable water at the Water Production Plant. The respondents were to meet certain specifications for the liquefied chlorine gas as well as meet delivery requirements.

One bid was received by PVS DX Chemicals. While the respondent did meet the requirements of the bid, there was a bid quantity accounting error. Staff requests that we reject this bid and redo the bid process with the correction.

Funding Source(s):

Financial Impact:

Please see the attached bid tab. Rejecting this bid and advertising the project again does not have any fiscal impact at this time.

Other Information/Recommendation:

Staff recommends rejecting the bids for RFB WU-07-26 and rebidding the project for the Liquid Chlorine.

Attachments:

1. WU-07-26 Bid Tabulation - Reject All Bids WU-07-26 Bid Tabulation - Reject All Bids.pdf

Presentation:

Danielle Rix

Approvals/Reviews:

Danielle Rix

Created/Initiated

Shane Kelton
Brandon Dyson
Jeffrey Tomlinson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval



RFB Bid Tabulation

WU-07-26 • Liquid Chlorine

Wednesday, March 25, 2026 3:00 p.m.

Reject All Bids (Bid Quantity Error)

PVS DX Chemicals

#	Items	Approximate Annual Quantity	Unit of Measure	Unit Price	# of Delivery Days	Total Cost
#1-1	Liquid Chlorine	60,000	Pounds	1.269	3-5	\$76,140.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Danielle Rix, Asst. Water Utilities Director, Water Utilities

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider awarding WU-06-26 Caustic Soda to PVS DX Chemicals for 1-year with four 1-year extensions, and authorizing the City Manager to negotiate and execute all related documents (Danielle Rix)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo Water Utilities Department recently requested bids for the chemical purchase of Caustic Soda for the treatment of potable water at the Water Production Plant. The respondents were to meet certain specifications for the caustic soda as well as meet delivery requirements.

Three bids were received from PVS DX Chemicals, Gasochem International LLC, and Univar Solutions USA Inc. Univar Solutions did not meet the delivery deadline specifications and was therefore determined unresponsive. Of the remaining two respondents, PVS DX Chemicals was the lower bid.

Funding Source(s):

Financial Impact:

Please see the attached bid tab. Necessary funds are and will be budgeted for \$2,500,000.00 in Fund 260 for Water Treatment Chemicals for the term of the initial contract and any extensions.

Other Information/Recommendation:

Staff recommends that the bid be awarded to PVS DX Chemicals.

Attachments:

1. WU-06-26 Bid Tabulation WU-06-26 Bid Tabulation.pdf

Presentation:

Danielle Rix

Approvals/Reviews:

Danielle Rix	Created/Initiated
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval



RFB Bid Tabulation

WU-06-26 • Caustic Soda

Wednesday, March 25, 2026 2:30 p.m.

#	Items	Approximate Annual Quantity	Unit of Measure	Gasochem International LLC			PVS DX Chemicals			Univar Solutions USA INC		
				Unit Price	# of Delivery Days	Total Cost	Unit Price	# of Delivery Days	Total Cost	Unit Price	# of Delivery Days	Total Cost

#1-1	Caustic Soda	450	Dry Tons	\$ 1,283.71	3	\$577,669.50	\$1,283.00	3-5	\$577,350.00	\$ 836.07	5 business days for delivery	\$376,231.50
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Unresponsive due to not meeting delivery deadline specs

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Bluthardt, Fort Concho Manager, Fort Concho

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider approving a MOU between the City of San Angelo and the State of Texas/Texas Commission on Environmental Quality to build a secured parking facility at the Chase State Office Complex and authorizing the City Manager to negotiate and execute all related documents (Bob Bluthardt)

Staff Recommendation:

Approve

Summary/History:

The Texas Commission on Environmental Quality, a tenant at the Chase State Office Building, has requested that the City build a secured parking facility on the parking lot north of the building on Wool Street. State/TCEQ via the MOU and issued PO will reimburse the City in full for the project upon completion. Secured facility will protect TCEQ trucks that have experienced past vandalism and damage.

Funding Source(s):

Financial Impact:

City of San Angelo under Fund 201 will commission and pay for the work and be reimbursed in full for \$27,999.60 and any additional costs.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | MOU Amendment TCEQ and COSA Fence City Council Document | MOU Amendment TCEQ and COSA Fence City Council Document.docx |
|----|---|--|

Presentation:

Robert Bluthardt

Approvals/Reviews:

Robert Bluthardt

Created/Initiated

Carl White
Brandon Dyson
Jeffrey Tomlinson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

**MEMORANDUM OF UNDERSTANDING
TO MANAGE AND CREATE A SECURED/FENCED PARKING LOT
BETWEEN
THE CITY OF SAN ANGELO AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

RECITALS:

WHEREAS, the City of San Angelo ("City") and Texas Commission On Environmental Quality ("TCEQ") entered into a Memorandum of Understanding ("MOU") effective _____, for the purpose of managing and creating a secured/fenced parking facility in the current parking lot on Wool Street that is owned by COSA and leased by State of Texas; and

WHEREAS, TCEQ is part of a lease where City is Lessor and State of Texas is Lessee; and

WHEREAS, TCEQ desires to manage and create a secured/fenced parking facility in the current parking lot on Wool Street on said leased property.

NOW, THEREFORE, the parties agree as follows:

1. City shall manage and supervise the creation of the secured/fenced parking lot on Wool Street;
2. Work shall be done as set out by Quote 12877 provided by Twin Mountain Fence Company; and
3. TCEQ shall provide City a Purchase Order before the work is authorized; and
4. TCEQ shall reimburse COSA the entire cost of the project in the amount of \$ 27,999.60. In the event the costs shall exceed \$ 27,999.60, those excess costs shall be the sole responsibility of TCEQ; and
5. Any improvement made on said property shall remain the property of City.

IN WITNESS WHEREOF, the parties hereto have caused this **MOU** to be executed by their respective duly authorized officials on this ___ day of _____, 2026.

CITY OF SAN ANGELO

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Daniel Valenzuela, City Manager

Gilbert Hueyopa, Manager of Office of Administration
& Staff Services

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Robert Bluthardt, Manager

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sandra Villarreal, Director of Health, Health Services

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider approving an agreement with the Concho Valley Center for Human Advancement d/b/a My Health My Resources to fund Community Mental Health programs and Services for the 2025-2026 fiscal year with an amount of \$80,500 and authorizing the City Manager to negotiate and execute all related documents (Sandra Villarreal)

Staff Recommendation:

Accept

Summary/History:

MHMR is requesting funding in the amount of \$80,500 to use in the provision of community Mental Health and Mental Retardation programs and services for the 2025–2026 fiscal year as allowed by statute.

MHMR Services for the Concho Valley ("the Center") was established pursuant to Article 5547-203, Vernon's Texas Civil Statutes in the Texas Mental Health and Mental Retardation Act in 1966 by joint agreement of Angelo State University, the City of San Angelo, San Angelo Independent School District, and Tom Green County. These entities are referred to as the "sponsoring agencies". These sponsoring agencies provide local support to the Center.

The Center is required by the Department of State Health Services (DSHS) and the Department of Aging and Disability (DADA) to obtain matching funds of at least 9% of the total amount of funding provided by these agencies. (Sandra J. Villarreal, Health Services Director)

Funding Source(s):

Financial Impact:

\$80,500 paid in monthly installments.

Other Information/Recommendation:

Attachments:

1. Letter to City of San Angelo - Annual Support Letter to City of San Angelo - Annual Support.pdf

2. 2025-2026 MHMR Agreement final

2025-2026 MHMR Agreement final.docx

Presentation:

Sandra Villarreal

Approvals/Reviews:

Sandra Villarreal

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval



“Working Together to Help People Help Themselves”

April 21, 2026

Sandra Villarreal
Health Services Director
City of San Angelo
72 West College
San Angelo, Texas 76903

Dear Ms. Villarreal:

Please accept this letter as MHMR Concho Valley’s formal request for continued funding in the amount of \$80,500 for Fiscal Year 2027. This funding is essential to sustaining vital mental health, substance use, and intellectual and developmental disability services that benefit the City of San Angelo.

MHMR Concho Valley (MHMRCV) was established in 1966 pursuant to Article 5547-203 of the Texas Mental Health and Mental Retardation Act through a joint agreement among the City of San Angelo, the San Angelo Independent School District, Tom Green County, and Angelo State University. These entities serve as the Sponsoring Agencies and provide critical local financial and in-kind support to MHMRCV.

MHMRCV is required by the Texas Department of Health & Human Services Commission (HHSC) to obtain matching local funds of at least 9% of the total amount of funding provided by these agencies. Other sources of local funds include fees collected from patients, commercial insurance, and miscellaneous service contracts.

MHMRCV delivers a comprehensive array of services that address the behavioral health needs of individuals across the lifespan, including:

- Adult and Children’s Mental Health Outpatient Services
- 24/7 Behavioral Health Crisis Services
- Intellectual and Developmental Disabilities Services
- Substance Use Services
- Supportive Housing

1501 W. Beauregard • San Angelo, TX 76901-4004
(325) 658-7750 • mhmrcv.org

- Employment Assistance and Supported Employment
- Integrated Mental and Physical Health Services
- Justice-Involved Services
- Veteran Services
- Peer Services through the San Angelo Clubhouse
- Mental Health First Aid Training
- Suicide Prevention Programs

Through these services, MHMRCV provides accessible, community-based care for high-need individuals, including adults with serious mental illness and children with severe emotional disturbances. Services emphasize early intervention, medication management, therapy, case management, and wraparound supports that promote recovery, stability, and independence.

The City of San Angelo realizes significant benefits from MHMRCV's operations, including reduced strain on law enforcement, jails, and emergency departments. Our 24/7 crisis response and diversion services help de-escalate behavioral health emergencies, resulting in fewer arrests and jail stays and preventing unnecessary emergency room utilization. Crisis Diversion and Crisis Residential Respite services provide immediate treatment and short-term housing for individuals experiencing a behavioral health crisis, offering a safe and effective alternative to incarceration or hospitalization.

Additional community benefits include access to psychiatric care and medications for indigent individuals through pharmacy assistance programs; assistance for individuals in securing benefits from other government programs; homelessness prevention through supportive housing; and employment supports that help individuals achieve long-term stability. Collectively, these services improve public safety, public health, and overall community well-being while delivering care in a more cost-effective and less restrictive manner.

Thank you for your continued support and consideration of this funding request. If I can provide additional information or answer any questions, please do not hesitate to contact me at 325-650-7037 or growe@mhmrcv.org .

Respectfully,



Gregory J. Rowe
CEO

MHMR "My Health My Resources" Concho Valley

**AGREEMENT TO PROVIDE SERVICES RELATED TO
COMMUNITY MENTAL HEALTH AND MENTAL RETARDATION**

This Agreement (hereinafter referred to as "Agreement") is made and entered into effective October 1, 2025, by the City of San Angelo, Texas, a home rule municipal corporation duly incorporated and operating under the laws of the State of Texas and situated in Tom Green County, Texas ("City") and the Concho Valley Center for Human Advancement d/b/a MHMR Services for the Concho Valley, a community center duly formed under the laws of the State of Texas, and located in San Angelo, Texas ("MHMR").

WHEREAS, the City is authorized under Texas Health and Safety Code Section 534.019 to contribute funds for use in the administration of a community mental health and mental retardation center; and

WHEREAS, City desires to contribute funds to MHMR as allowed by statute;

NOW THEREFORE, City and MHMR, in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

1. **PERFORMANCE BY MHMR**

MHMR hereby agrees to perform the following services in San Angelo, Texas: provide screening, referral, and emergency evaluation for persons experiencing a crisis, provide mental health outpatient services, provide short term inpatient services for the mentally ill, provide habilitation, evaluation, and liaison programs such as day activity programs and respite services, provide skills training programs and provide residential services and case management services for persons with mental retardation.

2. PERFORMANCE BY CITY

City hereby agrees to pay MHMR **\$80,500.00**, as consideration for performance by MHMR of the functions listed above as approved by the City's adopted budget ordinance for FY 2025–2026.

3. TERM OF AGREEMENT

This Agreement shall remain in force from October 1, 2025 to September 30, 2026 and automatically renew for two additional one-year terms unless terminated in writing no less than 90 days prior to term expiration date. This Agreement is subject to the availability of funds as determined by the City Council in its adopted budget. The parties acknowledge and ratify the provision of services by MHMR and the payment for such services by the City beginning October 1, 2025 through the date of execution of this Agreement.

4. INDEPENDENT CONTRACTOR

It is hereby recognized that the purpose of this Agreement is to provide mental health and mental retardation services to citizens of Tom Green County and nearby contracting counties. It is recognized that by the terms of this Agreement, MHMR hereby undertakes to perform all the services necessary to such program and does such as an independent contractor and not an officer, agent, or employee of the City.

Furthermore, this Agreement is not intended to create a joint enterprise. This undertaking is a governmental function. There is no pecuniary purpose and no profit motive, but rather the purpose of this Agreement is to further the public good. Additionally, MHMR has the sole right to control and manage the provision of services under this Agreement.

5. INDEMNIFICATION

5.1. General Indemnification. To the extent allowed by law, MHMR agrees to indemnify, defend and hold City, its councilmembers, board and commission members, officials, agents, guests, invitees, consultants, and employees free and harmless from and against any and all claims, demands, proceedings, suits, judgments, costs, penalties, fines, damages, losses, attorneys' fees, and expenses asserted by any person or persons, including agents or employees of MHMR or City, by reason of death or injury to persons, or loss or damage to property, resulting from or arising out of, the violation of any law or regulation or in any manner attributable to any act of commission, omission, negligence, or fault of MHMR, its agents or employees, or the joint negligence of MHMR and any other entity as a consequence of its execution or performance of this Agreement or sustained in or upon the premises, or as a result of anything claimed to be done or admitted to be done by MHMR hereunder. This indemnification shall survive the term of this Agreement as long as any liability could be asserted. Nothing herein shall require MHMR to indemnify, defend, or hold harmless any indemnified party for the indemnified party's own gross negligence or willful misconduct.

5.2. Prospective Application. Any and all indemnity provided for in this Agreement shall survive the expiration of this Agreement and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Agreement but thereafter so long as any liability could be asserted in regard to any acts or omissions of MHMR in performing under this Agreement.

5.3. Retroactive Application. The indemnity provided for in this Agreement shall extend not only to claims and assessments occurring during the term of this Agreement but retroactively to claims and assessments which may have occurred during the term of previous agreements between City and MHMR.

6. HEADINGS

The paragraph headings contained herein are for convenience and reference and are not intended to define, extend or limit the scope of any provisions of this Agreement.

7. INTERPRETATION

This Agreement shall be construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tom Green County, Texas.

8. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties hereto, and the parties are not bound by any agreement, stipulation or representation made by any agent, employee, or official of City or MHMR. It also supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Agreement.

SIGNATURE PAGE FOLLOWS

EXECUTED THIS ____ DAY OF _____, 2026.

CITY OF SAN ANGELO

By: _____
Daniel Valenzuela, City Manager

ATTEST:

Heather Stastny, City Clerk

**CONCHO VALLEY CENTER FOR HUMAN
ADVANCEMENT d/b/a MHMR SERVICES
FOR THE CONCHO VALLEY**

By: _____
Gregory J. Rowe, Chief Executive Officer

Approved as to Form:

Brandon Dyson, City Attorney

Approved as to Content:

Sandra Villareal, Health Services Director

Approved as to Insurance:

Shandi McWright, Risk Manager

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Angela Bloss, Director of Neighborhood & Family Services, Neighborhood and Family Services

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider an amendment to extend the term of an agreement between the City of San Angelo and the Housing Authority of San Angelo for the HOME-ARP Homeless Veterans Case Management Program and authorizing the City Manager to negotiate and execute all related documents (Angela Bloss)

Staff Recommendation:

Approve

Summary/History:

The Housing Authority of San Angelo (HASA), as the subrecipient for the City's HOME-ARP Homeless Veterans Case Management Program, is requesting an extension of the expenditure deadline for its \$100,000 award, of which \$54,831.48 has been spent as of March 31, 2026, leaving a balance of \$45,168.52; due to a smaller, stable caseload and fewer new referrals than anticipated, expenditures have progressed more slowly than projected, and HASA is requesting to extend the performance period through September 30, 2027 to allow sufficient time to fully utilize the remaining funds while continuing to provide services and maintain compliance with program requirements.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. HASA Amendment 05.19.26 HASA Amendment 05.19.26.docx

Presentation:

Angela Bloss

Approvals/Reviews:

Angela Bloss
Brandon Dyson
Jeffrey Tomlinson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval

AMENDMENT 1 TO AGREEMENT BETWEEN THE CITY OF SAN ANGELO AND THE HOUSING AUTHORITY OF SAN ANGELO (HASA) HOME ARP FUNDS

RECITALS:

WHEREAS, the City of San Angelo (“City”) and Housing Authority (“HASA”) entered an agreement, for the purpose of engaging HASA to render certain assistance as case managers to homeless veterans where City had entered into an Agreement to receive funds under the HOME Investment Partnerships Program American Rescue Plan from the US Department of Housing and Urban Development and where City had set aside a portion of its HOME ARP Program’s funds for the development of affordable rental housing; and

WHEREAS, the Agreement ends no later than May 31, 2026; and

WHEREAS, the parties agree that a need exists to extend the Agreement to September 30, 2027 to fully expend remaining funds.

NOW, THEREFORE, the parties agree as follows:

PART 1: That Section A. STATEMENT OF WORK of the Agreement shall be amended to extend the end date as follows:

“Beginning June 1, 2024, and ending no later than September 30, 2027 . . .”

PART 2: In the event of conflict between the terms of this Amendment 1 and the Agreement, this Amendment 1 shall control. All other terms and conditions of the Agreement shall remain in full force and effect unless amended and changed by further amendment.

PART 3: That the Effective Date of this Amendment 1 shall be May 19, 2026.

IN WITNESS WHEREOF, the parties hereto have caused this AMENDMENT 1 to be executed by their respective duly authorized officials on this 19th day of May 2026.

CITY OF SAN ANGELO

HOUSING AUTHORITY OF SAN ANGELO

Daniel Valenzuela, City Manager

Amanda Cruz, Executive Director
EMAIL: acruz@sanangelopha.com

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Angela Bloss, Director of Neighborhood
& Family Services

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Operations

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider approving amended resolutions in support of a Texas Department of Transportation Highway Safety Improvement Project Grant, authorizing the City Manager to negotiate and execute Advanced Funding Agreements for intersection improvements in the amount of \$2,757 for Main and 19th St., and \$31,013 for Ave. N and Ben Ficklin (Patrick Frerich)

Staff Recommendation:

Adopt

Summary/History:

These resolutions were previously approved at the February 17th council meeting. Since that time, TxDOT has requested updating some of the language in the resolutions to include changing the TxDOT approval minute number and language related to the exact amount the City will contribute for the direct state costs for the projects.

The Texas Department of Transportation (TxDOT) hosts a Highway Safety Improvement Program (HSIP) that provides funding for safety improvements to intersections that meet the qualification criteria. The HSIP program provides money separately designated for on-system (TxDOT owned and maintained) and off-system (all other roadways). The City has been coordinating with TxDOT for off-system projects for the past four years.

TxDOT has available in its 2026 HSIP call for projects, of which approximately \$600,000.00 is available for two off-system projects: 1) traffic signal improvements at Avenue N and Ben Ficklin; and 2) GridSmart Installation at Main and 19th Street.

As a part of the program, the City will engineer and provide plans for the necessary improvements at Avenue N and Ben Ficklin. TxDOT will be responsible for design at Main and 19th. TxDOT will also be responsible for all other phases related to the projects, including bidding, awarding, contracting, construction oversight, and payment of the contractor. Per the terms of the HSIP program, the City will enter into two respective Advanced Funding Agreements with the State of Texas and contribute the amount of \$2,757 for Main and 19th St., and \$31,013 for Ave. N and Ben Ficklin to the project for direct state costs of construction oversight and any construction costs over the amount of Federal Funding allocated.

In addition, it is anticipated that the city will incur engineering costs of approx \$100,000 paid directly to a consultant, and we are budgeting \$111,230 of construction costs over the estimated \$600,000.00 federal

funding for the project. These costs will be approved in accordance with the city's purchasing policy and brought back to council if the amounts exceed the threshold.

A resolution of support for each respective location is required as part of HSIP program. If approved, Council will authorize the execution of the resolution of support and authorize the City Manager to negotiate and execute the Advanced Funding Agreement that spells out the terms of the program for TxDOT and COSA. Approval will also include a not-to-exceed budget of \$245,000 for all costs that are COSA's responsibility.

Funding Source(s):

Financial Impact:

COSA's obligation of \$245,000 will provide improvements worth approximately \$600,000.

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Resolution Draft AFA Main and 19th | Resolution Draft AFA Main and 19th.docx |
| 2. Resolution Draft AFA Ave N and Ben Ficklin Improvements | Resolution Draft AFA Ave N and Ben Ficklin Improvements.docx |

Presentation:

Patrick Frerich

Approvals/Reviews:

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

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ADVANCED FUNDING AGREEMENT WITH THE STATE OF TEXAS PURSUANT TO ITS HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP), BEING RELATED TO INSTALLATION OF A GRIDSART SYSTEM AT THE INTERSECTION OF MAIN AND 19TH ST AND THE CITY'S CONTRIBUTION FOR DIRECT STATE COST IN THE AMOUNT OF TWO THOUSAND SEVEN HUNDRED AND FIFTY SEVEN DOLLARS AND 00/100 (\$2,757.00)

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes; and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds; and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects; and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and local governments to enter into agreements in accordance with Texas Government Code, Chapter 791; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116752 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as grid smart system at Main St. and 19th St.; and

WHEREAS, the City desires to enter into an Advanced Funding Agreement with the State regarding replacement of a grid smart system at Main St. and 19th St.; and

WHEREAS, the City's contribution under the Advanced Funding Agreement shall consist of payment to the State for Direct State Cost in the amount of \$2,757.00; and

WHEREAS, the City shall be responsible for all non-reimbursable costs and 100% of overruns, if any.

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

Section 1: The City Manager is hereby authorized to negotiate and execute the *Advanced Funding Agreement* with the State of Texas, and all documents related thereto, and to issue the City's contribution under the agreement in the amount of TWO THOUSAND SEVEN HUNDRED AND FIFTY SEVEN DOLLARS AND 00/100 (\$2,757.00)

ADOPTED on this 19th day of May 2026.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ADVANCED FUNDING AGREEMENT WITH THE STATE OF TEXAS PURSUANT TO ITS HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP), BEING RELATED TO INSTALLATION OF TRAFFIC SIGNAL IMPROVEMENTS AT AVE N AND BEN FICKLIN AND THE CITY'S CONTRIBUTION OF FUNDING FOR DIRECT STATE COST IN THE AMOUNT OF THIRTY ONE THOUSAND THIRTEEN DOLLARS AND 00/100 (\$31,013.00)

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes; and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds; and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects; and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and local governments to enter into agreements in accordance with Texas Government Code, Chapter 791; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116752 authorizing the State to undertake and complete a highway improvement or other transportation project generally described as traffic signal improvements at Ave N and Ben Ficklen.; and

WHEREAS, the City desires to enter into an Advanced Funding Agreement with the State regarding replacement of traffic signal improvements at Ave N and Ben Ficklen.; and

WHEREAS, the City's contribution under the Advanced Funding Agreement shall consist of payment to the State for Direct State Costs in the amount of \$31,013; and

WHEREAS, the City shall be responsible for all non-reimbursable costs and 100% of overruns, if any.

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

Section 1: The City Manager is hereby authorized to negotiate and execute the *Advanced Funding Agreement* with the State of Texas, and all documents related thereto, and to issue the City's contribution under the agreement in the amount of THIRTY-ONE THOUSAND THIRTEEN DOLLARS AND 00/100 (\$31,013.00)

ADOPTED on this 19th day of May 2026.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

Tom Thompson, Mayor

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Craig Thomason, Assistant Chief / Support Services, Police

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider an amended resolution authorizing the San Angelo Police Department to apply for and accept an Office of the Governor Victim Assistance grant in the amount of \$99,203.86 with a 20% match requirement, and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)

Staff Recommendation:

Approve

Summary/History:

This item amends and replaces Resolution No. 2026-001 to incorporate updated language required by the Office of the Governor Public Safety Office and to reflect upcoming leadership changes within the City of San Angelo. Specifically, the amended resolution designates the Assistant City Manager as the Authorized Official and the Finance Director as the Financial Officer for Grant #5389602, ensuring continuity of grant administration and compliance with state requirements. The resolution continues to authorize the application for and acceptance of grant funding to support the Domestic Violence Case Manager Program within the San Angelo Police Department, which enhances victim services and public safety efforts in the community.

Funding Source(s):

Financial Impact:

The grant does require a 20% match. However, I feel confident this can be met via ASU Intern volunteer hours and cost of space donations (in-kind).

Other Information/Recommendation:

Attachments:

1. VOCA Resolution for leadership changes VOCA Resolution for leadership changes.docx

Presentation:

Craig Thomason

Approvals/Reviews:

Craig Thomason

Travis Griffith

Brandon Dyson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

RESOLUTION 2026-__

**AMENDED RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS AUTHORIZING
APPLICATION AND ACCEPTANCE FOR THE OFFICE OF THE GOVERNOR
GRANT PROGRAM FOR A DOMESTIC VIOLENCE CASE MANAGER**

WHEREAS, City Council previously adopted Resolution 2026-001 on January 13, 2026, regarding the above captioned matter; and

WHEREAS, Resolution No. 2026-001 inadvertently omitted language required by the Office of the Governor which this Resolution shall amend and replace; and

WHEREAS, the City Council of the City of San Angelo finds it in the best interest of the citizens of San Angelo that the Domestic Violence Case Manager Program (FY 2026–2027) be operated for the purpose of enhancing victim services and public safety within the community; and

WHEREAS, the City of San Angelo has applied for funding from the Office of the Governor, Public Safety Office (PSO), Criminal Justice Division, in the amount of \$99,203.86 under Grant #5389602 to support a Domestic Violence Case Manager position within the San Angelo Police Department; and

WHEREAS, the City of San Angelo commits to providing all applicable matching funds as required by the grant conditions, including the required twenty percent (20%) match, through allowable in-kind contributions and/or other eligible sources; and

WHEREAS, the City of San Angelo assures that, in the event of loss or misuse of grant funds, the City will return all such funds to the Office of the Governor, Public Safety Office, in full; and

WHEREAS, the City Council hereby designates the Assistant City Manager for the City of San Angelo, or successor in that role, as the Authorized Official (AO) for Grant #5389602. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of San Angelo; and

WHEREAS, the City Council hereby designates the Finance Director for the City of San Angelo, or successor in that role, as the Financial Officer (FO) for Grant #5389602. The Financial Officer is given the authority to submit financial and/or performance reports and to alter the grant on behalf of the City of San Angelo; and

WHEREAS, Craig Thomason, Assistant Chief of Police, is designated as Project Director responsible for programmatic oversight and implementation of the Domestic Violence Case Manager Program.

NOW, THEREFORE, BE IT RESOLVED that this Resolution shall amend and replace Resolution No. 2026-001; that the City Council of the City of San Angelo hereby authorizes submission of the grant application and, if awarded, acceptance of funding for the Domestic Violence Case Manager Program (FY 2026–2027), Grant #5389602, from the Office of the Governor, Public Safety Office, Criminal Justice Division, and affirms compliance with all applicable grant requirements and conditions.

ADOPTED this ____ day of _____, 20 ____.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST: _____

Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney

AUTHORIZED OFFICIAL (AO):

FINANCIAL OFFICER (FO):

Assistant City Manager

Finance Director

Date: _____

Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Craig Thomason, Assistant Chief / Support Services, Police

Meeting Date: May 19, 2026

Item type: Consent Item

Caption:

Consider an amended resolution for the San Angelo Police Department to apply for and accept an Office of the Governor Criminal Justice Training Grant in the amount of \$38,949 with no matching requirement and designating the City Manager as the authorized official to execute all necessary documents (Craig Thomason)

Staff Recommendation:

Approve

Summary/History:

This item amends and replaces Resolution No. 2026-010 to incorporate updated language required by the Office of the Governor Public Safety Office and to reflect upcoming leadership changes within the City of San Angelo. Specifically, the amended resolution designates the Assistant City Manager as the Authorized Official and the Finance Director as the Financial Officer for Grant #5721301, ensuring continuity of grant administration and compliance with state requirements.

The resolution continues to authorize the application for and acceptance of grant funding to support the Criminal Justice Training Grant Program, which provides funding for specialized training, conferences, and professional development opportunities for personnel of the San Angelo Police Department.

Funding Source(s):

Financial Impact:

There is no match required for this grant.

Other Information/Recommendation:

Attachments:

1. OOG CJ Training Resolution noting leadership changes OOG CJ Training Resolution noting leadership changes.docx

Presentation:

Craig Thomason

Approvals/Reviews:

Craig Thomason

Travis Griffith

Brandon Dyson

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

RESOLUTION 2026-__

AMENDED RESOLUTION OF THE CITY OF SAN ANGELO, TEXAS AUTHORIZING APPLICATION AND ACCEPTANCE FOR THE OFFICE OF THE GOVERNOR GRANT PROGRAM FOR A CRIMINAL JUSTICE TRAINING GRANT

WHEREAS, City Council previously adopted Resolution 2026-010 on February 3, 2026, regarding the above captioned matter; and

WHEREAS, Resolution No. 2026-010 inadvertently omitted language required by the Office of the Governor which this Resolution shall amend and replace; and

WHEREAS, the City Council of the City of San Angelo finds it in the best interest of the citizens of San Angelo that the Criminal Justice Training Grant Program (FY 2026–2027) administered by the Office of the Governor, Public Safety Office (PSO), Criminal Justice Division be operated for the purpose of supporting specialized training and professional development for the San Angelo Police Department; and

WHEREAS, the City of San Angelo has applied for funding from the Office of the Governor, Public Safety Office, Criminal Justice Division in the amount of \$38,949 under Grant #5721301, to fund conferences, schools, and travel for FY27 specialized training for the San Angelo Police Department; and

WHEREAS, the City of San Angelo commits to providing all applicable matching funds as required by the grant conditions. This particular grant does not require matching funds; and

WHEREAS, the City of San Angelo assures that, in the event of loss or misuse of grant funds, the City will return all such funds to the Office of the Governor, Public Safety Office, in full; and

WHEREAS, the City Council hereby designates the Assistant City Manager for the City of San Angelo, or successor in that role, as the Authorized Official (AO) for Grant #5721301. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of San Angelo; and

WHEREAS, the City Council hereby designates the Finance Director for the City of San Angelo, or successor in that role, as the Financial Officer (FO) for Grant #5721301. The Financial Officer is given the authority to submit financial and/or performance reports and to alter the grant on behalf of the City of San Angelo; and

WHEREAS, Gail Smith, Business & Finance Analyst II, is designated as Project Director responsible for oversight and administration of the Criminal Justice Training Grant Program.

NOW, THEREFORE, BE IT RESOLVED that this Resolution shall amend and replace Resolution No. 2026-010; that the City Council of the City of San Angelo hereby authorizes submission of the grant application and, if awarded, acceptance of funding for the Criminal Justice Training Grant Program (FY 2026–2027), Grant #5721301, from the Office of the Governor, Public Safety Office, Criminal Justice Division, and affirms compliance with all applicable grant requirements and conditions.

ADOPTED this ____ day of _____, 20 ____.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST: _____

Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney

AUTHORIZED OFFICIAL (AO):

FINANCIAL OFFICER (FO):

Assistant City Manager

Finance Director

Date: _____

Date: _____

Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Sun 4/19/2026 7:58 PM

To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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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.

Overview

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	Susan Mertz
Email Address	[REDACTED]
Address	[REDACTED]
City	San Angelo
State	Texas
Zip Code	76904
Phone Number	[REDACTED]
Registered San Angelo voter? (yes or no)	yes
Resident of San Angelo since: (year)	1986
City Council Single-member District in which you reside:	District 5

Occupation/business affiliation:	Retired
Occupation/business address:	Retired
Title/position:	Retired
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	4/19/2026 7:00 PM
Applying for:	Design & Historic Review Commission
Recommended by:	Chrys Forbes
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?	NA
Tell us about yourself	
Education and/or professional licenses	University of Oklahoma — B.A. in Urban Studies and Economics; University of Southern California — Master of Urban and Regional Studies; Licensed Real Estate Sales Agent (late 1980s).
Current municipal and civic organization memberships (positions and dates)	Fairmount Cemetery Board and Past President (2014 to Present), President of the Fairmount Pleasant View Cemetery Committee (2023-Present), Mayer Museum Board (2023-Present) Goodfellow Honorary Commander (Current Cadre), Served on City Planning Sign Review Committee (2025). I have also served as a Member of Historic Preservation Commission (1993-95), on the Board of the San Angelo Museum of Fine Arts in late 1990's and early 2000's and as a Past President of Junior League of San Angelo (1996-97)
Previous municipal experience (positions, dates, where)	Past Member of Historic Preservation Commission(1993-95), Sign Ordinance Review Committee (2025)

What personal qualifications can you bring to the board?	Educational and professional planning expertise; served on the first Historic Preservation Board and contributed to the development of the Tax Increment Financing District; authored the RUDAT application and grant and served on its committee. Held leadership roles with numerous San Angelo nonprofits. Enjoy problem-solving and collaborating with individuals and groups.
What is your personal vision for the City?	I believe San Angelo can achieve a high quality of life that attracts both new residents and business investment. Economic growth and its impacts must be thoughtfully integrated into this vision. The city's unique historic character and riverfront setting should be carefully balanced with existing and future development within the newly defined Historic Overlay District, as well as other areas throughout the city.
Why do you want to serve on this board?	I am committed to the stewardship of our community's historical heritage and bring professional and volunteer experience that informs my understanding of the civic role of the Design and Review Commission.
Is there anything else you would like to share about yourself?	It would be an honor to serve on the Design and Review Commission. Thank you for your consideration.
<p>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.</p>	

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Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 4/27/2026 11:12 AM

To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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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.

Overview

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	Laura Huckaby
Email Address	collections@samfa.org
Address	San Angelo Museum of Fine Arts, 1 Love Street
City	San Angelo
State	TX
Zip Code	76903
Phone Number	325-653-3333
Registered San Angelo voter? (yes or no)	yes
Resident of San Angelo since: (year)	2011
City Council Single-member District in which you reside:	1

Occupation/business affiliation:	Museum curator
Occupation/business address:	SAMFA, 1 Love Street
Title/position:	Curator of Collections and Exhibitions
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	4/27/2026 11:15 AM
Applying for:	Public Art Commission
Recommended by:	<i>Field not completed.</i>
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?	NA
Tell us about yourself	
Education and/or professional licenses	BS in Art Education K-12 (2000); MA in Art History (2002)
Current municipal and civic organization memberships (positions and dates)	None
Previous municipal experience (positions, dates, where)	None
What personal qualifications can you bring to the board?	14 years of experience as a curator at the San Angelo Museum of Fine Arts, including working on multiple public art projects. Familiar with the logistics of art loans, moving art, caring for art, and working with artists. Understanding of the physical requirements a work of art should have in order to be outdoors long-term.

What is your personal vision for the City?	I love San Angelo's commitment to the arts and making this a very live-able and attractive city. I would love to see that existing vision continue.
Why do you want to serve on this board?	I want to do my part, outside of what I already do at the museum, to aid this community's commitment to the arts.
Is there anything else you would like to share about yourself?	Looking forward to being of service.

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

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Online Form Submittal: Board and Commissions Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 5/8/2026 12:11 PM

To Stastny, Heather <heather.stastny@sanangelo.gov>; Stallworth, Barbara <barbara.stallworth@sanangelo.gov>

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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.

Overview

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	Eva Horton
------	------------

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)	birth
City Council Single-member District in which you reside:	San Angelo
Occupation/business affiliation:	retired
Occupation/business address:	WTRC
Title/position:	director, donor relations
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	5/8/2026 12:15 PM
Applying for:	Santa Fe Park Commission
Recommended by:	Heidi Brooks
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	BA degree, ASU
Current municipal and civic organization memberships (positions and dates)	N/A
Previous municipal experience (positions, dates, where)	Fairmount Cemetery Board, former member and past president 2004-2024 Ft Concho Board, former member and past secretary 2007-2012 Upper Colorado River Authority, former appointed member and past appointed chairman 2010-2020
What personal qualifications can you bring to the board?	Expertise Experience Appreciation
What is your personal vision for the City?	For all to recognize San Angelo's history and its uniqueness, but not turn our backs to its new and exciting future
Why do you want to serve on this board?	As a 4th generation citizen of San Angelo, I have always had a keen interest in its history. My involvement with Ft Concho and Fairmount Cemetery shows that. Santa Fe Park has existed

since early 1910s, so it seems a natural next step.
But also, I am intrigued by the park's future endeavors and would be honored to play a small part.

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

I feel with my professional background and my community service , I would be an asset to the Parks Commission

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

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

Consider approving TIPS Contract #23010402 in the amount of \$428,304.72 with CC3 Construction Consultants of Abilene, Texas, for the repair and replacement of two hangar roofs, with funding sourced from the Airport Fund Balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Airport Operations			\$278,406
Airport Fund Balance			\$149,899

Financial Impact:

For fund 220, the 90-day fund balance is \$543,870. With this repair, the fund balance will stay above the 90-day balance needed, with a projection of \$659,958 as the ending fund balance.

Other Information/Recommendation:

Attachments:

1. BA Memo - Airport Roof Repair Final BA Memo - Airport Roof Repair Final.pdf

Presentation:

Approvals/Reviews:

Justin Fletcher
Justin Fletcher
Brandon Dyson
Jeffrey Tomlinson
Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Approved
Final Approval

Memo

To: Jonathan Flores, Finance Director
From: Justin Fletcher, Airport Director
Date: 05/19/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

For the repair and replacement of South Skyline and Ranger Paint hangar roofs.

Source of Funding:

Funding sourced from the Airport Fund Balance, Contingencies, and Vehicles.

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

No

Project/Budget to be amended	Revenue	Expense
Airport Operat / Contingencies		94,888
Airport Operat / Vehicles		183,518
Airport Operating Fund Balance		149,899

Additional Comments:

TIPS Contract #23010402 in the amount of \$428,304.72 with CC3 Construction Consultants of Abilene, Texas, for the repair and replacement of two hangar roofs, with funding sourced from the Airport Fund Balance, and authorizing the City Manager to negotiate and execute all related documents. For fund 220, the 90-day fund balance is \$543,870. With this repair, the fund balance will stay above the 90-day balance needed with a projection of \$659,958 as the ending fund balance.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-01, a request to abandon a portion of Waco St. in Block 55 Hatcher addition in front of Lots 11, 12, 13 and 14 being 0.182 acres (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is the next step for development of these vacant lots along Waco St. The abandonment is for the full right-of-way, which will be platted into the four lots adjacent to Hatcher Addition Block 51 lots 11-14. This would then have frontage on the Houston Harte frontage road. The applicant will be replatting these into one lot for a commercial development. The properties have undergone a rezoning to neighborhood commercial. The Planning Commission heard the abandonment case on April 20, 2026, and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Staff Report - Hatcher Blk 55 - Waco St | Staff Report - Hatcher Blk 55 - Waco St.docx |
| 2. | 001 Exhibit A | 001 Exhibit A.pdf |
| 3. | ROW26-01 Ordinance -Waco St Hatcher Blk 51 | ROW26-01 Ordinance -Waco St Hatcher Blk 51.docx |

Presentation:

Aaron Vannoy


Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

**CITY COUNCIL– April 7, 2026
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Street Right-of-way Abandonment		ROW26-01 Hatcher Addition Blk55, Lots 11-14 'Waco St.'	
SYNOPSIS:			
The applicant has requested to abandon an existing 7,934-square foot (0.182 acres) unimproved street between the Guthrie St. and W. Houston Harte Expy. Frontage Rd. The abandonment will allow the applicant to acquire the additional land for future development.			
LOCATION:		LEGAL DESCRIPTION:	
West of Guthrie St; in front of 3110-3122 Waco St.		Being a 7,934-square foot (0.182 acres) alley in Block 55 of the Hatcher Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #2 – Joe Self Bluffs Neighborhood	Neighborhood Commercial	Neighborhood Center	0.182 ac. (7,934 sq. ft.)
THOROUGHFARE PLAN:			
<i>Waco Street</i> – Urban Local Street, unimproved			
NOTIFICATIONS:			
21 notifications were mailed within a 200-foot radius of the property on April 6, 2026. One response has been received in favor and none against to date.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Alley Right-of-Way Abandonment of a 7,934 square-foot alley in Block 55 of the Hatcher Addition, subject to three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Ronnie Walcott			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 Aaron.vannoy@sanangelo.gov			

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 Closure, the portion to be close is unimproved.
- *Utilities:* Currently no City or known 3rd party utilities in this right of way.
- *Community Impact:* There would be no negative community impact if this street was abandoned provided the adjacent owners have no objection. As indicated the additional land will be to allow future development for the applicant. There is already an approach or driveway from Houston Harte Expy. Frontage Rd. to the property.
- *Public Benefit:* Abandoning this street would not remove any current public benefit.

Recommendation:

Staff recommends **APPROVAL** of the Alley Right-of-Way Abandonment of a 7,934 Sq. ft. of unimproved Waco St located at lots 11-14 Blk. 55 Hatcher Addition, subject to **three conditions of approval**.

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, 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 36 months of City Council's decision.
2. Per the Schedule of Fees and Charges, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
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.








Aerial Map

Case ROW26-01: Hatcher Addn, Blk 55, Lot 11-14


Council District: #2 - Joe Self

Neighborhood: Bluffs

Scale: 0 0.01 0.02 0.02 0.03 Miles

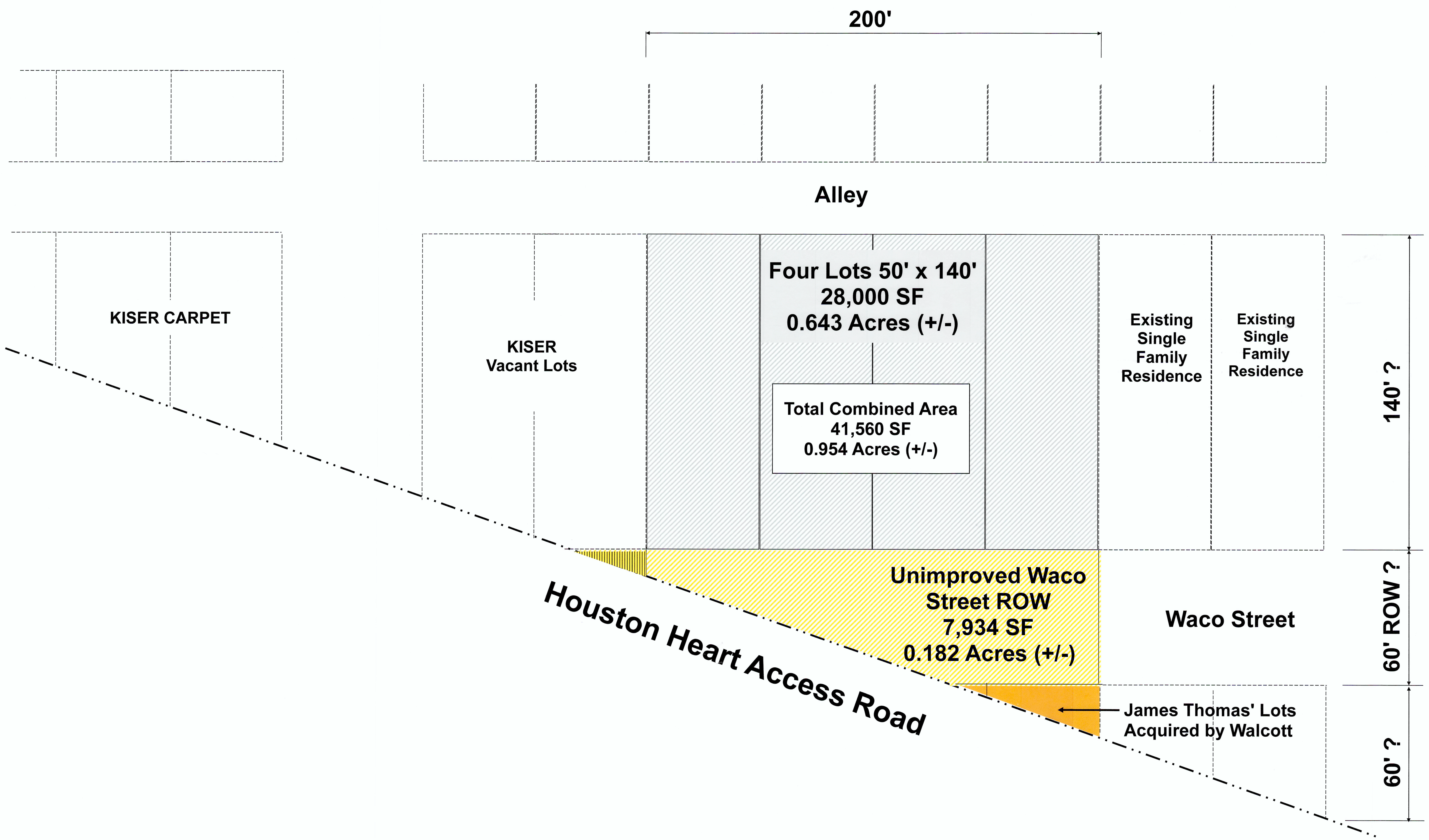
200' Range: 

Subject Property: 

Notified Properties: 

N





WACO STREET LOTS & WACO STREET ROW
(Dimensions are not to exact scale)

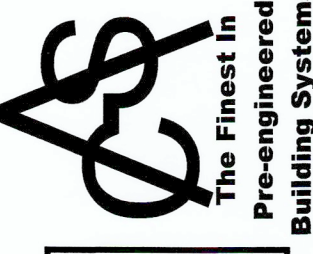
SCALE: 1" = 20'

REV #	DATE	DESCRIPTION	C O #

JOB #:	
DRAWN BY:	PVM
DATE:	March 18, 2026
APPROVED:	
DATE:	

PROJECT:	Waco Street Abandonment
ADDRESS:	Houston Heart Expressway - Waco Street
CITY, STATE, ZIP:	San Angelo, Texas 76901
CUSTOMER:	Ronnie Walcott

AMERICA'S COMPONENT STRUCTURES, LLC
 ■ Project Planning ■ Design / Build General Contractor
 ■ Commercial ■ Industrial ■ Multi-family ■ Hospitality ■ Tenant Finish
 P O Box 61305, San Angelo, Texas 76906 (254) 234-4424



AN ORDINANCE PROVIDING FOR ABANDONMENT AND CLOSING OF A PORTION OF THE EAST SIDE OF STREET RIGHT-OF-WAY AT HATCHER ADDITION, BLOCK 55, LOTS 11, 12, 13, AND 14; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ADJOINING PROPERTY OWNER(S); AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, an undeveloped portion of Waco Street beginning at Lot 11 in Block 55 of the Hatcher Addition, encompassing 7,934 square feet of area that is excess and not functioning for street or utility public right-of-way purposes; and,

WHEREAS, the City Council of the City of San Angelo, acting pursuant to law, is of the opinion that said portion of Waco Street right-of-way is no longer needed for public use and therefore deems it advisable to abandon said portion of street and convey the underlying tract of land to owner(s) of adjoining property; and,

WHEREAS, the City Council of the City of San Angelo is of the opinion that the best interest and welfare of the public will be served by abandoning and vacating said excess area of Waco Street and conveying the underlying tract of land to the abutting property owner(s), subject to the conditions and restrictions contained herein;

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

SECTION 1: That certain 7,934 square feet of excess street right-of-way created by undeveloped portion of Waco Street beginning at Lot 11 in Block 55 of the Hatcher Addition Street located in the City of San Angelo, 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 abandoned and vacated insofar as the right, title and easement of the public are concerned; subject however, to the conditions and restrictions hereinafter more fully set out.

SECTION 2: The abandonment and conveyance provided for herein is 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 abandonment 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: As conditions of the abandonment and as part of the consideration for conveyance by quitclaim deed of the underlying tract of land to owner(s) of the adjoining property, said property owner(s) shall:

1. Per Land Development and Subdivision Ordinance, Chapter 1.V, 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 36 months of City Council's decision.
2. Per the Schedule of Fees and Charges, payment shall be remitted, per the assessment formula, for all of the abandoned alley right-of-way.
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 contained in this Ordinance shall be binding upon Grantees and Grantees' heirs, successors and assigns.

SECTION 6: The City Manager or Mayor of the City of San Angelo is hereby authorized to execute and, upon receipt of evidence of compliance with the conditions provided for at Section 4 of this Ordinance, deliver quit claim deeds conveying the subject

tracts of land described and depicted in **Exhibit “A,”** to the abutting property owner(s) as herein provided.SECTION 7: 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 **19th day of May, 2026,** and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of June, 2026.**

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

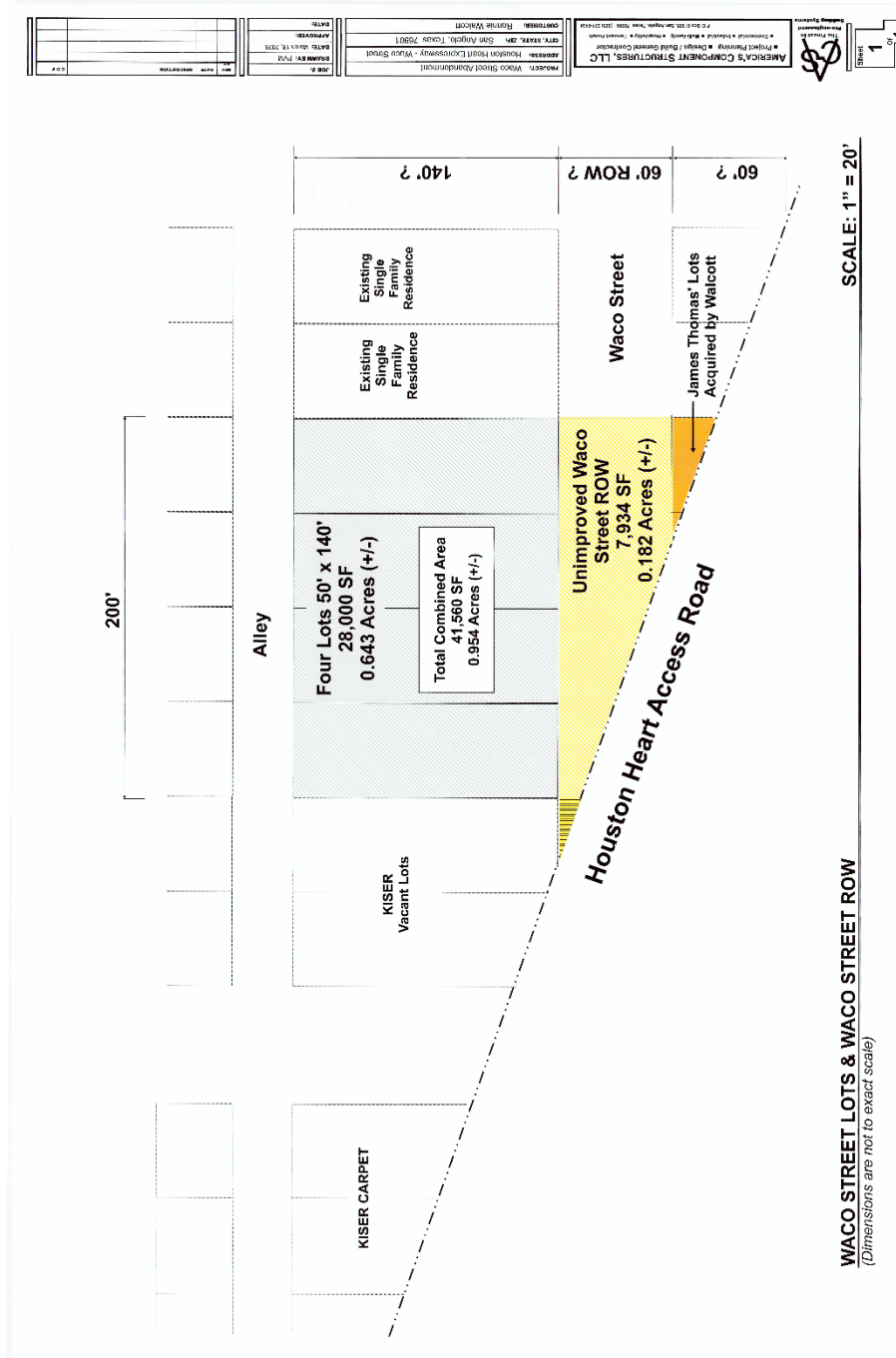
Heather Stastny, City Clerk

Brandon Dyson, City Attorney

APPROVED FOR COMPLIANCE WITH ORDINANCE

Aaron Vannoy, Director of Planning and Development

Exhibit A



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-02, a request to abandon 48,423 sq.ft. of street right-of-way being the 18th St. Bypass between 18th St. and North Poe St. (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request came from a discussion between City of San Angelo Operations and the Baptist Memorial Retirement Center to look at squiring the 18th Street bypass. This request goes along with the Baptist Retirement Center's desire to replat portions of their complex for resale of the lots and homes. The two private structures to the north have frontage on N. 18th and N. Poe St as well as utilities. They would not lose their access to city infrastructure. The came before the Plannign Commission and is recommended for approval with a 6-0 vote on April 20th, 2026.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------------------|---------------------------------|
| 1. ROW26-02 - Staff Report v2 | ROW26-02 - Staff Report v2.docx |
| 2. ROW26-02 - Ordinance | ROW26-02 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Brandon Dyson
Aaron Vannoy
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Approved
Final Approval

PLANNING COMMISSION – April 20, 2026
STAFF REPORT



City Council 1st reading: May 19, 2026

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW26-02: 18 th Street Bypass	
SYNOPSIS:			
<p>The applicant has requested the abandonment of the 18th Street Bypass, a street bypass connecting East 18th Street and North Poe. The area being abandoned measures 48,423 square feet and is located just northeast of the Baptist Memorial Retirement Community.</p>			
LOCATION:		LEGAL DESCRIPTION:	
18 th Street Bypass, connecting E 18 th Street to N Poe		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #4 Patrick Keely Neighborhood: Paulann	Single-Family Residential (RS-1), PD25-01	Neighborhood	48,423 square feet, or 1.111 acres
THOROUGHFARE PLAN:			
<p>E 18th Street – Local Road E 18th Street Bypass – Local Road N Poe Street – Local Road</p>			
NOTIFICATIONS:			
<p>37 notifications mailed. Zero (0) received in support or in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the Street Right-of-Way Abandonment subject to three (3) conditions.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Petitioner: Baptist Memorial Ministries</p>			
STAFF CONTACT:			
<p>Austin Reed Senior Planner (325) 657-4210, Extension 1550 austin.reed@sanangelo.gov</p>			

Additional Information:

There are no existing City utilities located within the area to be abandoned. This abandonment comes as a result of the Baptist Memorial Retirement Community subdividing their adjacent property, where this road will be abandoned and maintained privately. There are two existing residences abutting the abandonment which have frontage on East 18th or North Poe and may retain their access from the bypass should they choose to acquire their portion of the abandonment.

Rationale:

- *Traffic patterns:* Planning staff believe that existing or anticipated traffic patterns would not be affected in a negative way and the abandonment would help to alleviate issues arising from what could be considered a confusing or redundant road.
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. No adjacent property owner will be rendered landlocked and may choose to acquire their respective portions of the abandonment.
- *Public Benefit:* The 18th Street Bypass may be redundant and, by abandoning the area behind the homes which are being subdivided, could transfer maintenance responsibilities from the City and individual homeowners to a separate party.

Recommendation:

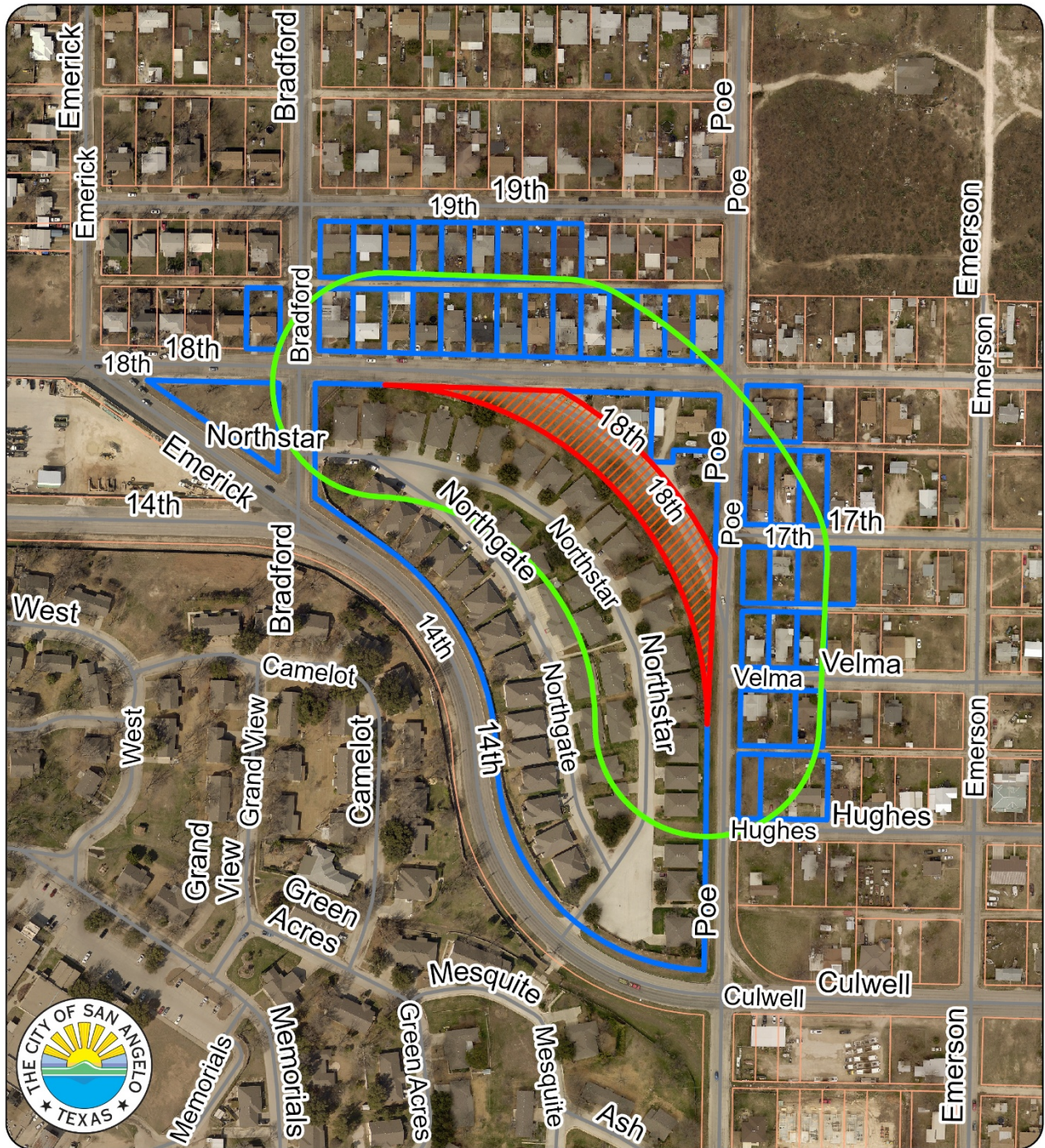
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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:

Exhibit
Notification Map
Aerial Map
Site Photo

Notification Map



Notification Map
Case ROW26-02: 18th St Bypass
 Council District: #4 - Patrick Keely
 Neighborhood: Paulann

200' Range: —
 Subject Property: —
 Notified Properties: —

Scale: 0 0.01 0.03 0.06 0.09 0.12 Miles

N

Site Photo



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF STREET RIGHT-OF-WAY COMPRISED OF 48,423 SQUARE FEET BEING THE 18TH STREET BYPASS; 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, comprised of 48,423 square feet northeast of the Baptist Memorial Senior Citizen Housing Complex, the boundary of which is 80 feet wide and extends from East 18th Street to North Poe Street, 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 conveyances 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 recent *Schedule of Fees and Charges* adopted by City Council, remit payment per the assessment formula for all of the abandoned street right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street 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 street.

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 quitclaim 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 **19th day of May 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of June 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

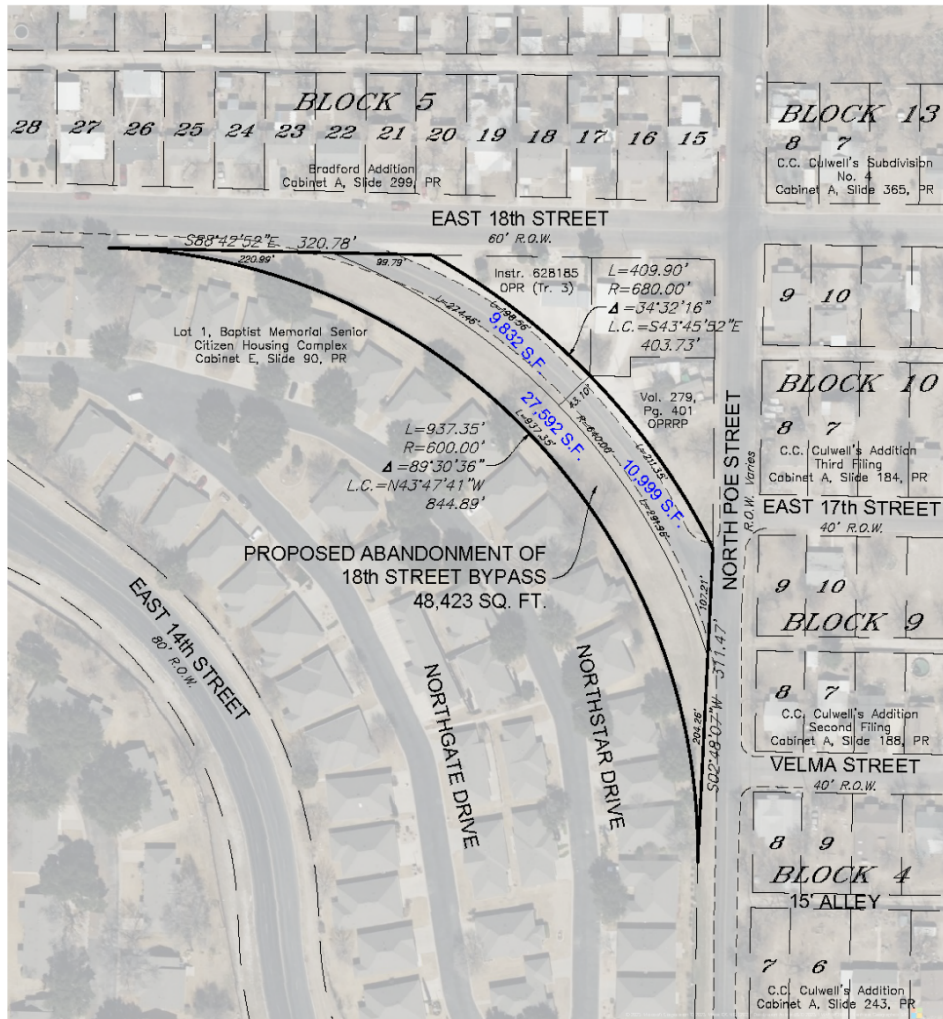
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



SCALE: 1" = 100'
 GRAPHIC SCALE : FEET

BEARINGS RECITED HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BY GPS OBSERVATION.

MAP SHOWING PROPOSED ABANDONMENT OF 18TH STREET BYPASS FROM EAST 18TH STREET TO NORTH POE STREET, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.

SKG
ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT

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

FIRM No.: 10102400
 www.skge.com

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

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

Dated: October 21, 2025.

Released by Russell T. Gully, R.P.L.S. 5636 for preliminary review on 10/21/2025.
 Preliminary, this document shall not be recorded for any purpose
 and shall not be used or viewed or relied upon as a final survey document.

RUSSELL T. GULLY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

25-E-0010

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning Commission

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-04, a request for a zone change from the General/Heavy Commercial zoning district to the General Commercial zoning district located at 1212 N. Chadbourne St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This request from the property owner is to comply with the TIRZ policy to change from (CG/CH) General Commercial Heavy Commercial dual zoning district to a single zoning district. In this case, the project is to redevelop the property with a restaurant and thus, the (CG) general Commercial zoning district is appropriate zoning for their project to move forward. This will be an indoor and outdoor venture with areas for games, families and music. They own adjacent property and may expand in the future if it becomes a well-used property for this purpose. The Planning Commission recommends approval with a 6-0 vote on April 20th, 2026.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------------------|---|
| 1. | Z26-04 1212 N Chadbourne Staff | Z26-04 1212 N Chadbourne Staff.pdf |
| 2. | Z26-04 1212 N Chadbourne Ordinance | Z26-04 1212 N Chadbourne Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy
Holly Crooks
Brandon Dyson
Heather Stastny

Created/Initiated
Approved
Approved
Approved
Final Approval



STAFF REPORT - Z26-04 1212 N Chadbourne

Planning Commission: April 20, 2026

City Council 1st reading: May 19, 2026

APPLICATION TYPE:		CASES:	
Zone Change		Z26-04: 1212 N Chadbourne St	
SYNOPSIS:			
A request for a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.			
LOCATION:		LEGAL DESCRIPTION:	
1212 N Chadbourne St		Acres: 0.230, Lot: 9A, Blk: 59, Subd: MILES ADDITION, R/P OF LOTS 9 & 10	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District #3 – Harry Thomas Neighborhood – Reagan	Currently: CG/CH Requesting: CG	Neighborhood Center	Acres: 0.230
NOTIFICATIONS:			
34 notifications sent on 04/02/26. Received 0 in favor and 0 opposed.			
STAFF RECOMMENDATION:			
Staff recommend approval of a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Maria Kuhlman			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, ext 1533 Rae.lineberry@sanangelo.gov			

Additional Information: The owner of 1212 N Chadbourne applied for TIRZ and a requirement is to remove the zoning of both General/Heavy Commercial (CG/CH) to one that is appropriate for the land use. The owners would like to open a burger joint in the existing building and create a new parking lot which will fit under General Commercial (CG).

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 zoning is removing the multi-zoning code that Staff is trying to phase out of the Zoning Ordinance. It allows the area to stay commercial along Chadbourne St.
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 a new business to open in general commercial.
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 mainly commercial along N Chadbourne St.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** TIRZ requires the removal of General/Heavy Commercial (CG/CH). This will meet that requirement and will fit 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.** There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Commercial along a minor arterial fit the community need.
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 properties will meet the development pattern of commercial along N Chadbourne St.

Recommendation:

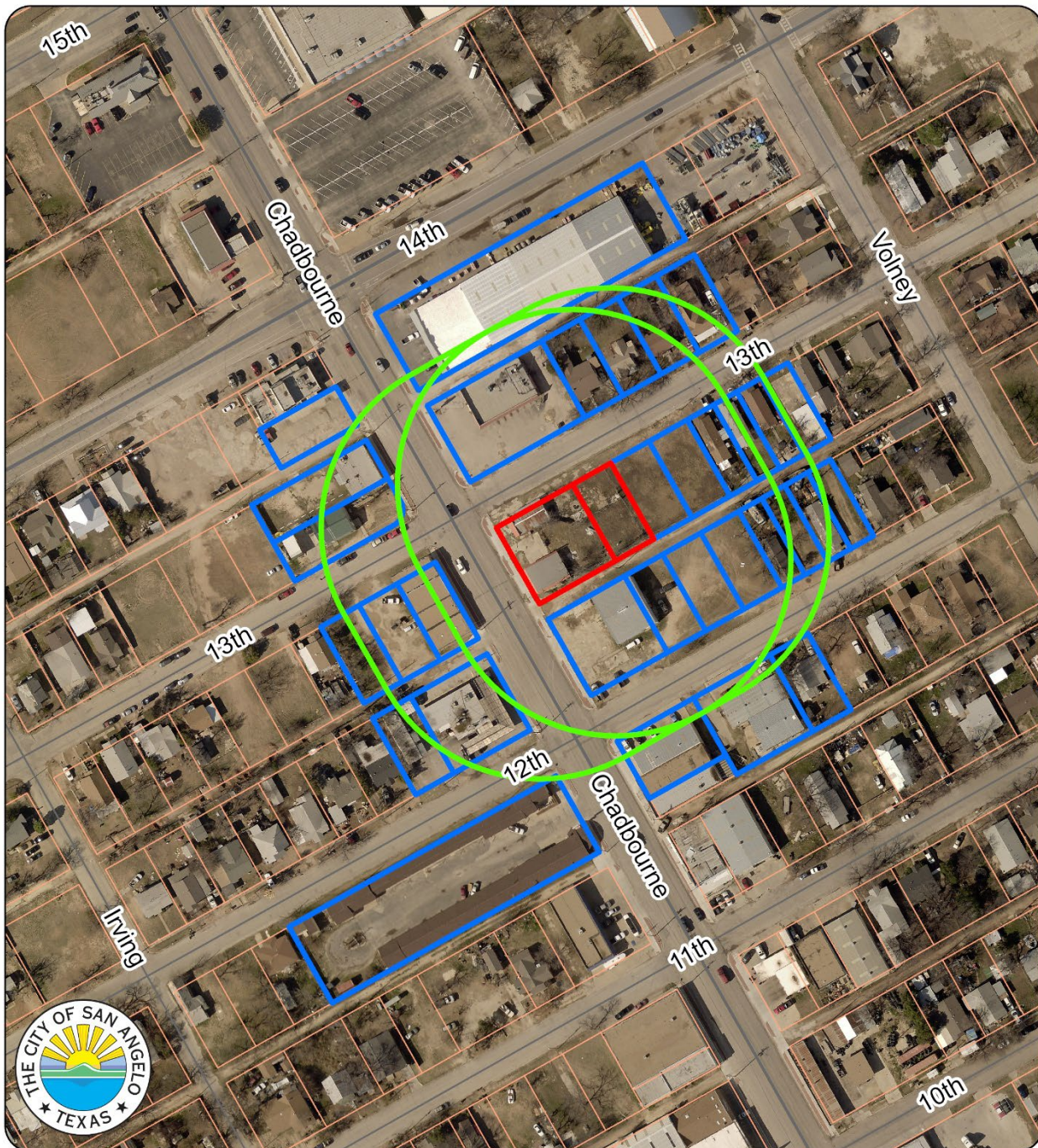
Staff recommend **approval** of a zone change from General/Heavy Commercial (CG/CH) to General Commercial located at 1212 N Chadbourne St.

Attachments:

Notification Map

Zoning Map

Vision Plan Map



Notification Map
Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

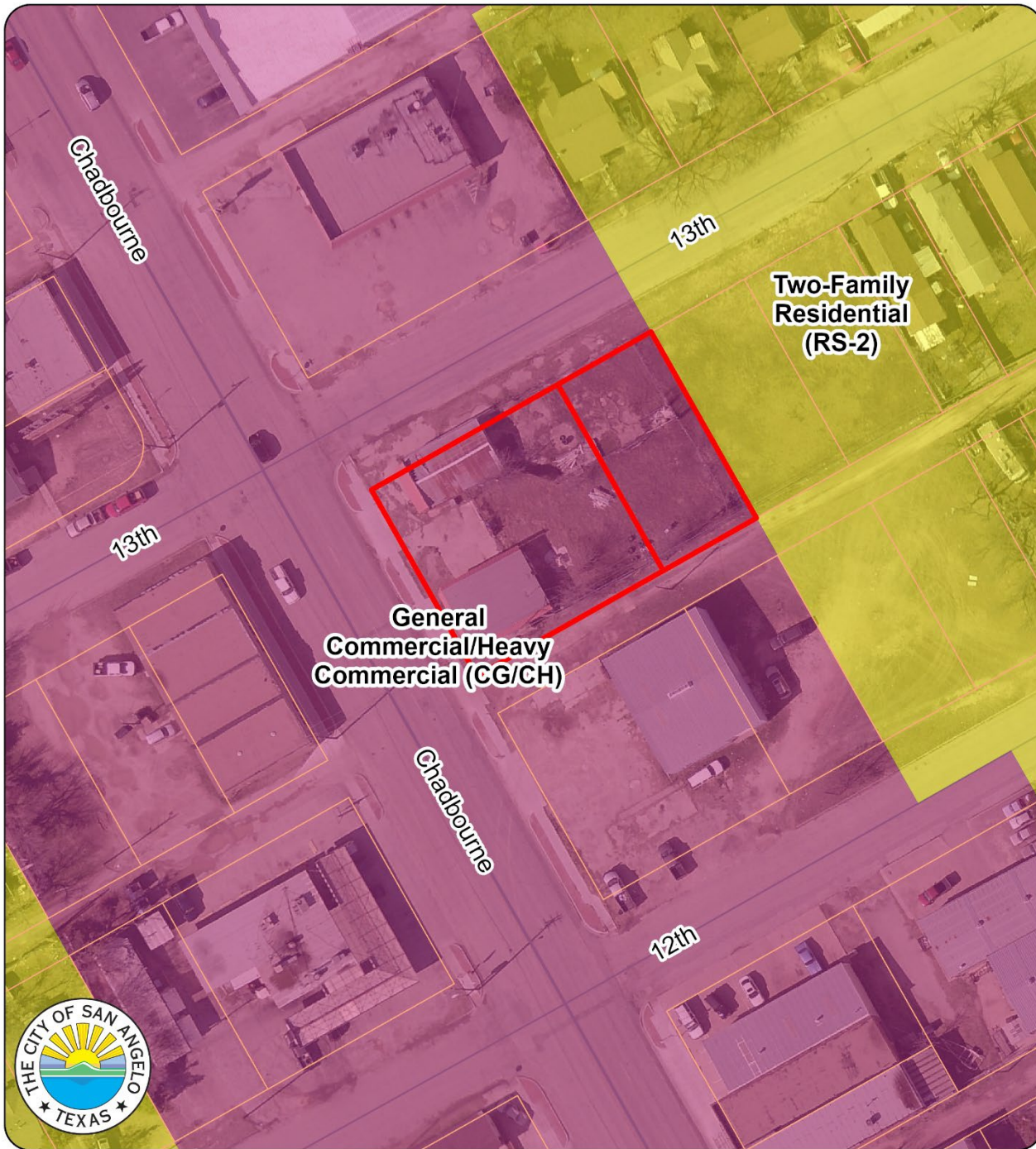
Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 



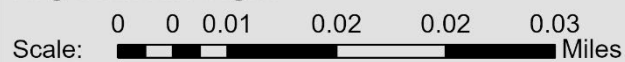


Zone Map

Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas

Neighborhood: Reagan

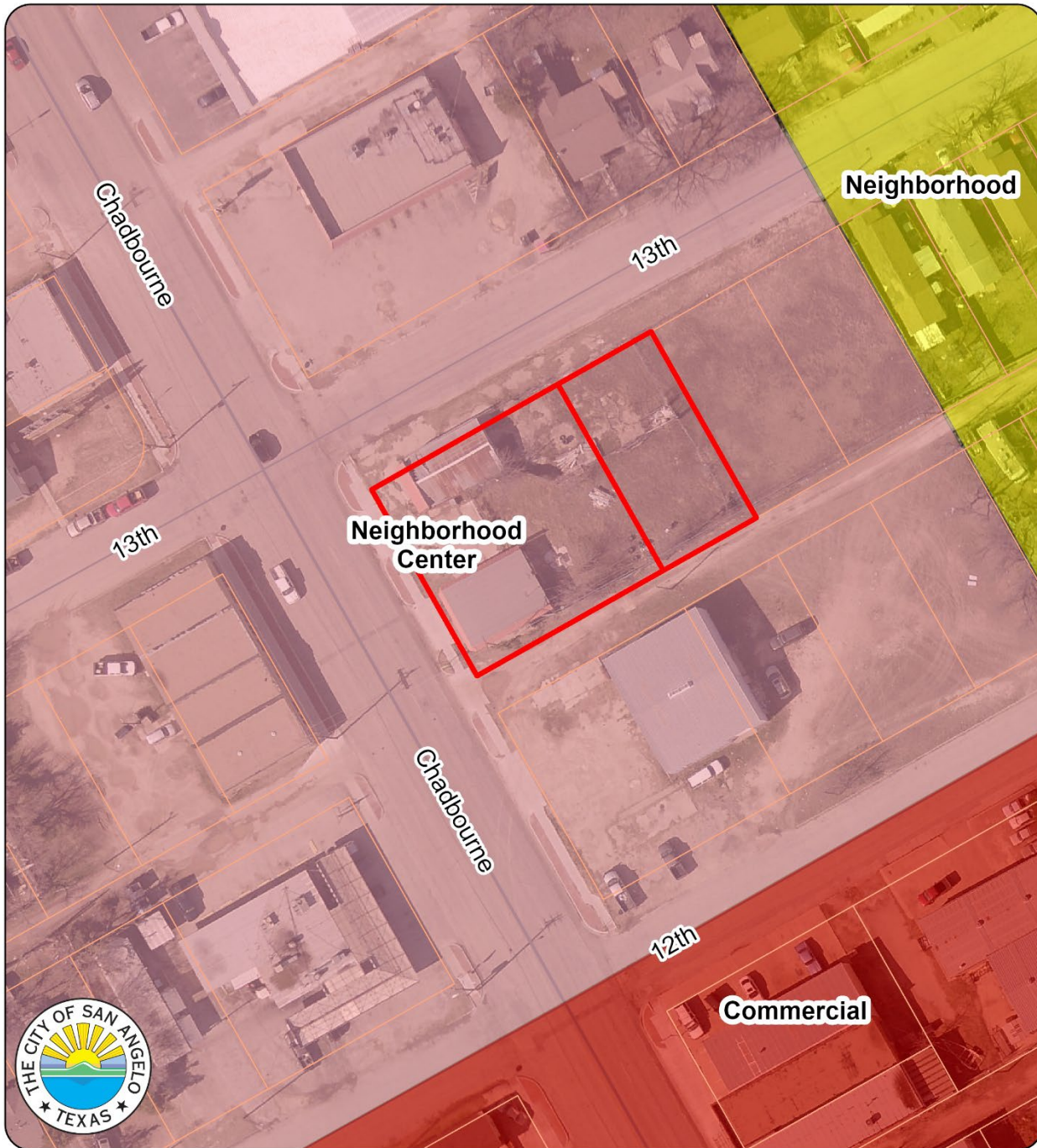


200' Range:

Subject Property:

Notified Properties:





Vision Map


Case Z26-04: 1212 N. Chadbourne St

Council District: #3 - Harry Thomas

Neighborhood: Reagan

Scale: 0 0 0.01 0.02 0.02 0.03 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 REZONING AND CLASSIFYING **APPROXIMATELY 0.230 TOTAL ACRES LOCATED AT 1212 NORTH CHADBOURNE STREET** FROM GENERAL/HEAVY COMMERCIAL (CG/CH) TO GENERAL COMMERCIAL (CG); PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z26-04: 1212 N CHADBOURNE STREET

WHEREAS, on the 20th day of April, 2026, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed General Commercial (CG) Zoning District; and,

WHEREAS, on the 19th day of May, 2026, City Council held a public hearing on Z26-04, 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, together with the official zoning map, are hereby amended to rezone the following described property from General/Heavy Commercial (CG/CH) to General Commercial (CG).

Approximately 0.230 acres located at 1212 N Chadbourne Street, being Miles Addition, Block 59, Lot 9A, within the City of San Angelo, Tom Green County, Texas as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein for all purposes.

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 **19th day of May, 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **2nd day of June, 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

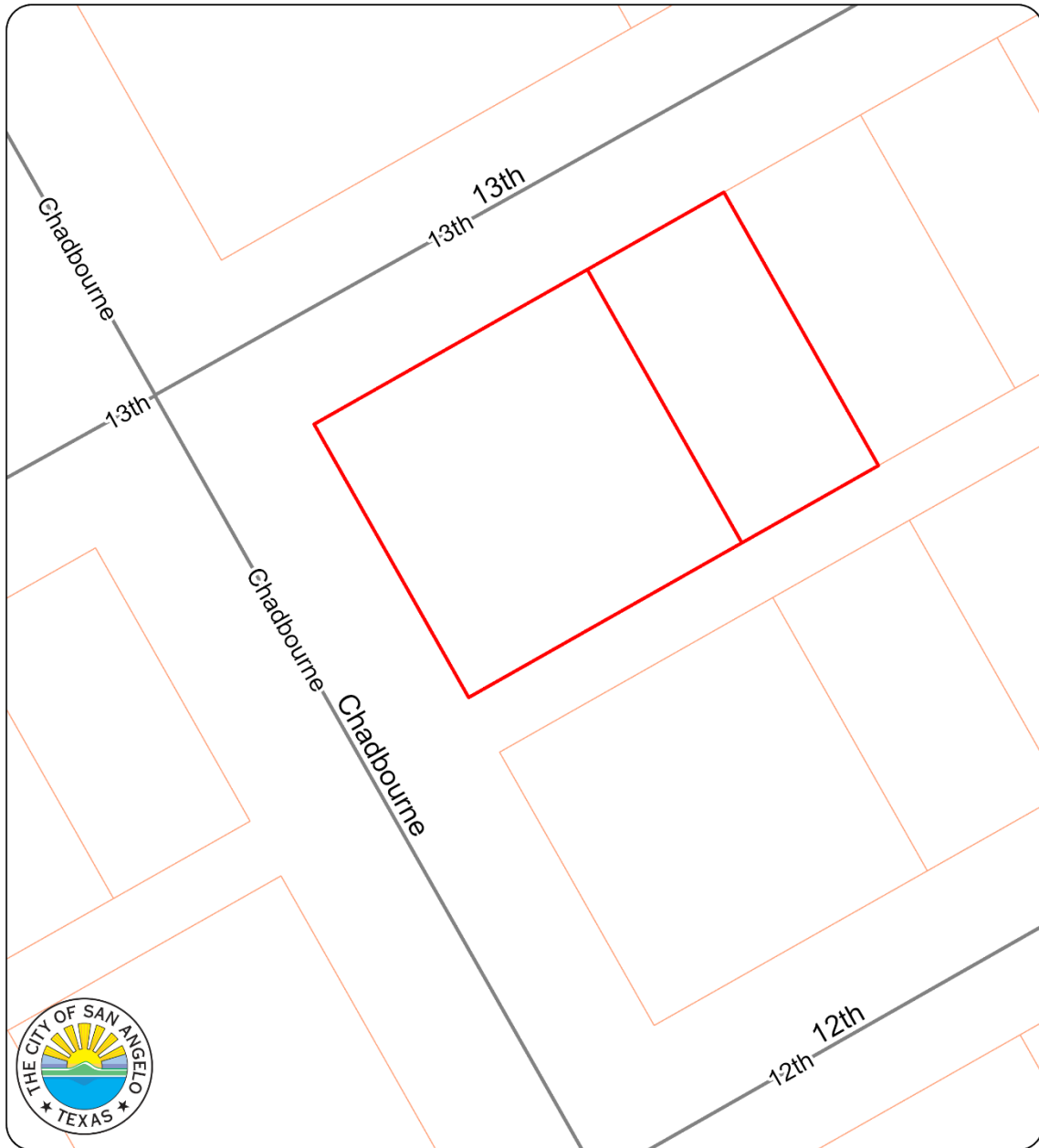
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney


Exhibit "A"



Ordinance Map
Case: Z26-04 1212 N Chadbourne St

Council District: #3 - Harry Thomas
Neighborhood: Reagan

Scale: 0 0.01 0.02 Miles

Subject Property: 

Zone Change: CG/CH to CG



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

Second reading of ordinances to adopt land use regulations for Data Centers through a Conditional Use process within the Light Manufacturing and Heavy Manufacturing zoning districts by amending Chapter 12 "Planning and Development," Exhibit A "Zoning Ordinance" as follows:

1. Amending Article 3 "Use Regulations," Section 313 "Use Table"; and
2. Amending Article 4 "Specific Use Standards" by creating a new Section 430 "Data Centers" (Presentation made by Planning and Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

The request is to adopt a Conditional Use process for Data Centers. They can only be located in the Light Manufacturing (ML) or Heavy Manufacturing (MH) zoning districts or through planned development districts with the underlying zoning of ML or MH. The ordinance adopts definitions, setbacks, height restrictions, design guidelines, noise regulations, lighting standards and landscaping.

The ordinance was heard at the Planning Commission in March 2026. The item was tabled, so the Commission could understand more of the restrictions, but they were leaning for fewer restrictions, particularly with landscaping and setbacks. In April, the Planning Commission heard the case again and proposed to make setbacks for data centers which are adjacent to residential areas be 200' and that fencing placement would be considered during the Conditional Use phase of the project.

The Planning Commission recommends approval with a 6-0 vote on April 20th.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

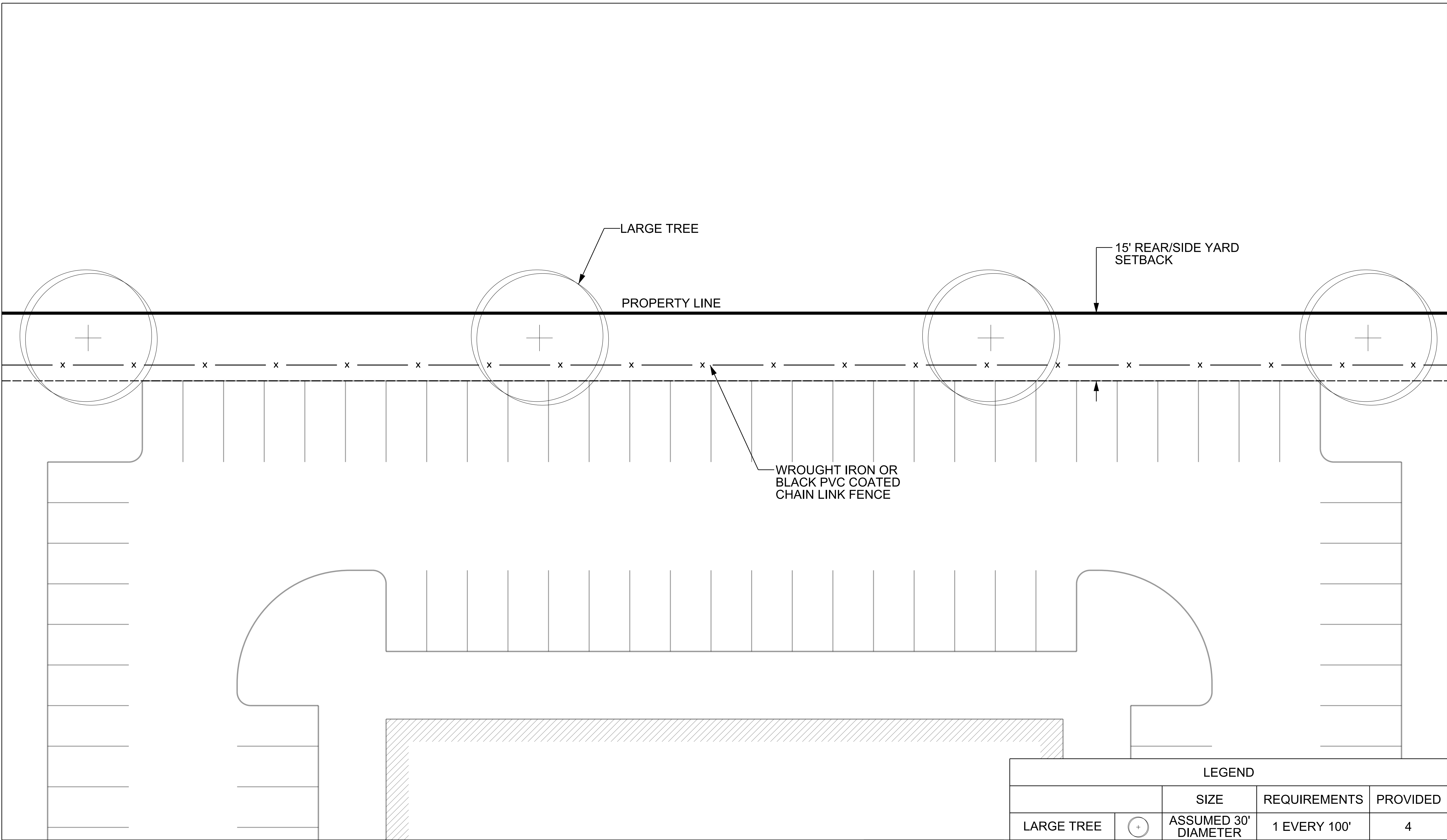
- | | | |
|----|--|--|
| 1. | 15' rear-side yard setback landscape spacing | 15' rear-side yard setback landscape spacing.pdf |
| 2. | 40' landscape | 40' landscape.pdf |
| 3. | 25' landscape | 25' landscape.pdf |
| 4. | Table 313 adopting Ordinance | Table 313 adopting Ordinance.docx |
| 5. | Adopting Ordinance - Data Center Sec 430 | Adopting Ordinance - Data Center Sec 430.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

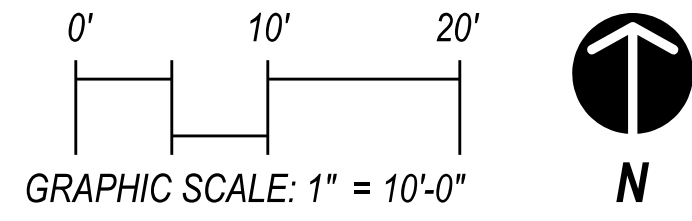
Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval



LEGEND			
	SIZE	REQUIREMENTS	PROVIDED
LARGE TREE	⊕	1 EVERY 100'	4

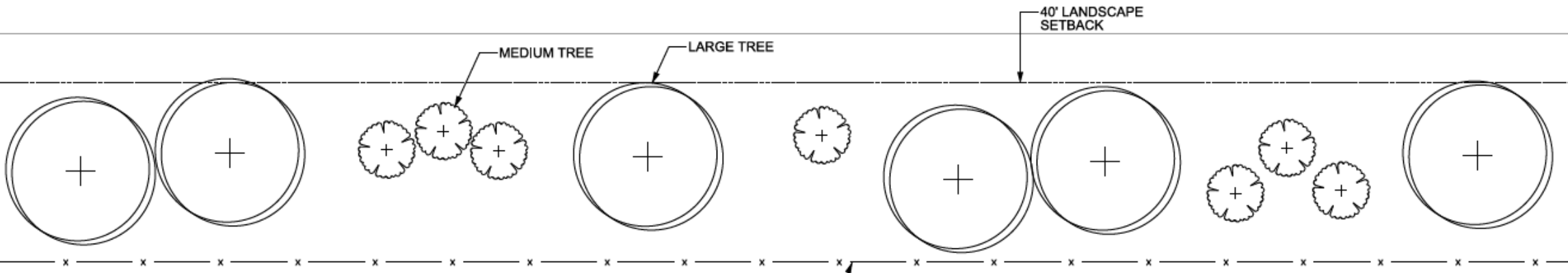
SECTION 12 LANDSCAPING REQUIREMENTS

15' REAR/SIDE YARD SETBACK
SAN ANGELO

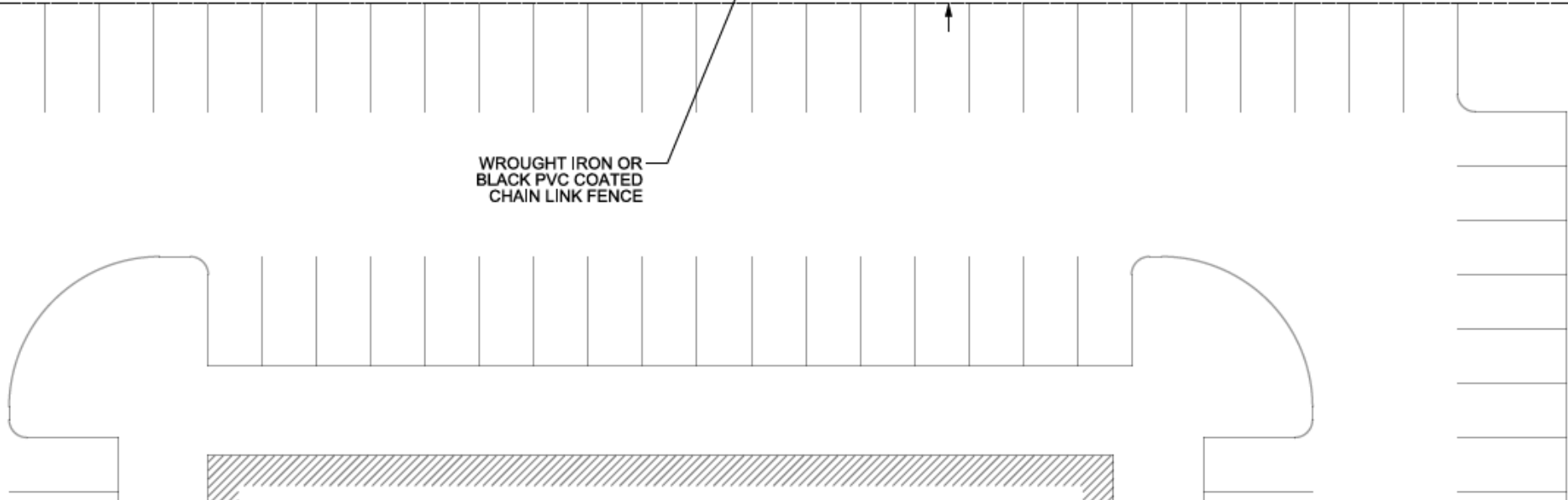


GRAPHIC SCALE: 1" = 10'-0"
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.
APRIL 2026

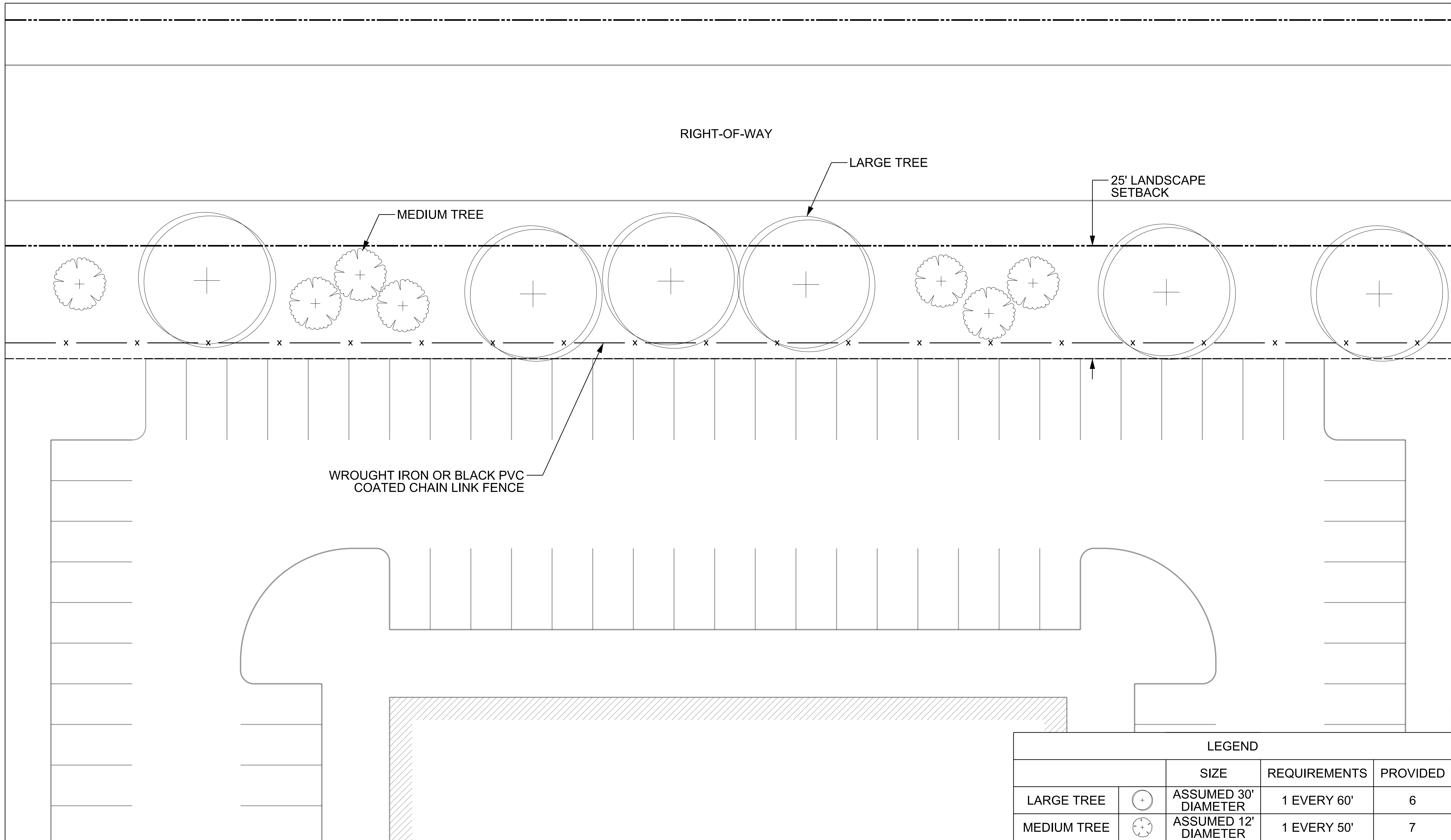
US 67 RIGHT-OF-WAY



WROUGHT IRON OR
BLACK PVC COATED
CHAIN LINK FENCE



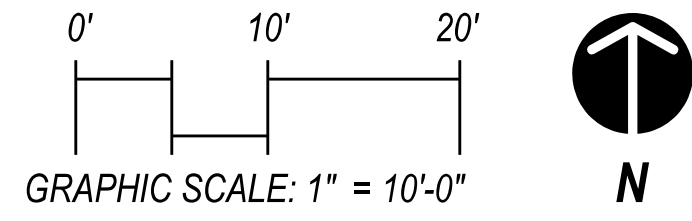
LEGEND				
		SIZE	REQUIREMENTS	PROVIDED
LARGE TREE	⊕	ASSUMED 30' DIAMETER	1 EVERY 60'	6
MEDIUM TREE	⊕	ASSUMED 12' DIAMETER	1 EVERY 50'	7



LEGEND				
		SIZE	REQUIREMENTS	PROVIDED
LARGE TREE		ASSUMED 30' DIAMETER	1 EVERY 60'	6
MEDIUM TREE		ASSUMED 12' DIAMETER	1 EVERY 50'	7

SECTION 12 LANDSCAPING REQUIREMENTS

25' SETBACK
SAN ANGELO



GRAPHIC SCALE: 1" = 10'-0"
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.
APRIL 2026

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ORDINANCE 2026

**AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12
“PLANNING AND DEVELOPMENT,” EXHIBIT A “ZONING ORDINANCE,” ARTICLE 3
“USE REGULATIONS,” SECTION 313 “USE TABLE”; PROVIDING FOR SEVERABILITY;
AND, PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Data Centers are a rapidly growing industry throughout the country, and a Data Center project has been proposed within the boundaries and limits of the City of San Angelo; and

WHEREAS, Data Center projects pose unique issues related to zoning, water use, and wastewater discharge that impacts public health, safety, and welfare; and

WHEREAS, City Council finds it necessary to define and clarify the appropriate locations, development standards, and regulations to ensure that Data Centers are operated with reasonable safeguards in place for the community; and

WHEREAS, the City retained Westwood Professional Services as a consultant to assist with the development of a “Northeast Sector Master Plan” which includes development of Data Center regulations; and

WHEREAS, on February 17, 2026, City Council held public discussion, took comments, and provided feedback to staff and Westwood regarding proposed Data Center regulations; and

WHEREAS, on March 23, 2026, Planning Commission held public discussion, took comments, and provided feedback to staff regarding the proposed Data Center regulations; and

WHEREAS, on April 20, 2026, after notice and public hearing, the Planning Commission considered the proposed Data Center regulations and made a recommendation for approval to City Council; and

WHEREAS, on April 22, 2026, City Council held a special meeting solely for presentation, discussion, and public input related to the proposed Data Center project and related regulations; and

WHEREAS, on the 5th day of May, 2026, the City Council after having held a public hearing, considered public comment, and considered recommendations from Planning Commission and City staff, City Council desires to amend Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 313 “Use Table.”

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

Section 1. Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 3 “Use Regulations,” Section 313 “Use Table” be amended as set out in **Exhibit “A”** attached hereto.

Section 2. 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 3. This Ordinance shall be effective on, from and after May 19, 2026.

INTRODUCED with public hearing the 5th day of May 2026, and finally PASSED this 19th day of May, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

313 Use Table

Add:

Use Category	Short Definition (see also Chap. 8)	*	Residential Districts						Nonresidential Districts								
			R & E	R S 1	R S 2	R S 3	R M 1	R M 2	M H P	M H S	C N	C O	C G	C H	C D	O B	M W
A = Allowed			C = Conditional			S = Special Use			* = Specific Use Regulations May Apply. See Article 4.								

Industrial

Data Centers	business whose primary function is the storage, management, processing, and/or transmission of digital data	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
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ORDINANCE 2026

**AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12
“PLANNING AND DEVELOPMENT,” EXHIBIT A “ZONING ORDINANCE,” ARTICLE 4
“SPECIFIC USE STANDARDS” BY CREATING A NEW SECTION 430 “DATA CENTERS”;
PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Data Centers are a rapidly growing industry throughout the country, and a Data Center project has been proposed within the boundaries and limits of the City of San Angelo; and

WHEREAS, Data Center projects pose unique issues related to zoning, water use, and wastewater discharge that impacts public health, safety, and welfare; and

WHEREAS, City Council finds it necessary to define and clarify the appropriate locations, development standards, and regulations to ensure that Data Centers are operated with reasonable safeguards in place for the community; and

WHEREAS, the City retained Westwood Professional Services as a consultant to assist with the development of a “Northeast Sector Master Plan” which includes development of Data Center regulations; and

WHEREAS, on February 17, 2026, City Council held public discussion, took comments, and provided feedback to staff and Westwood regarding proposed Data Center regulations; and

WHEREAS, on March 23, 2026, Planning Commission held public discussion, took comments, and provided feedback to staff regarding the proposed Data Center regulations; and

WHEREAS, on April 20, 2026, after notice and public hearing, the Planning Commission considered the proposed Data Center regulations and made a recommendation for approval to City Council; and

WHEREAS, on April 22, 2026, City Council held a special meeting solely for presentation, discussion, and public input related to the proposed Data Center project and related regulations; and

WHEREAS, on the 5th day of May, 2026, the City Council after having held a public hearing, considered public comment, and considered recommendations from Planning Commission and City staff, City Council desires to amend Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards” by creating a new Section 430 “Data Centers”.

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

Section 1. Chapter 12 “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards” be amended by creating a new Section 430 “Data Centers” as set out in **Exhibit “A”** attached hereto.

Section 2. 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 3. This Ordinance shall be effective on, from and after May 19, 2026.

Section 4. Nothing in this Ordinance shall be construed to invalidate, restrict, or otherwise impair any land use or structure that was legally established prior to the effective date in Section 3 above. Any enlargement, expansion, or extension of a pre-existing land use or structure shall comply with Article 6 “Nonconformities” of the Zoning Ordinance.

INTRODUCED with public hearing the 5th day of May 2026, and finally PASSED this 19th day of May, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

Aaron Vannoy, Director of
Planning and Development Services

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec. 430. Data Center

1. Definitions

- A. DATA CENTER - PRINCIPAL USE shall mean a business whose primary function is the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. A data center shall not include cryptocurrency mining.
- B. DATA CENTER – ACCESSORY USE shall mean a subordinate, incidental facility on the same platted lot or tract as a primary use (such as a hospital, office, manufacturing operation, or campus) designed to support its data storage, processing, and IT functions.
- C. CRYPTOCURRENCY MINING shall mean the process of validating cryptocurrency transactions on a blockchain network and creating new coins by using high-powered computers to solve complex mathematical puzzles.
- D. GENERATOR YARD means an area used to place and operate electrical power generating equipment, fuel tanks and regulators, and associated appurtenances.
- E. PRIVATE UTILITY means utilities and utility facilities and infrastructure (including but not limited to gas, electricity, cable, and telecommunication lines) owned and operated by individuals or private entities that are not political subdivisions.
- F. GROUND MOUNTED EQUIPMENT means, including but not limited to, generators, fuel tanks, cooling equipment, heat exchangers, universal power supply units, or any other outdoor equipment related.

2. Applicability

- a. The standards and criteria contained within this section are minimum standards and shall apply to all new data centers.
- b. For this section, Residential Zoning Districts include R&E, RS1, RS2, RS3, RS4, RS5, RS6, RML, RM1, RM2, MHP, and MHS as well as Planned Development zoning districts with a base zoning of residential.
- c. New data centers shall be permitted as a principal use by Conditional Use (CU) only, in accordance with procedures set forth in Section 208.
- d. An application for a CU may be made within ML (Light Manufacturing) and MH (Heavy Manufacturing) Districts.
- e. In addition to those accessory uses allowed in the ML and MH zoning districts, the following uses are permitted:
 - i. Data Center
 - ii. Private Utility
 - iii. Generator Yard
 - iv. Guard/Security House
 - v. Battery Backup Storage

- f. All temporary uses related to construction and development, including, but not limited to: construction yards, construction trailers, and portable buildings. Temporary buildings require a building permit.
 - g. A Conditional Use is not required for a property zoned for a Planned Development District Site Plan (PD) zoning case specifically approving a “data center” use.
3. Data Center Site Plan requirements
- 1. A written description of the proposed work must accompany the following required graphical information
 - 2. A proposed site plan depicting the following site layout elements shall be submitted to staff for review:
 - i. Building location
 - ii. Building orientation
 - iii. Ground mounted equipment
 - iv. Setbacks (Building & Paving)
 - v. Sidewalk/pedestrian routes
 - vi. Vehicle parking orientation, layout, and space counts
 - vii. Driveways
 - viii. Vehicle and truck circulation routes within development
 - ix. Truck and trailer storage and parking areas
 - x. Screening for truck and trash areas
 - xi. Landscape Plan
 - xii. Grading Plan
 - xiii. Fencing
 - xiv. Retaining/Landscape Walls
 - xv. Light pole/fixture locations,
 - xvi. Lighting photometrics and specifications
 - xvii. Sound Study
 - xviii. Traffic impact analysis (TIA)
 - 3. The following building elements shall be submitted for staff review:
 - i. Building elevations
 - ii. Building material specifications
 - iii. Signage
 - iv. Exterior building mounted light fixture locations and specifications
4. Setbacks
- a. Residential Adjacency – RS zoning Districts and RM1 Zoning District and PD Zoning Districts with an RS or RM-1 base zoning District
 - i. Minimum front building setback: 300 feet to nearest property line of residentially zoned property, and 300 feet to nearest property line of residentially occupied property located outside of City limits.
 - ii. Ground-mounted equipment, including but not limited to generators, fuel tanks, cooling equipment, heat exchangers, universal power supply units, or any other outdoor equipment related to the functioning of a data center

as a principal use shall be prohibited from being located in any of the following:

- a. Between a building wall and a public or private street; and
 - b. Within 200 feet of any residentially zoned property
- b. Building Setbacks to street right-of-way, side and rear yards
 - i. Greater of 50 feet, or
 - ii. Building collapse zone
 - c. Pavement Setbacks to street right-of-way
 - i. 25 feet minimum
 - d. Pavement Setback to US 67 right-of-way
 - i. 40 feet minimum
 - e. Pavement Setbacks to side and rear yards
 - i. 15 feet minimum
 - f. Features that can be incorporated into the setback areas:
 - i. Signage
 - ii. Entry drives
 - iii. Sidewalks and Pedestrian Plazas
 - iv. Benches and other pedestrian amenities (including shade structures)
 - v. Planter and retaining walls
 - vi. Below-ground structures (utilities, etc.)
 - vii. Fencing and Landscaping

5. Building Height

- a. Maximum Height: 75 feet, measured at the top of the building plate (roof deck).
- b. Maximum Stories: 3 Stories above finished grade.
- c. Parapets, rooftop screening, and rooftop equipment shall not count toward maximum building height.
- d. Accessory structures located between the primary structure and property line shall be a maximum of 30 feet.

6. Building Configuration/Design

- a. Any building facade visible from public streets must incorporate a differentiation that breaks the mass of the facade every 100 horizontal linear feet by including at least one of the following changes in form and one of the following design elements:
 - i. change in building height of a minimum of 5' for buildings less than 30' tall and 10' for buildings 30' tall and taller, or
 - ii. building step-backs or recesses with a minimum depth of 2.5'
 - iii. design elements that are either:
 - a. change in building materials,
 - b. change in pattern, texture and/or color
- b. A data center building must include a main entrance feature that is differentiated from the remainder of the building facade by a change in building material, pattern, texture, color, or accent material. The entrance

feature must also either project or recess from the adjoining building plane.

- c. The preferred exterior construction materials for all building facing existing or future public right-of-way, and for any building façade that is more than 20% or more visible from existing or future public right-of-way shall be 100% of traditional masonry (i.e., brick, stone, architectural cast-stone, concrete block, or similar materials), concrete tilt wall, pre—cast concrete panels, and 3-stage stucco. The use of metal as an exterior construction material is permitted for any building facade that is less than 20% visible from a public street with no limit on other facades. All exterior building and screen-wall materials must be non-reflective.

7. Off-Street Parking Requirements

- a. One (1) space for each five hundred (500) square feet of floor area used for office, meeting, training, or security personnel uses.
- b. One (1) space for each employee of data hall area.
- c. Five (5) spaces for delivery vehicles.

8. Screening: Ground Mounted Equipment

- a. All ground-mounted equipment shall be fully screened by a masonry wall on all sides. Screening shall be one (1) foot taller than the height of the ground-mounted equipment. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.

9. Screening: Rooftop Equipment

- a. All rooftop equipment shall be fully screened on all sides by an opaque wall. Perforation for ventilation is allowed, provided that the equipment remains fully visually screened.
- b. Screening shall be one (1) foot taller than the height of the rooftop equipment or five (5) feet tall, whichever is greater.

10. Fencing

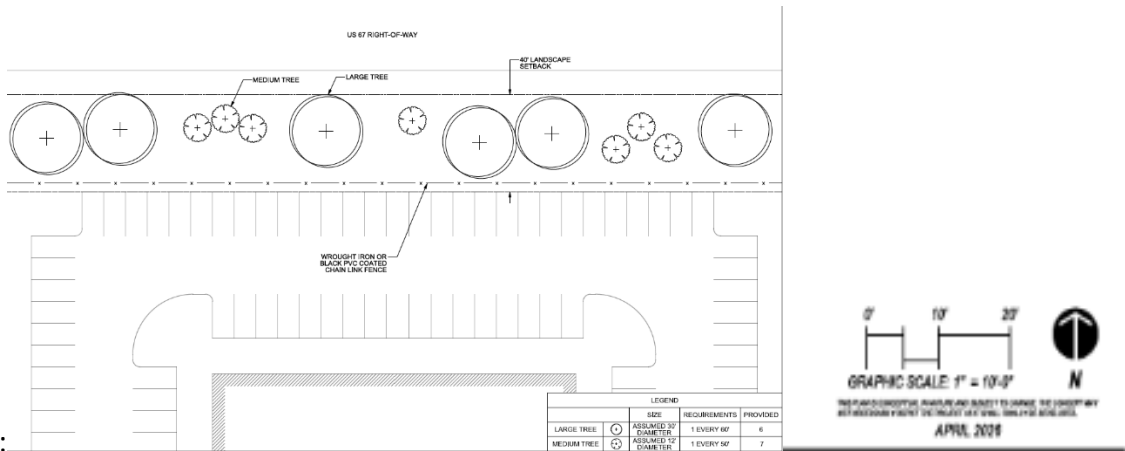
- a. Location and requirement of fencing shall be determined at the Conditional Use hearing for data centers as a primary land use.
- b. Fencing materials may consist of masonry, wrought iron, or black PVC coated chain link. Non-PVC coated chain links or wooden fences are not allowed.
- c. If fencing along street frontage, masonry with two complementary masonry materials or wrought iron fencing material is required.
- d. If fencing alongside or rear yards, masonry with two complementary masonry materials, wrought iron, or black PVC coated chain link fencing is allowed.

- e. Masonry walls shall be constructed of brick, natural stone, precast concrete panel, or architectural concrete masonry units (DMU) and have a decorative finish.
- f. All masonry walls shall have a finished face to abutting public rights-of-way and all adjacent properties.
- g. Perimeter fencing shall be a minimum of six (6) feet and maximum of eight (8) feet.
- h. Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to the public roads.
- i. Opaque fencing is required where adjacent property is an RS type Zoning District or an RM1 Zoning District or a Planned Development with an RS or RM-1 base zoning district.

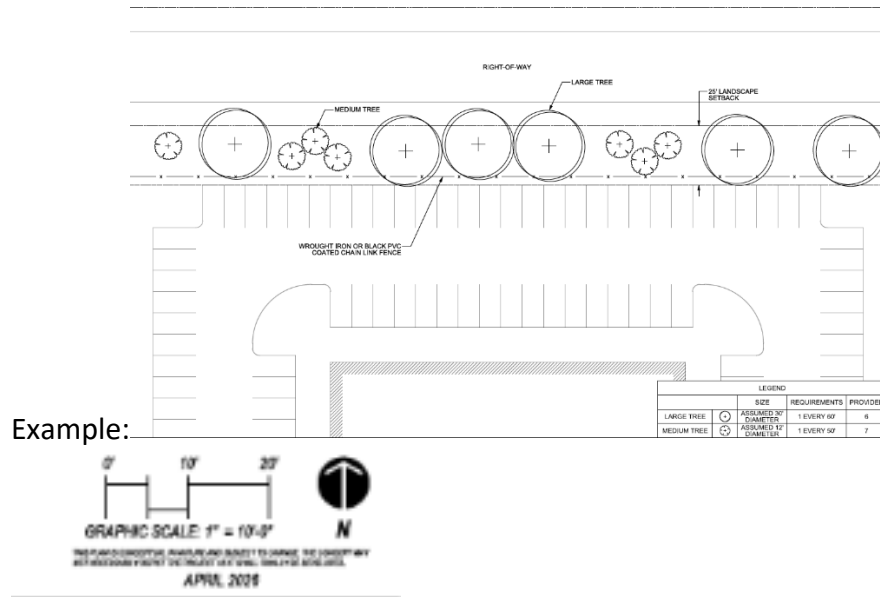
11. Landscaping

- a. Front, Side and Rear Yard Landscape Areas
 - i. Front yard Landscape Areas, located between public right-of-way and the pavement setback line shall be landscaped in accordance with Appendix A – Landscape Pre-Approved Plant List and the following:
 - a. 40’ Collectors, Arterials and Freeways Setback Standards:
 - i. One large tree with a minimum caliper of three (3) inches in diameter for every sixty (60) feet of parkway length,
 - ii. One medium tree with a minimum caliper of two (2) inches every fifty (50) feet of parkway length,

Example:

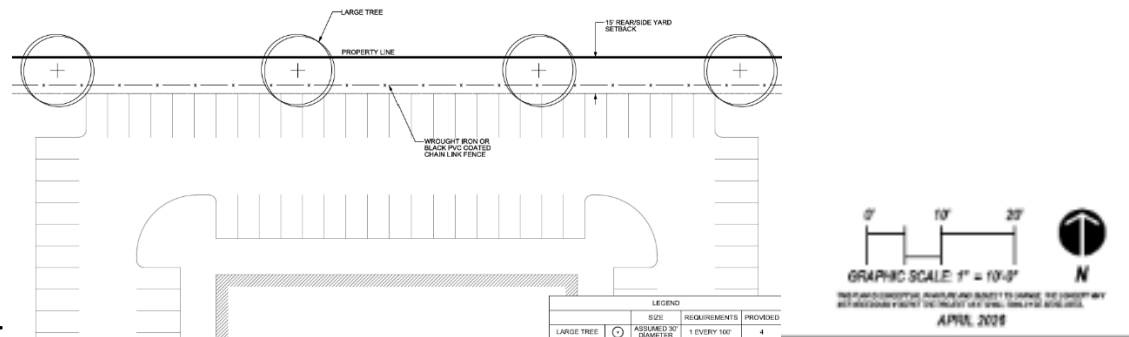


- b. 25’ All other publicly dedicated roads Setback Standards:
 - iii. One large tree with a minimum caliper of three (3) inches in diameter for every sixty (60) feet of parkway length,
 - iv. One medium tree with a minimum caliper of two (2) inches every fifty (50) feet of parkway length,



- c. Or applicant can submit an Alternate landscape plan. Submissions could include the following:
 - a. Natural environment preservation zones being a minimum of 40' wide
 - b. Integrated water conservation methods
 - c. Mulch, stones like river rock and boulders
 - d. Decomposed granite or similar style
- d. Plantings shall be outside of utility easements.
- e. Trees may be clustered in small groups at least fifty (50) feet apart. The landscape design shall have a free-flowing, natural, and unstructured style.
- f. Native and regionally adapted drought tolerant plant species are required to ensure long-term sustainability and reduced irrigation demand.
- ii. Side and Rear Yard Landscape Areas of 15' shall be landscaped in accordance with the following:
 - a. Plantings shall be outside of utility easements
 - b. Native and regionally adapted drought tolerant plant species are required to ensure long-term sustainability and reduced irrigation demand
 - c. one (1) large tree every one hundred (100) linear feet;

Example:



- d. Or applicant can submit an Alternate landscape plan. Submissions could include the following
 - e. Natural environment preservation zones being a minimum of 30' wide
 - f. Integrated water conservation methods
 - g. Mulch, stones like river rock and boulders
 - h. Decomposed granite
- e. Thorned or security buffer plant species may be utilized within perimeter screening areas but shall not be installed adjacent to pedestrian circulation routes or public access points.
- iii. Grass and Sod
 - a. All sites shall have properly maintained grass or native/adaptive groundcover alternatives within the landscape areas.
- IV. Rainwater and Storm Water capture
 - a. To reduce potable water use, all data center sites shall incorporate rainwater or storm water collection systems. The captured water may be used to satisfy some or all landscape irrigation needs but must be isolated from the potable water system.
 - b. All such systems shall meet or exceed applicable building codes, plumbing codes, environmental regulations, and utility standards.

12. Parking Lots

- a. Parking lots will be limited to a maximum of 100 spaces per parking area without a landscaped island between parking areas.
- b. Landscape islands serving to break up the areas of paving and the perimeter of parking lots shall be a minimum of ten (10) feet wide and include planting material from the approved planting list.
- c. Parking areas shall have buffers of at least ten (10) feet from any building face fronting on a street and ten (10) feet from side and rear building faces to allow for a combination of landscaping and sidewalks.

- d. Parking islands are required at one (1) per every ten (10) parking spaces with one (1) large canopy tree per every ten (10) parking spaces.
- e. Landscape designs should incorporate xeriscape irrigation zoning and plant groupings based on water demand where practical.

13. Lighting

- a. Concealment and shielding. Light sources shall be concealed or shielded with luminaires containing shielding, skirts, or cut-offs with a cutoff angle not exceeding ninety (90) degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. For purposes of this requirement, the angle shall be measured using a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
- b. Glare prohibited. Lighting shall not cast glare onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.
- c. Maximum spillover. In no case shall exterior lighting add more than .25 footcandles to illumination levels at the property line.
- d. Free standing light fixtures shall not exceed thirty (30) feet in height. For the purposes of this requirement, height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.
- e. Uplighting. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
- f. Building-mounted fixtures. Building-mounted light fixtures shall be attached to walls, and the top fixture shall not be lower than ten (10) feet or higher than eighteen (18) feet above finished grade, except entry/exit lighting positioned above the entry/exit.
- g. Security lighting. Any exterior lighting device (luminaire) designed for security lighting shall be protected by weather- and vandal-resistant covering, be a managed light source, and directed down to minimize glare and intrusiveness.
- h. Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (*CCT*) for outdoor *Luminaires* is 3000 K.
- i. Lighting will be subject to inspections and enforcement pursuant to Article 8.11 of the San Angelo Code of Ordinances, as amended.

14. Noise

- a. Any noise that emanates from all activity associated with any data center is limited to a maximum sound level of 55 dBa during the daytime and 55 dBa at nighttime. Such levels are measured at the property line. Notwithstanding the foregoing, noise shall be further subject to Article 8.01 of the San Angelo Code of Ordinances, as amended. The maximum sound level in this section does not apply to:

- i. Demolition work on buildings, structures, or appurtenances and/or the testing of generators consistent with the requirements of the Planning and Development Services;
 - ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles or temporary use of emergency generators.
 - iii. Generator testing conducted between 9:00 a.m. until 4:00 p.m. unless testing at a time outside of this range is required by Planning and Development Services.
- b. Noise studies. The following noise propagation studies must be conducted and submitted to the Planning and Development Services Director:
- i. A sound modeling study that demonstrates compliance with the maximum sound levels must be submitted prior to approval of a final site plan. This study must be specific to the proposed site topography, layout and building type, scale, height and construction proposed. This study must show noise conditions at the site prior to project development at set locations determined by the Planning and Development Services Director and must provide model-predicted noise conditions resulting from the proposed project post-development.
 - ii. The study must include all proposed development on a lot or site plan. If the development will be completed in phases, the study must address both the proposed phase and the ultimate buildout at full occupancy of the proposed development. The study must address the expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
 - iii. The sound study must be prepared by a professional engineer licensed professional engineer, specializing in acoustics or an engineer Board Certified by the Institute of Noise Control Engineers. Study methodology should be in accordance with ISO 9613 standards.
 - iv. The sound modeling study must include recommendations for sound mitigation measures, if they are necessary for the use to comply with maximum sound levels. These mitigation measures, if applicable, must be reflected on the site plan and incorporated into conditions of site plan approval. If mitigation measures are building related, they must be included in the building plans prior to issuance of building permit(s). In the event the sound modeling study shows compliance with the maximum sound levels without the use of sound mitigation, no mitigation measures are required.
 - v. Within 60 days of issuance of a certificate of occupancy for each phase or development and at any time the Planning and Development Services Director requests it, a post-development sound study must be submitted. The study must be conducted at a time generally known for peak data center cooling operations. In the event the study shows that

the use exceeds maximum allowable decibel levels, the operator must immediately undertake all necessary efforts to comply.

c. Low Frequency Noise

- i. Standard. Low frequency noise shall be evaluated in accordance with ANSI S12.9 Part 4, Annex D (most current edition).
- ii. Maximum Thresholds. The following octave-band sound pressure level limits shall not be exceeded:

Octave Band Center Frequency	Maximum (dB re 20 μ Pa)
16 Hz	55 dB
31.5 Hz	55 dB
63 Hz	55 dB

- iii. Measurement Location. All low frequency noise measurements shall be taken at the property line nearest the noise source, or at the exterior wall of the nearest occupied residential structure, whichever location produces the higher reading.
- iv. Measurement Protocol.
 - a. Instrumentation: Measurements shall be performed using a Class 1 integrating sound level meter (per IEC 61672) with 1/1 octave band filters (per IEC 61260) and a current calibration certificate.
 - b. Duration: Each measurement shall consist of a minimum 15-minute equivalent continuous sound pressure level (Leq) at each octave band.
 - c. Weather Conditions: Measurements shall not be conducted when sustained wind speed exceeds 5 meters per second (11 mph) at microphone height, during precipitation, or during temperature inversions. A windscreen shall be used on the microphone for all outdoor measurements.
 - d. Background Correction: If the difference between the measured level (source plus background) and the background-only level is less than 10 dB in any octave band, a correction per ANSI S12.9 Part 4 methodology shall be applied. If the difference is less than 3 dB, the measurement for that band shall be considered inconclusive.
- v. Relationship to A-Weighted Limits. The low frequency noise limits in this subsection apply independently of, and in addition to, the A-weighted maximum sound levels established in Section 15(a). Compliance with both standards is required.
- vi. Qualified Practitioner. All low frequency noise measurements required under this subsection shall be performed by or under the direct supervision of a licensed professional engineer specializing in acoustics, or an engineer Board Certified by the Institute of Noise Control Engineers.

d. Generators

- i. Routine generator exercise maintenance is limited to Monday – Friday between the hours of 9 a.m. and 4 p.m.
- ii. Emergency maintenance may occur outside of the stated hours with notification of the Planning & Development Services Director within 72 hours of the event.
- iii. Generators must be enclosed in a Level 3 enclosures or other enclosures designed to attenuate sound and protect from the elements, limiting sound to 68-70 dBA measured 25 feet from the generator. All equipment onsite must comply with this section, including maximum sound levels at all lot lines.
- iv. Onsite generators must meet or exceed EPA Tier 4 emission standards.
- v. Battery Energy Storage Systems (BESS), comprised of rechargeable batteries that store electrical energy from the power grid or renewable sources to manage peak demand, stabilize the grid, or provide backup power are permitted.

15. Water Usage

- a. All Data Centers must follow Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," of the City of San Angelo municipal ordinances.

16. Coolant Water Discharge

- a. All Data Centers must follow Chapter 11 "Utilities" Article 11.02 "Water and Sewer Systems," Division 3 "Sewer Service," Part III "Discharges Into Sewer System," of the City of San Angelo municipal ordinances.

Appendix A

Landscape Pre-Approved Plant List

Large (canopy) trees

Quercus laceyi – Lacey Oak

Quercus macrocarpa – Bur Oak

Quercus virginiana – Live Oak

Ulmus crassifolia – Cedar Elm

Medium (ornamental) trees

Chilopsis linearis – Desert Willow

Diospyros texana – Texas Persimmon

Rhus lanceolata – Flameleaf Sumac

Sophora secundiflora – Texas Mountain Laurel

Ungnadia speciosa – Mexican Buckeye

Large evergreen shrubs

Aloysia gratissima – Whitebrush

Colubrina texensis – Texas Snakewood

Leucophyllum frutescens – Texas Sage

Rhus microphylla – Littleleaf Sumac

Rhus virens – Evergreen Sumac

Small to medium shrubs

Anisacanthus quadrifidus – Flame Acanthus

Berberis trifoliolata – Algerita

Buddleja marrubifolia – Woolly Butterfly Bush

Larrea tridentata – Creosote Bush

Tecoma stans – Texas Yellow Bells

Ornamentals and accent plants

Chrysactinia mexicana – Damianita

Dalea formosa – Feather Dalea

Dalea frutescens – Black Dalea

Dasyilirion texanum – Desert Spoon

Dasyilirion wheeleri – Sotol

Fallugia paradoxa – Apache Plum

Fouquieria splendens – Ocotillo

Hesperaloe parviflora – Red Yucca

Menodora longiflora – Showy Menodora

Muhlenbergia rigens – Deer Grass

Nolina lindheimeriana – Devil's Shoestring

Nolina Texana -- Texas beargrass

Pavonia lasiopetala – Rock Rose
Salvia greggii – Autumn Sage
Stipa tenuissima – Feather Grass
Yucca recurvifolia – Soft leaf Yucca

Native (and well-adapted) short grasses

Aristida purpurea – Purple Threeawn grass
Bouteloua curtipendula – Sideoats grama grass
Bouteloua dactyloides – Buffalo grass
Sorghastrum nutans – Indian Grass

Recommended Diversity Guidance

To promote plant health and reduce risk of widespread landscape failure, no single species should exceed thirty percent (30%) of total tree or shrub plantings.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Water Utilities

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance to adopt Data Center regulations for waste water discharge in the San Angelo Code of Ordinances by amending Chapter 11 "Utilities" Article 11.02 "Water and Sewer Systems," Division 3 "Sewer Service," Part III "Discharges Into Sewer System," Section 11.02.122 "Prohibited Discharges," by adding Subsection (c) "Data Center Discharges" (Presentation made by Water Utilities Director John Kaufman)

Staff Recommendation:

Adopt

Summary/History:

A city ordinance is needed to address the handling of wastewater discharges (domestic and cooling water) from a potential data center that is located within the city. This ordinance provides that all wastewater discharges be released directly to the city's sewer system for treatment at the city's water reclamation facility. It also requires that any waste cooling water be laboratory tested prior to release to the sewer system and that the Director of Water Utilities be notified when a discharge of cooling water is to occur. The Director of Water Utilities retains authority to establish discharge flow limits and make additional operational requirements to protect the city's sanitary sewer infrastructure.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Adopting Ordinance Sewer Service - Utilities_a Adopting Ordinance Sewer Service - Utilities_a.docx

Presentation:

John Kaufman

Approvals/Reviews:

Aaron Vannoy

Shane Kelton

Brandon Dyson

John Kaufman

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Final Approval

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 11 "UTILITIES," ARTICLE 11.02 "WATER AND SEWER SYSTEMS," DIVISION 3 "SEWER SERVICE," PART III "DISCHARGES INTO SEWER SYSTEM," SECTION 11.02.122 "PROHIBITED DISCHARGES," BY ADDING SUBSECTION (C) "DATA CENTER DISCHARGES"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Data Centers are a rapidly growing industry throughout the country, and a Data Center project has been proposed within the boundaries and limits of the City of San Angelo; and

WHEREAS, Data Center projects pose unique issues related to zoning, water use, and wastewater discharge that impacts public health, safety, and welfare; and

WHEREAS, City Council finds it necessary to define and clarify the appropriate locations, development standards, and regulations to ensure that Data Centers are operated with reasonable safeguards in place for the community; and

WHEREAS, the City retained Westwood Professional Services as a consultant to assist with the development of a "Northeast Sector Master Plan" which includes development of Data Center regulations; and

WHEREAS, on February 17, 2026, City Council held public discussion, took comments, and provided feedback to staff and Westwood regarding proposed Data Center regulations; and

WHEREAS, on March 23, 2026, Planning Commission held public discussion, took comments, and provided feedback to staff regarding the proposed Data Center regulations; and

WHEREAS, on April 20, 2026, after notice and public hearing, the Planning Commission considered the proposed Data Center regulations and made a recommendation for approval to City Council; and

WHEREAS, on April 22, 2026, City Council held a special meeting solely for presentation, discussion, and public input related to the proposed Data Center project and related regulations; and

WHEREAS, on the 5th day of May, 2026, the City Council after having held a public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems" Division 3 "Sewer Service" Part III "Discharges into the Sewer System," Section 11.02.122 "Prohibited Discharges," by adding Subsection (c) "Data Center Discharges".

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

Section 1. Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems" Division 3 "Sewer Service" Part III "Discharges into the Sewer System," Section 11.02.122 "Prohibited Discharges," be amended by adding Subsection (c) "Data Center Discharges" as set out in **Exhibit "A"** attached hereto.

Section 2. 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 3. This Ordinance shall be effective on, from and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

John Kaufman, Director of Water
Utilities

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Sec 11.02.122 Prohibited Discharges

(c) Data Center Discharges

(1) For purposes of this section, a discharge event means any intentional release of treated cooling fluid to the sanitary sewer system. A planned discharge event means an intentional release associated with scheduled maintenance, loop replacement, or repair activity.

(2) An emergency discharge event means an unplanned release caused by equipment failure, system rupture, or a safety-related incident.

(3) Sampling and laboratory verification of treated discharge must be completed prior to each discharge event. Records of discharge volumes, analytical results, and discharge dates must be maintained for at least three years and provided to the Director of Water Utilities upon request.

(4) Planned discharge events require written notification to the Director of Water Utilities at least 72 hours prior to discharge.

(5) Emergency discharge events must be reported to the Director of Water Utilities within 4 hours of occurrence, and a written incident report must be submitted within 7 days detailing the discharge volume, analytical results, and corrective actions taken.

(6) The Director of Water Utilities retains authority to establish discharge flow limits and additional operational requirements necessary to protect the City's sanitary sewer infrastructure and ensure compliance with applicable industrial pretreatment standards.

(7) In addition to the above, must comply with all industrial discharge requirements within Chapter 11 "Utilities" of the San Angelo Code of Ordinances, as amended.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Water Utilities

Meeting Date: May 19, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance to adopt Data Center regulations for water use in the San Angelo Code of Ordinances by amending Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," by adding Section 11.02.043 "Data Center" (Presentation made by Water Utilities Director John Kaufman)

Staff Recommendation:

Adopt

Summary/History:

A city ordinance is needed to address the water needs of a potential data center that would be located within the city limits. This ordinance requires that a data center employ a closed-loop cooling system with an initial fill not to exceed 8 gallons per square foot of gross building area and that the initial fill volume shall occur within 12 months of receiving a certificate of occupancy. It also addresses exempt water use for fire protection and landscaping and a protocol to follow if the water needs are exceeded.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Adopting Ordinance Water Service - Utilities (2)a Adopting Ordinance Water Service - Utilities (2)a.docx

Presentation:

John Kaufman

Approvals/Reviews:

Aaron Vannoy

Created/Initiated

Shane Kelton
Brandon Dyson
John Kaufman
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Approved
Final Approval

ORDINANCE 2026

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 11 "UTILITIES," ARTICLE 11.02 "WATER AND SEWER SYSTEMS," DIVISION 2 "WATER SERVICE," BY ADDING SECTION 11.02.043 "DATA CENTER"; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Data Centers are a rapidly growing industry throughout the country, and a Data Center project has been proposed within the boundaries and limits of the City of San Angelo; and

WHEREAS, Data Center projects pose unique issues related to zoning, water use, and wastewater discharge that impacts public health, safety, and welfare; and

WHEREAS, City Council finds it necessary to define and clarify the appropriate locations, development standards, and regulations to ensure that Data Centers are operated with reasonable safeguards in place for the community; and

WHEREAS, the City retained Westwood Professional Services as a consultant to assist with the development of a "Northeast Sector Master Plan" which includes development of Data Center regulations; and

WHEREAS, on February 17, 2026, City Council held public discussion, took comments, and provided feedback to staff and Westwood regarding proposed Data Center regulations; and

WHEREAS, on March 23, 2026, Planning Commission held public discussion, took comments, and provided feedback to staff regarding the proposed Data Center regulations; and

WHEREAS, on April 20, 2026, after notice and public hearing, the Planning Commission considered the proposed Data Center regulations and made a recommendation for approval to City Council; and

WHEREAS, on April 22, 2026, City Council held a special meeting solely for presentation, discussion, and public input related to the proposed Data Center project and related regulations; and

WHEREAS, on the 5th day of May, 2026, the City Council after having held a public hearing, considered public comment, and considered recommendations from City staff, City Council desires to amend Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," by adding Section 11.02.043 "Data Center".

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

Section 1. Chapter 11 "Utilities," Article 11.02 "Water and Sewer Systems," Division 2 "Water Service," be amended by adding Section 11.02.043 "Data Center" as set out in Exhibit "A" attached hereto.

Section 2. 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 3. This Ordinance shall be effective on, from and after June 2, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 2nd day of June, 2026.

THE CITY OF SAN ANGELO, TEXAS:

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO CONTENT:

John Kaufman, Director of Water
Utilities

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"

Section 11.02.43 Data Center

1. For Purposes of this article the definition of Data Center shall be the same definition under Chapter 12 – “Planning and Development,” Exhibit A “Zoning Ordinance,” Article 4 “Specific Use Standards,” Section 430 “Data Center”.
2. Cooling System Requirements
 - a. All Data Center facilities shall employ closed-loop cooling systems, or similar cooling technology, which minimizes water use, and eliminates the need for continuous withdrawals from the City’s public water supply for heat rejection.
 - b. Cooling System Water Allowances
 - i. Use of potable water from the City's public water supply for cooling system purposes shall be limited to the following categories:
 - a. Initial Fill: Initial cooling system fill shall not exceed 8.0 gallons per square foot of Gross Building Area (as defined in the approved building permit) for each Data Center building. Initial fill shall occur within 12 months of the building receiving a Certificate of Occupancy.
 - b. Scheduled Maintenance Refill: A full cooling system drain and refill, not to exceed the initial fill volume, may occur for each Data Center building at intervals no more frequent than once every three (3) years. The operator shall provide the City Utilities Director with 30 days’ written notice prior to a scheduled maintenance refill. Draining shall comply with all TCEQ requirements and other applicable law.
 - c. Annual Makeup Water: Routine cooling system makeup water (to replace minor losses from valve packing, gasket weepage, and maintenance drain-downs) shall not exceed six percent (6%) of the total installed cooling loop volume per Data Center building per calendar year.
 - c. Additional Exempt Water Uses
 - i. The following water uses are not subject to the limits described in subsection (b):
 - a. Fire suppression system fill, testing, and maintenance per NFPA 13, NFPA 75, and applicable fire code requirements.
 - b. Construction-phase temporary water service for dust control, concrete curing, and hydrostatic testing.
 - c. Site landscaping limited to drought-tolerant (xeriscaped) plantings consistent with the City's Water Conservation Plan.
 - d. Reclaimed or recycled water obtained from the City's reclaimed water system (when available) for any authorized purpose.
 - d. Exceedance Protocol
 - i. If a Data Center operator anticipates that cooling water usage will exceed the allowances in subsection (b) due to equipment failure, emergency repair, or other operational necessity:
 - a. Notification: The operator shall notify the City Water Utilities Director in writing within 48 hours of identifying the anticipated exceedance, stating the cause, estimated additional volume, and expected duration.

- b. Approval: The City Manager (or designee) shall approve or deny the request within five (5) business days. Approval shall not be unreasonably withheld when the exceedance results from equipment failure, manufacturer-recommended maintenance, or system safety requirements documented by the operator.
- c. Emergency Exception: In the event of an equipment failure or coolant leak posing an imminent risk to facility equipment or personnel safety, the operator is authorized to draw water as needed to stabilize the facility without prior approval, provided that written notice and documentation are submitted to the City Water Utilities Director within 72 hours.