



City Council Agenda 6/16/2026

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held June 16, 2026 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Chaplain Prayer & Pledges**
3. **Proclamations/Recognitions**
4. **Public Comment**

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

5. **Consent Agenda**

- a. Consider approving the May 27, 2026, City Council special meeting minutes and the June 2, 2026, City Council regular meeting minutes (Heather Stastny)
- b. Consider approving various Board nominations:
Zoning Board of Adjustment: Shane Mize (SMD5) to a first term ending January 2028 (Heather Stastny)
- c. Consider accepting a .571 acre Water and Sewer Utility Easement from Southwest Orient Properties, LLC, for the 18' Randolph Water Line Replacement Project (Zeferino Mendoza, Sarah Torres)
- d. Consider approving TIPS Contract #23010402 for CC3 Construction Consultants of Abilene, Texas for the repair of the Airport's Air Traffic Control Tower in the amount of \$210,481.51 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- e. Consider awarding AP-02-26 Airport Engineering Services to Woolpert, Inc., and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)
- f. Consider awarding RFB FS-01-26 Trucks to TNTX Truck Group in the amount of \$479,959, budgeted in FY26, for the purchase of three units, and authorizing the City Manager to negotiate and execute all related documents; or in the alternative, rejecting all bids (Ryan Kramer)
- g. Consider approving Change Order 4 for the Chadbourne Street CACP Project in the total amount of \$354,395.71 pending TxDOT concurrence and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- h. Consider a resolution finding a public purpose in support of affordable housing and approving a request by Triple T Abilene, LLC, for the City to participate in the cost of an 820

foot, 8-inch diameter C900 water main to finish a loop in the Ellison Estates Section Seven-D subdivision along Willow Circle that will serve 34 new homes, and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)

- i. Second reading 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" (John Kaufman)

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. Discussion and possible action regarding the potential establishment of a Community Impact Review Committee to address issues related to data center development (Presentation made by Assistant City Manager Shane Kelton)
- b. Consider accepting a grant awarded by the Natural Resources Conservation Service under the Emergency Watershed Protection Program in the amount of \$755,156.25 with a \$228,219 local match sourced from Stormwater Fund Balance and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)
- c. Presentation from Specialized Public Finance, Inc. regarding the proposed plan of finance for the City of San Angelo, Texas Tax Notes, Series 2026, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Jonathan Flores and Specialized Public Finance, Inc. Managing Director Paul Jasin)
- d. Consider a resolution approving the 2027-2031 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Jonathan Flores)
- e. Consider a resolution amending the Schedule of Fees and Charges for the addition, removal, and update of language for the following sections:
 1. Animal Control Services
 2. Building And Construction
 3. Business Related Fees
 4. Parks And Recreation
 5. Planning Related Fees
 6. Fire And Rescue Service
 7. Fire Safety Inspection
 8. Health And Sanitation
 9. Cemetery
 10. Facility Use
 11. Airport (Presentation made by Finance Director Jonathan Flores)
- f. First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for health insurance claims (Presentation made by Finance Director Jonathan Flores)
- g. Consider accepting the following grants for assistance with the Comprehensive Plan:
 1. Tax Increment Investment Zone support of \$50,000 equally split between the North and

South zones; and

2. Development Corporation support of \$50,000 for the Economic Development policies of the Comprehensive Plan, and ratifying COSADC's approval of the same as a project pursuant to Chapters 501 & 505 of the Texas Development Corporation Act (Presentation made by Finance Director Johnathan Flores and Planning & Development Services Director Aaron Vannoy)

- h. Consider awarding RFQ PL-01-26 Comprehensive Plan update to Olsson, Inc. in an amount not to exceed \$900,000 with \$100,000 sourced from TIRZ and COSADC funds, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Aaron Vannoy)
- i. Consider an appeal of the Planning Commission's action on April 20, 2026, to deny application CU26-03, a short-term rental located at 404 S. Monroe St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- j. First reading and public hearing of an ordinance for ROW26-03, a request to abandon a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.(Presentation made by Planning & Development Services Director Aaron Vannoy)
- k. First reading and public hearing of an ordinance for ROW26-04, a request to abandon 7,449-sq. ft. of street and alley right-of-way around the 200 Block of W. 5th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)
- l. First reading and public hearing of an ordinance for Z26-05, a request for a zone change from the Two-family Residential zoning district to the Low-rise Multifamily zoning district for 0.195 acres of property located at 411 W. Ave. H (Presentation made by Planning & Development Services Director Aaron Vannoy)
- m. First reading and public hearing of an ordinance for Z26-06, a request for a zone change from the Two-family Residential, General Commercial, and General Commercial/Heavy Commercial zoning districts to the Low-rise Multifamily zoning district for 0.78 acres of property located at 309-333 W. 8th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

7. Closed Session

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

- a. Section 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312
- b. Section 551.074 - Personnel matters to deliberate the appointment, employment, and duties of the City Manager

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 10th day of June 2026, at 4:02 p.m.


Heather Stastny, City Clerk

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

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

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

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

City of San Angelo, Texas
Special City Council Meeting
Wednesday, May 27, 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 session of the San Angelo City Council to order at 11:45 a.m. on Wednesday, May 27, 2026, at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. 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

3. Adjournment

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

There being no further business, the meeting adjourned at 4:18 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, June 2, 2026

Present:

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

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, June 2, 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 Moore.

3. Proclamations/Recognitions

June 1 – June 7, 2026, was proclaimed as Safe Kids Week.

4. Public Comment

Allie Devereaux (County resident) made public comments about meeting schedules.

Ginger Moore (SMD 2) made public comments regarding meeting schedules and data centers.

Spencer Matthews (SMD 5) made public comments regarding data centers.

Jamal Schumpert (SMD 3) made public comments regarding the Northside Gym.

5. Consent Agenda

- a. Approval of the May 19, 2026, Special Joint Meeting and May 19, 2026, Regular Meeting minutes (Heather Stastny)
- b. Approval of Utility Easements to AEP to replace lines and transformers at 50 E. 43rd St. and authorizing the City Manager to negotiate and execute all related documents (Sarah Torres)
- c. Consider rejecting all bids received for WU-06-26 Caustic Soda (Danielle Rix)
- d. Approval of BuyBoard Contract #803-26 EMS Supplies to vendors Boundtree, Henry Schein, Life Assist and QuadMed, with a not to exceed amount of \$180,000, budgeted per fiscal year and providing for a base term of one year with four additional one-year extension options and authorizing the City Manager to negotiate and execute all related documents (Cory Sanders)
- e. Authorization of the Fire Department to apply for the FEMA Staffing for Adequate Fire and Emergency Response Grant and authorizing the City Manager to negotiate and execute all related documents (Patrick Brody)

- f. Adoption of a resolution authorizing a special event known as "Wake the Desert 2026" and approving variances to City ordinances at Middle Concho Park for July 10-12, 2026 (Carl White)
- g. Adoption of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding the creation of the new residential districts as follows:
 1. Amending Article 3 "Use Regulations", Section 303 "Residential District Intent Statements";
 2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
 3. Amending Article 3 "Use Regulations", Section 314 "Residential Structure Types"; and
 4. Amending Article 5 "General Development Standards", Section 501 "Residential District Standards" (Aaron Vannoy)
- h. Adoption of ordinances amending Chapter 12 "Planning and Development," Exhibit C "Land Development and Subdivision Ordinance," as follows:
 1. Amending Chapter 10 "Construction Standards and Specifications," Section III "Widths and Graphic Specifications" to reduce required street widths; and
 2. Amending Chapter 9 "Land Development and Subdivision Design Policies," Section V "Sidewalks," Subsection D "Where Sidewalks are Required" to change and specify where sidewalks are required (Austin Reed)
- i. Adoption of ordinances amending Chapter 12 "Planning and Development", Exhibit A "Zoning Ordinance" regarding Mobile Food Units as follows:
 1. Amending Article 4 "Specific Use Standards", Section 419 "Mobile Food Units";
 2. Amending Article 3 "Use Regulations", Section 313 "Use Table";
 3. Amending Article 2 "Development Review", Section 211 "Historic District Overlay Zone"; and
 4. Amending Article 2 "Development Review", Section 212 "River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone" (Aaron Vannoy)
- j. Adoption 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 (Aaron Vannoy)
- k. Adoption 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) (2026-
- l. Adoption 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. (Aaron Vannoy)
- m. Adoption 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" (John Kaufman)
- n. Second reading 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" (John Kaufman)

Jamal Schumpert (SMD 3) made public comments regarding Consent Items 5c., 5h., and 5i.

Motion: Council Member Thomas made a motion, seconded by Council Member Self to approve the Consent Agenda with the exception of Items 5m. and 5n. The motion carried unanimously (6) ayes to (0) nays.

Allie Devereaux (County resident) made public comments regarding Item 5m.

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

Allie Devereaux (County resident) made public comments regarding Item 5n.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Keely to table Item 5n. as presented by Water Utilities Director John Kaufman. The motion failed (3) ayes (Council Members Keely, Hesse Smith and Coffey) to (3) nays (Council Members Self and Thomas, and Mayor Thompson).

Motion: Mayor Thompson made a motion, seconded by Council Member Keely, to table Item 5n. as presented by Water Utilities Director John Kaufmann. The motion carried unanimously (6) ayes to (0) nays.

6. Regular Agenda

- a. ~~Presentation and discussion of a feasibility study for an indoor sports complex (Presentation made by Synergy Sports CEO Jason Boudrie)~~
- b. COSA Development Corporation 2025 Annual Report (Presentation made by Economic Development Director Ryan Gaddy)

Jamal Schumpert (SMD 3) made public comment regarding Item 5b.

No action taken.

- c. Consider awarding H-GAC contract FS12-23 to Siddons-Martin Emergency Group for the purchase of a 100' Pierce Enforcer Mid-Mount Aerial Platform in the amount of \$2,351,312 sourced from General and Intergovernmental fund balance, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fire Chief Patrick Brody)

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

- d. Consider Tax Increment Reinvestment Zone funding for the following proposed projects in the South Zone:
 1. 11 N. Chadbourne A
 2. 11 N. Chadbourne B
 3. 7 N. Chadbourne A
 4. 7 N. Chadbourne B
 5. 7 N. Chadbourne C

6. 30 S. Chadbourne

7. 305 W. Twohig

8. 415 W. Beauregard

9. 5 W. Concho

for a cumulative amount of \$858,652 (Presentation by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Self to approve items 1-5, 7 and 9 as presented. The motion carried unanimously (6) ayes to (0) nays with no public comment.

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Thomas to approve items 6 and 8 as presented. The motion carried (5) ayes to (0) nays, with (1) abstention by Council Member Self with no public comment.

- e. Consider Tax Increment Reinvestment Zone funding for a North Zone project located at 1313 N. Bryant in the amount for \$100,000 (Presentation made by Planning & Development Services Director Aaron Vannoy)

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

- f. Public hearing for the 2027-2031 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Jonathan Flores)

No action taken.

7. Closed Session

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

- a. Section 551.072 — Deliberations about real property regarding:
 - 1. 2702 Red Bluff Ramp Rd.
 - 2. 4.047 acres, Abstract: A-1755 S-0002, Survey: WM Nevels
 - 3. 34 W. Harris Ave. (Parking Lot)
- b. Section 551.071 - Consultation with attorney regarding board member appointment and eligibility requirements
- c. Section 551.071 — Consultation with attorney regarding Texas Local Government Code Chapter 380 and Texas Tax Code Chapter 312
- d. 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. Announcements and consideration of Future Agenda Items

Mayor Thompson asked about possible use of TIRZ funds for Concho St. sidewalks.

9. Adjournment

Motion: Council Member Thomas made a motion, seconded by Council Member Self to adjourn the meeting. The motion carried unanimously (6) ayes to (0) nays.

There being no further business, the meeting adjourned at 1:17 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

Board and Commissions Application

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

Boards and commissions help shape the policies and priorities of the City of San Angelo. These appointed groups – made up of residents, subject matter experts and civic leaders –advise on issues ranging from planning and public safety to the arts and environmental sustainability.

By offering a structured way for the public to engage with local government, boards and commissions promote transparency, accountability and inclusive decision-making. Their work helps build public trust and ensures diverse voices are part of shaping San Angelo's future.

Name	Wendell Shane Mize
Email Address	████████████████████
Address	██████████
City	San Angelo
State	TX
Zip Code	76903
Phone Number	██████████
Registered San Angelo voter? (yes or no)	Yes
Resident of San Angelo since: (year)	2022
City Council Single-member District in which you reside:	3
Occupation/business affiliation:	Real Estate Property Mgmt, Investor, Developer

Occupation/business address:	4152 Arden Rd
Title/position:	Owner/ Self Employed
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	12/17/2025 7:45 AM
Applying for:	Planning Commission
Recommended by:	Tommy Hiebert
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	Real Estate License/ General Lines Insurance license

Current municipal and civic organization memberships (positions and dates)

N/A

Previous municipal experience (positions, dates, where)

N/A

What personal qualifications can you bring to the board?

I've spent the last seven years working hands on in real estate, construction, and property management, not just on paper but in the field. I regularly deal with zoning, permits, redevelopment, and problem properties, so I understand how planning decisions actually play out in neighborhoods. I'm invested in San Angelo, I know the local market, and I approach growth with common sense!

What is your personal vision for the City?

I want to see San Angelo become a true one stop city. We have so much natural beauty and potential that I don't think we fully use yet. In my opinion, growth isn't a choice for us..... it's how we survive long term! We're the largest city in Texas without an interstate anywhere nearby, and that will eventually change, so we need to be ready for it. That means bringing in tax paying businesses, supporting the trades, and getting a new generation involved in development, local leadership, and business. That's the future I want to be part of building here.

Why do you want to serve on this board?

I want to serve on the Planning Commission because I'm actively involved in development and see firsthand how planning decisions affect neighborhoods and the city's future. I care about San Angelo's growth and want to bring a practical, common sense perspective to help guide smart, fair development for the community.

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

I think you should mean what you say, and say what you mean. Open communication is always the answer!

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.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sarah Tackett, Real Estate Manager, Real Estate

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider accepting a .571 acre Water and Sewer Utility Easement from Southwest Orient Properties, LLC, for the 18' Randolph Water Line Replacement Project (Zeferino Mendoza, Sarah Torres)

Staff Recommendation:

Accept

Summary/History:

The proposed 0.547-acre water and sewer easement is necessary for the 18-Inch Randolph Street Water Line Replacement Project and is a required component of the Water Supply and Infrastructure Grant program. City Council authorized the City Manager to submit the grant application and complete all associated documentation at the May 5th Council meeting.

Project Description:

The 18-Inch Randolph Street Water Line Replacement Project will replace an aging and existing water line. It begins at West 8th Street and MLK Boulevard, proceeds to College Street, and continues south along Randolph Street until it reconnects to an existing 18-inch water line located west of South Hill Street and West Avenue I.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Survey-.571 Acres_Water and Sewer Utility Easement 23S0265_Easements_06-03-2026.pdf

Presentation:

Sarah Tackett, Zeferino Mendoza

Approvals/Reviews:

Sarah Tackett

Sarah Tackett

Brandon Dyson

Zeferino Mendoza

Brandon Dyson

Heather Stastny

Created/Initiated

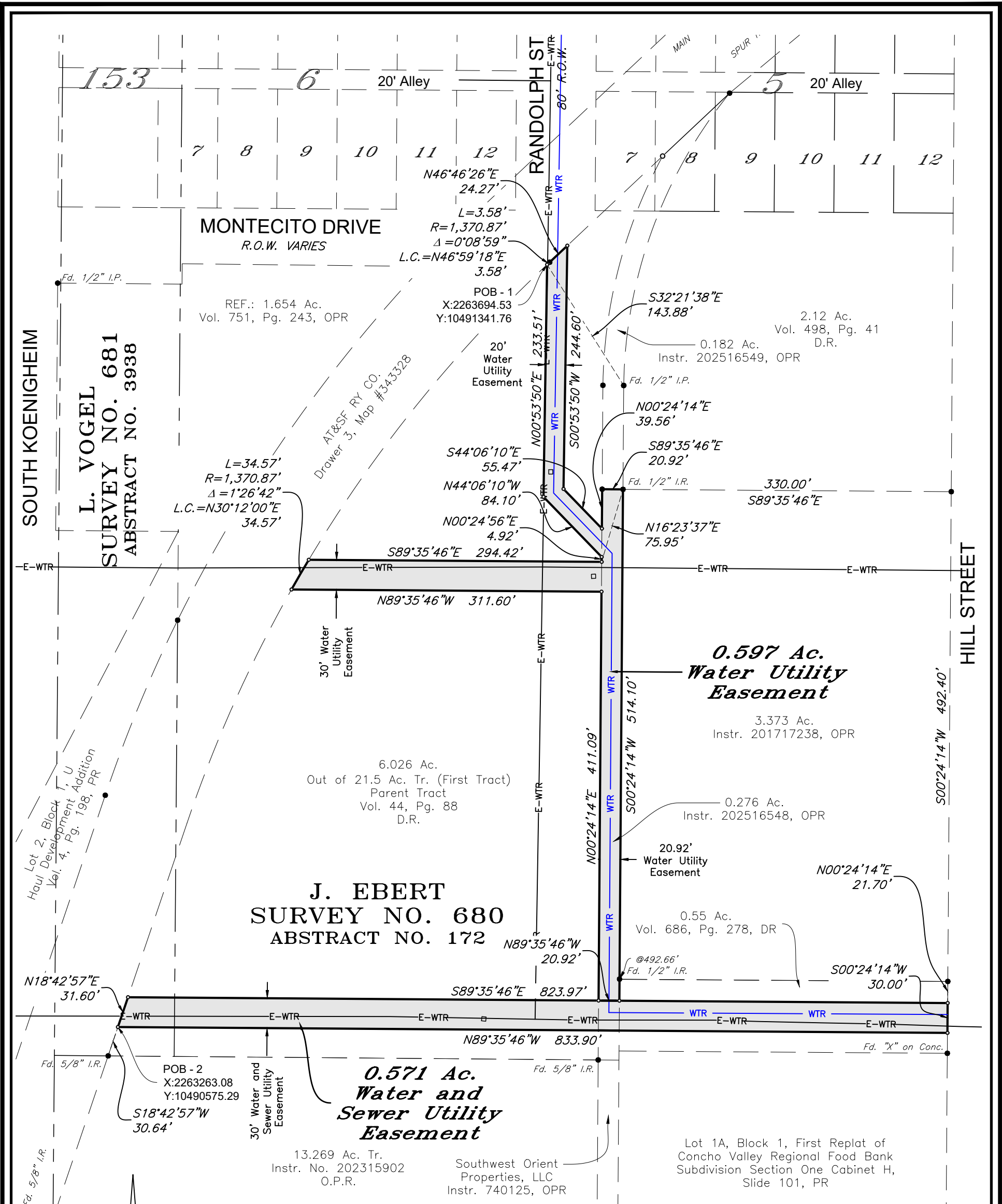
Approved

Approved

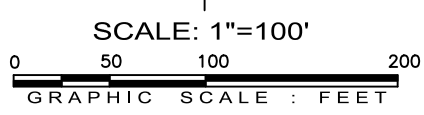
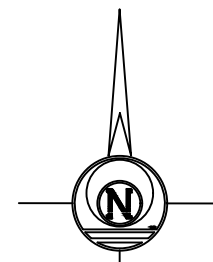
Approved

Approved

Final Approval



PLAT SHOWING A SURVEY OF A 0.597 WATER UTILITY EASEMENT AND A 0.571 ACRE WATER AND SEWER UTILITY EASEMENT OUT OF J. EBERT SURVEY NO. 680, ABSTRACT NO. 172, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.



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


LEGEND

- FD. 1/2" I.R. (unless noted otherwise)
- POINT FOR CORNER (no monument set)
- E-WTR — EXISTING WATER LINE
- WTR — PROPOSED WATER LINE

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of the parties listed. Use of this survey by a third party may not be transferred or assigned. Not valid without the original signature and seal of a Registered Professional Land Surveyor.

Dated: June 3, 2026.


 RUSSELL T. GULLY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



FIELD NOTES

0.597 Ac. Water Utility Easement

June 3, 2026
23-S-0265_0.597Ac

Being a 0.597 acre water utility easement out of a certain 6.026 acre tract of land out of a certain 21.5 acre tract (First Tract) described in Volume 44, Page 88, Deed Records of Tom Green County, Texas, and a certain tract of land shown on the corridor exhibit to the State of Texas acting by and through the Texas Department of Transportation described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas, and out of a certain 0.276 acre tract described and recorded in Instrument Number 202516548, Official Public Records of Tom Green County, Texas, and being out of J. Ebert Survey No. 680, Abstract No. 172, City of San Angelo, Tom Green County, Texas and said 0.597 acres being more particularly described by metes and bounds as follows:

Beginning at a point for the northwest corner of this easement and on the southeast right of way line of a railroad spur of Texas Pacific Railroad according to AT&SF Ry. Co. San Angelo, Tom Green County, TXCEO Amarillo Station Map #343328, recorded in Map Drawer 3, Tom Green County, Texas, from which a ½" iron pipe found on the west line of a certain 2.12 acre tract described and recorded in Volume 498, Page 41, Deed Records of Tom Green County, Texas bears S. 33°21'38" E. a distance of 143.88 feet, and said beginning point having coordinates of **N:10491341.76, E:2263694.53** based on Texas Coordinate System of 1983, Central Zone;

Thence with the northwest line of this easement and said southeast Railroad right of way as follows:

In a northeasterly direction with a non-tangent curve turning to the right, having a radius of 1370.87 feet, central angle of 00°08'59", arc length of 3.58 feet, whose long chord bears **N. 46°59'18" E.** a distance of **3.58** feet to a point of tangency at a ½" iron rod found;

N. 46°46'26" E. a distance of **24.27** feet to a point for a northeast corner of this easement;

Thence with an east line of this easement and crossing said 6.026 acre tract as follows:

S. 00°53'50" W. a distance of **244.60** feet to an angle corner of this easement;

S. 44°06'10" E. a distance of **55.47** feet to the east line of said 6.026 acre tract and on the west line of said 0.276 acre tract, and an angle corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract, **N. 00°24'14" E.** a distance of **39.56** feet to a ½" iron rod found for the northwest corner of said 0.276 acre tract and the southwest corner of a certain 0.182 acre tract described and recorded in Instrument Number 202516549, Official Public Records of Tom Green County, Texas and an angle corner of this easement;

Thence with a north line of this easement and said 0.276 acre tract, **S. 89°35'46" E.** a distance of **20.92** feet to a ½" iron rod found for the southeast corner of a said 0.182 acre tract and the southwest corner of said 2.12 acre tract and the northwest corner of a certain 3.373 acre tract described and recorded in Instrument Number 201717238, Official Public Records of Tom Green County, Texas and a northeast corner of this easement;

Thence with an east line of this easement and west line of said 3.373 acre tract and west line of a certain 0.55 acre tract described and recorded in Volume 686, Page 278, Deed Records of Tom Green County, Texas, **S. 00°24'14" W.** at a distance of 492.66 feet passing a ½" iron rod found for the southwest corner

of said 3.373 acre tract and northwest corner of said 0.55 acre tract, in all a total distance of **514.10** feet to a point for the southeast corner of this easement,

Thence with the south line of this easement and crossing said 0.276 acre tract, **N. 89°35'46" W.** a distance of **20.92** feet to a point for the southwest corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract and east line of said 6.026 acre tract, crossing said 6.026 acre tract, **N. 00°24'14" E.** a distance of **411.09** feet to a point for an angle corner;

Thence with a south line of this easement and crossing said 6.026 acre tract, **N. 89°35'46" W.** a distance of **311.60** feet to a point for a southwesterly corner of this tract and on the southeast right of way line of a railroad spur of Texas Pacific Railroad according to AT&SF Ry. Co. San Angelo, Tom Green County, TXCEO Amarillo Station Map #343328, recorded in Drawer 3, Tom Green County, Texas;

Thence with a west line of this easement and said southeast railroad spur right of way, in a northeasterly direction with a non-tangent curve turning to the right, having a radius of 1370.87 feet, central angle of 01°26'42", arc length of 34.57 feet, whose long chord bears **N. 30°12'00" E.** a distance of **34.57** feet to a point for a northwest corner of this easement;

Thence with a north line of this easement and crossing said 6.026 acre tract, **S. 89°35'46" E.** a distance of **294.42** feet to the east line of said 6.026 acre tract and west line of said 0.276 acre tract and an angle corner of this easement;

Thence with a west line of this easement and said 0.276 acre tract and east line of said 6.026 acre tract, **N. 00°24'56" E.** a distance of **4.92** feet to an angle corner of this easement;

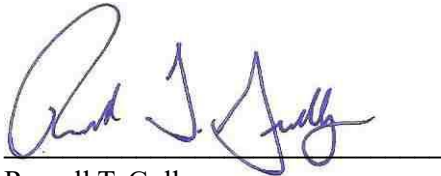
Thence with a west line of this easement and crossing said 6.026 acre tract as follows:

N. 44°06'10" W. a distance of **84.10** feet to an angle corner;

N. 00°53'50" E. a distance of **233.51** feet to the point of beginning and containing **0.597** acres.

Bearings recited hereon are based on Texas Coordinate System of 1983 - Central Zone by GPS observation.

See Attached Plat of Survey.



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



FIELD NOTES

0.571 Ac. Water and Sewer Utility Easement

June 3, 2026
23-S-0265_0.571Ac

Being a 0.571 acre water utility easement out of a certain 6.026 acre tract of land out of a certain 21.5 acre tract (First Tract) described in Volume 44, Page 88, Deed Records of Tom Green County, Texas, and a certain tract of land shown on the corridor exhibit to the State of Texas acting by and through the Texas Department of Transportation described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas, and out of a certain 0.55 acre tract described and recorded in Volume 686, Page 278, Deed Records of Tom Green County, Texas, and being out of J. Ebert Survey No. 680, Abstract No. 172, City of San Angelo, Tom Green County, Texas and said 0.571 acres being more particularly described by metes and bounds as follows:

Beginning at a point for the southwest corner of this easement and on the southeast right of way line of a railroad spur of Texas Pacific Railroad according to AT&SF Ry. Co. San Angelo, Tom Green County, TXCEO Amarillo Station Map #343328, recorded in Map Drawer 3, Tom Green County, Texas, from which a 5/8" iron pipe found for the southwest corner of said 6.026 acre tract and the northwest corner of a certain 13.269 acre tract described and recorded in Instrument Number 202315902, Official Public Records of Tom Green County, Texas bears S. 18°42'57" W. a distance of 30.64 feet, and said beginning point having coordinates of **N:10490575.29, E:2263263.08** based on Texas Coordinate System of 1983, Central Zone;

Thence with the northwest line of this easement and said southeast Railroad right of way, **N. 18°42'57"** **E.** a distance of **31.60** feet to the northwest corner of this easement;

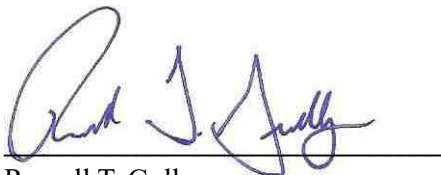
Thence with the north line of this easement and crossing said 6.026 acre tract and said 0.55 acre tract, **S. 89°35'46" E.** a distance of **823.97** feet to a point on the east line of said 0.55 acre tract and on the west right of way line of Hill Street and the northeast corner of this easement, from which a 1/2" iron rod found for the northeast corner of said 0.55 acre tract bears N. 00°24'14" E. a distance of 21.70 feet;

Thence with the east line of this easement and said 0.55 acre tract and west right of way line of said Hill Street **S. 00°24'14" W.** a distance of **30.00** feet to the southeast corner of this easement;

Thence with the south line of this easement and crossing said 0.55 acre tract and said 6.026 acre tract **N. 89°35'46" W.** a distance of **833.90** feet to the point of beginning and containing **0.571** acres.

Bearings recited hereon are based on Texas Coordinate System of 1983 - Central Zone by GPS observation.

See Attached Plat of Survey.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider approving TIPS Contract #23010402 for CC3 Construction Consultants of Abilene, Texas for the repair of the Airport's Air Traffic Control Tower in the amount of \$210,481.51 and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The concrete on the Airport's Air Traffic Control Tower catwalk has begun spalling, resulting in concrete falling onto pedestrian walkways below. The airport consulted with SKG Engineering in San Angelo to develop a repair plan. CC3 Construction, following SKG's repair plan, will: place scaffolding around the air traffic control tower, abate any asbestos around the catwalk. Scrape and remove all the loose concrete, and reseal the concrete with a new mortar mix and paint.

TXDOT Aviation has confirmed this is an eligible project for reimbursement through the RAMP (Routine Airport Maintenance Program) Grant. Another portion will be funded through the airport's contingencies fund.

\$99,369.51 (Contingencies)

\$111,112.00 (Airport Operating/TXDOT RAMP Grant Reimbursable)

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Contingencies	2203901-48045		\$99,369.51
Airport Operating/TXDOT RAMP	1033901-41421		\$111,112.00

Financial Impact:

Other Information/Recommendation:

Attachments:

1. CC3 - June 2026 - Airport Tower Repair

CC3 - June 2026 - Airport Tower Repair.pdf

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher

Brandon Dyson

Jeffrey Tomlinson

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Final Approval

CC-3

TIPS COMPLIANCE ESTIMATE

City of San Angelo

Tower Repair

6/4/2026

8618 Terminal Circle

San Angelo, Texas 79601

Construction Consultants-3

2032 East Hwy 80, Abilene, Texas 79601

TIPS# 23010402

Division Totals		
Division 01 - General Requirements	\$	140,099.71
Division 02 - Existing Conditions	\$	6,751.50
Division 03 - Concrete	\$	13,058.50
Division 04 - Masonry	\$	4,755.00
Division 05 - Metals		
Division 06 - Wood, Plastics, and Composites		
Division 07 - Thermal and Moisture Protection	\$	8,000.00
Division 08 - Openings		
Division 09 - Finishes	\$	13,114.50
Division 10 - Specialties	\$	1,440.80
Division 11 - Equipment		
Division 12 - Furnishings		
Division 13 - Special Construction		
Division 14 - Conveying Equipment	\$	14,139.75
Division 21 - Fire Suppression		
Division 22 - Plumbing		
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)		
Division 26 - Electrical		
Division 27 - Communications		
Division 28 - Electronic Safety and Security		
Division 31 - Earthwork		
Division 32 - Exterior Improvements		
Division 33 - Utilities		
Division 34 - Transportation		
RS MEANS PRICING TOTAL (MODIFIED BY CITY COST INDEX)	\$	201,359.76
TIPS CONTRACT COEFFICIENT (MEANS BASED PRICING ONLY)		0.920000000
SUBTOTAL	\$	185,250.98
CONTINGENCY	\$	19,100.00
SUBTOTAL	\$	204,350.98
P&P BOND	\$	6,130.53
TOTAL PRICE	\$	210,481.51

Estimate includes labor, material, and equipment to repair ruder side of concrete catwalk, abatement of asbestos containing roofing material, and install new roofing system on tower catwalk. Scaffolding to be installed with stairs and trash chute. Remove/replace awning over doorway of tower. Haul off all debris. All repairs will be following the direction of plans of material and scope from SKG.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Justin Fletcher, Airport Director, Airport

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider awarding AP-02-26 Airport Engineering Services to Woolpert, Inc., and authorizing the City Manager to negotiate and execute all related documents (Justin Fletcher)

Staff Recommendation:

Approve

Summary/History:

The 5-year airport engineering agreement with Aviation/Woolpert, Inc. will expire May 31, 2026. The airport submitted an RFQ in compliance with FAA AC 150/5100-14e.

4 firms submitted a proposal:

- Woolpert, Inc.
- Ardurra
- Centurion Planning and Design
- Parkhill

After the bids were submitted, the review committee, consisting of 7 members, scored the submittals in Bonfire. Woolpert scored the highest, followed by Ardurra, Parkhill and Centurion. The review committee agreed that Woolpert, Inc. was the most qualified based on the RFQ process due to their extensive knowledge of the airport including engineering, FAA grant administration, FAA familiarity, and success of previous projects at the airport.

The scores were reviewed by the Airport Advisory Board on May 18th, 2026. The Airport Board recommends awarding Woolpert, Inc. the engineering / consulting on-call contract over with a 3-year and (2) 1-year renewal options for a total of 5-years. With no public comments, the Airport Advisory Board vote was unanimous in Woolpert, Inc.'s favor.

Funding Source(s):

Financial Impact:

No immediate fiscal responsibility.

Each design project will be accompanied by a separate contract or task order in the amount proposed by the

engineer. Those task orders will follow the proper purchasing channels.

Each design project to be done under an FAA grant will be accompanied by an Independent Fee Estimate (IFE) to ensure the engineering fees are fair and reasonable prior to awarding the individual task order.

Other Information/Recommendation:

Attachments:

Presentation:

Justin Fletcher

Approvals/Reviews:

Justin Fletcher	Created/Initiated
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: Ryan Kramer, Sr. Fleet Manager, Fleet Services

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider awarding RFB FS-01-26 Trucks to TNTX Truck Group in the amount of \$479,959, budgeted in FY26, for the purchase of three units, and authorizing the City Manager to negotiate and execute all related documents; or in the alternative, rejecting all bids (Ryan Kramer)

Staff Recommendation:

Approve

Summary/History:

Bids were requested for an over-the-road haul truck and dump trucks to be assigned to multiple divisions. Purchased units will be used to replace units that have exceeded their useful life expectancy. These existing units shall be cycled out of service and disposed of, or re-assigned to a back-up status role. If approved, three units shall be purchased. Funding has been budgeted as follows:

Dump Truck - two units
Stormwater Fund - \$147,745 for purchase of one unit
Sewer Fund - \$147,745 for purchase of one unit

Haul Truck - one unit
Water Fund - \$92,235 for 50% of purchase
Sewer Fund - \$92,235 for 50% of purchase

Funding Source(s):

Financial Impact:

Award of RFB FS-01-26 Trucks to TNTX Truck Group (San Angelo, TX) in the amount of \$479,959, budgeted in FY26.

Other Information/Recommendation:

Staff recommends award of RFB FS-01-26 Trucks to TNTX Truck Group (San Angelo, TX) for the purchase of three units.

Attachments:

1. FS-01-26 Trucks Bid Tabulation

FS-01-26 Trucks Bid Tabulation.pdf

Presentation:

Ryan Kramer

Approvals/Reviews:

Ryan Kramer

Patrick Frerich

Shane Kelton

Brandon Dyson

Jeffrey Tomlinson

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval



RFB Bid Tabulation

FS-01-26 • Trucks

Tuesday, May 12, 2026

2:00 p.m.

DUMP TRUCKS

			Roberts Truck Center		Roberts Truck Center - Alternate # 1		TNTX TRUCK GROUP SAN ANGELO	
			Total Cost					
			\$296,824.50		\$295,387.00		\$294,745.00	
#	Items	Quantity Required	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1								
#1-1	New and Unused 12 Yard Dump Trucks	2	\$144,735.00	\$289,470.00	\$146,360.00	\$292,720.00	\$142,242.00	\$284,484.00
2								
#2-1	Parts, Service, and Operator Manuals	1	\$0	\$0	\$0	\$0	\$0	\$0
#2-2	Rear Hitch System	1	\$2,887.50	\$2,887.50	\$0	\$0	\$3,150.00	\$3,150.00
#2-3	Extended Warranty	1	\$2,667.00	\$2,667.00	\$2,667.00	\$2,667.00	\$2,353.00	\$2,353.00
#2-4	Pre-Collision Assist	1	\$1,800.00	\$1,800.00	No Bid	No Bid	\$4,758.00	\$4,758.00
	Make and Model		International HV607 SBA		International HV607 SBA		Freightliner M2-106 6X4 Tandem Dump WITH DRIVER COLLISION ASSITANCE OPT B	
	Delivery Lead Time		Q4		Currently Available		120 TO 150 DAYS FROM RECEIVING PO	

HAUL TRUCK

			Roberts Truck Center		Roberts Truck Center - Alternate # 1		TNTX TRUCK GROUP SAN ANGELO	
			Total Cost					
			\$195,734.00		\$0		\$184,469.00	
#	Items	Quantity Required	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1								
#1-1	New and Unused Haul Truck	1	\$187,870.00	\$187,870.00	No Bid		\$176,325.00	\$176,325.00
2								
#2-1	Pre-Collision Assist	1	\$1,788.00	\$1,788.00	No Bid		\$3,884.00	\$3,884.00
#2-2	Extended Warranty	1	\$6,076.00	\$6,076.00			\$4,260.00	\$4,260.00
#2-3	Parts, Service, and Operator Manuals	1	\$0	\$0			\$0	\$0
	Make and Model		International HX620 SBA				20237 Western Star 49X TANDEM AXLE HAUL TRUCK	
	Delivery Lead Time		Q4				120 - 150 Days	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Operations

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider approving Change Order 4 for the Chadbourne Street CACP Project in the total amount of \$354,395.71 pending TxDOT concurrence and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Approve

Summary/History:

This item approval will result in a change of \$33,768.26 change to the original contract price. This serves to document the use of \$320,627.45 in contingency funds. The total contract price will increase to \$13,322,011.26.

Previously approved Change order 2 added two new line items to correct the existing shallow waterline services encountered on Chadbourne St between College and Beauregard. A total of three existing shallow water service lines were encountered with two in proximity to one another. All three service lines need to be lowered to an appropriate depth to provide the Contractor with enough clearance to allow for proper grading and compacting of the subgrade for the proposed concrete roadway. Line item CO_2.44 addresses the two waterline services in proximity to one another and line item CO_2.45 addresses the remaining one. Each item has been increased by additional EACH in anticipation of this scenario occurring again, given how early we are in the timeline of the project.

Previously approved Change Order 3 & 4 added a lump sum pay item to compensate the Contractor for upgrading the standard traffic signal assembly bid items to include decorative luminaries, luminaire arms, and pole bases/shrouds. These decorative features were called to be used in the plans, specifically for the light poles in the lighting section. However, there was no mention of including those same decorative features in the traffic signal section of the plans. Given these decorative features were incorporated previously into phase A and there is a desire to continue these aesthetic features throughout the Downtown corridor, this lump sum item is being added to the contract with this change order. The bid items impacted by this change order include 5.24 through 5.27 within Volume 1 of the project.

The addition of this Change Order 4 compensates the Contractor for all labor, material, and equipment necessary to perform all work described as:

3.07A: The quantity of trench drain provided in the bid was underrepresented. Measurements were taken in the field yielding approximately 300 additional LF of trench drain being necessary to satisfy the plan intent.
6.02B: 12" concrete stand up curb (planter boxes), was bid on in Vol 2, Item 6.02B. However, the quantity was

only 250 LF (\$154.69/LF). After closer investigation, it was discovered that the bid item for the planter boxes in Vol 1, 4.17, was mistakenly excluded from the bid tab due to a clerical error. Increasing the quantity of Item 6.02B by 1,860LF adjusts this bid item to account for the quantity in Volume 1 that was excluded from the bid tab. 47 days is being added to the contract given the amount of work this adds to the project. 22 days is also being added to the contract due to the time suspension for the survey control point data revisions in late February 2026. The new estimated completion date is 6/12/2028.

7.12A, 7.05B, CO4_6.03B, CO4_6.16A, CO4_6.17A: The plans called for a TxDOT Handrail Type C, bubble F-1, in various locations throughout the project. Typically, the Handrail Type C is specified behind planter boxes next to parking lots to function as a decorative screen/barrier. After reviewing the Chadbourne Phase A plans and Change Orders, it was discovered that the TxDOT type C handrails were called out in the plans as well. However, a change order was processed to provide a fence/handrail with a more aesthetically pleasing design. See image provided. In order to match the aesthetic features of Phase A and provide a cohesive decorative theme throughout the corridor, items 7.12A and 7.05B will have supplemental items, respectively, items CO4_6.16A and CO4_6.03B, added to the contract to cover the cost for upgrading these items to the aesthetic equivalent of Phase A. Item CO4_6.17A will be necessary to compensate the Contractor for installation of Type C Handrail at approximate STA 43+00. ADA requirements require handrail at this location due to an extended curb ramp not called out in the plans.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Bond Funding	538		\$33,768.26

Financial Impact:

Addition of Bond Funding toward the project in the amount of \$33,768.26

Other Information/Recommendation:

Attachments:

- | | |
|------------------------------------|-------------------------------------|
| 1. Change Order No. 4 Chad Phase B | Change Order No. 4 Chad Phase B.xls |
| 2. CO_004_SEALED | CO_004_SEALED.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Kevin Pate	Approved
Shane Kelton	Approved
Brandon Dyson	Approved
Jeffrey Tomlinson	Approved

Jonathan Flores
Tina Dierschke
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval

CHANGE ORDER NO. 4

CONTRACTOR: REECE ALBERT, INC.

Item No.	Item Description	Bid Quantity	Unit	Bid Unit Price	Proposed Unit Price (Add. Qty.)	Bid Total Price	Add Quantities	Deduct Quantities	Revised Quantities	Adjusted Total Price
1.03	REMOVING CONC (CURB AND GUTTER)	714	LF	\$ 11.18		\$ 7,982.52	65.00		779	\$ 8,709.22
2.35	CURB RAMPS (TY 7)	10	EA	\$ 2,133.40		\$ 21,334.00	8.00		18	\$ 38,401.20
2.31	CONC CURB & GUTTER (TY I)	6,123	LF	\$ 24.39		\$ 149,339.97	65.00		6,188	\$ 150,925.32
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -
						\$ -			0	\$ -

Contract Adjustment

Original Contract Completion Date:	N/A	Original Contract Amount:
Original Contract Construction Days:	N/A	Previous Change Orders:
Prior Days Added:	N/A	Change Order No. 1:
		Change Order No. 2:
		Change Order No. 3:
Days Added this Change Order:	N/A	Change Order No. 4:
Revised Contract Construction Days:	N/A	Current Change Order Amount:
Revised Contract Completion Date:	N/A	Revised Contract Amount:

Comments

1. Ramps per FHWA at Southwest and Southland intersection.



CHANGE ORDER NO. 4

CONTRACTOR: REECE ALBERT, INC.

Item No.	Item Description	Bid Quantity	Unit	Bid Unit Price	Proposed Unit Price (Add. Qty.)	Bid Total Price	Add Quantities	Deduct Quantities	Revised Quantities	Adjusted Total Price	Net Change (+/-)
3.07A	PEDESTRIAN RATED TRENCH DRAIN	148	LF	\$ 296.93	\$ -	\$ 43,945.64	300.00	-	448	\$ 133,024.64	\$ 89,079.00
6.02B	STAND UP CURB, SEE DETAIL A2/L-501	250	LF	\$ 154.69	\$ -	\$ 38,672.50	1,860.00	-	2,110	\$ 326,395.90	\$ 287,723.40
7.12A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C)	584	LF	\$ 184.21	\$ -	\$ 107,578.64	-	249.00	335	\$ 61,710.35	\$ (45,868.29)
CO4_6.03B	TxDOT 450-7060 RAIL (HANDRAIL)(TY C) DECORATE UPGRADE	-	LF	\$ -	\$ 27.89	\$ -	180.00	-	180	\$ 5,020.20	\$ 5,020.20
CO4_6.16A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C) DECORATE UPGRADE	-	LF	\$ -	\$ 27.89	\$ -	335.00	-	335	\$ 9,343.15	\$ 9,343.15
CO4_6.17A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C)	-	LS	\$ -	\$ 9,098.25	\$ -	1.00	-	1	\$ 9,098.25	\$ 9,098.25

Contract Adjustment

Original Contract Completion Date:	4/4/2028	Original Contract Amount:	\$ 12,788,243.00
Original Contract Construction Days:	547	Contingency:	\$ 500,000.00
Prior Days Added:	0	Previous Change Orders:	
Days Added this Change Order:	69	Change Order No. 1:	\$ 0.00
Revised Contract Construction Days:	616	Change Order No. 2:	\$ 42,500.00
Revised Contract Completion Date:	6/12/2028	Change Order No. 3:	\$ 136,872.55
		Change Order No. 4:	
		Change Order No. 5:	
		Change Order No. 6:	
		Current Change Order Amount:	\$ 354,395.71
		(\$500,000.00)Contingency used prior to current C.O.:	\$ 179,372.55
		Revised Contract Amount:	\$ 13,288,243.00

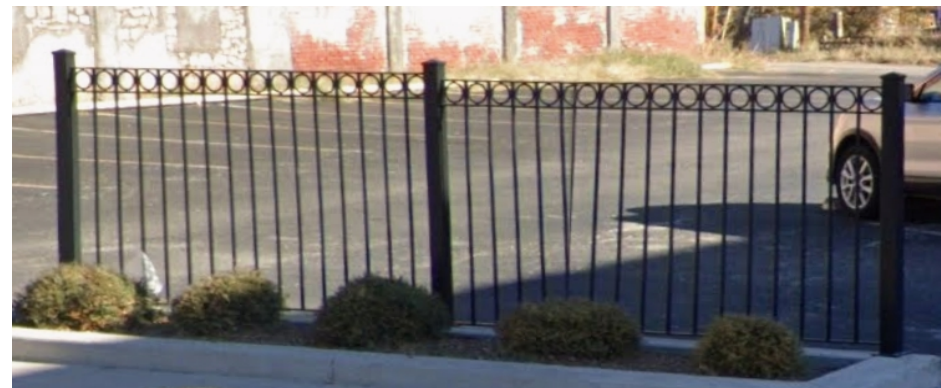
Comments

3.07A: The quantity of trench drain provided in the bid was under represented. Measurements were taken in the field yielding approximately 300 additional LF of trench drain being necessary to satisfy the plan intent.

6.02B: 12" concrete stand up curb (planter boxes), was bid on in Vol 2, Item 6.02B, however, the quantity was only 250 LF (\$154.69/LF). After closer investigation, it was discovered that the bid item for the planter boxes in Vol 1, 4.17, was mistakenly excluded from the bid tab due to a clerical error. Increasing the quantity of Item 6.02B by 1,860LF adjusts this bid item to account for quantity in Volume 1 that was excluded from the bid tab. 47 days is being added to the contract given the amount of work this adds to the project. 22 days is also being added to the contract due to the time suspension for the survey control point data revisions in late February of 2026. The new estimated completion date is 6/12/2028.

7.12A, 7.05B, CO4_6.03B, CO4_6.16A, CO4_6.17A: The plans called out for a TxDOT Handrail Type C, bubble F-1, in various locations throughout the project. Typically, the Handrail Type C is specified behind planter boxes next to parking lots to function as a decorative screen/barrier. After reviewing the Chadbourne Phase A plans and Change Orders, it was discovered that the TxDOT type C handrails were called out in the plans as well, however, a change order was processed to provide a fence/handrail with a more aesthetically pleasing design. See image provided. In order to match the aesthetic features of Phase A and provide a cohesive decorative theme throughout the corridor, items 7.12A and 7.05B will have supplemental items, respectively items CO4_6.16A and CO4_6.03B, added to the contract to cover the cost for upgrading these items to the aesthetic equivalent of Phase A. Item CO4_6.17A will be necessary to compensate the Contractor for installation of Type C Handrail at approximate STA 43+00. ADA requirements require handrail at this location due to an extended curb ramp not called out in the plans.

General Note: The addition of this change order compensates the Contractor for all labor, material, and equipment necessary to perform all work described within the supplemental documents and herein.



INSTRUCTIONS FOR PREPARING THE CHANGE ORDER

The following information is provided to assist the LG in preparing a Change Order (CO). Early coordination with TxDOT prior to Contractor signature is strongly encouraged.

- 1 Populate the appropriate header information, including the Contractor's name as it appears in the contract.
- 2 Insert the work limits for the Change Order.
- 3 Give a narrative of the revised work being authorized in the Change Order.

Include a statement to address time by one of the following methods:

- 1) Add the time extension number and time in the line provided.
- 2) State in the narrative that no time is added by this CO.

If a time extension is included in the CO, include the appropriate details, and attach the Time Impact Analysis to support the additional days.

Provide the total value of the amount being added to the contract by the Change Order.

- 4 Attach any new/revised plan sheet(s).
- 5 Direct the contractor to sign in the contractor's signature block.

Affix the seal of the authorized local representative in the space located at the left corner of the bottom of the CO Form. Adhere to Change Order Approval Policy of local agency.

Provide the completed form and all supporting documents to TxDOT for review and concurrence. TxDOT will utilize the review checklist at the end of this form to provide its written response.

- 1 Populate the appropriate header information.
- 2 Identify the date in which the Change Order was received by TxDOT for review, and whether appropriate and/or adequate information was provided to support the elements of the Change Order.
- 3 Document TxDOT's decision of whether the costs/time extension associated with the Change Order are determined to be participating. If any element is deemed non-participating, provide a comment to explain the determination.

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER: 4

1. Contract Information

LG Contract No:	ES-03-25	County:	Tom Green
CCSJ:	0907-24-058	District:	San Angelo
Project No:	ES-03-25	Highway:	Chadbourne St
Contractor:	Reece Albert		

2. Change Order Work Limits: Station N/A to Station N/A

3. Describe the change(s) and the reason for the Change Order. When necessary, include exceptions to this agreement.

3.07A: The quantity of trench drain provided in the bid was under represented. Measurements were taken in the field yielding approximately 300 additional LF of trench drain being necessary to satisfy the plan intent. 6.02B: 12" concrete stand up curb (planter boxes), was bid on in Vol 2, Item 6.02B, however, the quantity was only 250 LF (\$154,500/LF). After closer investigation, it was discovered that the bid item for the planter boxes in Vol 1, 4.17, was mistakenly excluded from the bid tab due to a clerical error. Increasing the quantity of item 6.02B by 1,800LF adjusts this bid item to account for quantity in Volume 1 that was excluded from the bid tab. 47 days is being added to the contract given the amount of work this adds to the project. 22 days is also being added to the contract due to the time suspension for the survey control point data revisions in late February of 2026. The new estimated completion date is 6/12/2028. 7.12A, 7.05B, CO4_6.03B, CO4_6.16A, CO4_6.17A: The plans called out for a TxDOT Handrail Type C, bubble F-1, in various locations throughout the project. Typically, the Handrail Type C is specified behind planter boxes next to parking lots to function as a decorative screen/barrier. After reviewing the Chadbourne Phase A plans and Change Orders, it was discovered that the TxDOT type C handrails were called out in the plans as well, however, a change order was processed to provide a fence/handrail with a more aesthetically pleasing design. See image provided. In order to match the aesthetic features of Phase A and provide a cohesive decorative theme throughout the corridor, Items 7.12A and 7.05B will have supplemental items, respectively items CO4_6.16A and CO4_6.03B, added to the contract to cover the cost for upgrading these items to the aesthetic equivalent of Phase A. Item CO4_6.17A will be necessary to compensate the Contractor for installation of Type C Handrail at approximate STA 43+00. ADA requirements require handrail at this location due to an extended curb ramp not called out in the plans. The addition of this change order compensates the Contractor for all labor, material, and equipment necessary to perform all work described within the supplemental documents and herein.

Time Ext. #: 1 # of Days Added: 47 Time Impact Analysis attached: (Yes/No): No ▼

Amount added by this Change Order: \$ \$ 354,395.71

4. New or revised plan sheet(s) attached: N/A

5. Change Order Authorizations: Each signatory hereby warrants that each has the authority to execute this Change Order.

By signing this change order, the contractor agrees to waive any and all claims or additional compensation due to any and all other expenses; additional changes for time; overhead and profit; or loss of compensation as a result of this change. Further, the contractor agrees that this agreement is made in accordance with the Contract. Exceptions should be noted in the response for item 3 above.

THE CONTRACTOR

Signature: _____ Date: _____
 Typed/Printed Name: _____
 Typed/Printed Title: _____

THE OWNER

Recommended for Execution:

Approved:

Signature/Title	Date:
Signature /Title	Date:
Signature /Title	Date:
Signature /Title	Date:

Signature /Title	Date:
Signature /Title	Date:
Signature	Date:
Signature /Title	Date:

Engineer's Seal:



The Seal appearing on this document was authorized by Nicholas A. Cosentino, P.E. 147419 on JUNE 6, 2026

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER: 4

CCSJ: 0907-24-058

TABLE A: Force Account Work

LABOR	HOURLY RATE	EQUIPMENT	HOURLY RATE

TABLE B1: Contract Items

ITEM	DESCRIPTION	UNIT	UNIT PRICE (P)	ORIGINAL + PREVIOUSLY REVISED		NEW		VARIANCE (%)
				QUANTITY (Q1)	ITEM COST (PxQ1)	QUANTITY (Q2)	ITEM COST (PxQ2)	OVERRUN/ UNDERRUN
3.07A	PEDESTRIAN RATED TRENCH DRAIN	LF	\$ 296.93	\$ 148.00	\$ 43,945.64	448	133024.64	89079
6.02B	STAND UP CURB, SEE DETAIL A2/L-501	LF	\$ 154.69	250	\$ 38,672.50	2110	326395.9	287723.4
7.12A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C)	LF	\$ 184.21	584	\$ 107,578.64	335	61710.35	(45868.29)
CO4_6.03B	TxDOT 450-7060 RAIL (HANDRAIL)(TY C) DECORATE UPGRADE	LF	\$ 27.89	0	\$ 0.00	180	5020.20	5020.2
CO4_6.16A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C) DECORATE UPGRADE	LF	\$ 27.89	0	\$ 0.00	335	9343.15	9343.15
CO4_6.17A	TxDOT 450-7060 RAIL (HANDRAIL)(TY C)	LS	\$ 27.89	0	\$ 0.00	1	9098.25	9098.25
Sub-total:								

Change Order # [] TxDOT Review

1. Contract Information

LG Contract No:	ES-03-25	County:	Tom Green
CCSJ:	0907-24-058	District:	San Angelo
Project No:	ES-03-25	Highway:	Chadbourne St
Contractor:	Reece Albert		

2. Change Order Details

[LGP Guide 9.3.2](#)

Date Received: []

Did the LG provide an adequate narrative describing the change(s) and the reason for the CO?

Yes No N/A

Did the LG provide adequate documentation to support the elements of the CO?

- New/revised plan sheets for design changes?

Yes No N/A

- Cost analysis for any new contract items?

Yes No N/A

Total amount of Change Order: \$ [\$ 354,395.71]

- Time impact analysis for additional contract days?

Yes No N/A

Additional days included in this change order: [47]

3. Participation Determination*

Are the costs associated with this CO eligible for participation?

Yes No N/A

Note: Eligibility of costs does not guarantee availability of federal or state funds; refer to AFA for responsibility of cost overruns. Actual participation will be determined by the final project cost reconciliation.

Current Contract Value: [\$ 12,967,615.55]

Amount added by this Change Order: [\$ 354,395.71]

Total Amount of Revised Contract Value: [\$ 13,322,011.26]

Is the time extension associated with this CO eligible for participation?

Yes No N/A

Current number of contract days: [547]

Number of eligible days added by this CO: [47]

Total number of approved contract days: [594]

*Comments:

[]

Reviewed by: []

[]
Signature/Title Date: []

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Charles Michalewicz, Engineer, Water Utilities

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Consider a resolution finding a public purpose in support of affordable housing and approving a request by Triple T Abilene, LLC, for the City to participate in the cost of an 820 foot, 8-inch diameter C900 water main to finish a loop in the Ellison Estates Section Seven-D subdivision along Willow Circle that will serve 34 new homes, and authorizing the City Manager to negotiate and execute all related documents (John Kaufman)

Staff Recommendation:

Adopt

Summary/History:

Triple T Abilene, LLC is seeking to finalize a plat for a planned 34-lot Ellison Estates Section Seven-D residential subdivision and is requesting the city to pay for 30% of the anticipated cost to install 820 feet of new water main that will serve the subdivision pursuant to the provisions of Section 212.072 of the Texas Local Government Code.

Sections 212.071 and 212.072 of the Texas Local Government Code allow for a voluntary Developer Participation Contract. Under the contract, the developer shall construct the improvements and the municipality shall participate in their cost. The contract must establish the limit of participation by the municipality at a level not to exceed 30% of the total contract price. The Developer has further agreed to discount the lots by \$1,000 per lot as set out in the final contract.

Triple T Abilene, LLC believes the city's involvement in the development costs will support the continued growth of quality, affordable housing in the community, which will in turn help provide much needed homes for local families and workforce buyers. This investment will make a meaningful impact on San Angelo's housing supply and economic development.

According to Triple T Abilene, LLC, the approximate cost (materials and construction) to install 820 feet of C900 PVC water line is \$100,040. They are requesting a reimbursement amount of approximately \$30,000.

Funding Source(s):

Financial Impact:

Up to \$30,000.

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Triple T Abilene Letter to City of San Angelo | Triple T Abilene Letter to City of San Angelo.docx |
| 2. Ellison Estates Section Seven-D | Ellison Estates Section Seven-D.pdf |
| 3. Resolution approving water line extension participation - Ellison Estates | Resolution approving water line extension participation - Ellison Estates.docx |

Presentation:

John Kaufman

Approvals/Reviews:

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

Triple T Abilene, LLC
3845 Lake Ridge Drive
San Angelo, Tx 76904

June 5, 2026

City of San Angelo
Attention: Shane Kelton
72 W. College Ave., fourth floor
City Hall
San Angelo, Tx 76903

Re: Water Line Extension for Ellison Estates Section 7-D

Mr. Kelton:

We are requesting the city to support continued residential development in San Angelo. Our proposed new 34-lot phase in Ellison Estates builds on continued success of the subdivision. The cost of public infrastructure improvements on the subdivider has increased making affordable housing unattainable. We are asking the city to participate, whereas, section 212.072 of the Texas Local Government Code allows for the city's participation of up to 30% of the cost of the infrastructure improvements generally and not limited to oversizing. The City's involvement in development costs will support the continued growth of quality, affordable housing in our community. Which in turn will help provide much needed homes for local families and workforce buyers. This investment will make a meaningful impact on San Angelo's housing supply and economic development.

Based on the estimates, the cost to install 820 feet of an 8-inch C900 water line to finish the loop in the Ellison subdivision is \$100,040.00. Therefore, we are asking for \$30,000.00 as reimbursement from the city. Your investment into this infrastructure shows your unwavering commitment to supporting affordable housing and responsible growth for San Angelo.

We appreciate your consideration of this request. If you have additional questions or need further information, please do not hesitate to contact me at (325) 656-7814.

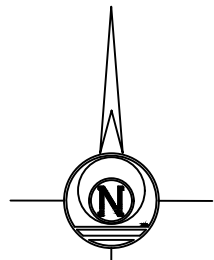
Sincerely,

Rocky Templin

D.R. HODGES
SURVEY NO. 2
ABSTRACT NO. 8279

A.E. WHITE
SURVEY NO. 1
ABSTRACT NO. 3944

L=271.22'
R=220.00'
Δ=70°38'07"
L.C.=S87°57'37"E
254.37'



SCALE: 1" = 50'

GRAPHIC SCALE: FEET
0 25 50 100

NOTE: Bearings shown hereon are based on the Texas Coordinate System - Central Zone. Distances shown are surface horizontal.

LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap
- ⊕ Perpetual two foot (2') Overhang Easement and Perpetual four foot (4') Maintenance Easement

REF.: 11.547 Ac. Tr.
Drainage Way Dedication
Vol. 380, Pg. 8,
OPRRP



COUNTY CLERK
Filed for record this ___ day of
20___ @
County Clerk of Tom Green Co., Tx.

By: _____

This Plat is Filed in Cabinet ____, Slide ____
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. _____
Official Public Records, Tom Green County, Texas.

Fire hydrants and fire department access may need to be
provided, depending upon the proposed layout of the
buildings, and should be addressed as part of the site plan
review process.

PLANNING COMMISSION
Approved for recording this ___ day
of _____, 20___, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman

Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ___ day
of _____, 20___.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ___ day
of _____, 20___.

By: _____
Director of Public Works

ACKNOWLEDGEMENT/DEDICATION
We, Triple T Abilene, LLC, do hereby adopt this plat as the
subdivision of our property and dedicate for the use of the
public the streets and easements shown hereon.

Rocky Templin
Triple T Abilene, LLC

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on _____
by Rocky Templin in the capacity shown.

Notary Public, State of Texas

**ELLISON ESTATES
SECTION SEVEN-D**

City of San Angelo, Tom Green County, Texas.
OWNER/DEVELOPER: Triple T Abilene, LLC

DESCRIPTION: Being 6.435 acres out of the South 1/2 of
A.E. White, Survey No. 1, Abstract No. 3944, and being out
of that certain 62.733 acre tract described and recorded in
Volume 1016, Page 184, Official Public Records of Tom
Green County, Texas.

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.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I,
Russell T. Gully RPLS, do hereby
certify that I prepared this plat from an
actual and accurate survey of the land
and that corner monuments shown
hereon were properly placed, under my
supervision, in accordance with the
rules for land subdivision by the City
Council of the City of San Angelo; and I
further certify that the tract of land
herein platted lies within the city limits
of the City of San Angelo, Texas.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
Firm No. 10102400
www.skg.com

PHONE: 325.655.1288
FAX: 325.657.8189

A RESOLUTION BY THE CITY OF SAN ANGELO CITY COUNCIL APPROVING THE CITY'S PARTICIPATION IN COSTS FOR A DEVELOPER CONSTRUCTED WATER LINE EXTENSION TO SERVE 34 LOTS IN THE ELLISON ESTATES SECTION SEVEN-D SUBDIVISION, FINDING A PUBLIC PURPOSE FOR SUCH PARTICIPATION, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS WITH TRIPLE T ABILENE, LLC

WHEREAS, a final plat for the Ellison Estates Section Seven – D Subdivision (the “Subdivision”) was approved conditioned on the installation of water infrastructure necessary to serve such Subdivision; and

WHEREAS, an 820 foot 8” C900 water main will be required to adequately serve the Subdivision; and

WHEREAS, Section 212.072 of the Texas Local Government Code allows for the City’s participation of up to 30% of the cost of public infrastructure improvements; and

WHEREAS, Triple T Abilene, LLC, owner and developer of the Subdivision, has requested City’s participation in paying \$30,000 of the estimated \$100,040.00 costs of materials and installation for the water main; and

WHEREAS, in consideration of City’s participation, Triple T Abilene, LLC has agreed to discount the lots within the Subdivision to promote affordable housing; and

WHEREAS, utilizing City funds beyond what is allowed by ordinance would constitute a donation of City funds to a private entity; and

WHEREAS, the Texas Constitution requires that before a City can donate public funds to a private entity there must be a finding by City Council that such a donation constitutes a valid public purpose.

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

Part 1: That City Council finds a valid public purpose exists in participating in the costs of the water main to support much needed housing development. In consideration of City’s participation, and in support of the City’s affordable housing initiatives, Triple T Abilene, LLC has agreed to discount the 34 lots within the Subdivision by \$1,000 per lot based on the market value at the time of sale.

Part 2: That the Department of Public Works is authorized to participate in the costs of the water main up to \$30,000 but not to exceed 30% of the total cost, whichever amount is less. Triple T Abilene, LLC shall be responsible for all other costs and expenses related to labor, equipment, gravel embedment, and testing associated with the water main installation.

Part 3: That the City Manager is authorized to negotiate and execute any necessary documents with Triple T Abilene, LLC, to effectuate City’s participation as detailed herein.

PASSED and APPROVED this 16th day of June, 2026.

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: Heather Stastny, City Clerk, Water Utilities

Meeting Date: June 16, 2026

Item type: Consent Item

Caption:

Second reading 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" (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. Requirements were added that: (1) cooling water usage be metered separately from other water usage at data centers, and (2) all approved and emergency exceedances of cooling water usage be reported in writing to the City Council within five (5) business days following the City Manager's approval of the exceedance, or within five (5) business days following the emergency exception report to the Water Utilities Director.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Adopting Ordinance Water Service - Utilities
(2)a1 | Adopting Ordinance Water Service - Utilities
(2)a1.docx |
|--|--|

Presentation:

John Kaufman

Approvals/Reviews:

Heather Stastny

John Kaufman

Shane Kelton

Brandon Dyson

Heather Stastny

Created/Initiated

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 19th 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 16, 2026.

INTRODUCED with public hearing the 19th day of May 2026, and finally PASSED this 16th 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 three percent (6%) of the total installed cooling loop volume per Data Center building per calendar year.
 - d. Cooling water usage shall be metered separately from other water usage at Data Center facilities.
 - 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 (Xeriscape) 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.
- d. All approved and emergency exceedances shall be reported in writing to the City Council within five (5) business days following the City Manager's approval of the exceedance, or within (5) business days following the emergency exception report to the Water Utilities Director.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Barbara Stallworth, Deputy City Clerk, City Manager's Office

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Discussion and possible action regarding the potential establishment of a Community Impact Review Committee to address issues related to data center development (Presentation made by Assistant City Manager Shane Kelton)

Staff Recommendation:

Direction from Council

Summary/History:

Council Member Keely requested this item to discuss creating a committee to start addressing possible issues that could arise throughout the community if data center development occurs in San Angelo or Tom Green County.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Shane Kelton

Approvals/Reviews:

Barbara Stallworth

Shane Kelton

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeremy Miller, Assistant Director of Operations, Operations

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider accepting a grant awarded by the Natural Resources Conservation Service under the Emergency Watershed Protection Program in the amount of \$755,156.25 with a \$228,219 local match sourced from Stormwater Fund Balance and authorizing the City Manager to negotiate and execute all related documents (Patrick Frerich)

Staff Recommendation:

Accept

Summary/History:

The Emergency Watershed Protection Program has awarded the City a \$755,126.75 grant to assist with repairs to damaged infrastructure caused by the July 4th flood. The total project cost is estimated at \$983,875, which includes the City's 25% matching share of \$228,718.75.

Following the July 4th flooding, a damage survey report identified eight locations across the city as eligible for EWP assistance. The project will address erosion around bridge piers, culverts, retaining walls, drainage outfalls, and riverbanks, and will include the placement of riprap in heavily eroded areas to prevent future damage. The eight sites included in the project are: two crossings at Twin Buttes Lake, the Sherwood Way drain near the Bible Church, the 19th Street bridge, the Brentwood Park outfall, the Veterans Memorial Drive bridge, the Beaty Road outfall, and the Rio Concho Drive outfall. Once completed, the project will repair flood-related damage at these locations and help protect them from future erosion.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Stormwater Fund Balance			\$228,719
NRCS Grant Funds			\$755,127

Financial Impact:

Stormwater fund 240 fund balance will be used to cover the City's matching portion of the project.

Other Information/Recommendation:

Staff recommends accepting the grant award from the NRCS

Attachments:

- | | | |
|----|---|--|
| 1. | DSR for 48-11-26-5120-003 | DSR for 48-11-26-5120-003.pdf |
| 2. | 9 CoSA-Regular_SOW EWP Locally Led FA
TA_4.15.2026 | 9 CoSA-Regular_SOW EWP Locally Led FA
TA_4.15.2026.docx |
| 3. | BA Memo - Emergency Watershed Protection
Program | BA Memo - Emergency Watershed Protection
Program.pdf |

Presentation:

Patrick Frerich

Approvals/Reviews:

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



Damage Survey Report for 48-11-26-5120-003 (City of San Angelo)

Returned DSR Review Notes: The planned Emergency Measures section needs to be redone. The appropriate planned measures for some sites is Streambank and Shoreline Protection (580). Quantity should be length of practice installed in LF. If work involves lining entire channel use Lined Waterway or Outlet (468) in LF. If rip rap is used as a plunge pool/ stilling basin at outlet of structure use Structure for water Control (587) as no. Reminder that EWP pays for work associated with installing protective measures. Owners pay for any work associated with repair of road, culverts, etc. On site 005 the owners should stabilize area under structure. Not EWP. Revise cost. Site 008 appears correct. Owners to repair, then NRCS to riprap. Pillar protection under bridges can be complicated with high risk. Suggest making sure your State Conservation Engineer is comfortable or have design done and approved by facility owner engineer. Suggest I review this one prior to re-submittal. PJV Current value \$919,872

State: TX **Disaster Event:** TX Severe Storms/Flooding

DSR Name: 48-11-26-5120-003 **Local Name:** City of San Angelo

Congressional District: TX-11

FEMA Declaration Number: DR-4879-TX

Buyout? No

Federal Contract for Construction? No

Sponsor Name: City of San Angelo **Tribal Sponsor?** No

Date of Sponsor Request: 8/8/2025 **Site Access Date:** 7/14/2025

Estimated Number of People Benefitted: 100,000

Cost Share Percentage: 75

LRA Community? No

Approved Cost Share Waiver? No

Ranking Priority: 3

Damaged Sites

Number	Name	Description	Lat	Long	Counties	Site Eligibility	Measures Eligibility
001	TB Crossing 1	Erosion creating gullies and headcuts back into the road.	31.399959	-100.560727	Tom Green County, TX	Eligible	Eligible

002	TB Crossing 2	Erosion on the downstream side cutting into road	31.399921	-100.551572	Tom Green County, TX	Eligible	Eligible
003	Sherwood Way-Bible Church / Pilates Drain	Extreme erosion on the sides and around drainage inlet undercutting the adjacent parking lots endangering the function of the inlet to prevent water from flooding Sherwood Way.	31.442662	-100.484915	Tom Green County, TX	Eligible	Eligible
004	19th Street Bridge	Severe erosion and gullies exposing pillars on both sides of bank of river and undercut of outpour and turnout drainages. Exposed utilities on West side.	31.470967	-100.466852	Tom Green County, TX	Eligible	Eligible
005	Brentwood Park Outfall	Extreme erosion undermining stability of concrete spillway wall outfall of retention pond.	31.468346	-100.464469	Tom Green County, TX	Eligible	Eligible
006	Veteran's Memorial Drive Bridge	Erosion threatening retaining wall and bridge pillars on West side of Bridge and erosion around bridge pillars and undercutting sidewalk on East side of Bridge.	31.46023	-100.449189	Tom Green County, TX	Eligible	Eligible

007	Beaty Rd Outfall	Erosion cutting under outfall upstream and downstream gullies cutting back into the road and around culverts and down towards lake.	31.394153	-100.480284	Tom Green County, TX	Eligible	Eligible
008	Rioconcho Outfall	Erosion around the edges and under the outfall. Concrete shoot completely seperated and failed. Culvert seperated 10 ft back.	31.46088	-100.423227	Tom Green County, TX	Eligible	Eligible

Planned Emergency Measure Costs

Planned Emergency Measures	Quantity	Units	Unit Costs	Measure Costs
<i>Site: 001 - TB Crossing 1</i>				
Streambank and Shoreline Protection	47	FT	\$ 410	\$ 19,250
<i>Site: 002 - TB Crossing 2</i>				
Streambank and Shoreline Protection	80	FT	\$ 381	\$ 30,500
<i>Site: 003 - Sherwood Way-Bible Church / Pilates Drain</i>				
Streambank and Shoreline Protection	55	FT	\$ 481	\$ 26,450
<i>Site: 004 - 19th Street Bridge</i>				
Streambank and Shoreline Protection	135	FT	\$ 2,662	\$ 359,400
Streambank and Shoreline Protection	90	FT	\$ 3,112	\$ 280,050
<i>Site: 005 - Brentwood Park Outfall</i>				
Streambank and Shoreline Protection	50	FT	\$ 302	\$ 15,075
<i>Site: 006 - Veteran's Memorial Drive Bridge</i>				
Streambank and Shoreline Protection	60	FT	\$ 898	\$ 53,900
Streambank and Shoreline Protection	47	FT	\$ 1,396	\$ 65,600

Site: 007 - Beaty Rd Outfall				
Streambank and Shoreline Protection	65	FT	\$ 482	\$ 31,300
Site: 008 - Rioconcho Outfall				
Streambank and Shoreline Protection	25	FT	\$ 1,334	\$ 33,350

Benefits

Benefit Type	Description	Future Damages	Damage Factor	Near Term Damage Reduction
Site: 001 - TB Crossing 1				
Private Properties Protected	RV Park - 5640 Twin Buttes Marina Park Rd	\$ 1,312,920	10	\$ 131,292
Public Properties Protected	RV Park Rd.	\$ 7,400	10	\$ 740
Business Losses	RV Park - 1 month - 1500 per site, 60 sites	\$ 75,000	10	\$ 7,500
Site: 002 - TB Crossing 2				
Public Properties Protected	RV Park Rd	\$ 7,400	10	\$ 740
Site: 003 - Sherwood Way-Bible Church / Pilates Drain				
Private Properties Protected	Angelo Bible Church	\$ 4,182,156	10	\$ 418,216
Private Properties Protected	Bridges and Planks properties	\$ 429,240	10	\$ 42,924
Site: 004 - 19th Street Bridge				
Public Properties Protected	19th Street Bridge	\$ 2,726,630	10	\$ 272,663
Site: 005 - Brentwood Park Outfall				
Public Properties Protected	North Jefferson Rd	\$ 17,607	10	\$ 1,761
Public Properties Protected	19th Street Bridge	\$ 17,607	10	\$ 1,761
Private Properties Protected	Cornerstone Christian School	\$ 281,630	10	\$ 28,163

Private Properties Protected	Private Residence at 1414 N Jefferson	\$ 128,080	10	\$ 12,808
Private Properties Protected	Private Residence at 1314 N Jefferson	\$ 124,500	10	\$ 12,450
Private Properties Protected	Private Residence at 1306 N Jefferson	\$ 210,280	10	\$ 21,028
Private Properties Protected	Private Residence at 1302 N Jefferson	\$ 195,410	10	\$ 19,541
Site: 006 - Veteran's Memorial Drive Bridge				
Public Properties Protected	Veteran's memorial bridge	\$ 2,272,192	10	\$ 227,219
Site: 007 - Beaty Rd Outfall				
Private Properties Protected	1985 Beaty Rd.	\$ 2,090,550	10	\$ 209,055
Public Properties Protected	Beaty Road	\$ 17,607	10	\$ 1,761
Site: 008 - Rioconcho Outfall				
Public Properties Protected	Park Road	\$ 7,400	10	\$ 740

Total Costs: \$914,875 Total Benefit: \$1,410,361
Net Benefit: \$495,486

Documents

Note: The links to photos below will only work for personnel within the USDA

Type	Name	Link
Sponsor Request Letter	City of San Angelo EWPP Assistance Letter 2025.08.05.pdf	Link
Location Map W/ Measure Extents	COSA_EWP_Aerial	Link
Site Plan or Sketch	Designs_091525153931	Link
CPA 52	CPA-52_City of San Angelo_02092026_signed	Link
Cost Estimate Details	DSR Worksheet CoSA	Link
Other Documents	WS-1 - EWP Program Waiver TX 5120 xRES__012326100948	Link

Other Documents	City of San Angelo - EWP 2025	Link
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Photos

Note: The links to files below will only work for personnel within the USDA

Name	Link
<i>Site: 001 - TB Crossing 1</i>	
20250819_095026	Link
20250819_095029	Link
20250819_094951	Link
<i>Site: 002 - TB Crossing 2</i>	
20250819_100042	Link
20250819_100053	Link
20250819_100056	Link
<i>Site: 003 - Sherwood Way-Bible Church / Pilates Drain</i>	
20250819_102700	Link
20250819_102825	Link
20250819_102702	Link
20250819_102745	Link
20250819_102757	Link
<i>Site: 004 - 19th Street Bridge</i>	
20250819_104410	Link
20250904_081525	Link
20250819_104414	Link
20250819_104353	Link
20250819_104219	Link
<i>Site: 005 - Brentwood Park Outfall</i>	
20250819_105603	Link
20250904_082854	Link

20250819_105308	Link
20250904_083013	Link
Site: 006 - Veteran's Memorial Drive Bridge	
20250819_111404	Link
20250819_111417	Link
20250819_111458	Link
20250819_111608	Link
20250819_111452	Link
20250819_111502	Link
20250819_111439	Link
Site: 007 - Beaty Rd Outfall	
20250819_144331	Link
20250819_144502	Link
20250819_144145	Link
20250819_144134	Link
Site: 008 - Rioconcho Outfall	
20250904_094444	Link
20250904_093920	Link
20250904_094451	Link
20250819_114727	Link

Routing

Completed By

Name: Michael Robison **Role:** SPM **Submitted Date:** 2/24/2026

Submitted to NHQ By

Name: Kristy Oates **Role:** STC

Review Outcome: Approved **Review Date:** 3/4/2026

NHQ Acceptance

Name:

Review Outcome: Returned **Review Date:** 2/26/2026

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

EMERGENCY WATERSHED PROTECTION PROGRAM STATEMENT OF WORK

PURPOSE

The purpose of this agreement is for the United States Department of Agriculture, Natural Resources Conservation Service, hereinafter referred to as the “NRCS,” to provide technical and financial assistance to the City of San Angelo, hereinafter referred to as the “Sponsor,” for EWP Program Project No. 5120 in Tom Green County, Texas, for implementation of recovery measures that if left undone, pose a risk to life and/or property.

OBJECTIVES

The design and installation of Emergency Watershed Protection (EWP) program measures as detailed in the individual Damage Survey Reports (DSRs) and described below.

- DSR 48-11-26-5120-003 – streambank and shoreline protection – Sponsor A/E design – City of San Angelo, Tom Green County, TX

BUDGET NARRATIVE

The official budget described below will be considered as the total budget as last approved by the Federal awarding agency for this award.

Amounts included in the Budget Narrative are estimates. Reimbursement will be based on actual expenditures not to exceed the amount obligated.

Total Estimated Project Budget: **\$983,875.00**

The budget includes:

Financial Assistance (FA) Costs:

Construction Costs (75% NRCS **\$686,156.25** + 25% Sponsor **\$228,718.75**): **\$914,875.00**

Technical Assistance (TA) Costs:

100% NRCS up to **\$69,000.00**

1. NRCS pays up to **75** percent of eligible construction costs and Sponsor pays **25** percent of construction costs. NRCS will contribute up to **\$69,000.00** for administration and technical services. It is possible that technical and administrative costs will exceed this amount, requiring the Sponsor to contribute resources to complete technical and administrative work. Construction, administrative, and technical costs incurred prior to the sponsor and

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PROJECT: EWP – Locally Led FA-TA

NRCS signing this agreement are ineligible and will not be reimbursed, nor will such costs qualify as Sponsor cost-share.

2. NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts: one account for financial assistance (FA) and one for technical assistance (TA). FA costs are associated with construction activities; TA costs are associated with services. These expenditures shall be accounted for separately for expenses to be eligible for reimbursement.
3. NRCS will provide FA for actual costs as reimbursement to the Sponsor for approved on-the-ground construction costs, subject to the limits listed. If costs are reduced, reimbursement will be reduced accordingly. Construction costs are associated with the installation of the project measures including labor, equipment, and materials.
4. NRCS will provide TA reimbursement to the Sponsor for technical and administrative costs directly charged to the project, subject to the limits listed. If costs are reduced, reimbursement will be reduced accordingly. These costs shall include:
 - a. Engineering costs include, but are not limited to, developing a project design that includes construction drawings and specifications, an Operation and Maintenance Plan, a Quality Assurance/Inspection Plan, and an engineer's estimate of the project installation costs in addition to providing necessary quality assurance during construction.
 - b. Contract administration costs include, but are not limited to, soliciting, evaluating, awarding and administering contracts for construction and engineering services, including project management, and verifying invoices and record keeping.
5. The Sponsor will contribute funds toward the total construction costs in either direct cash expenditures, the value of non-cash materials or services, or in-kind contributions. The value of any in-kind contribution shall be agreed to in writing prior to implementation.

RESPONSIBILITIES OF THE PARTIES

SPONSOR RESPONSIBILITIES

If inconsistencies arise between the language in the Statement of Work (SOW) in the agreement and the General Terms and Conditions, the language in the SOW takes precedence.

1. Perform the work and produce the deliverables as outlined in this SOW.
2. Comply with the applicable version of the General Terms and Conditions.
3. Accomplish construction of the EWP program project measures by contracting, in-kind construction services, or a combination of both.

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

4. Ensure and certify by signing this agreement that its cost-share obligation is from a non-Federal source.
5. Acquire adequate real property rights (land and water) and acquire permits and licenses in accordance with local, State, and Federal law as necessary for the installation of EWP program project measures at no cost to NRCS prior to construction. This includes any rights associated with required environmental mitigation. Costs related to land rights and permits are the Sponsor's responsibility and are ineligible for reimbursement.
6. Accept all financial and other responsibility for excess costs resulting from their failure to obtain, or their delay in obtaining, adequate land and water rights, permits, and licenses needed for the project.
7. Provide the agreed-to portion of the actual, eligible, and approved construction cost. These costs may be in the form of cash, in-kind construction services, or a combination of both. Final construction items that are eligible construction costs will be agreed upon during the pre-design conference. These costs are amounts from contracts awarded to contractors and eligible Sponsor in-kind construction costs for materials, labor, and equipment. The Sponsor shall provide NRCS documentation to support all eligible construction costs. Construction costs incurred prior to the Sponsor and NRCS signing this agreement are ineligible and will not be reimbursed, nor will such costs qualify as Sponsor cost-share.
8. Be responsible for 100 percent of all ineligible construction costs and 100 percent of any unapproved upgrade to increase the level of protection over and above that described in the DSR and the NRCS State Conservation Engineer's approved plans and specifications.
9. Account for and report Financial Assistance (FA) and Technical Assistance (TA) expenditures separately in order for expenses to be eligible for reimbursement. NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts, one for FA and one for TA, requiring this separation. Separate itemization of FA and TA costs are required on form "Request for Advance or Reimbursement" (form SF-270).
10. Cost share must be documented on each Federal Financial Report (form SF 425) and payment request as it is provided by the Sponsor or third party. The required cost share ratio must be met by the end of the agreement period of performance; however, it does not have to be maintained for every payment request.
11. Must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts. No employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the Federal award. A conflict of interest includes when the employee, officer, agent, or

board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has financial or other interest in or a tangible personal benefit from an entity considered for a contract. An employee, officer, agent, and board member of the Sponsor may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors. Reference 2 CFR § 200.318 regarding standards of conduct covering conflicts of interest and governing the performance of employees engaged in the selection, award, and administration of contracts.

12. For in-kind construction services (materials, labor, and/or equipment supplied by the Sponsor), develop a Plan of Operations describing the construction services to be performed, including estimated quantities and values. The Plan of Operations shall be concurred by NRCS during the pre-design conference. In-kind construction services for equipment shall not exceed published FEMA equipment rates unless otherwise documented and concurred in advance by NRCS.
13. The following documentation is required to support the Sponsor's request for reimbursement of in-kind construction services.
 - a. Invoices covering actual costs of materials used in constructing the eligible EWP program project measures.
 - b. Records documenting the type, quality, and quantities of materials actually used in constructing the eligible EWP program project measures.
 - c. Daily time records for each employee showing name, classification, wage rate, hours, and dates employed for constructing the eligible EWP program project measures.
 - d. Equipment operating records showing the type and size of equipment, hourly rate, actual hours of operation and dates used to install the eligible EWP program project measures. Equipment idle time is not eligible as in-kind construction services, even if on the job site, and should not be included in the equipment operating records.
14. Ensure that any special requirements for compliance with environmental and/or cultural resource laws are incorporated into the project.
15. Must secure (at its own expense) all Federal, State, and local permits and licenses, and any necessary natural resource rights required for completion of the work described in this agreement. Provide copies of all permits and licenses obtained to NRCS.
16. Will arrange and pay for any necessary location, removal, or relocation of utilities. EWP program regulations prohibit NRCS from reimbursing the Sponsor or otherwise paying for any such costs, nor do the costs qualify as a Sponsor cost-share contribution.
17. Ensure that technical and engineering standards and specifications of NRCS are adhered to during construction of the project as interpreted by the NRCS Program/Technical

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

Contact for this agreement. Provide the NRCS Program/Technical Contact progress reports as agreed to and as necessary. Progress reports should include technical on-site inspections of work accomplished for the period, work planned, results of material tests, deficient work products and/or tests with corrective actions taken, modifications anticipated, technical problems encountered, contractual issues, and any other relevant information.

18. Ensure that all contractors on NRCS-assisted projects are performing their work in accordance with OSHA regulations and the Contract Work Hours and Safety Standards Act (40 USC 3701-3708) as supplemented by Department of Labor regulations (29 CFR Part 5). The Sponsor is responsible for periodically checking the contractor's compliance with safety requirements.
19. **If applicable,** provide PE-certified as-built drawings and quantities for the project. A copy of the as-built drawings will be submitted to the NRCS Program/Technical Contact.
20. Ensure that information in the System for Award Management (SAM) is current and accurate until the final Federal Financial Report (form SF-425) under this award or final payment is received, whichever is later. Payments will not be processed during the time the SAM registration is expired. Processing will only occur when the SAM registration is active.
21. Take reasonable and necessary actions to dispose of all contractual and administrative issues arising out of the contract(s) awarded under this agreement. This includes, but is not limited to, disputes, claims, protests of award, source evaluation, and litigation that may result from the project. Such actions will be at the expense of the Sponsor, including any legal expenses. The Sponsor will advise, consult with, and obtain prior written occurrence of NRCS on any litigation matters in which NRCS could have a financial interest.
22. Must indemnify and hold NRCS harmless to the extent permitted by State law for any costs, damages, claims, liabilities, and judgements arising from past, present, and future acts or omissions of the Sponsor in connection with its acquisition and management of the EWP program pursuant to this agreement. Further, the Sponsor agrees that NRCS will have no responsibility for acts and omissions of the Sponsor, its agents, successors, assigns, employees, contractors, or lessees in connection with the acquisition and management of the EWP program pursuant to this agreement that result in violation of any laws and regulations that are now or that may in the future become applicable.
23. Retain all records dealing with the award and administration of the contract(s) for three years from the date of the Sponsor's submission of the final request for reimbursement or until final audit findings have been resolved, whichever is longer. If any litigation is started before the expiration of the three-year period, records are to be retained until the litigation is resolved or the end of the three-year period, whichever is longer. Make such records

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

available to the Comptroller General of the United States or his or her duly authorized representative and accredited representatives of the Department of Agriculture or cognizant audit agency for the purpose of making audit, examination, excerpts, and transcriptions.

24. Submit reports to the ezFedGrants system or the Farm Production and Conservation (FPAC) Grants and Agreements Division via email to FPAC.BC.GAD.@usda.gov.

Financial Reports (form SF-425): quarterly; Performance Reports: semi-annual

NRCS RESPONSIBILITIES

1. For sites requiring contracted engineering services, assist Sponsor in establishing design parameters. Determine eligible construction costs during the pre-design conference.
2. If applicable, designate a Government Representative to serve as liaison with the Sponsor and identify that person's contact information with this fully signed and executed agreement.
3. For sites requiring contracted engineering services, review, comment, and concur in preliminary and final plans, construction specifications, Operation and Maintenance (O&M) Plan, Plan of Operations (if required), and Quality Assurance Plan (QAP). For sites designed by NRCS, provide final plans, construction specifications, construction costs estimate, O&M Plan, and QAP to the Sponsor.
4. Make periodic site visits during the installation of the EWP program project measures to review construction progress, document conformance to engineering plans and specifications, and provide any necessary clarification on the Sponsor's responsibilities.
5. Upon notification of the completion of the EWP program project measures, NRCS shall promptly review the performance of the Sponsor to determine if the requirements of this agreement and fund expenditures as agreed have been met.
6. Make payment to the Sponsor covering the NRCS share of the cost upon receipt and approval of form SF-270 and supporting documentation. In the event there are questions regarding the payment request package, NRCS will contact the Sponsor in a timely manner to resolve concerns.

SPECIAL PROVISIONS

1. The furnishing of financial, administrative, and/or technical assistance above the original funding amount by NRCS is contingent on there being sufficient unobligated and uncommitted funding in the EWP program that is available for obligation in the year in which the assistance will be provided. NRCS may not make commitments in excess of

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

funds authorized by law or made administratively available. Congress may impose obligational limits on program funding that constrains NRCS's ability to provide such assistance.

2. In the event of default of a construction contract awarded pursuant to this agreement, any additional funds properly allocable as construction costs required to ensure completion of the job are to be provided in the same ratio as construction funds are contributed by the parties under the terms of this agreement. Any excess costs including interest resulting from a judgment collected from the defaulting contractor, or his or her surety, will be prorated between the Sponsor and NRCS in the same ratio as construction funds are contributed under the terms of the agreement.
3. Additional funds, including interest properly allocable as construction costs as determined by NRCS, required as a result of decision of the contracting officer or a court judgment in favor of a claimant will be provided in the same ratio as construction funds are contributed under the terms of this agreement. NRCS will not be obligated to contribute funds under any agreement or commitment made by the Sponsor without prior concurrence of NRCS.
4. The NRCS State Conservationist may adjust the estimated cost to NRCS set forth in this agreement for constructing the EWP program measures. Such adjustments may increase or decrease the amount of estimated funds that are related to differences between such estimated cost and the amount of the awarded contract or to changes, differing site conditions, quantity variations, or other actions taken under the provisions of the contract.
5. NRCS, at its sole discretion, may refuse to cost share should the Sponsor, in administering the contract, elect to proceed without obtaining concurrence as outlined in this agreement.
6. Once the project is completed and all requests for reimbursement submitted, any excess funding remaining in the agreement will be de-obligated from the agreement.

EXPECTED ACCOMPLISHMENTS AND DELIVERABLES

1. If applicable, prepare design, construction specifications, and drawings in accordance with standard engineering principles that comply with NRCS programmatic requirements; and/or contract/install the NRCS designed construction. Any design services will be by a professional registered engineer. Sponsor will obtain NRCS review and concurrence on the design, construction plans, and specifications. The Sponsor must ensure description of work is reviewed, concurred, and approved by NRCS. A copy of the final signed and sealed plans and specifications shall be provided to NRCS.
2. Contract for services and construction in accordance with the Code of Federal Regulations (CFR), 2 CFR § 200.317 through 200.327, applicable State regulations, and the Sponsor's procurement regulations, as appropriate. (See General Terms and Conditions attached to

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

this agreement for a link to the CFR.) In accordance with 2 CFR § 200.327, contracts must contain the applicable provisions described in Appendix II to Part 200. Davis-Bacon Act would not apply under this Federal program legislation.

3. Provide copies of site maps to appropriate Federal and State agencies for environmental review. Sponsor will notify NRCS of environmental clearance, modification of construction plans, or any unresolved concerns as well as copies of all permits, licenses, and other documents required by Federal, State, and local statutes and ordinances prior to solicitation for installation of the EWP program project measures. All modifications to the plans and specifications shall be reviewed and concurred in by NRCS.
4. Prepare and submit for NRCS concurrence an Operation and Maintenance (O&M) Plan, if applicable, prior to commencement of work. The O&M Plan shall describe the activities the Sponsor will do to ensure the project performs as designed. Upon completion of the project measures, the Sponsor shall assume responsibility for operation and maintenance.
5. Prior to commencement of work and/or solicitation of bids, submit for NRCS review and concurrence a Quality Assurance Plan (QAP). The QAP shall outline technical and administrative expertise required to ensure the EWP program project measures are installed in accordance with the plans and specifications, identify individuals with the expertise, describe items to be inspected, list equipment required for inspection, outline the frequency and timing of inspection (continuous or periodic), outline inspection procedures, and record keeping requirements.
6. Provide construction inspection in accordance with the QAP.
7. Arrange for and conduct final inspection of completed project with NRCS to determine whether all work has been performed in accordance with contractual requirements. Provide a PE certification that the project was installed in accordance with the approved plans and specifications.

RESOURCES REQUIRED

See the Responsibilities of the Parties section for required resources, if applicable.

MILESTONES

Milestones shall include, but not limited to, the following items:

1. Obtaining permits: estimated month 1
2. Completing Quality Assurance Plan: estimated month 1
3. Solicit bids: estimated month 1
4. Award contract: estimated month 2

SPONSOR: City of San Angelo EWP
PROJECT: EWP – Locally Led FA-TA

5. **Date of estimated completion of construction.**

Memo

To: Jonathan Flores, Finance Director
From: Patrick Frerich, Director of Operations
Date: 06/16/2026
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Grant funds to assist with repairs to damaged infrastructure caused by the July 4th flood.

Source of Funding:

Stormwater Fund Balance & Emergency Watershed Protection Program

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

Project/Budget to be amended	Revenue	Expense
Stormwater Fund Balance		
Local Match		228,719
Intergovernmental Fund		
Grant Funds	755,127	755,127
Local Match	228,719	228,719

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Finance

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Presentation from Specialized Public Finance, Inc. regarding the proposed plan of finance for the City of San Angelo, Texas Tax Notes, Series 2026, and direct Specialized Public Finance, Inc. to proceed with such plan of finance (Presentation made by Finance Director Jonathan Flores and Specialized Public Finance, Inc. Managing Director Paul Jasin)

Staff Recommendation:

Direction from Council

Summary/History:

For the City Council's consideration at this meeting is the opportunity to issue a short-term note to fund equipment purchases, with proceeds to be used for that purpose, and to establish a plan to assess rolling note issuances every other year thereafter. The total amount of the short-term notes is not expected to exceed \$4.3M, and the notes will be paid off before the end of the 2028 fiscal year.

Equipment Replacement and Firetruck Replacement - \$4,000,000:

In recent years, the Equipment Replacement Fund for General Fund-supported functions has been funded annually via a transfer from the General Fund in the amount of approx. \$1.8M, and funding for the replacement of fire trucks has been transferred from the General Fund at \$400K per year. This rolling tax note program funds both the Equipment Replacement Fund and fire truck replacement at consistent levels for fiscal years 2027 and 2028.

Funding Source(s):

Financial Impact:

The short-term debt issue of approximately \$4.0M will allow for much-needed equipment purchases and will be accounted for in a newly created bond fund.

Other Information/Recommendation:

Attachments:

1. Tax Note Timeline

Tax Note Timeline.pdf

Presentation:

Jonathan Flores

Approvals/Reviews:

Jonathan Flores

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Approved

Final Approval



Timing of the 2026 Tax Notes

Subject to Change.

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

 Denotes City Council Meeting Date
 Denotes Closing Date

Date	Task
Tuesday, June 16, 2026	<u>Council Meeting</u> – Specialized Public Finance Inc. (“SPFI”) will present the financing plan for the issuance of the Notes.
Friday, July 24, 2026	Taxable Assessed Value received.
Monday, August 3, 2026	Bank Placement Agent to distribute a term sheet and the City’s financial information to local, regional, and national banks for the Notes.
Friday, August 14, 2026	The Bank Placement Agent to receive bids from Banks for the Notes. (11:00 am)
Tuesday, August 18, 2026	<u>Council Meeting - Award</u> – Bid results provided to the Council by SPFI. The Council awards the Notes to the winning bidder. The Council sets the tax rate. (8:30 am)
Thursday, September 17, 2026	<u>Delivery Date</u> – The City receives the Notes proceeds.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Michael Muncey, Internal Auditor, Budget

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider a resolution approving the 2027-2031 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Approve

Summary/History:

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

The CIP's online format offers citizens the opportunity to voice their opinions. Public comments were accepted until June 10, 2026, and then provided to City Council.

The final proposed 2027-2031 CIP for the Council's consideration is available on the budget's web page at <https://city-san-angelo-tx-clear.doc.cleargov.com/24694/974536/d>. The proposed resolution approves the plan for the next year. Any future changes will require an amendment by resolution.

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

Funding Source(s):

Financial Impact:

None at this time. Funding will be discussed during the fiscal year 2026-27 budget and future years' budget preparation processes.

Other Information/Recommendation:

Staff recommends approval

Attachments:

- | | | |
|----|----------------------------------|---------------------------------------|
| 1. | CIP Summary 06022026 | CIP Summary 06022026.pdf |
| 2. | 2027-31 CIP Resolution - Adopted | 2027-31 CIP Resolution - Adopted.docx |

Presentation:

Jonathan Flores

Approvals/Reviews:

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

City of San Angelo, Texas

2027-2031 CIP Project Summary

Department	Request Title	Project Status	Project Capital Cost	Request Type	Included in Budget?	Grant Eligible
Airport	Airport Terminal Generator	Active	\$1,061,838	Building and Facilities	Yes	Y
Airport	Construct South Taxi-Lane	Active	\$4,823,486	Other Projects	Yes	Y
Airport	Convert RWY 9-27 to Taxiway H/Reconstruct Taxiway H	Planned	\$11,624,140	Other Projects	Only design	Y
Airport	Airport - Rehabilitate Runway 3-21	Planned	\$1,111,111	Other Projects	No	Y
Airport	Airport Jet Bridge Reconstruction	Planned	\$3,888,889	Building and Facilities	No	Y
Airport	Airport Terminal Drainage Improvements	Planned	\$1,444,444	Building and Facilities	No	Y
Airport	Airport Terminal Improvements (Bathrooms - Roof)	Planned	\$2,500,000	Building and Facilities	No	Y
Airport	Airport Tower Reconstruction	Planned	\$20,030,000	Building and Facilities	No	Y
Airport	Rehab of Hangar Roofs	Planned	\$700,000	Building and Facilities	Yes	N
Airport	Airport Terminal IT Improvements	Proposed	\$100,000	Technology Equipment	No	N
Airport	Airport Terminal Parking Lot Reconstruction	Proposed	\$3,400,000	Other Projects	No	N
Airport	Hangar Road Reconstruction project	Proposed	\$2,000,000	Roadways	No	N
Airport	New Airport Storage Barn	Proposed	\$525,000	Building and Facilities	No	N
Airport	Reconstruction Taxiway D	Proposed	\$8,444,444	Other Projects	No	Y
Airport	Rehabilitate Runway 18-36 and Taxiway A & B	Proposed	\$1,666,667	Other Projects	No	Y
Airport	Terminal Landscaping and Fencing Improvements	Proposed	\$10,000	Other Projects	No	N
Animal Control	Animal Shelter Kennel Pods	Active	\$2,030,028	Building and Facilities	Yes	N
Civic Events	Bill Aylor Sr. Memorial River Stage Phase One & Bathroom Improvements	Active	\$1,320,000	Building and Facilities	Yes	N
Civic Events	Bill Aylor Sr. Memorial River Stage Improvements - Phase Two	Planned	\$3,237,500	Building and Facilities	No	N
Civic Events	San Angelo Coliseum Renovation	Planned	\$42,900,000	Building and Facilities	Yes	N
Civic Events	McNease Convention Center Renovations and Expansion	Proposed	\$14,317,573	Building and Facilities	No	N
Emergency Management	Emergency Operations Center HVAC	Proposed	\$325,000	Building and Facilities	No	N
Fairmount Cemetery	Fairmount Cemetery new entrance and fence	Active	\$387,000	Other Projects	Yes	N
Fairmount Cemetery	Fairmount Cemetery new office and maintenance facility	Planned	\$495,000	Building and Facilities	No	N
Fire	Ambulance	Active	\$3,850,000	Large Equipment Needs	Annual allocation	N
Fire	Aerial Platform (L1) replacement	Planned	\$2,500,000	Large Equipment Needs	On agenda for 06/02/26	N
Fire	Fire Station 9	Proposed	\$12,000,000	Building and Facilities	No	Y
Fire	Fire Training Center Classroom Addition	Proposed	\$1,700,000	Building and Facilities	No	N
Fire	Land for future Fire Stations	Proposed	\$800,000	Building and Facilities	No	N
Fort Concho	Fort Concho Barracks and Mess Halls 3 and 4 Reconstruction	Active	\$60,000	Building and Facilities	Yes	Y
Fort Concho	Fort Concho Visitors' Center Restoration and Improvements	Active	\$3,240,000	Building and Facilities	Yes	Y
Fort Concho	Re-roofing Texas Workforce Building	Active	\$152,500	Building and Facilities	Yes	N
Fort Concho	Fort Concho Officers' Quarters 2 Renovation	Proposed	\$348,000	Building and Facilities	No	Y
Fort Concho	Fort Concho Officers' Quarters 6 Restoration	Proposed	\$361,000	Building and Facilities	No	Y
Fort Concho	Fort Concho Officers' Quarters 8 Restoration	Proposed	\$283,000	Building and Facilities	No	Y
Fort Concho	Fort Concho Officers' Row and Company Street Reconstruction	Proposed	\$100,000	Building and Facilities	No	N
Human Resources	Human Resources Management Software	Active	\$144,027	Computer Software	No	N
Parks	Twin Buttes Reservoir recreational trails and trailheads improvements	Active	\$300,000	Other Projects	Yes	Y

City of San Angelo, Texas

2027-2031 CIP Project Summary

Department	Request Title	Project Status	Project Capital Cost	Request Type	Included in Budget?	Grant Eligible
Parks	World War II Veterans Memorial	Active	\$340,000	Other Projects	Yes	Y
Parks	Kids Kingdom Playground Replacement	Proposed	\$1,500,000	Other Projects	No	Y
Parks	Restrooms for Meadowcreek Park	Proposed	\$310,000	Building and Facilities	No	N
Parks	Riverbank Stabilization	Proposed	\$12,000,000	Other Projects	No	Y
Parks	Santa Rita Neighborhood /School Park renovation	Proposed	\$435,000	Other Projects	No	Y
Parks	South Concho Park trail improvements	Proposed	\$300,000	Other Projects	No	Y
Police	Lenco Bearcat	Proposed	\$317,968	Large Equipment Needs	No	N
Police	Police Headquarters and/or Municipal Complex	Proposed	\$15,000,000	Building and Facilities	No	N
Police	Police Station Improvements	Proposed	\$56,368	Other Projects	No	N
Police	Real Time Crime Center	Proposed	\$900,000	Technology Equipment	No	N
Police	Regional Training Center	Proposed	\$6,000,000	Building and Facilities	No	N
Public Information	SATV Studio Move 2026	Planned	\$425,000	Building and Facilities	No	N
Public Saf Communication	Radio System Upgrade	Active	\$1,400,000	Technology Equipment	Yes	N
Public Works	ADA and Sidewalk Improvements	Active	\$2,149,900	Other Projects	Yes	Y
Public Works	Chadbourne Phase B and S Curve	Active	\$13,288,243	Roadways	Yes	Y
Public Works	Community Accessibility and Connectivity Loop Phase 1 - Chadbourne Streetscape	Active	\$13,288,243	Roadways	Yes	Y
Public Works	Community Accessibility and Connectivity Loop Phase 2	Active	\$17,499,792	Roadways	Yes	Y
Public Works	EWP Buy Out Program	Active	\$7,200,000	Other Projects	Yes	Y
Public Works	Johnson St. from Sherwood Way to Knickerbocker	Active	\$9,201,823	Roadways	Design only	N
Public Works	Lake Nasworthy Boat Ramps and Improvements	Active	\$6,000,000	Other Projects	Yes	N
Public Works	Lake Nasworthy Improvements	Active	\$9,275,285	Other Projects	Yes	Y
Public Works	Lakeview Heroes Drive and US 208 Water Line Extention	Active	\$650,000	Water and Sewer	Design only	N
Public Works	Lift Station Improvements	Active	\$1,645,650	Water and Sewer	Yes	N
Public Works	Mathis Field Pump Station Improvements Project	Active	\$4,754,000	Water and Sewer	Design only	N
Public Works	New Landfill Site	Active	\$10,000,000	Other Projects	Design only	N
Public Works	North Chadbourne from 29th to 43rd Sidewalk and Drainage Improvements	Active	\$11,130,804	Roadways	Design only	Y
Public Works	North Concho River Area Sanitary Sewer Collection System Improvements (CIPP)	Active	\$4,558,482	Water and Sewer	Yes	N
Public Works	North Concho River Wastewater System Improvements	Active	\$7,500,000	Water and Sewer	Yes	N
Public Works	Randolph Water Line Replacement	Active	\$5,260,603	Water and Sewer	Yes	N
Public Works	Reconstruction of Avenue N from Sherwood Way to S. Chadbourne St.	Active	\$18,329,446	Roadways	Design only	N
Public Works	Reconstruction of Foster Rd.	Active	\$18,200,000	Roadways	Design only	N
Public Works	Stormwater - Quality Improvement Projects	Active	\$2,400,000	Other Projects	Yes	N
Public Works	Stormwater - Sunset Lake & Parkview Lake Improvements	Active	\$9,500,000	Other Projects	Design only	N
Public Works	Street & ROW Construction - General	Active	\$6,000,000	Roadways	Design only	N
Public Works	Sunset Dr. from Loop 306 to Foster Rd.	Active	\$14,045,710	Roadways	Design only	Y
Public Works	Traffic Signal Replacement	Active	\$23,100,000	Other Projects	Annual allocation	N

City of San Angelo, Texas

2027-2031 CIP Project Summary

Department	Request Title	Project Status	Project Capital Cost	Request Type	Included in Budget?	Grant Eligible
Public Works	Vacuum Truck	Active	\$600,000	Water and Sewer	Annual allocation	N
Public Works	City Fuel Site Expansion	Planned	\$1,810,000	Building and Facilities	Fund Balance set aside	N
Public Works	Master Transportation Plan	Planned	\$1,500,000	Other Projects	No	N
Public Works	Water Billing Customer Portal	Planned	\$425,000	Computer Software	No	N
Public Works	Water Distribution condition assessment and master plan	Planned	\$600,000	Water and Sewer	No	N
Public Works	Water Transmission Lines for Indirect Potable Reuse System	Planned	\$10,600,000	Water and Sewer	No	N
Public Works	Harris Ave from Main to Abe St Safety Action Plan Priority Roadway Improvements	Proposed	\$2,689,000	Roadways	No	N
Public Works	14th St. FDR Project	Proposed	\$5,000,000	Roadways	No	N
Public Works	Additional City Fuel Site	Proposed	\$2,210,000	Building and Facilities	No	N
Public Works	Airport Water Storage Tank	Proposed	\$36,057,000	Water and Sewer	No	N
Public Works	Beauregard from W Ave N to Sherwood Way and Abe St to Main Safety Action Plan Priority Roadway Improvements	Proposed	\$4,850,000	Roadways	No	N
Public Works	Ben Ficklin Road Pedestrian Safety Improvements	Proposed	\$19,920,000	Roadways	No	N
Public Works	Cast Iron Line Replacements	Proposed	\$15,000,000	Water and Sewer	No	N
Public Works	City Hall - Exterior Wall Waterproofing	Proposed	\$1,000,000	Building and Facilities	No	N
Public Works	City Hall Annex Improvements	Proposed	\$250,000	Building and Facilities	No	N
Public Works	Concho Ave. from Sante Fe Park Dr. to Magdalen St. Safety Action Plan Priority Roadway Improvements	Proposed	\$600,000	Roadways	No	N
Public Works	Condition Assessment and Master Plan for Wastewater Collection System	Proposed	\$500,000	Water and Sewer	No	N
Public Works	Drainage - River Valley Ln.	Proposed	\$470,000	Other Projects	No	N
Public Works	E. Harris Ave. from Main St. to N. Bell St.	Proposed	\$9,687,464	Roadways	No	N
Public Works	Equipment for in-situ water line replacement (pipe bursting and pipe fusing)	Proposed	\$1,000,000	Water and Sewer	No	N
Public Works	FDR of Main and 19th Street	Proposed	\$4,000,000	Roadways	No	N
Public Works	Fleet Services Facility	Proposed	\$8,000,000	Building and Facilities	No	N
Public Works	Fleet Services Facility Improvements	Proposed	\$1,145,000	Building and Facilities	No	N
Public Works	Fuel Island	Proposed	\$2,500,000	Building and Facilities	No	N
Public Works	General Property Acquisition	Proposed	\$3,000,000	Other Projects	No	N
Public Works	Indirect Potable Reuse	Proposed	\$349,200,000	Water and Sewer	No	N
Public Works	Lake Operations Facility	Proposed	\$3,250,000	Building and Facilities	No	N
Public Works	Lake Operations Maintenance Facility	Proposed	\$3,500,000	Water and Sewer	No	N
Public Works	Magnetic meter replacement and VFD for water plant high service pump.	Proposed	\$700,000	Water and Sewer	No	N
Public Works	Nasworthy Dam Repairs	Proposed	\$2,000,000	Water and Sewer	No	N
Public Works	Northeast San Angelo Elevated Storage and Distribution	Proposed	\$23,000,000	Water and Sewer	No	N
Public Works	Public Works Facility	Proposed	\$51,550,000	Building and Facilities	No	N
Public Works	Reconstruction of Christoval Rd. from Paint Rock Rd. to S. Chadbourne St.	Proposed	\$31,799,018	Roadways	No	N

City of San Angelo, Texas

2027-2031 CIP Project Summary

Department	Request Title	Project Status	Project Capital Cost	Request Type	Included in Budget?	Grant Eligible
Public Works	Red Bluff Lift Station Consolidation	Proposed	\$6,500,000	Water and Sewer	No	N
Public Works	Ricks Dr FDR from Bell St to McGill Blvd.	Proposed	\$2,000,000	Roadways	No	N
Public Works	Riverside Golf Club Rd	Proposed	\$1,250,000	Roadways	No	N
Public Works	S Oakes St. from E Ave A to E College Ave. Safety Action Plan Priority Roadway Improvements	Proposed	\$600,000	Roadways	No	N
Public Works	S. Chadbourne St. from River to Avenue L	Proposed	\$2,301,229	Roadways	No	N
Public Works	SCADA upgrade to Water Reclamation Facility	Proposed	\$1,000,000	Technology Equipment	No	N
Public Works	Sewer System Repair / Replacement	Proposed	\$20,000,000	Water and Sewer	No	N
Public Works	South Bentwood Gravity Line	Proposed	\$2,500,000	Water and Sewer	No	N
Public Works	Storage Facility	Proposed	\$1,573,000	Building and Facilities	No	N
Public Works	Street and Bridge Facility Improvements	Proposed	\$1,070,000	Building and Facilities	No	N
Public Works	Traffic Operations Facility	Proposed	\$1,290,000	Building and Facilities	No	N
Public Works	Traffic Operations Facility Improvements	Proposed	\$930,000	Building and Facilities	No	N
Public Works	Twin Mountain Drive Extension	Proposed	\$52,400,000	Roadways	No	N
Public Works	Twohig Ave. Sante Fe Park Dr. to Main St. Safety Action Plan Priority Roadway Improvements	Proposed	\$1,690,000	Roadways	No	N
Recreation	Youth sports practice area	Active	\$423,755	Building and Facilities	Yes	N
Recreation	Improved Nature Trail at Lake Nasworthy	Proposed	\$250,000	Other Projects	No	N
State Office Building	Chase State Office Building Improvements	Active	\$450,000	Building and Facilities	Yes	N
Texas Bank Sports Comple	Texas Bank Sports Complex Storage Building and Shade Structure	Active	\$82,110	Building and Facilities	Yes	N

**A RESOLUTION OF THE CITY OF SAN ANGELO ADOPTING THE
2027-2031 CAPITAL PROGRAM**

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

WHEREAS, on June 2, 2026, the Finance Director presented a 2027-2031 capital program, which revises and extends the 2026-2030 capital program adopted by the City Council on July 15th, 2025; and,

WHEREAS, the contents of the 2027-2031 capital program comply with the requirements of Section 59A of the City Charter for the City of San Angelo;

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

WHEREAS, as of this date, the 2026-2027 annual budget has not yet been adopted;

WHEREAS, in accordance with Section 59A of the City Charter for the City of San Angelo, after compliance with all publication and notice requirements, a public hearing for City Council to consider adoption of the proposed 2027-2031 capital program was held on June 16, 2026.

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

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

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

SECTION 3. The 2027-2031 capital program is hereby adopted by majority vote of the City Council without amendment, subject to deletion, modification or suspension during the course of the fiscal year based on events, changes in technology or other circumstances which justify such action.

ADOPTED THIS 16th DAY OF June, 2026.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Jonathan Flores, Finance Director

Brandon Dyson, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider a resolution amending the Schedule of Fees and Charges for the addition, removal, and update of language for the following sections:

1. Animal Control Services
2. Building And Construction
3. Business Related Fees
4. Parks And Recreation
5. Planning Related Fees
6. Fire And Rescue Service
7. Fire Safety Inspection
8. Health And Sanitation
9. Cemetery
10. Facility Use
11. Airport (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Adopt

Summary/History:

Division managers, together with Budget staff, review fees annually and make updates based on factors such as inflation, changes in processes, and other related expenses that impact the cost of providing services to the public. Proposed changes are submitted during the annual fee review process and are included in the upcoming fiscal year's budget. This recommendation is in accordance with applicable laws, regulations, and guidelines.

Multiple departments have proposed new fees, removal of fees, and name changes. Please see the attached fee schedule and resolution of the fee schedule.

Funding Source(s):

Financial Impact:

The fiscal impact is across multiple funds.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Fee Schedule | Fee Schedule.pdf |
| 2. | Fee Schedule Resolution | Fee Schedule Resolution.pdf |

Presentation:

Jonathan Flores

Approvals/Reviews:

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

Fee/Permit	Item	Current Cost	Proposed Change	Difference	Notes
Animal Control Service fees					
Heartworm/Fleas/Ticks	Heartworm test	10.00	-	(10.00)	Remove Fee
	Owner requested flea/tick dipping or treatment	8.00	-	(8.00)	Remove Fee
Spay and Neuter Program	The fee for the spay or neuter of a pet	\$10-\$65	-	\$10-\$65	Remove Fee
Miscellaneous	Trap deposit	20.00	-	(20.00)	Remove Fee
Building and Construction Related fees					
Building permit fees	Change of Occupancy: Minor alterations	455.00	-	(455.00)	Remove Fee
	Change of Occupancy: Major alterations	1,270.00	-	(1,270.00)	Remove Fee
General	Non-digital submittal	-	134.00	134.00	New fee
	Medical Gas permit	-	141.00	141.00	New Fee
	Safety Inspection	-	112.00	112.00	New Fee
	3rd Party permit solar	-	36.00	36.00	New Fee
Business Related Fees					
Alarm permit fees	Revoke alarm user's permit	50.00	-	(50.00)	Remove Fee
	False Fire alarms because failure to notify public safety	50.00	-	(50.00)	Remove Fee
Parks & Recreation Fees					
<i>Park Facility and activity fees</i>					
Facility Rental fees	Venue: Gym Tournament Fees: Range \$175-\$300	-	175.00	175.00	New fee
	Venue: 29th Street Complex (Practice area)	-	5.00	5.00	New fee
	Youth early registration	65.00	-	(65.00)	Remove Fee
	Softball Resale: \$7.00 for 1 ball; \$40.00 for 6; \$75.00 for 12; + tax.	7.00	-	(7.00)	Remove Fee
	Removing all deposits	50.00	-	(50.00)	Remove Fee
	Weekly holding fee	25.00	-	(25.00)	Remove Fee
Planning Related Fees					
Miscellaneous planning fees	Lot Unity Agreement	-	300.00	300.00	New Fee/No cost associated with it
Fire and Rescue Service Fees					
Ambulance/transport/transfer fees	Non-resident charge	100.00	100.00	-	Fee name change
	Previously Out of City	150.00	-	(150.00)	Fee name change/remove old fee
	Previously Out of County	250.00	-	(250.00)	Fee name change/remove old fee
Fire Safety Inspection Fees					
	LP Gas (Storage)	50.00	-	(50.00)	Remove Fee
Health and Sanitation Related Fees					
Fees for permits to transport septic tank contents	Application fee	50.00	-	(50.00)	Remove Fee
	Each additional vehicle	10.00	-	(10.00)	Remove Fee
	Such permit shall be in force for one (1) year after the issuance thereof	-	-	-	Remove Fee
Private sewage facility license fees	Residential	200.00	-	(200.00)	Remove Fee
	Commercial	400.00	-	(400.00)	Remove Fee
	Reinspection	50.00	-	(50.00)	Remove Fee
Pool and spa permit fees	Permit	100.00	-	(100.00)	Remove Fee
	Each additional pool or spa at each facility	25.00	-	(25.00)	Remove Fee
	Reinstated of permit following suspension or revocation	20.00	-	(20.00)	Remove Fee

Fee/Permit	Item	Current Cost	Proposed Change	Difference	Notes	
Cemetery Fees	Burial Concrete vault	895.00	-	(895.00)	Remove Fee	
	Set up Chairs only	-	250.00	250.00	New Fee	
	Marker fees	Veterans marker setting fee	25.00	-	(25.00)	Remove Fee
		Installation fee	-	100.00	100.00	New Fee
		Flagging fee	-	25.00	25.00	New Fee
Facility Use Fees						
<i>Fort Concho Facility Fees</i>	Event	Regional Cavalry Competition registration	85.00	-	(85.00)	Remove Fee
		Baseball demonstration	7.00	-	(7.00)	Remove Fee
		Baseball demonstration with Artillery demo	150.00	-	(150.00)	Remove Fee
<i>Civic Events Facility Fees</i>	El Paseo	Camper space	20.00	-	(20.00)	Remove Fee
		Electrical hookup	50.00	-	(50.00)	Remove Fee
	Farmer's market	Rental convention	150.00	-	(150.00)	Remove Fee
		Rental ticketed events	200.00	-	(200.00)	Remove Fee
		Rental convention	100.00	-	(100.00)	Remove Fee
	McNease Convention Center	Rental ticketed events	200.00	-	(200.00)	Remove Fee
		Rental entire building ticketed rate	3,000.00	-	(3,000.00)	Remove Fee
		Rental ballroom convention rate	2,000.00	-	(2,000.00)	Remove Fee
		Rental ballroom ticketed	2,150.00	-	(2,150.00)	Remove Fee
		1/3 ballroom convention rate	500.00	-	(500.00)	Remove Fee
		1/3 ballroom ticketed rate	550.00	-	(550.00)	Remove Fee
		2/3 ballroom convention rate	1,000.00	-	(1,000.00)	Remove Fee
		2/3 ballroom ticketed rate	1,100.00	-	(1,100.00)	Remove Fee
		Rental South meeting room	350.00	-	(350.00)	Remove Fee
		Rental South 1/4 small meeting room	100.00	-	(100.00)	Remove Fee
		Rental South 1/2 small meeting room	200.00	-	(200.00)	Remove Fee
		Rental South 3/4 small meeting room	300.00	-	(300.00)	Remove Fee
Riverstage	Rental convention rate	750.00	-	(750.00)	Remove Fee	
Other rental	Facility fees non profits & multiple date users	0.25	-	(0.25)	Remove Fee	
Airport Fees						
	Parking					
	Overnight Air Carrier Aircraft parking fee	-	12.00	12.00	New Fee	

RESOLUTION

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AMENDING THE SCHEDULE OF FEES AND CHARGES RELATED TO ANIMAL CONTROL SERVICES FEES, BUILDING AND CONSTRUCTION RELATED FEES, BUSINESS RELATED FEES, PARKS AND RECREATION FEES, PLANNING AND DEVELOPMENT FEES, FIRE AND RESCUE SERVICE FEES, FIRE SAFETY INSPECTION FEES, HEALTH AND SANITATION RELATED FEES, CEMETERY FEES, FACILITY USE FEES AND AIRPORT FEES

WHEREAS, a schedule of fees and charges was formally adopted by Resolution by the City of San Angelo City Council on September 15, 2020; and

WHEREAS, the City Council desires to amend the adopted schedule of fees and charges by adjusting fees applicable to Animal Control Services Fees, Building and Construction Related Fees, Business Related Fees, Parks and Recreation Fees, Planning and Development Fees, Fire and Rescue Service Fees, Fire Safety Inspection Fees, Health and Sanitation Related Fees, Cemetery Fees, Facility Use Fees, and Airport Fees.

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

Part 1. That, the City of San Angelo Schedule of Fees and Charges is amended by deleting Business Related fees: Alarm Permit Fees section, Animal Control Services Fees, Building and Construction Related Fees, Parks and Recreation Fees, Planning and Development Related Fees, Fire and Rescue Service Fees, Fire Safety Inspection Fees, Health and Sanitation Related Fees, Cemetery Fees, Facility Use Fees and Airport Fees in their entirety and REPLACING as detailed in Exhibit “A”, attached hereto and incorporated herein.

Part 2. That all other provisions related to the Schedule of Fees and Charges shall remain unchanged by this Resolution.

PASSED, APPROVED and ADOPTED on this the 16th day of June 2026.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Jonathan Flores, Finance Director

Brandon Dyson, City Attorney

EXHIBIT "A"

ANIMAL CONTROL SERVICES FEES

Animal adoption fees

- (a) Adult Cats: \$90.00.
- (b) Kitten: \$120.00
- (c) Dogs: \$150.00.
- (d) Livestock: \$150.00
- (e) Chickens: \$25.00
- (f) Pocket pets: \$25.00

*The Animal Services manager has the authority to adopt any adoptable animal at a reduced adoption fee.

Microchip fee

- (a) Dog or cat: \$13.00.

Impoundment fees

Any animal or fowl running at large may be taken up by the animal services manager or the manager's designee or by any police officer or other person designated by the city manager and held for a period of seventy-two (72) hours, during which time the owner, upon satisfactory proof of ownership, may redeem his animal or fowl upon payment of the following impounding fees: thirty-six dollars (\$36.00) for a small animal or fowl impounded and a boarding fee of ten dollars (\$10.00) per day per animal beginning at 1 minute after twelve o'clock (12:01) a.m. the day following impoundment, plus a fee for necessary health care during impoundment. Board for a full day shall be charged for any part of the day. Impound fees for livestock shall be thirty-six dollars (\$36.00). If any animal or fowl has not been so redeemed, the animal services manager may sell or destroy said animal or fowl.

Animal pickup/removal/transport/surrender

- (a) Estray livestock: \$150.00.
- (b) Animal pickup at owner's request: \$25.00.
- (c) Removal of dead domestic animals/livestock: \$25.00.
- (d) Removal of dead wildlife on private property or public right of way: no charge.
- (e) Transport fee to vet: \$25.00.
- (f) Animal surrender: \$10.00 surrender fee (one-time charge)+\$36.00 impoundment fee per animal

Miscellaneous

The following fees shall apply for the services listed:

- (1) Rabies submission head test: \$40.00.

BUILDING AND CONSTRUCTION RELATED FEES (Previously Article A2.000 in Appendix A - Fee Schedule)

General provisions

- (a) The minimum permit fee is \$25.00 unless otherwise noted herein.

- (b) All costs are per unit basis unless otherwise noted herein.
- (c) Building valuations shall be calculated based upon the most current International Code Conference Building Valuation Data.

Building permit fees

- (a) *Residential construction fees.*
 - (1) Base fee: \$125.00.
 - (2) Residential structures (single-family and duplex):
 - (A) Living area - per square feet: \$0.19 per square foot.
 - (B) Garage, carports, porches, patios and accessory buildings - per square feet: \$0.15 per square foot.
 - (C) Residential remodel, repairs, etc.: \$0.15 per square foot of entire building under repair or remodel.
- (b) *Other construction permit fees.* All other construction permit fees (including commercial buildings, repairs and alterations to existing structures and completion of shell buildings): Base fee \$150.00 for the first \$2,000.00 valuation and \$9.00 for each additional thousand or fraction thereof.
- (c) *Site plan review fee.*
 - (1) Minor Site Plan: \$175.00.
 - (2) Major Site Plan: \$350.00.
- (d) *Change of occupancy.*
 - (1) No alterations (building and fire inspection only): \$300.00.
- (e) *Foundation only.* Requires building official approval with complete plans for construction within 30 days of being approved and permitted.
 - (1) Residential - single-family dwelling: \$125.00.
 - (2) Commercial: \$0.10 per square foot. Maximum \$900.00.
 - (3) Accessory structure - residential only: \$85.00.
- (f) *Expedited plan review.* For expedited plan reviews the customer has the option to use a city-approved third-party plan review service. The cost will be that of the most currently published plan review rates of the third-party plan review service plus 15% of the initial plan review fee.
- (g) *Intermodal container placement.*
 - (1) Permanent placement of an intermodal container: \$75.00.
 - (2) Temporary placement of an intermodal container: \$35.00.

Demolition fees

City-funded projects are exempt from deposit requirements. A permit is not required for accessory structures with less than 120 square feet and no utilities.

- (1) Commercial:
 - (A) Demolition: \$250.00.
 - (B) Deposit (refundable upon approved final): \$250.00.
- (2) Residential:
 - (A) Demolition: \$125.00.
 - (B) Deposit (refundable upon approved final): \$100.00.
- (3) Accessory structures: \$105.00.

Miscellaneous permit fees

- (a) *Approach - curb cut.*
 - (1) Residential: \$75.00.

- (2) Commercial: \$140.00.
- (3) In state right-of-way: Add \$75.00.
- (b) *Moving*: No structure is allowed to be moved into the city without a certificate of compliance or certificate of occupancy from another municipality or unless otherwise approved by the building official.
 - (1) Residential compliance inspection: \$500.00.
 - (2) Commercial compliance inspection: \$1,250.00.
 - (3) Moving permit (12 feet and wider): \$75.00.
- (c) *Swimming pool*:
 - (1) Commercial: \$125.00.
 - (2) Residential:
 - (A) Above ground: \$70.00.
 - (B) In ground: \$105.00.
- (d) *Thirty day partial or temporary occupancy permit*: Partial or temporary thirty-day occupancy permit and extensions (requires building official approval. no additional plan review):
 - (1) Commercial: \$300.00.
 - (2) Residential: \$160.00.
 - (3) Each 30 days of extension on a temporary or partial certificate of occupancy: \$100.00.
- (e) Reserved.
- (f) *Street use permit*: \$35.00.
- (g) *Street closure permit*: \$35.00.
 - (1) Barricade fee per location: \$25.00.
 - (2) Barricade deposit: \$100.00.
- (h) *Special event permit (type I or type II)*: \$25.00.
- (i) Parking lot permit fee: \$150.00.

Building permit fee - electrical

- (a) Electrical permit: \$100.00 base fee + work performed.
- (b) For renovations and additions only:
 - (1) Installation requiring two inspections, with no increase in service size: \$30.00.
 - (2) Installation requiring more than two inspections, with increase in service size: \$60.00 plus 50% existing ampere rate charge.
- (c) 120/240 volt single or three phase: \$0.30 per ampere plus permit fee.
- (d) 480 volt: \$0.50 per ampere plus permit fee.

Building permit fee - plumbing and fuel/gas

- (a) Plumbing, fuel/gas permit: \$100.00 base fee + work performed.
- (b) Small fixture (bathtub, drinking fountain, floor sink, floor drain, sink, lavatory, shower, urinal, backflow device assembly, water heater, water treatment, water closet, etc.): \$3.00 each.
- (c) Large fixture (grease trap, waste interceptor, sewer line, water line, gas line, etc.): \$8.00 each.

Building permit fee - mechanical

- (a) Mechanical permit: \$170.00 base fee + work performed.
- (b) 0 to 5 tons cooling: \$10.00.
 - (1) 150,000 Btu's gas or 25 KW electric heating: \$10.00.
 - (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$20.00.
- (c) 5-1/2 to 15 tons cooling: \$25.00.

- (1) 150,001 to 250,000 Btu's gas or 26 to 50 KW electric heating: \$25.00.
- (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$45.00.
- (d) 15.1 and up tons cooling: \$4.00 per ton.
 - (1) 251,000 Btu's gas or 51 and up KW electric heating: \$50.00.
 - (2) Package unit or rooftop unit (RTU) with or without heat (includes duct openings): \$4.00 per ton.
- (e) Commercial vent-a-hood: \$100.00.
- (f) System retrofit:
 - (1) 5 to 40 openings: \$30.00.
 - (2) 41 openings and up: \$150.00.
- (g) All other equipment not specifically listed (ex. boiler, cooling towers, refrigeration, etc.): \$45.00.
- (h) Voucher: \$35.00.

Tent permit fees

- (a) Temporary tents: \$180.00.

Sign permit fees

- (a) Billboards: \$300.00.
- (b) Wall signs: \$150.00.
- (c) Freestanding signs: \$160.00.
- (d) Portable signs: \$105.00.
- (e) Public event banner:
 - (1) Applicant must employ a contractor pre-approved by the building official for erection and taking down of the banner over a public right-of-way within the term permitted for display.
 - (2) Permit fee: \$15.00.

General fees

- (a) Reinspection or failed inspection: \$39.00.
- (b) Permits or inspections outside city limits:
 - (1) With city utility: 150% regular rate (may be adjusted proportionally according to city tax rate).
 - (2) Without city utility: 200% regular rate.
- (c) Convenience inspections (requested with less than 1/2 days' notice): \$60.00.
- (d) Overtime: \$65.00 per hour.
- (e) Inspections requested for after 4:30 p.m. (2-hour minimum plus convenience inspection fee): \$106.00 for first two hours, plus inspection fee, \$53.00 per hour thereafter.
- (f) Hourly rate in excess of two hours (re-review of plans, code compliance review assistance, expedited review, etc.): \$42.00 per hour.
- (g) Appeals from decisions of the building official or code official to the board of adjustments and appeals: \$70.00.
- (h) Non-digital submittal: \$134.00
- (i) Medical gas permit: \$141.00
- (j) Safety inspection: \$112.00
- (k) 3rd party permit solar: \$36.00

Additional inspection fees

- (a) Additional inspection fee for work commenced without a permit. Whenever any work for which a permit is required by the city has commenced without first obtaining the required permit, a special inspection shall be made before a permit may be issued for such work. An additional inspection fee shall be required whether or not a subsequent permit is issued. The additional inspection fee for work commenced without a required permit shall be equal to two (2) times the full amount of any permit that would have been required had the project been fully permitted prior to beginning said work. This additional inspection fee shall be in addition to any actual permit fee required.
- (b) Additional inspection fee for work concealed prior to obtaining the required inspection. Whenever any work has been concealed without first obtaining the required inspection an additional inspection fee shall be assessed. The additional inspection fee for work concealed without first obtaining a required inspection shall be equal to \$252.00. This additional inspection fee shall be in addition to any other inspection fee required under this Code of Ordinances. The payment of this additional inspection fee shall be in addition to any other inspection fee required. The payment of this additional inspection fee shall not exempt any person from compliance with all provisions of applicable codes, nor shall it exempt them from any penalty prescribed by law.

Permit renewals

- (a) *Request for renewals.* The holder of an expired permit may request renewal of the permit. Requests shall be in writing on applications approved by the building official. The application shall include a statement of the date work commenced, an account of delays, the time reasonably necessary to complete the project, and other necessary information to justify the requested renewal and term as determined in the sound discretion of the building official. In no event shall a renewal be approved for a term that exceeds the term of the original permit.
- (b) *Permit renewal fee.* 50% of the original permit fee.

Registration

All registrations expire December 31st of each year. Homeowners and non-profit organizations are not required to register. Only contractors that are required to acquire permits need to be registered.

- (1) *Contractor annual fee:* \$30.00 (includes all general contractors, builders, fence, sign, swimming pool, movers, mechanical, roofers, irrigators and water treatment installers).
- (2) *Maintenance person annual fee:* \$10.00.

Refunds

- (a) Refunds must meet the following criteria:
 - (1) No work has started;
 - (2) The permit has not expired;
 - (3) All refunds must be approved by the office manager, inspector and building official; and
 - (4) The request must be in writing on the form provided.
- (b) Refunds are refunded at 90% of the original permit fee less \$25.00 and less plan review and applicable trip charges. Permits with no plan review are credited in full less \$5.00 processing fee.
- (c) Refunds are processed by the city finance department only. No cash refunds will be allowed for accounting purposes.

Mobile home park, manufactured housing park and recreational vehicle park annual operator's permit

The city shall charge an annual fee for an operator's permit, required for the operation of any mobile home, manufactured housing or recreational vehicle park as follows:

- (1) *Administrative processing fee:*
 - (A) Permit for new parks or expansion of existing parks, excluding parks existing prior to April 15, 2014: \$1,000.00.
 - (B) Permit for renewal when transfer or expansion is not taking place: \$600.00.
- (2) *Supplemental fee:* In addition to the applicable administrative processing fee, a charge of \$5.00/space shall be charged, based upon the number of authorized spaces shown on the site plan accompanying the application for permit.

Stormwater quality reinspection fee

The fee for reinspection for violations of stormwater quality control provisions shall be \$75.00.

BUSINESS RELATED FEES (Previously Article A3.000 in Appendix A - Fee Schedule)

Alarm permit fees

- (a) Alarm permit user's fees:
 - (1) Residential alarm user's fee: \$25.00.
 - (2) Commercial alarm user's fee: \$50.00.
- (b) Special alarm user's permit: An alarm user required by federal or state statute, regulation or rule to install, maintain and operate an alarm system shall be subject to this section, provided:
 - (1) A permit shall be designated a special alarm user's permit.
 - (2) A special alarm user's permit for a system which has six (6) or more false alarms in a permit year shall not be subject to revocation under section 5.09.008 of the Code of Ordinances, but the holder of the permit shall pay a fee of \$40.00 with the submission of the report required by section 5.09.008 of the Code of Ordinances.
 - (3) Upon written demand by the police chief, the holder of a special user's permit shall pay a fee of \$40.00 for each false alarm after the fifth (5th) false alarm in the permit year.
- (c) Service fees for each false alarm after the first five (5) false alarms:
 - (1) Sixth (6th) false alarm: \$50.00.
 - (2) Each false alarm thereafter: \$50.00.

PARKS AND RECREATION FEES (Previously Article A6.000 in Appendix A - Fee Schedule, includes Code of Ordinance Sec. 9.01.033 Land Use - Camping (a) section (4)&(5))

Lake Nasworthy Fees

- (a) Campsite fees: An overnight camping permit must be purchased for each day that each overnight campsite is occupied. Each vehicle present in a camping area after 10:30 p.m. shall have an overnight camping permit. The permit must be displayed on vehicle in such a manner to be visible from the roadway. Vehicles are prohibited from parking within an overnight campsite without a valid permit. No more than eight people, no more than three vehicles and no more than three structures may occupy a single campsite. The fee per vehicle at a campsite shall be \$10.00 per day.
- (b) Entrance fees: The following schedule of fees will be charged for entrance into certain areas at Lake Nasworthy. Any person holding a valid camping permit shall be exempt from paying said fees.

- (1) \$5.00 per day per vehicle.
 - (2) \$30.00 per vehicle for an annual entrance pass.
 - (3) \$20.00 per vehicle for an annual entrance pass for persons over the age of sixty-five (65).
 - (4) \$20.00 per vehicle for an annual permit for disabled persons. For purposes of this section, "disabled" shall mean any person presenting a letter from a licensed medical doctor or the Veterans Administration when applying for a permit, which said letter certifies that the person has a permanent disability.
- (c) Private Pier Rental: \$150.00 per 2 hours.

Park facility and activity fees

- (a) *Fees for sports tournaments and leagues:*

Baseball

- (1) Adaptive t-ball: \$30.00/player.
- (2) Fields - lighted (Bell St., Glenmore, Padrone, Mountain View): \$5.00/hour.
- (3) Fields - marking (TLCA - any outside tournament): \$25.00.
- (4) Fields- unimproved: \$3.00/hour.

Basketball

- (1) Adaptive: \$30.00/player.
- (2) Adult league: \$275.00/team.
- (3) Youth league/individual: \$90.00/player.
- (4) Youth league/team: \$600.00/team.
- (5) Youth preseason tournament: \$175.00/team.
- (6) Youth regional tournament: \$175.00/team.
- (7) Gate fees: \$10.00/day; \$10.00/weekend.

Flag football

- (1) Adult league: \$400.00/team.
- (2) Adult tournament: \$175.00/team.
- (3) Youth league/team: \$90.00/player; \$600.00/team.
- (4) Youth league with uniforms: \$600.00/team.
- (5) Youth preseason tournament: \$175.00/team.

Soccer

- (1) Adaptive: \$30.00/player.

Softball

- (1) Adult league: \$400.00/team.

Volleyball

- (1) Youth league with jerseys: \$380.00/team.
- (2) Youth league: \$500.00/team
- (3) Adaptive: \$30.00/player.

(4) Adult league: \$275.00/team.

Other

(1) Summer track meet events: \$5.00/spectator; \$10.00/athlete.

(2) Athletic leagues/tournaments: \$50.00/entry.

(3) Future adaptive added: \$30.00.

(4) Youth league late registration: \$100.00/player

(5) Late Sports registration: \$100.00/player

(b) *Swimming pool fees:*

(1) Admissions/daily entry: \$7.00 - ages 3—64, \$5.00 - over 65.

(2) Admissions/daily entry - group rate (20+ ppl): \$5.00.

(3) Family pool pass (4 ppl): \$250.00.

(4) Family pool pass - additional people: \$50.00/person.

(5) Individual pool pass: \$100.00.

(6) Private rental: \$425.00/every two hours; \$100.00 deposit.

(7) Private rental - additional people: \$150.00/additional 100 people.

(8) Rotunda only rental off season: \$75.00/hour*; \$100.00 deposit.

(9) Semi-private rental: \$30.00/hour* + \$3.00/guest.

(10)Swim lesson registration: \$60.00/person.

(11)Table with umbrella Rental: \$15.00/hour. *

* 2 hour minimum.

(c) *Texas Sports Bank Complex Rental Fees:*

(1) Field rental - no lights: \$100.00/day; \$15.00/hour.

(2) Field rental- with lights: \$150.00/day; \$30.00/hour.

(3) Association season field rental: \$600.00/field for 30 days.

(4) Tournament fees: \$175.00—\$250.00 tournament fee; \$50.00—\$75.00 bracket fee.

(5) Tournament gate fees: \$150.00 flat rate per gate/per quad/per day.

(d) *Facility rental fees (rentals subject to department rules and regulations for use.):*

Venue	Rate	Deposit
Gym Tournaments	\$175.00-\$300.00	N/A
29th Street Complex (practice area)	\$5.00-\$10.00	N/A
Carl Ray Johnson Gym Rentals	\$30.00	N/A
Private party use		
City park pavilion *	\$30.00/hour	N/A
Civic league park bridal path and garden area (2 hour rental)	\$60.00	N/A
Civic league park pavilion (2 hour rental)	\$60.00	N/A

College Hills/Unidad Park Pavilion *	\$30.00/hour	N/A
Glenmore Park Pavilion *	\$30.00/hour	N/A
Jaime Padron Memorial Park Pavilion *	\$20.00/hour	N/A
James M. Rogers Garden Gazebo @ Rio Concho Park(2 hr. rental)	\$60.00	N/A
Kids' Kingdom Pavilion *	\$20.00/hour	N/A
Kirby Park In-Line Hockey Rink (2 hour minimum)	\$20.00/hour	N/A
Kirby Park Pavilion (12 hour rental)	\$300.00	\$100.00
Kirby Park Pavilion and Concession (12 hour rental)	\$400.00	\$100.00
Lone Wolf Bridge (2 hour rental)	\$60.00	N/A
Martin Luther King Jr. Memorial Park Pavilion *	\$20.00/hour	N/A
Producers Pavilion *	\$30.00/hour	N/A
Sunken Garden (2 Hour Rental)	\$60.00	N/A
Tiered Plaza/Celebration Bridge (2 hour rental)	\$60.00	N/A
Visitor's center grounds (1 hour rental)	\$60.00	N/A
<i>Rec center room rental</i>		
Carl Ray Johnson (2 hour minimum)	\$30.00/hour	N/A
South Side (2 hour minimum)	\$50.00/hour	\$50.00
<i>Santa Fe Crossing</i>		
Activity room rental (3 hour minimum)	\$50.00/hour	N/A
Activity room rental - all day	\$300.00	N/A
Conference room rental (3 hour minimum)	\$25.00/hour	N/A
Dining room rentals (3 hour minimum)	\$70.00/hour	N/A
Dining room rentals - all day	\$400.00	N/A
<i>Station 618</i>		
Activity room rental (3 hour minimum)	\$130.00/hour	N/A
Ceramic room rental (3 hour minimum)	\$25.00/hour	N/A
Computer room rental (3 hour minimum)	\$50.00/hour	N/A
Nonprofit discount	No charge	N/A

* Limited to a two (2) hour minimum and four (4) hour maximum rental.

(e) *Miscellaneous event fees* (fees for events not listed shall be as established by the director of parks and recreation with concurrence of the city manager):

- (1) Date night admission: \$5.00-\$25.00.
- (2) Senior programs (per month): \$4.00-\$10.00.
- (3) Summer camp - registration fee: \$50.00/person.
- (4) Summer camp - weekly fee: \$90.00/person.
- (5) Summer camp track: \$90.00/person.

(f) *Nutrition lunches fees:*

- Nutrition lunches – registered members over 55 years - \$5.00 suggested donation.
- Nutrition lunches - nonregistered members - \$7.00.

(g) *Miscellaneous fees:*

- (1) Restroom trailer rental: \$575.00 per day.

PLANNING RELATED FEES (Previously Article A9.000 in Appendix A - Fee Schedule)

Trailer coach park license fee; transfer fee

The annual license fee for each trailer coach park shall be fifty dollars (\$50.00). The fee for the transfer of the license shall be five dollars (\$5.00).

Planning and development fees

Applications for change of zoning classification (not including planned development districts and certain exceptions specified below in this same section), applications for special use approval, and applications for conditional use approval:

- (1) Zone change: \$595.00.
- (2) Special use: \$463.00.
- (3) Conditional use: \$424.00.

Planned development fees

- (a) Application for zone change to a PD district, requiring an area of 1.0 acre or more: \$668.00.
- (b) Application for site plan review of proposed development in PD district: \$125.00.
- (c) Application to amend PD ordinance: \$297.00.
- (d) Required Sign Fee: \$40.00.

Zoning board of adjustment application fees

- (a) Request for variance from zoning regulations: \$335.00.
- (b) Request for administrative adjustment to zoning regulation: \$170.00.

Preliminary plats, final plats and variances

- (a) Plats (preliminary, final, or replats): \$400.00.
- (b) First variance: \$270.00.
- (c) Additional variance (each): \$75.00.
- (d) Supplemental fee for replats requiring notification: \$150.00.

Final plats or replats of administrative subdivisions

- (a) Any size of subdivision or re-subdivision: \$280.00.
- (b) Supplemental fee for replats requiring notification: \$280.00.

Miscellaneous planning fees

- (x) Request for expansion of nonconforming use: \$450.00.
- (y) Request for consideration of sign variance: \$550.00.
- (z) Request for temporary permit: \$130.00.
- (aa) Street name change: \$500.00 (plus cost of official city signage).
- (bb) Release of easement: \$565.00.
- (cc) Request for right-of-way abandonment or encroachment: \$800.00.
- (dd) Request for design & historic review commission review: \$400.00.
- (ee) Request for comprehensive plan amendment: \$630.00.
- (ff) Request for zoning verification letter: \$60.00.
- (gg) Request for annexation: \$1,500.00.
- (hh) Design & historic review, administratively eligible: \$120.00.
- (ii) Urban design review: \$125.00.
- (jj) Amendments: \$315.00.
- (kk) Third-party appeal*: \$315.00.
- (ll) Certificate of appropriateness: \$475.00.
- (mm) Disannexation: \$1,275.00.
- (nn) Newspaper publication of notice: \$200.00.
- (oo) Administrative amendment: \$80.00.

- (pp) Design & historic review – like for like \$90.00.
- (qq) Site plan review, resubmission: \$300.00
- (rr) ROW encroachment, administrative: \$130.00
- (ss) Sidewalk waiver: \$80.00
- (tt) Development Plan fee: \$85.00
- (uu) STR application: \$500.00
- (vv) STR renewal: \$205.00
- (ww) Lot Unity Agreement: \$300.00

* On appeal by a third party not the applicant, the appeal fee is due and payable on or before the deadline for filing the appeal. Notice of appeal by a third party not accompanied with payment of the applicable appeal fee shall be deemed incomplete and any right to appeal waived if the fee is not paid in full prior to expiration of the time permitted for appeal.

Conveyance of property interest in right-of-way abandoned by city

The following fees shall be required for conveyance (by quit-claim deed) of interest in rights-of-way abandoned by the city council:

- (1) *For improved streets and alleys:* Three-quarters ($\frac{3}{4}$) the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County appraisal district, multiplied by the square feet of land in the right-of-way abandoned and thence conveyed to the applicant as an abutting owner of property, plus appropriate administrative fees charged on an hourly basis.
- (2) *For unimproved streets and alleys:* One-half ($\frac{1}{2}$) the average assessed value of abutting land, by square foot, according to the most recently approved property tax roll compiled by the Tom Green County appraisal district, multiplied by the square feet of land in the right-of-way abandoned and thence conveyed to the applicant as an owner of abutting property, plus appropriate administrative fees charged on an hourly basis.
- (3) *For streets and alleys where significant easements for access by the public and/or utilities are reserved:* One-half ($\frac{1}{2}$) the cost applicable to either circumstance described in subsection (1) or (2) above, plus appropriate administrative fees charged on an hourly basis.

FIRE AND RESCUE SERVICE FEES

Service fees

Motor Vehicle Incidents

Level 1 - \$602.00.

Provide hazardous materials assessment and scene stabilization. This will be the most common “billing level”. This occurs almost every time the fire department responds to an accident/incident.

Level 2 - \$687.00.

Includes Level 1 services as well as clean up and material used (sorbents) for hazardous fluid clean up and disposal. We will bill at this level if the fire department has to clean up any gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Level 3 – CAR FIRE - \$838.00.

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Add-on Services:

Extrication - \$1,811.00.

Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the fire department has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and fire department is able to open the door to access the patient. This level is to be billed only if equipment is deployed.

Creating a Landing Zone - \$553.00.

Includes Air Care (multi-engine company response, mutual aid, helicopter). We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s).

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.

Fire blanket - \$3,000.00.

HAZMAT

Level 1 - \$972.00.

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

Level 2 - \$3,473.00.

Intermediate Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.

Level 3 – \$8,199.00.

Advanced Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene. Includes 3 hours of on scene time - **each additional hour @ \$381.00 per HAZMAT team.**

Water Incidents

Level 1

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common “billing level”. This occurs almost every time the fire department responds to a water incident.

Billed at \$554.00 plus \$68.00 per hour, per rescue person.

Level 2

Intermediate Response: Includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. We will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.

Billed at \$1,110.00 plus \$68.00 per hour, per rescue person.

Level 3

Advanced Response: Includes Level 1 and Level 2 services as well as D.A.R.T. activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.

Billed at \$2,747.00 plus \$68 per hour per rescue person, plus \$134.00 per hour per HAZMAT team member.

Level 4

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized, per trained rescue person, plus rescue products used.

Back Country or Special Rescue

Itemized Response: Each incident will be billed with custom mitigation rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus per hour, per trained rescue person per hour, plus rescue products used.

- (1) Minimum billed \$554.00 plus \$68.00 per hour, per rescue person. Additional rates of \$554 per hour per response vehicle and \$68.00 per hour per rescue person.

Chief Response

This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.

- (1) Billed at \$347.00 per hour.

Miscellaneous/additional time on-scene

Additional time on-scene (for all levels of service).

- (1) Engine billed at \$554.00 per hour.
- (2) Truck billed at \$693.00 per hour.
- (3) Miscellaneous equipment billed at \$416.00.

The Mitigation Rates lists in Exhibit A will increase annually based on the annual percentage increase in the Consumer Price Index (CPI), as developed by the Bureau of Labor Statistics of the U.S. Department of Labor. Rate adjustments will occur on the anniversary date of this ordinance/resolution to keep the fire department's cost recovery program in conformity with increasing operating expenses.

Ambulance/transport/transfer fees.

- (1) Transfer/transport for ambulance aircrew: \$343.00.
- (2) Institutional charge for non-reimbursed patient: \$343.00.
- (3) BLS non-emergency: \$870.00.
- (4) BLS emergency: \$1,392.00.
- (5) ALS non-emergency: \$969.00.
- (6) ALS 1 emergency: \$1,653.00.
- (7) ALS 2 emergency: \$2,393.00.
- (8) Transport medical team: with or without patient; to or from destination (one way): \$357.00.
- (9) Mileage fee (per patient mile): \$22.00.
- (10) Non-resident charge: \$100.00.*

(11) Standby services: \$575.00.*

Each additional hour: \$144.00.

*Four (4) hour minimum.

(12) *Review annually*: Review annually, commencing on or before April 16, 2019, city council shall conduct a public hearing for review of ambulance and transportation fees under this subpart (f) of section A11.001, to consider the current costs and revenues relating to those services and reaffirm or amend the fees for such services as necessary to establish fees that reasonably reflect the cost to the city of providing the service.

FIRE SAFETY INSPECTION FEES (Previously Article A12.000 in Appendix A - Fee Schedule)

Boarded buildings

- (a) The city shall charge an annual fee for boarded building certificates as follows:
 - (1) Boarded building permit: \$330.00

Inspection fees

- (a) The city shall charge an inspection fee for each fire safety inspection of the facilities or operations listed in subsection (c).
- (b) If a facility or an operation qualifies for a facility or an operation inspection fee under more than one category listed in subsection (c), the highest fee shall be assessed. Inspection fees shall not be cumulative for a single inspection.
- (c) The inspection fees are:
 - (1) Alcoholic beverages licensed establishments: \$140.00.
 - (2) Apartment complexes: \$240.00.
 - (3) Automatic fire-extinguishing systems: \$190.00.
 - (4) Fire alarm and detection systems and related equipment: \$190.00.
 - (5) Hospitals and nursing homes: \$317.00.
 - (6) Hotel/motel: \$240.00.
 - (7) Institutions requiring a state inspection (e.g., the girls' home): \$140.00.
 - (8) Registered homes, foster homes and adoptive services: \$130.00.
 - (9) Schools, day care centers, and Head Starts: \$240.00.
 - (10) Wrecking Yards: \$140.00
 - (11) Fire code compliance (includes plan review and final inspection): \$290.00.
 - (12) General (All other inspections not specified above): \$115.00.
 - (13) After-hours inspections (2-hour minimum): \$130.00 per hour with a minimum charge of \$260.00.
 - (14) Fire watch (2-hour minimum): \$144.00 per hour.

Construction Permits

- (a) The city shall charge the following permit fees for the installation of fire protection systems in the

City:

- (1) Compressed Gases: \$115.00
- (2) Cryogenic Fluids: \$115.00
- (3) Fire alarm systems (Installation): \$255.00.
- (4) Hood system installation - witness the acceptance test of the system: \$185.00.
- (5) Spraying and Dipping (Utilizing Flammable and combustible liquids): \$90.00.
- (6) Sprinkler system installation: \$255.00.

Operational Permits

- (1) Amusement buildings: \$140.00.
- (2) Aviation facilities: \$190.00.
- (3) Carnivals and fairs: \$400.00.
- (4) Combustible dust-producing operations: \$140.00.
- (5) Dry Cleaning Plants: \$115.00
- (6) Exhibits and trade shows: \$150.00.

- (7) Explosives (Permit not Required in R-3 Private Homes): \$140.00
- (8) Flammable and Combustible Liquids (Underground & Aboveground Storage Tanks):
\$235.00
- (9) Hazardous Materials: \$140.00
- (10) High-Piled Storage: \$140.00
- (11) Industrial Ovens: \$90.00
- (12) Lumber Yards and Wood-Working Plants: \$140.00
- (13) Miscellaneous Combustible Storage (More than 2500 Cu. Ft.): \$115.00
- (14) Open Burning (Bon Fires, Land Clearing): \$280.00
- (15) Pyrotechnic Special Effects material: \$200.00
- (16) Repair Garages and Motor Fuel Dispensing Facilities: \$115.00
- (17) Storage of Scrap Tires and Tire Products (more than 2500 cu. ft.): \$160.00
- (18) Tire-rebuilding Plants: \$90.00
- (19) Waste Handling/Recycling Facilities: \$115.00
- (20) Wood Products (storage in excess of 200 cu. ft.): \$115.00

HEALTH AND SANITATION RELATED FEES (Previously Article A13.000 in Appendix A - Fee Schedule)

Food Establishment permit fees

- (a) Annual food establishment permit: \$150.00.
- (b) Annual food establishment permit fee for each additional service area: \$25.00.
- (c) 6-month seasonal (i.e., sno-cone) food establishment permit: \$100.00.
- (d) Annual Farmer's Market food establishment permit: \$100.00
- (e) 14-day temporary food establishment permit fee: \$70.00.
- (f) 3-day temporary food establishment permit fee: \$50.00.
- (g) Late fee: \$25.00 per month after January 31st

Nursing division fees

- (a) Copies of medical records: \$5.00.
- (b) Sampling collection: \$20.00.
- (c) STD appointment/testing: \$25.00.
- (d) STD follow-up appointment: \$10.00.
- (e) TB testing: \$20.00.
- (f) Lab services: Actual cost plus sampling collection fee.

* The health services director shall have the authority to reduce or waive fee schedule fees designated under this section for services provided at scheduled STD Outreach Clinics, and services provided through the in-house STD and immunizations clinics.

CEMETERY FEES (Previously Article A14.000 in Appendix A - Fee Schedule)

Burial

- (a) Opening and closing (includes tent, chairs): \$1,500.00.
- (b) Opening and closing stacking (includes tent, chairs): \$1,650.00.
- (c) Opening and closing columbarium: \$650.00.
- (d) Opening and closing (infant): \$500.00.
- (e) Concrete box: \$795.00.
- (f) Outside container setting fee (steel vault): \$200.00.

Cremation

- (a) Cremation burial opening and closing: \$700.00.

Set up

- (a) Tent set-up: \$500.00.
- (b) Second tent: \$500.00.
- (c) Chairs only: \$250.00

Overtime

- (a) Saturday funerals 8:00 a.m. to 12:00 p.m.: \$500.00.
- (b) Overtime hourly (weekdays after 4:30, Saturday after 12:00): \$250.00.

Burial spaces

- (a) Adult spaces - includes perpetual care: \$2,500.00 (\$2,000.00 space and \$500.00 p.c.).
- (b) Adult spaces used for stacking: \$4,500.00
- (c) Columbarium 12 x 12 niche: \$2,400.00.
- (d) Columbarium 8 x 8 (double): \$1,800.00.
- (e) Columbarium 8 x 8 (single): \$1,200.00.
- (f) Cremation burial spaces: \$900.00 (\$810.00 space and \$90.00 p.c.).
- (g) Infant burial spaces: \$300.00.

Disinterment

- (a) Disinterment - re-interment (adult): \$3,500.00.
- (b) Disinterment - re-interment (infant): \$685.00.

Marker fees

- (a) Niche face plate engraving: \$550.00.
- (b) Marker survey fee: \$150.00.
- (c) Installation fee: \$100.00.
- (d) Flagging fee: \$25.00

Lot transfers

- (a) Lot transfer fee: \$150.00.

FACILITY USE FEES (Previously Article A15.000 in Appendix A - Fee Schedule)

Fort Concho Facility Fees

(a) Fees for rental of Fort Concho facilities shall be as follows:

Venue	Daily Rate*	Additional Partial Days*	Deposit
Barracks 6	\$350.00	\$175.00	\$175.00
Commissary	\$800.00	\$400.00	\$400.00
Officer Quarters 1	\$150.00—\$200.00	\$100.00	\$100.00
Officer Quarters 8	\$350.00	\$150.00	\$150.00
Quartermaster	\$700.00	\$350.00	\$350.00
Stables	\$1,800.00	\$900.00	\$875.00

(b) *501(c)(3) organizations shall be eligible for a discount of 50% from the fee schedule for Monday through Thursday. Fees for event attendance, event rentals and membership:

Event	Price
Children's workshops/youth—attendance	\$10.00—\$35.00
Christmas Event - attendance	\$5.00-\$10.00
Christmas Event - food booth—rental	\$250.00—\$400.00
Christmas Event - space rental	\$350.00-\$500.00
Christmas Event - Sutler Fee—rental	\$100.00
Event food sales	20% of gross
Frontier Day - booth rentals	\$15.00—\$100.00
Halloween theme - night programs—attendance	\$8.00-15.00
Memberships	\$35.00—\$5,000.00

- (1) Tours - guided: \$7.00 adults, \$4.00 seniors/military, \$3.00 children 7-17.
- (2) Tours - self guided: \$5.00 adults, \$3.00 seniors/military, \$2.00 children 7-17.
- (3) Event tours - docent: \$5.00/person; \$150.00 min charge.
- (4) Artillery demonstration—attendance: \$300.00.

Civic events facility use fees

(a) *El Paseo*:

- (1) Courtyard: \$50.00.
- (2) Grounds: \$150.00/day.
- (3) Rental - base rate: \$200.00/day. *

* 10% discount for Monday-Thursday rentals.

(b) *Farmer's Market Pavilion:*

(1) Rental – base rate: \$125.00/day. *

* 10% discount for Monday-Thursday rentals.

(c) *McNease Convention Center:*

(1) Kitchen fee: \$200.00.

(2) Move-in/move-out: Half of rental fee.

(3) Rental - entire building - base rate: \$2,500.00/day. *

(4) Rental - entire building - convention rate: \$2,750.00/day; 10% of sales. * ***

(5) Rental - ballroom - base rate: \$2,000.00/day. * **

(6) Rental - 1/3 ballroom - base rate: \$750.00/day. * **

(7) Rental - 2/3 ballroom - base rate: \$1,500.00/day. * **

(8) Rental - north meeting room: \$850.00/day; \$600.00/4 hrs. *

(9) Rental - north 1/3 small meeting room: \$300.00/day; \$200.00/4 hrs. *

(10) Rental - north 2/3 small meeting room: \$500.00/day; \$400.00/4 hrs. *

(11) Rental - entire upstairs meeting rooms: \$500.00/day; \$400.00/4 hrs. *

(12) Rental - single upstairs meeting room: \$300.00/day; \$200.00/4 hrs. *

* 10% discount for Monday-Thursday rentals.

** 50% discount for Monday-Thursday half-day rentals.

*** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(d) *Pecan Creek:*

(1) Rental weekdays (Monday-Thursday): \$400.00/day.

(2) Rental weekends (Friday-Sunday): \$600.00/day.

(e) *River Stage:*

(1) Rental - base rate: \$1,000.00/day. * **

(2) Rental - ticketed rate: \$2,000.00/day; 10% of sales. * ** ***

* 10% discount for Monday-Thursday rentals

** 50% discount for Monday-Thursday half-day rentals

*** Civic events manager has the authority to negotiate a capped rate for public ticketed events that cannot be less than the rental fee.

(f) *Other rental fees:*

(1) Rental - City hall east mezzanine: \$250.00/day; \$125.00/4 hrs.

(2) Facility fees - base rate: \$2.00/ticket over \$5.00 \$1.00/ticket \$5.00 or less.

(3) Facility fees - multiple date users: \$0.75/ticket.

(g) *Miscellaneous:*

Additional staffing (ticket sellers & takers, sound tech, ushers, stagehands, loaders, etc.): \$30.00/hour (4 hr minimum).

Novelties: 20% of gross sales. *

* Civic events manager has the authority to negotiate a capped rate.

(h) *Discounts and supplemental user fees:*

- (1) Any rental of two or more consecutive days is eligible for a 5% discount on the rental fee.
- (2) All rental agreements are from 8:00 a.m. to 12:00 a.m. midnight. An additional \$100.00/hour will be charged to open prior to 8:00 a.m. on any day.
- (3) Facility discount: Organizers/promoters of existing established events will be offered a 50- percent discount from the daily rental rates of Civic Events facilities if they meet the qualification listed in the Civic Events policies.
- (4) Multiple use discount: Clients may be offered a 25-percent discount (during weekday business hours) from the daily rental rates of civic events facilities if they meet the qualification listed in the civic events policies.

AIRPORT FEES (Section approved May 6, 2025)

Airport Fees

(a) Parking:

- (1) Airport parking permit for cabs \$25.
- (2) Airport parking permit for buses/shuttles \$25.
- (3) Overnight Air Carrier Aircraft parking fee: \$12/per night/per plane

(b) Badges:

- (1) Airport badges fee GA&FEDERAL Enforcement \$50.

- (2) Airport Badge fee Security Identification Display Area \$65.
- (3) Badge replacement fee:
 - (a) First time: \$100
 - (b) Second time: \$200
 - (c) Third time: \$300
- (c) *Hangers:*
 - (1) T-Hanger 40 Foot Unit \$235/Monthly.
 - (2) T-Hanger 60 Foot Executive Unit \$350/Monthly.
 - (3) T-Hanger Storage \$90/Monthly for units C,D,E,F. \$120/Monthly for units A, B.
- (d) *Security:*
 - (1) Security Fee-Recore Lock \$100.
 - (2) Security Fee-Keys \$25.
- (e) *Miscellaneous:*
 - (1) Fuel Flowage fee .09/gallon
 - (2) Commercial Landing Fees .90/per 1,000 lbs
 - (3) Airport Conference Room \$16/hr
 - (4) Aircraft tiedown fee \$35/Monthly
 - (5) Terminal Usage fee- Air charter operation with seating capacity of 70 or less \$1,600.
 - (6) Terminal Usage fee – Air charter operation with 71 or more \$2,134.
 - (7) Passenger Facility Charge \$4.50 per commercial passenger.
 - (8) Aeronautical Use of Land: \$0.30/SF/yr
 - (9) Non-Aeronautical Use of Land: \$0.30/SF/yr
 - (10) Food Truck fee: \$300/yr

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jonathan Flores, Budget Manager, Budget

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for health insurance claims (Presentation made by Finance Director Jonathan Flores)

Staff Recommendation:

Approve

Summary/History:

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

Budget for additional city-contributed health insurance premium revenue and related health claims expenses in FY26.

Funding Source(s):

Financial Impact:

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

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|--|--|
| 1. | BA Memo - Health Insurance Claims and Premiums Draft | BA Memo - Health Insurance Claims and Premiums Draft.pdf |
| 2. | BA Memo Support - Health Insurance Claims and Premiums | BA Memo Support - Health Insurance Claims and Premiums.pdf |
| 3. | 2026 06-16 Ordinance | 2026 06-16 Ordinance.docx |

Presentation:

Jonathan Flores

Approvals/Reviews:

Jonathan Flores

Tina Dierschke

Brandon Dyson

Heather Stastny

Created/Initiated

Approved

Approved

Final Approval

Memo

To: Jonathan Flores, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

City of San Angelo, Texas
Additional Health Insurance Claim Contributions
Fiscal Year 2026

Fund	Amount
General	2,940,368
Intergovernmental	41,126
State Office	6,041
Texas State Bank Sports Complex	44,728
Airport	29,429
Solid Waste	5,448
Stormwater	68,634
Water	332,077
Water Reclamation	116,597
Vehicle Maintenance	21,759
Information Technology	93,239
Property and Casualty	19,031
Worker's Compensation	15,069
Civic Events	36,674
Fort Concho	30,802
Fairmount Cemetery	22,579
CDBG	15,574
HOME	4,987
Keep San Angelo Beautiful	3,978
Grand Total	3,848,142

City of San Angelo, Texas
Additional Retiree Insurance Contributions
Fiscal Year 2026

Fund	Amount
General	240,200
Airport	8,425
Water	39,154
<hr/> Grand Total	<hr/> 287,779

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR HEALTH INSURANCE CLAIMS.

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

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2025-2026 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED with public hearing on the 16th day of June 2026, and finally PASSED on this 7th day of July, 2026.

ATTEST:

THE CITY OF SAN ANGELO, TEXAS:

Heather Stastny, City Clerk

Tom Thompson, Mayor

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Jonathan Flores, Finance Director

Brandon Dyson, City Attorney

Exhibit A

**City of San Angelo
Proposed Budget Amendment**

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General	-	3,180,568	(3,180,568)
Intergovernmental	-	41,126	(41,126)
State Office	-	6,041	(6,041)
Texas State Bank Sports Complex	-	44,728	(44,728)
Airport	-	37,854	(37,854)
Solid Waste	-	5,448	(5,448)
Stormwater	-	68,634	(68,634)
Water	-	371,231	(371,231)
Water Reclamation	-	116,597	(116,597)
Vehicle Maintenance	-	21,759	(21,759)
Information Technology	-	93,239	(93,239)
Health Insurance	4,464,992	4,177,213	287,779
Property and Casualty	-	19,031	(19,031)
Worker's Compensation	-	15,069	(15,069)
Civic Events	-	36,674	(36,674)
Fort Concho	-	30,802	(30,802)
Fairmount Cemetery	-	22,579	(22,579)
CDBG	-	15,574	(15,574)
HOME	-	4,987	(4,987)
Keep San Angelo Beautiful	-	3,978	(3,978)
	\$4,464,992	\$8,313,134	\$(3,848,142)

City of San Angelo

**Proposed Budget Amendment
Additional Information**

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Health Insurance claims	Operating Funds	4,464,992	8,313,134	(3,848,142)
		\$4,464,992	\$8,313,134	\$(3,848,142)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider accepting the following grants for assistance with the Comprehensive Plan:

1. Tax Increment Investment Zone support of \$50,000 equally split between the North and South zones; and
2. Development Corporation support of \$50,000 for the Economic Development policies of the Comprehensive Plan, and ratifying COSADC's approval of the same as a project pursuant to Chapters 501 & 505 of the Texas Development Corporation Act (Presentation made by Finance Director Johnathan Flores and Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is a request to accept the grants from the TIRZ Board and the COSADC Board towards the overall costs of the Comprehensive Plan for the City of San Angelo.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Comprehensive Plan			\$500,000
TIRZ			\$50,000
COSADC			\$50,000
Grant			\$300,000

Financial Impact:

This request has \$500,000 in budgeted general funds. The City was awarded a \$300,000 grant from the Texas General Land Office (Resilient Communities grant). The Tax Increment Fund Zone is being supported with a total of \$50,000 grant from the North and South. The Development Corporation (COSADC) supports with a \$50,000 grant for the Economic Development review of the Comprehensive Plan. The total funds available are \$900,000.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | BA Memo Comp Plan | BA Memo Comp Plan.pdf |
| 2. | SBF Scope_San Angelo Comp Plan_2026-06-04 | SBF Scope_San Angelo Comp Plan_2026-06-04.pdf |
| 3. | San Angelo _Notice of Eligibility_04-28-2026 (1) | San Angelo _Notice of Eligibility_04-28-2026 (1).pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Approved
Brandon Dyson	Approved
Heather Stastny	Final Approval

Memo

To: Jonathan Flores, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:

San Angelo Comp Plan – SB Friedman Scope

We understand transformative trends shaping real estate, from demographic shifts impacting housing need, to the desire for walkable mixed-use communities, to the varied and complex impacts of the COVID-19 pandemic. We take a data-driven approach to uncovering market potential by carefully evaluating and reconciling supply and demand with insights from local “key informants” – brokers, developers, housing professionals, businesses and landowners.

We use multiple public and proprietary databases to compile, analyze and synthesize demographic and market data to provide meaningful insights regarding market dynamics, including:

- **Lightcast.** Economic sector, industry, and labor force data.
- **Placer.AI.** Cell-phone location-based consumer spending and behavioral data.
- **American Community Survey.** Local and regional demographic and socioeconomic data.
- **CoStar.** Real estate property and development data.
- **Claritas.** Consumer spending patterns and retail leakage data.
- **Esri Business Analyst.** Demographic and business data.
- **LEHD.** Employment sector data and employee/resident commuting data.
- **Redfin.** For sale and rental housing market data.

ECONOMIC & MARKET ASSESSMENT

SB Friedman will first summarize local and regional demographic trends impacting real estate markets and the economy, such as changes in household composition, incomes, and education. We will then prepare a standalone market assessment for all major land uses in San Angelo: residential, industrial, retail, office, and hospitality. For each land use we will:

- Map existing real estate, recent development activity and the anticipated supply pipeline;
- Evaluate recent development typologies built in San Angelo and the broader market area;
- Analyze market performance factors such as rents, occupancy, and absorption rates; and
- Identify key opportunity sites that could support substantial development or redevelopment.

In addition, we will conduct analyses specific to various land uses, including the following:

- Summarize demographic trends impacting real estate market and the economy, such as changes in household composition, incomes, and education;
- Analyze the true trade areas of existing retail centers in San Angelo using cell-phone data from Placer.AI;
- Evaluate changes in retail consumer patterns due to the pandemic and the rise in e-commerce;
- Estimate consumer spending leakage for various neighborhoods and the city as a whole;
- Analyze the economic cluster composition for Tom Green County and the San Angelo market area to understand what industries and sectors are growing or shrinking regionally, with a particular emphasis on identified target industries; and

- Evaluate changes in employment location patterns due to the rise in work-from-home and hybrid work arrangements;

As part of the economic and market assessment, our team will conduct interviews with key property owners, developers, business owners, and economic development professionals. The interviews will identify challenges and opportunities that can be further explored through data analysis. Interviews also help uncover preliminary needs and strategies that unlock development opportunities consistent with city priorities.

Finally, we will reconcile our quantitative and qualitative analyses to prepare 20-year projections of real estate demand for each commercial land use. We will segment our 20-year projections into 5-year increments to inform both near-term and long-term land use and economic planning.

HOUSING REVIEW & CALIBRATION

SB Friedman will analyze the dynamics of “people” and “place” as they relate to the San Angelo’s housing market. As part of this work, we will first summarize the demographic profile of San Angelo residents and households relative to Tom Green County. We will include analyses of household type, income, size and housing tenure.

San Angelo is substantially comprised of single-family detached housing with limited single-family attached and multifamily housing. We will conduct a detailed assessment of the existing housing including the current housing age and typologies in the market. We will analyze occupancy, rent, sale price by product type, absorption, and mobility patterns in the market, segmenting these analyses by housing tenure or housing typology, where appropriate. We will prepare maps and charts to visualize our analyses. We will also compare local housing trends against those occurring nationally.

We will develop housing affordability models which will quantify the extent to which there is a mismatch between the cost of the existing housing stock (both for-sale and rental housing) and current residents’ household incomes. The models will compare the number of households by income cohort to the housing stock affordable at 30% of a household’s annual gross income.

We will develop housing demand forecast models at various age and income levels using detailed U.S. Census and ACS Public Use Microdata Sample (PUMS) data for the region. The models will incorporate regional preferences for housing product type by age and income of householder, based on a custom cross-tabulation of ACS PUMS data, as well as population and household projections. Applying historical preference data to future household projections by age and income will provide forecasted future demand for housing by age group and income level.



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

April 28, 2026

Daniel Valenzuela
City Manager
72 West College Avenue,
San Angelo, Texas 76903

VIA EMAIL: daniel.valenzuela@sanangelo.gov

Re: Notice of Eligibility – Resilient Communities Program Application RCP-100663

Dear City Manager Valenzuela:

Thank you for applying to the Resilient Communities Program (RCP). The Texas General Land Office (GLO) has reviewed the City's application and determined the following project to be eligible for funding:

Project Title:	San Angelo, Comprehensive Plan
CDBG-MIT Amount:	\$300,000.00

Contract documents will be emailed via DocuSign for execution, followed by a contract Kickoff Workshop. A GLO Grant Manager will be assigned to assist you in meeting program requirements and the terms of your executed Subrecipient Agreement.

The GLO is dedicated to facilitating the successful implementation and completion of your Resilient Communities Program application project. If you have any immediate questions regarding this notice, you may contact the RCP Manager, Curtis Yankie at curtis.yankie@recovery.texas.gov.

Sincerely,

Kalyn Scott

Kalyn Scott
Director – Development, Plans, and Operations Support
Community Development and Revitalization

cc: Jake Burton
Aaron Vannoy
Curtis Yankie, Manager, GLO
Jet Hays, Deputy Director, GLO

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider awarding RFQ PL-01-26 Comprehensive Plan update to Olsson, Inc. in an amount not to exceed \$900,000 with \$100,000 sourced from TIRZ and COSADC funds, and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo's Comprehensive Plan was from 2003 and has only been supplemented by two updates for the downtown area. This proposal is to fully involve all areas for review and alignment under a fiscal stewardship mindset. The evaluation will involve citizens, the community, officials and staff setting the path for the next 20–40 years for San Angelo.

Once staff secured a commitment for funding through the general fund, the state of Texas via the General Land Office and internal funds, RFQ was created to select consulting companies for proposals of qualifications for a Comprehensive plan update. A Committee was created to review the RFQ submittals and, through the scoring system, Olsson, Inc was selected.

This item authorizes the City Manager, on behalf of the city to enter into a contract with Olsson to provide the scope of work agreed to by both parties.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Comprehensive Plan			\$500,000
TIRZ			\$50,000
COSADC			\$50,000
Grant			\$300,000

Financial Impact:

This request has \$500,000 in budgeted general funds. The City was awarded a \$300,000 grant from the Texas General Land Office (Resilient Communities grant). The Tax Increment Fund Zone is being supported with a total of \$50,000 grant from the North and South. The Development Corporation (COSADC) supports with a \$50,000 grant for the Economic Development review of the Comprehensive Plan. The total funds available are \$900,000.

Other Information/Recommendation:

Attachments:

- | | |
|--|--|
| 1. Olsson Background | Olsson Background.docx |
| 2. 01_RFQ_PL-01-26_-Comprehensive_Plan | 01_RFQ_PL-01-26_-Comprehensive_Plan.pdf |
| 3. RFQ PL-01-26 Comprehensive Plan - Executive Summary (1) | RFQ PL-01-26 Comprehensive Plan - Executive Summary (1).docx |
| 4. BA Memo Comp Plan | BA Memo Comp Plan.pdf |
| 5. 26-06-04_PEN_City of San Angelo TX_Letter Agreement (1) | 26-06-04_PEN_City of San Angelo TX_Letter Agreement (1).pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy	Created/Initiated
Aaron Vannoy	Approved
Jeffrey Tomlinson	Approved
Jonathan Flores	Approved
Holly Crooks	Approved
Brandon Dyson	Approved
Aaron Vannoy	Approved
Heather Stastny	Final Approval

Olsson Background:

Founded in 1956, Olsson is a people-centric firm that engineers and designs solutions that improve the world around us. They're known for their work, but they're focused on the impact their work has on communities. Olsson comprises more than 2,000 professionals firmwide, offering a comprehensive range of services across planning and design, engineering, field services, environmental, and technology.

Olsson's Planning and Engagement team is united by a shared purpose: to make a positive impact in every community they serve through creative design, authentic engagement, and meaningful partnerships. Olsson helps communities grow with purpose and take a holistic approach to planning, regardless of scale or context. Their approach establishes an intentional framework for economic, socially, and environmentally sustainable growth that reflects community buy-in. Olsson's plans are deliberately action-oriented and people-focused; they tailor strategies to a community's unique context and goals.

[Olsson.com](https://www.olsson.com)



City of San Angelo

REQUEST FOR QUALIFICATIONS

Comprehensive Plan
Planning and Development Services

RFQ PL-01-26

TABLE OF CONTENTS

1.	INTRODUCTION	3
1.1	GENERAL	3
1.2	INTERPRETATIONS	3
1.3	TENTATIVE TIMELINE	3
1.4	DISQUALIFICATION	3
1.5	RESERVATIONS	4
1.6	CONFIDENTIALITY	4
1.7	DOCUMENT AVAILABILITY	4
1.8	AWARD OF CONTRACT	4
1.9	PROPOSED TERMS OF THE AGREEMENT	4
1.10	INSURANCE AND INDEMNIFICATION REQUIREMENTS	4
1.11	ACCEPTANCE OF PROPOSAL CONTENT	4
1.12	EQUAL EMPLOYMENT OPPORTUNITY	4
1.13	GRANT/ FEDERALLY FUNDED PROCUREMENT PROJECTS	5
1.14	ADDENDA	5
1.15	MODIFICATION OR WITHDRAWAL OF PROPOSALS	5
1.16	RESTRICTIONS ON COMMUNICATION	5
1.17	INVOICES AND PAYMENT	6
1.18	ADVERTISING	6
1.19	DEADLINE AND DELIVERY LOCATION	6
1.20	POINTS OF CONTACT	6
2.	TYPE OF PROFESSIONAL SERVICES REQUIRED	7
2.1	ARCHITECTS/ENGINEERS	7
3.	BACKGROUND	8
4.	PROJECT DESCRIPTION	9
4.1	DESCRIPTION	9
5.	SCOPE OF SERVICES	10
	PROJECT MANAGEMENT & WORK PROGRAM	10
	GLO RESILIENT COMMUNITIES PROGRAM (RCP) GRANT SERVICES	10
	COMMUNITY ENGAGEMENT & VISIONING	10
	EXISTING CONDITIONS, TRENDS & BASELINE ANALYSIS	11
	FUTURE LAND USE & GROWTH FRAMEWORK	11
	LIVABLE NEIGHBORHOODS & HOUSING STRATEGY	11
	MOBILITY, INFRASTRUCTURE & RESILIENCE FRAMEWORK	11
	PARKS, OPEN SPACE & TRAILS	12
	ECONOMIC DEVELOPMENT & CATALYST OPPORTUNITY AREAS	12
	IMPLEMENTATION STRATEGY & ACTION FRAMEWORK	12
	EXPECTED DELIVERABLES	12
6.	SUBMISSION REQUIREMENTS	13
6.1	REQUIREMENTS:	13
6.2	FORMAT:	13
7.	SELECTION PROCESS	14
8.	RFQ SUBMITTAL	16

1. INTRODUCTION

1.1 General

The City of San Angelo is seeking qualifications from experienced professional service firms or teams to prepare a forward-looking Comprehensive Plan that guides growth, development, revitalization, and public investment for the next 20 years. The plan must respect the city's history and cultural identity while providing actionable guidance for future land use, housing, infrastructure, mobility, economic development, and quality-of-life enhancements.

The Comprehensive Plan will integrate an expanded Parks, Open Space, and Trails section that evaluates current recreational assets, identifies gaps, and creates a vision for a connected system of parks, trails, and riverfront amenities. This element must be incorporated into the overall Comprehensive Plan document and meet Texas Parks & Wildlife requirements for grant eligibility.

The City anticipates leveraging the Texas General Land Office (GLO) Resilient Communities Program (RCP) to support this effort and requires a consultant team qualified to assist with both pre-funding grant application and post-award compliance.

1.2 Interpretations

All questions about the meaning or intent of the contract documents, including specifications shall be submitted to the Purchasing Division via [Bonfire](#), the City's e-Procurement Platform, Vendor Discussions. Questions received after the deadline established for submitting questions/interpretations will not be answered.

Replies will be issued by addenda and posted on the Bonfire Project Page. Only questions answered by formal written addenda will be binding. Oral interpretations or clarifications will be without legal effect.

1.3 Tentative Timeline

December 4 - RFQ Release

December 18 - Questions Due

December 31 - Response to Questions

January 8 - RFQ Responses Due/Submitted

January 8 - January 22, 2026 - Internal Staff Review

January 22, 2026 - Shortlist Notification

February 4-6, 2026 - Interviews

February 12, 2026 - Contract Negotiations

March 2026 - City Council Award

1.4 Disqualification

The respondent may be disqualified for any of the following reasons:

- A. The respondent is involved in any litigation against the City of San Angelo.
- B. The respondent is in arrears on any existing contract or has defaulted on a previous contract with the City.
- C. The response is deemed non-conformant/non-responsive to the criteria/instructions highlighted herein.
- D. The respondent is debarred, suspended, terminated, or otherwise excluded from or ineligible covered transactions by any federal, state, or local government entity or agency.
- E. The proposal is not received by the proposal submittal deadline; or,
- F. The proposal is not executed by a person authorized to enter into a contract binding on the respondent.

1.5 Reservations

The City expressly reserves the right to accept, reject, or cancel any and all proposals AND:

- A. Waive any defect, irregularity, or informality in any proposal or bidding procedure.
- B. Extend the proposal closing time and date.
- C. Reissue a bid invitation or RFQ.
- D. Procure any item by other means; or,
- E. Increase or decrease the quantity specified unless the vendor specifies otherwise.

1.6 Confidentiality

All responses submitted shall remain confidential. After selection of a firm, proposals will be made available for public inspection. The City shall not be responsible for the confidentiality of any trade secrets or other information contained or disclosed in the proposal unless clearly identified as such.

1.7 Document Availability

RFQ Documents are available in the City's procurement portal at <https://cosatx.bonfirehub.com/>. To locate the documents on the Bonfire Portal, go to:

**Public Opportunities >Comprehensive Plan Update/Planning and Development
Services (PL-01-26)**

1.8 Award of Contract

The City reserves the right to accept or reject any or all proposals, and to waive any informalities or irregularities in the RFQ process. The City is an equal opportunity employer.

The City will select the most highly qualified respondent(s) of the requested services based on demonstrated competence and qualifications and then attempt to negotiate with respondent(s) a contract(s) at a fair and reasonable price.

1.9 Proposed Terms of the Agreement

The term of the Agreement will be negotiated with the selected firm(s).

1.10 Insurance and Indemnification Requirements

Insurance and indemnification requirements applicable to this project are detailed within the special insurance rider and/or the draft project agreement included with this solicitation package. Please review the insurance and indemnification requirements with your insurance agent prior to submission.

1.11 Acceptance of Proposal Content

Before submitting a proposal, each Respondent shall make all investigations and examinations necessary to ascertain all conditions and requirements affecting the performance of the contract and to verify any representations made by the City upon which the proposal will rely. If the Respondent receives an offer because of its proposal, failure to have made such investigation and examinations will in no way relieve the Respondent from its obligation to comply in every detail with all provisions and requirements.

1.12 Equal Employment Opportunity

Attention of Respondents to the requirement for ensuring that employees and applicants for employment are not discriminated against because of their race, color religion, sex, national origin, age, or disability.

1.13 Grant/ Federally Funded Procurement Projects

The City agrees to follow all Federal Guidelines as mentioned in CFR 200 Part D (<https://www.ecfr.gov/current/title-2/part-200/subpart-D>). The City will also follow Federal Guidelines as mentioned in [2 C.F.R. §§ 200.317 – 200.327](#).

1.14 Addenda

Should specifications be revised prior to the deadline for submittals, the City's Purchasing Division will issue addenda addressing the nature of the change and post them on the City's e-Procurement Portal ([Bonfire](#)). Respondents should **acknowledge any addenda as part of their submission in Bonfire**. Respondent is responsible for checking the City's e-Procurement Platform (Bonfire) to determine if any addenda have been issued prior to submitting a proposal. Failure to consider all addenda will be at the respondent's risk.

1.15 Modification or Withdrawal of Proposals

Proposals can only be altered using the online Bonfire Portal system. Proposals may be withdrawn before the closing time and date using the Bonfire Portal. After the closing time and date, a proposal can only be withdrawn with acceptable reason in writing and with approval of the Purchasing Division.

1.16 Restrictions on Communication

Respondents shall not communicate with 1) elected City officials, City staff, or contracted agents of the City regarding the RFQ from the time the RFQ has been released until the contract is posted as a City Council agenda item; and 2) City officials/employees/agents from the time the RFQ has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFQ and/or proposal submitted by respondent. Violation of this provision by respondent and/or its agent may lead to disqualification of respondent's proposal from consideration and from opportunities to bid on future projects.

Exceptions to the Restrictions on Communication with City employees include:

1. Private (non-business) contacts with the City by the respondent's employees acting in their personal capacity.
2. Casual social contacts that do not include mention of the RFQ.
3. Respondents may submit questions via e-Procurement Portal (Bonfire) concerning this RFQ up to a week prior to submission due date. Questions received after the stated deadline will not be answered. Submission of questions to any other party prior to award may result in the disqualification of a respondent from bidding on this project as well as future projects for the City.

It is required that all questions be sent using the City's online portal, ([Bonfire](#)). Questions submitted and the City's responses will be published in the form of addenda to the Project Page in Bonfire. Respondent is responsible for calling the City or reviewing the Bonfire Project Page to determine if any addenda have been issued prior to their submittal. Only questions answered by formal addenda will be binding.

4. Respondents may provide responses to questions asked of them after responses are received and opened. During interviews, if any, verbal questions, and explanations will be permitted. If interviews are conducted, respondents shall not bring lobbyists. All costs associated with interviews will be at the respondents' expense. The City reserves the right to exclude any persons from interviews as it deems in its best interests.
5. Upon completion of the evaluation process, respondents shall receive a notification letter indicating the recommended firm and anticipated City Council agenda date. Respondents desiring a review of the solicitation process must submit a written request no later than five (5) calendar days from the date the letter was sent. Failure to submit a letter in writing to the Purchasing office prior to the end of the fifth day shall be at the risk of the respondent. The letter will indicate the name and address for submission of requests for review.

City reserves the right to contact any respondent to negotiate if such is deemed desirable by City. Such negotiations initiated by City staff persons shall not be considered a violation by respondent of this section.

1.17 Invoices and Payment

Contractor will submit itemized invoices for all services rendered pursuant to this Request for Qualifications. Invoices will bear the name of the firm and will be addressed to the appropriate City Point of Contact, Contract Number (PL-01-26), and Purchase Order number. Invoices will be in itemized format and provide sufficient detail that demonstrates work performed.

Payment may be withheld by City, at the discretion of the City, to vendor until all required documents pertaining to the incurred charges are provided to the authorized City representative.

1.18 Advertising

Vendor shall not advertise or publish, without City's prior consent, the fact that City has entered into this contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.

1.19 Deadline and Delivery Location

RFQ online submittals must be received no later than **the posted submission deadline listed in City's e-Procurement Portal (Bonfire)**. The time recorded in Bonfire will serve as the official record of time. RFQ submittals received after the bidding deadline, regardless of the mode of delivery, will not be considered.

It is the sole responsibility of the vendor to ensure that the sealed RFQ submittal arrives via Bonfire by the specified deadline.

Faxed or physically submitted proposals will not be accepted.

1.20 Points of Contact

Jeffrey Tomlinson, Purchasing Manager
Purchasing Division
City of San Angelo
72 W. College Ave.
San Angelo, Texas 76903
Email: sapurch@sanangelo.gov
Telephone: (325) 657-4219

**Aaron Vannoy, Director of
Planning and Development Services**
City of San Angelo
52 W. College Ave
San Angelo, Texas 76903
Email: aaron.vannoy@sanangelo.gov
Telephone: (325) 657-4210

2. TYPE OF PROFESSIONAL SERVICES REQUIRED

The following professionals should apply for consideration:

2.1 Architects/Engineers

The City of San Angelo (COSA) requests qualifications (RFQ) from architectural or engineering firms, as defined by Texas Government Code Sec. 2269.00.

3. BACKGROUND

San Angelo is a city defined by character and convergence, a historic river city with deep West Texas roots and a growing sense of creativity, innovation, and momentum. Anchored by the Concho River and its iconic River Walk, San Angelo's landscape blends natural beauty, military heritage, agricultural legacy, and emerging urban energy. Goodfellow Air Force Base, Angelo State University, regional medical institutions, and a strong small-business economy reinforce its role as a key hub for West Texas and beyond.

The city's arts and cultural scene, from nationally recognized public murals and performing arts institutions to destination events, live music venues, and artisan shops along Concho Avenue, has positioned San Angelo as a creative center of the region. Tourism continues to grow, fueled by riverfront recreation, historic attractions, lake access, festivals, and outdoor experiences that draw residents and visitors year-round.

Growth in San Angelo is not defined by unchecked expansion, but by the desire to balance preservation and progress. Historic neighborhoods seek thoughtful reinvestment, rural edges retain their ranchland character, and key development corridors present opportunities for new housing, commerce, and public amenities. The community values authenticity, not imitation, and seeks a planning framework that embraces its heritage while preparing confidently for its future.

4. PROJECT DESCRIPTION

4.1 DESCRIPTION

The City of San Angelo is seeking qualifications from experienced professional service firms or teams to prepare a forward-looking Comprehensive Plan that guides growth, development, revitalization, and public investment for the next 20 years. The plan must respect the city's history and cultural identity while providing actionable guidance for future land use, housing, infrastructure, mobility, economic development, and quality-of-life enhancements.

The Comprehensive Plan will integrate an expanded Parks, Open Space, and Trails section that evaluates current recreational assets, identifies gaps, and creates a vision for a connected system of parks, trails, and riverfront amenities. This element must be incorporated into the overall Comprehensive Plan document and meet Texas Parks & Wildlife requirements for grant eligibility.

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

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

5. SCOPE OF SERVICES

Project Management & Work Program

The consultant shall prepare and maintain a detailed work program outlining project tasks, schedule, deliverables, engagement events, and key decision milestones. A detailed kickoff meeting will establish expectations, communication protocols, and roles. The selected team will coordinate closely with City staff through regular standing meetings. The work plan should be organized in a manner that allows for optional phasing or alternate service components while maintaining transparency in task organization.

- The City anticipates monthly coordination meetings depending on project pace and milestones.
- Project management communications should identify a single point of contact for both the City and consultant team.
- Consultants are encouraged to propose tools for shared document access, meeting tracking, and schedule visibility.
- Grant Administration Services between the City and any other appropriate Firms (i.e., engineer, consultant, etc.), contractor, subcontractor and GLO to effectuate the services requested.
- Assist in public hearings.
- Funding release will be based on deliverables identified in the contract, namely the completion of reimbursement submissions from the GLO.

GLO Resilient Communities Program (RCP) Grant Services

The consultant will support the City through all necessary steps related to the GLO RCP program. Pre-funding assistance may include scope development, preparation of application documentation, compilation of required metrics or mapping, and guidance on eligibility criteria. If awarded, the consultant will be expected to assist in meeting all post-funding requirements, including documentation, reporting, coordination with State entities, and adherence to applicable standards such as ADA/504 compliance, Section 3, fair housing requirements, and fraud prevention and monitoring protocols.

- Consultants with prior experience administering or supporting GLO, HUD, or CDBG-related programs are preferred.
- The proposed project team should identify who will lead compliance-related documentation and reporting.
- Assistance may include development of tracking mechanisms to ensure audit-ready documentation.
- Familiarity with GLO's system of reimbursement, including submitting required deliverables and evidence of cost incurred is preferred.

Community Engagement & Visioning

The planning process must be rooted in meaningful public engagement that earns broad community ownership of the final plan. The consultant shall design an engagement strategy that blends in-person events, neighborhood-based outreach, digital tools, surveys, pop-up/mobile engagement, and targeted conversations with traditionally underrepresented groups. Stakeholder engagement should extend to youth, business and industry, neighborhood leaders, regional partners, institutional anchors, and civic organizations. The consultant will facilitate development of a unifying Community Vision Statement and a set of Guiding Principles to anchor all policy and design recommendations.

- Consultants should propose engagement approaches that are both accessible and enjoyable to participate in.
- Translation and multilingual outreach strategies are strongly encouraged.
- Engagement summaries should document participation levels, recurring themes, and key decision points.

Existing Conditions, Trends & Baseline Analysis

The consultant shall conduct a thorough assessment of existing conditions across land use, demographics, housing, mobility, environment, infrastructure, resiliency, and economic indicators. This should include mapping, visual analysis, and synthesis of prior planning efforts and current capital or policy initiatives. The intent is to understand where San Angelo is today, how it has been changing, and what key challenges and opportunities should inform future strategy.

- Analysis should be presented in a visually engaging manner for both technical and non-technical audiences.
- Consultants may propose the use of dashboards, web maps, or interactive formats if appropriate.
- Prior plans and initiatives should be clearly cross-referenced to identify alignment or gaps.

Future Land Use & Growth Framework

The consultant will prepare an updated Future Land Use Plan that reflects balanced growth strategies for San Angelo, including greenfield expansion areas, redevelopment corridors, neighborhood reinvestment zones, riverfront and historic areas, and employment districts. The Plan should provide clear guidance on intended land patterns, activity centers, and character transitions. Recommendations should include zoning and policy strategies to support implementation, including consideration of form-based or character-based tools where appropriate.

- Consultants should clearly define land use categories or place types in narrative and visual formats.
- Future growth scenarios or alternatives may be used to test impacts and build consensus.
- Deliverables should include illustrative diagrams, maps, and cross-sections where appropriate.

Livable Neighborhoods & Housing Strategy

The planning process shall evaluate the condition and diversity of San Angelo's neighborhoods and identify opportunities for reinvestment, stabilization, and housing choice. The consultant should assess subdivision standards, infill barriers, and residential product types and recommend strategies to support a broader range of attainable, accessible, and context-sensitive housing options. The Plan should support both preservation of neighborhood identity and thoughtful evolution over time.

- Incorporate the San Angelo RESINTEL HOUSING STUDY 2024 update
- Strategies should consider aging housing stock, rent vs. ownership balance, and infill feasibility.
- Small-scale and incremental housing options such as accessory dwelling units, duplexes, and cottage courts may be explored.
- Neighborhood-level priorities should be developed with resident input.

Mobility, Infrastructure & Resilience Framework

The consultant shall assess transportation networks, utility infrastructure, drainage and stormwater systems, broadband access, and hazard exposure. Recommendations should address multimodal mobility options, access and connectivity for all users, and coordinated infrastructure investment to support both growth areas and existing neighborhoods. The scope should include strategies for hazard mitigation and long-term resilience aligned with GLO expectations.

- Consultants should consider both everyday mobility and emergency preparedness needs.
- Infrastructure strategies should identify where upgrades align with growth priorities.
- Resilience strategies may include flood mitigation, emergency access, and energy continuity.

Parks, Open Space & Trails

The consultant will conduct an assessment of San Angelo's parks, community facilities, greenways, and trail systems to determine current levels of service, access equity, and operational considerations. The resulting master plan should provide a clear vision for an interconnected system of parks, riverfront amenities, trail corridors, and recreational destinations. Recommendations should be crafted to align with Texas Parks & Wildlife grant eligibility requirements and include near-term concept enhancements and long-term expansion priorities.

- This component is intended to be fully integrated into the Comprehensive Plan document rather than issued separately.
- Incorporate ETJ areas and intown areas for stormwater, public facilities like fire stations, and prospects of where to partner for land purchases and school development
- Consultants should identify opportunities to elevate the Concho River and lakefront areas as signature recreation assets.
- Accessibility, safety, and trail connectivity should be treated as core design criteria.

Economic Development & Catalyst Opportunity Areas

The plan should identify major activity centers, redevelopment areas, commercial corridors, tourism assets, and emerging opportunity sites. The consultant will recommend strategies to leverage San Angelo's regional positioning, heritage destinations, educational and military ties, and entrepreneurial assets. Implementation tools such as public-private partnerships, incentive strategies, or overlay districts may be explored in collaboration with City staff and economic development partners.

- Catalyst sites should be visually illustrated or conceptually framed to communicate potential.
- Opportunities may include adaptive reuse, infill incentives, or corridor beautification efforts.
- Tourism and cultural economy strategies should be coordinated with the City's tourism partners.

Implementation Strategy & Action Framework

The final plan must clearly define how recommendations are to be carried forward. The consultant shall prepare a phased and prioritized implementation matrix identifying policy updates, capital projects, partnership opportunities, regulatory actions, and operational needs. Each action should be assigned anticipated lead and support roles. The consultant is encouraged to develop user-friendly tools such as dashboards or scorecards to assist City staff and leadership in tracking plan progress over time.

- Actions should be categorized by time frame such as immediate, mid-term, and long-term.
- Funding mechanisms, where known, should be referenced but not overprescribed.
- Progress tracking formats should be designed for ease of staff use and Council reporting.

Expected Deliverables

- Comprehensive Plan document with fully integrated Parks, Open Space, and Trails Element
- Public engagement strategy and summary reports from each engagement phase
- Existing conditions and analysis report with maps and graphics
- Future Land Use Plan and supporting diagrams or illustrations
- Policy and zoning recommendations in clearly defined format
- Catalyst area strategies or illustrative concepts as appropriate
- Implementation Action Matrix with phasing and responsibilities
- Digital copies of all deliverables in both print-ready and editable formats

6. SUBMISSION REQUIREMENTS

6.1 Requirements:

Digital submission via Bonfire. Late submissions will not be accepted.

6.2 Format:

Technical Section:

- Cover letter expressing interest and summarizing key strengths
- Firm qualifications and relevant experience with comparable projects
- Project team members, roles, and brief resumes
- Description of proposed approach and methodology for the scope of work
- Examples of engagement strategies and final deliverables from past planning efforts
- At least three references from similar municipalities or projects

7. SELECTION PROCESS

All applications will be screened by a selection committee and those applicants selected for a short list may be invited to attend an interview, at the applicant's own expense. The City shall not incur any costs for applicant preparation and/or submittal of proposal.

The City will evaluate all responses based on the qualifications, background, training, experience, and staff qualifications. The City reserves the right to negotiate the final fee schedule, prior to recommending any Architects/Engineers for a consulting contract.

The City's process is as follows:

- A. The selection committee shall screen and rate all of the responses that are submitted. Final Selection ratings will be based on scale ratings based on the following criteria:

Evaluation Criteria:

- 1) Demonstrated experience preparing comprehensive plans for similar-sized communities
- 2) Experience integrating Parks, Open Space, and Trails planning within a broader planning framework
- 3) Qualifications and experience of the proposed project team
- 4) Strength and creativity of the proposed engagement approach
- 5) Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner
- 6) Familiarity with GLO Resilient Communities Program and related compliance requirements
- 7) Overall clarity, quality, and organization of the submittal

1) ITEM	CRITERIA	POINTS
1	Demonstrated experience preparing comprehensive plans for similar-sized communities	10
2	Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	15
3	Qualifications and experience of the proposed project team	15
4	Strength and creativity of the proposed engagement approach	15
5	Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	20
6	Familiarity with GLO Resilient Communities Program and related compliance requirements	10
7	Overall clarity, quality, and organization of the submittal	15
Total		100

- B. The selection committee will select the most qualified Architects/Engineers Firm(s) and may invite them for an interview with members of the selection committee.
- C. Should an interview be requested, respondents should be prepared for 30 minutes of presentation and 15 minutes of questions and answers.
- D. City staff shall negotiate services, fees, and contracts with the most qualified Architects/Engineers Firm. Should negotiations be unsuccessful, the City shall enter into negotiations with the next, highest ranked Architects/Engineers Firm. The process shall continue until an agreement is reached with a qualified Firm.
- E. Upon notification, the selected firm must negotiate a timeline and deliver a full master plan proposal within four weeks. If unsuccessful, COSA may proceed with another finalist.
- F. When services and fees are agreed upon, the selected Firm shall be offered a consulting contract subject to City Council approval.
- G. This RFQ does not commit the City to pay for any direct and/or indirect costs incurred in the preparation and presentation of a response. All finalist(s) shall pay their own costs incurred in preparing for, traveling to and attending the interviews.

8. RFQ SUBMITTAL

- **STATEMENT OF QUALIFICATIONS**
- **SUBMISSION FORMS**
 - Conflict of Interest Statement
 - Contact Information
 - W-9
 - Debarment and Suspension Certification
 - Local Preference Consideration Application
 - Prohibited Contracts Verification Form
 - Special Insurance Rider
 - COI (Certificate of Insurance)
 - Vendor Compliance with Reciprocity on Non-Resident Vendors



Scoring Summary

Active Submissions

	Total	A - Purchasing/Compliance	A-1 - Compliance	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar- sized communities
Supplier	/ 100 pts	/ 0 pts	Pass/Fail	/ 100 pts	/ 10 pts
Olsson, Inc.	90.56 pts	0 pts	Pass	90.56 pts	8.75 pts
HKS, Inc.	83.75 pts	0 pts	Pass	83.75 pts	7.25 pts
Able City	80 pts	0 pts	Pass	80 pts	7.875 pts
Westwood Professional Services, Inc.	76.81 pts	0 pts	Pass	76.81 pts	7.5 pts



	Total	A - Purchasing/Compliance	A-1 - Compliance	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar- sized communities
Supplier	/ 100 pts	/ 0 pts	Pass/Fail	/ 100 pts	/ 10 pts
Kimley-Horn and Associates, Inc.	73.69 pts	0 pts	Pass	73.69 pts	7.875 pts
Half Associates, Inc.	71.06 pts	0 pts	Pass	71.06 pts	7.625 pts
Lionheart Places	65.5 pts	0 pts	Pass	65.5 pts	5.875 pts
MHS Planning & Design	64.81 pts	0 pts	Pass	64.81 pts	6 pts
Dunaway	62.06 pts	0 pts	Pass	62.06 pts	6.125 pts



	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements
Supplier	/ 15 pts	/ 15 pts	/ 15 pts	/ 20 pts	/ 10 pts
Olsson, Inc.	13.13 pts	13.94 pts	13.88 pts	17.88 pts	9.125 pts
HKS, Inc.	12.56 pts	13.25 pts	13.31 pts	16.63 pts	8 pts
Able City	11.87 pts	12.31 pts	11.69 pts	16 pts	8 pts
Westwood Professional Services, Inc.	11.75 pts	11.87 pts	10.88 pts	14.06 pts	8.375 pts
Kimley-Horn and Associates, Inc.	11 pts	11 pts	11.44 pts	13.63 pts	7.625 pts
Half Associates, Inc.	11.25 pts	11 pts	10.62 pts	13.38 pts	7.125 pts



	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements
Supplier	/ 15 pts	/ 15 pts	/ 15 pts	/ 20 pts	/ 10 pts
Lionheart Places	9.875 pts	9.75 pts	10.13 pts	12.13 pts	7.25 pts
MHS Planning & Design	9.625 pts	9.25 pts	10 pts	11.75 pts	8.25 pts
Dunaway	9.125 pts	9.062 pts	9.25 pts	11.38 pts	7.625 pts



	B-7 - Overall clarity, quality, and organization of the submittal
Supplier	/ 15 pts
Olsson, Inc.	13.88 pts
HKS, Inc.	12.75 pts
Able City	12.25 pts
Westwood Professional Services, Inc.	12.38 pts
Kimley-Horn and Associates, Inc.	11.12 pts
Halff Associates, Inc.	10.06 pts
Lionheart Places	10.5 pts



	B-7 - Overall clarity, quality, and organization of the submittal
Supplier	/ 15 pts
MHS Planning & Design	9.938 pts
Dunaway	9.5 pts



Proposal Scores

HKS, Inc. - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass



Evaluation Group 2 - Technical Evaluation

	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	81 pts	81 pts	6 pts	11 pts	13 pts
Rick Weise	79 pts	79 pts	8 pts	12 pts	12 pts
Jonathan Flores	83 pts	83 pts	5 pts	13 pts	13 pts
Patrick Frerich	84 pts	84 pts	8 pts	13 pts	13 pts
Karen Hesse Smith	99 pts	99 pts	9 pts	15 pts	15 pts
Austin Reed	70 pts	70 pts	6 pts	10.5 pts	11 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
Travis Stribling	100 pts	100 pts	10 pts	15 pts	15 pts
KANDI Pool	74 pts	74 pts	6 pts	11 pts	14 pts
		Average:	7.25 pts	12.56 pts	13.25 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	83.75 pts	83.75 pts	7.25 pts	12.56 pts	13.25 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	14 pts	16 pts	7 pts	14 pts
Rick Weise	12 pts	14 pts	7 pts	14 pts
Jonathan Flores	13 pts	18 pts	8 pts	13 pts
Patrick Frerich	13 pts	16 pts	8 pts	13 pts
Karen Hesse Smith	15 pts	20 pts	10 pts	15 pts
Austin Reed	13.5 pts	14 pts	6 pts	9 pts
Travis Stribling	15 pts	20 pts	10 pts	15 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	11 pts	15 pts	8 pts	9 pts
	13.31 pts	16.63 pts	8 pts	12.75 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	13.31 pts	16.63 pts	8 pts	12.75 pts



Olsson, Inc. - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	92 pts	92 pts	9 pts	13 pts	14 pts
Rick Weise	91 pts	91 pts	9 pts	14 pts	14 pts
Jonathan Flores	96 pts	96 pts	8 pts	13 pts	15 pts
Patrick Frerich	86 pts	86 pts	9 pts	13 pts	14 pts
Karen Hesse Smith	91 pts	91 pts	9 pts	13 pts	13 pts
Austin Reed	86.5 pts	86.5 pts	8 pts	12 pts	13.5 pts
Travis Stribling	85 pts	85 pts	8 pts	13 pts	13 pts
KANDI Pool	97 pts	97 pts	10 pts	14 pts	15 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	8.75 pts	13.13 pts	13.94 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	90.56 pts	90.56 pts	8.75 pts	13.13 pts	13.94 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	13 pts	18 pts	10 pts	15 pts
Rick Weise	14 pts	16 pts	9 pts	15 pts
Jonathan Flores	15 pts	20 pts	10 pts	15 pts
Patrick Frerich	13 pts	16 pts	8 pts	13 pts
Karen Hesse Smith	13 pts	20 pts	9 pts	14 pts
Austin Reed	15 pts	18 pts	8 pts	12 pts
Travis Stribling	13 pts	17 pts	9 pts	12 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	15 pts	18 pts	10 pts	15 pts
	13.88 pts	17.88 pts	9.125 pts	13.88 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	13.88 pts	17.88 pts	9.125 pts	13.88 pts



Westwood Professional Services, Inc. - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	80 pts	80 pts	6 pts	11 pts	12 pts
Rick Weise	90 pts	90 pts	9 pts	14 pts	14 pts
Jonathan Flores	83 pts	83 pts	8 pts	15 pts	13 pts
Patrick Frerich	85 pts	85 pts	9 pts	13 pts	12 pts
Karen Hesse Smith	61 pts	61 pts	7 pts	9 pts	9 pts
Austin Reed	68.5 pts	68.5 pts	5 pts	11 pts	12 pts
Travis Stribling	57 pts	57 pts	7 pts	8 pts	8 pts
KANDI Pool	90 pts	90 pts	9 pts	13 pts	15 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	7.5 pts	11.75 pts	11.87 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	76.81 pts	76.81 pts	7.5 pts	11.75 pts	11.87 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	12 pts	16 pts	10 pts	13 pts
Rick Weise	13 pts	17 pts	8 pts	15 pts
Jonathan Flores	10 pts	16 pts	8 pts	13 pts
Patrick Frerich	13 pts	16 pts	8 pts	14 pts
Karen Hesse Smith	9 pts	11 pts	6 pts	10 pts
Austin Reed	9 pts	10.5 pts	9 pts	12 pts
Travis Stribling	8 pts	10 pts	8 pts	8 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	13 pts	16 pts	10 pts	14 pts
	10.88 pts	14.06 pts	8.375 pts	12.38 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	10.88 pts	14.06 pts	8.375 pts	12.38 pts



Halff Associates, Inc. - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	72 pts	72 pts	8 pts	13 pts	10 pts
Rick Weise	64 pts	64 pts	6 pts	9 pts	8 pts
Jonathan Flores	92 pts	92 pts	10 pts	15 pts	15 pts
Patrick Frerich	77 pts	77 pts	8 pts	12 pts	10 pts
Karen Hesse Smith	43 pts	43 pts	5 pts	8 pts	9 pts
Austin Reed	74.5 pts	74.5 pts	8 pts	12 pts	13 pts
Travis Stribling	53 pts	53 pts	6 pts	8 pts	8 pts
KANDI Pool	93 pts	93 pts	10 pts	13 pts	15 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	7.625 pts	11.25 pts	11 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	71.06 pts	71.06 pts	7.625 pts	11.25 pts	11 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	11 pts	15 pts	5 pts	10 pts
Rick Weise	10 pts	14 pts	7 pts	10 pts
Jonathan Flores	13 pts	18 pts	8 pts	13 pts
Patrick Frerich	12 pts	15 pts	8 pts	12 pts
Karen Hesse Smith	6 pts	6 pts	5 pts	4 pts
Austin Reed	11 pts	12 pts	8 pts	10.5 pts
Travis Stribling	8 pts	10 pts	6 pts	7 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	14 pts	17 pts	10 pts	14 pts
	10.62 pts	13.38 pts	7.125 pts	10.06 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	10.62 pts	13.38 pts	7.125 pts	10.06 pts



Lionheart Places - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	77 pts	77 pts	6 pts	12 pts	12 pts
Rick Weise	65 pts	65 pts	6 pts	8 pts	8 pts
Jonathan Flores	71 pts	71 pts	5 pts	10 pts	10 pts
Patrick Frerich	79 pts	79 pts	8 pts	12 pts	12 pts
Karen Hesse Smith	34 pts	34 pts	4 pts	5 pts	4 pts
Austin Reed	59 pts	59 pts	3 pts	12 pts	9 pts
Travis Stribling	59 pts	59 pts	7 pts	8 pts	10 pts
KANDI Pool	80 pts	80 pts	8 pts	12 pts	13 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	5.875 pts	9.875 pts	9.75 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	65.5 pts	65.5 pts	5.875 pts	9.875 pts	9.75 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	12 pts	15 pts	8 pts	12 pts
Rick Weise	12 pts	12 pts	7 pts	12 pts
Jonathan Flores	10 pts	15 pts	8 pts	13 pts
Patrick Frerich	12 pts	15 pts	8 pts	12 pts
Karen Hesse Smith	6 pts	6 pts	5 pts	4 pts
Austin Reed	9 pts	9 pts	5 pts	12 pts
Travis Stribling	8 pts	10 pts	9 pts	7 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	12 pts	15 pts	8 pts	12 pts
	10.13 pts	12.13 pts	7.25 pts	10.5 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	10.13 pts	12.13 pts	7.25 pts	10.5 pts



Kimley-Horn and Associates, Inc. - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	68 pts	68 pts	7 pts	12 pts	10 pts
Rick Weise	73 pts	73 pts	7 pts	11 pts	10 pts
Jonathan Flores	88 pts	88 pts	10 pts	13 pts	14 pts
Patrick Frerich	86 pts	86 pts	8 pts	13 pts	14 pts
Karen Hesse Smith	45 pts	45 pts	5 pts	6 pts	5 pts
Austin Reed	79.5 pts	79.5 pts	9 pts	11 pts	13 pts
Travis Stribling	55 pts	55 pts	7 pts	8 pts	8 pts
KANDI Pool	95 pts	95 pts	10 pts	14 pts	14 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	7.875 pts	11 pts	11 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	73.69 pts	73.69 pts	7.875 pts	11 pts	11 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	11 pts	10 pts	8 pts	10 pts
Rick Weise	12 pts	13 pts	8 pts	12 pts
Jonathan Flores	13 pts	18 pts	8 pts	12 pts
Patrick Frerich	13 pts	16 pts	8 pts	14 pts
Karen Hesse Smith	9 pts	8 pts	5 pts	7 pts
Austin Reed	10.5 pts	16 pts	8 pts	12 pts
Travis Stribling	8 pts	10 pts	6 pts	8 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	15 pts	18 pts	10 pts	14 pts
	11.44 pts	13.63 pts	7.625 pts	11.12 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	11.44 pts	13.63 pts	7.625 pts	11.12 pts



Dunaway - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	64 pts	64 pts	5 pts	8 pts	12 pts
Rick Weise	61 pts	61 pts	6 pts	7 pts	7 pts
Jonathan Flores	66 pts	66 pts	5 pts	13 pts	10 pts
Patrick Frerich	77 pts	77 pts	7 pts	12 pts	11 pts
Karen Hesse Smith	43 pts	43 pts	5 pts	7 pts	5 pts
Austin Reed	48.5 pts	48.5 pts	5 pts	7 pts	7.5 pts
Travis Stribling	49 pts	49 pts	6 pts	6 pts	6 pts
KANDI Pool	88 pts	88 pts	10 pts	13 pts	14 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	6.125 pts	9.125 pts	9.062 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	62.06 pts	62.06 pts	6.125 pts	9.125 pts	9.062 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	10 pts	10 pts	7 pts	12 pts
Rick Weise	10 pts	13 pts	8 pts	10 pts
Jonathan Flores	8 pts	10 pts	10 pts	10 pts
Patrick Frerich	12 pts	15 pts	7 pts	13 pts
Karen Hesse Smith	8 pts	7 pts	5 pts	6 pts
Austin Reed	7 pts	10 pts	6 pts	6 pts
Travis Stribling	6 pts	10 pts	9 pts	6 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	13 pts	16 pts	9 pts	13 pts
	9.25 pts	11.38 pts	7.625 pts	9.5 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	9.25 pts	11.38 pts	7.625 pts	9.5 pts



MHS Planning & Design - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	71 pts	71 pts	6 pts	9 pts	12 pts
Rick Weise	64 pts	64 pts	6 pts	8 pts	8 pts
Jonathan Flores	73 pts	73 pts	5 pts	15 pts	10 pts
Patrick Frerich	76 pts	76 pts	7 pts	11 pts	12 pts
Karen Hesse Smith	36 pts	36 pts	4 pts	5 pts	4 pts
Austin Reed	61.5 pts	61.5 pts	5 pts	9 pts	9 pts
Travis Stribling	51 pts	51 pts	6 pts	6 pts	6 pts
KANDI Pool	86 pts	86 pts	9 pts	14 pts	13 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	6 pts	9.625 pts	9.25 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	64.81 pts	64.81 pts	6 pts	9.625 pts	9.25 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	9 pts	13 pts	9 pts	13 pts
Rick Weise	12 pts	13 pts	7 pts	10 pts
Jonathan Flores	10 pts	10 pts	10 pts	13 pts
Patrick Frerich	11 pts	15 pts	8 pts	12 pts
Karen Hesse Smith	6 pts	8 pts	5 pts	4 pts
Austin Reed	11 pts	11 pts	9 pts	7.5 pts
Travis Stribling	8 pts	10 pts	8 pts	7 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	13 pts	14 pts	10 pts	13 pts
	10 pts	11.75 pts	8.25 pts	9.938 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	10 pts	11.75 pts	8.25 pts	9.938 pts



Able City - Scoring Summary

Evaluation Group 1 - Purchasing/Compliance Evaluation

	A - Purchasing/Compliance	A-1 - Compliance
Reviewer	/ 0 pts	Pass/Fail
Jeffrey Tomlinson	0 pts	Pass
	Average:	Pass
	Consensus:	-
		↓
Calculated:	0 pts	Pass

Evaluation Group 2 - Technical Evaluation



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
AARON Vannoy	82 pts	82 pts	8 pts	13 pts	14 pts
Rick Weise	71 pts	71 pts	6 pts	9 pts	9 pts
Jonathan Flores	86 pts	86 pts	8 pts	13 pts	13 pts
Patrick Frerich	80 pts	80 pts	8 pts	12 pts	12 pts
Karen Hesse Smith	75 pts	75 pts	6 pts	11 pts	12 pts
Austin Reed	86 pts	86 pts	9 pts	12 pts	13.5 pts
Travis Stribling	85 pts	85 pts	9 pts	14 pts	14 pts
KANDI Pool	75 pts	75 pts	9 pts	11 pts	11 pts



	Total	B - Criteria	B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities	B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework	B-3 - Qualifications and experience of the proposed project team
Reviewer	/ 100 pts	/ 100 pts	/ 10 pts	/ 15 pts	/ 15 pts
		Average:	7.875 pts	11.87 pts	12.31 pts
		Consensus:	-	-	-
			↓	↓	↓
Calculated:	80 pts	80 pts	7.875 pts	11.87 pts	12.31 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
AARON Vannoy	10 pts	17 pts	8 pts	12 pts
Rick Weise	11 pts	15 pts	7 pts	14 pts
Jonathan Flores	13 pts	18 pts	8 pts	13 pts
Patrick Frerich	12 pts	15 pts	8 pts	13 pts
Karen Hesse Smith	14 pts	14 pts	7 pts	11 pts
Austin Reed	10.5 pts	18 pts	10 pts	13 pts
Travis Stribling	13 pts	17 pts	9 pts	9 pts



	B-4 - Strength and creativity of the proposed engagement approach	B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner	B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements	B-7 - Overall clarity, quality, and organization of the submittal
Reviewer	/ 15 pts	/ 20 pts	/ 10 pts	/ 15 pts
KANDI Pool	10 pts	14 pts	7 pts	13 pts
	11.69 pts	16 pts	8 pts	12.25 pts
	-	-	-	-
	↓	↓	↓	↓
Calculated:	11.69 pts	16 pts	8 pts	12.25 pts



Proposal Score Comments

HKS, Inc. - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	6 pts	Partially fits desired attributes	Looking for more of a fit to the similar sized cities for Comp Plan alignment



Reviewer	Score	Reason	Comments
Rick Weise	8 pts	Meets or exceeds my expectations	na
Jonathan Flores	5 pts	Partially meets my expectations	They had an interesting study in Mexico, but no direct Experience
Patrick Frerich	8 pts	High level of detail in response	Good experience
Karen Hesse Smith	9 pts	Meets or exceeds my expectations	City comparable are very diverse but quite good
Austin Reed	6 pts	Partially supported claim(s)	Experience in comprehensive plans with two cities of around 50k, and some experience with a larger city.
Travis Stribling	10 pts	Meets or exceeds my expectations	na
KANDI Pool	6 pts	Partially meets my expectations	The majority of the cities used were not similar in size

B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	11 pts	Well-supported claim(s)	Their submission does represent parks items and the TPW program inclusion
Rick Weise	12 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	They had enough park and open space experience
Patrick Frerich	13 pts	High level of detail in response	Good incorporation examples
Karen Hesse Smith	15 pts	Meets or exceeds my expectations	Regenerative development strategy, nature based water systems
Austin Reed	10.5 pts	High level of detail in response	Mentioned throughout document.
Travis Stribling	15 pts	Meets or exceeds my expectations	na
KANDI Pool	11 pts	High level of detail in response	Hard to understand all the details on these projects



B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Meets or exceeds my expectations	Many members of the team are experts in their field
Rick Weise	12 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	Had some San Angelo ties so educating on the community would be simpler
Patrick Frerich	13 pts	High level of detail in response	Diverse, in-house team
Karen Hesse Smith	15 pts	Meets or exceeds my expectations	The team is exceptional but the inclusion of two native San Angeloans in leadership roles is unmatched!



Reviewer	Score	Reason	Comments
Austin Reed	11 pts	Strongly fits desired attribute(s)	Looks just fine, I appreciate the inclusion of Angelo-native team members.
Travis Stribling	15 pts	Meets or exceeds my expectations	na
KANDI Pool	14 pts	Strongly fits desired attribute(s)	Team information on past work was good; though much was not with HKM

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	14 pts	Meets or exceeds my expectations	The layout of their approach and the deliverables are quite good
Rick Weise	12 pts	Strongly fits desired attribute(s)	na



Reviewer	Score	Reason	Comments
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	Had a basic approach needed to conduct the plan
Patrick Frerich	13 pts	High level of detail in response	Good vision with local understanding
Karen Hesse Smith	15 pts	Meets or exceeds my expectations	Multi-layered, neighborhood inclusive, highly open to suggestions to enhance methodology. Focus is on place-type approach, authenticity, and expanding freedom of choice.
Austin Reed	13.5 pts	Well-supported claim(s)	Good track record in showing creative approaches between HKS and Rifeline.
Travis Stribling	15 pts	Meets or exceeds my expectations	na
KANDI Pool	11 pts	Strongly fits desired attribute(s)	Doesn't seem to have as much emphasis on community involvement as other submissions.



B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	16 pts	Well-supported claim(s)	I do believe they can adequately perform the desired work, looking for economic development and CIP
Rick Weise	14 pts	High level of detail in response	na
Jonathan Flores	18 pts	Strongly fits desired attribute(s)	They did Dallas's land use plan
Patrick Frerich	16 pts	Strongly fits desired attribute(s)	Positive land use proposals
Karen Hesse Smith	20 pts	Meets or exceeds my expectations	The only applicant to mention Ports to Plains, data center probability, Railport, relationships with TGC and ETJ, deep awareness of water supply issues, and developing aerospace technology. Specifically addressed reduction of maintenance and capital replacement costs.



Reviewer	Score	Reason	Comments
Austin Reed	14 pts	High level of detail in response	Mentioned throughout document.
Travis Stribling	20 pts	Meets or exceeds my expectations	na
KANDI Pool	15 pts	Meets or exceeds my expectations	Knowledgeable team members regarding mobility and housing. There was talk of economic development but I didn't see much of a focus.

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	7 pts	Well-supported claim(s)	Mentioned several times in the document; the question is have they done this process before?
Rick Weise	7 pts	Strongly fits desired attribute(s)	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Well-supported claim(s)	They mentioned they would be able to handle it
Patrick Frerich	8 pts	High level of detail in response	GLO experience
Karen Hesse Smith	10 pts	Meets or exceeds my expectations	Multiple successful projects delivered to us audit ready for grant funding submission - plus TPWD grant familiarity and exceptional experience in safety and hazard risk mitigation solutions
Austin Reed	6 pts	Partially meets my expectations	Dedicated page to GLO. Seems fine, but unsure of any past experience in working with the Resilient Communities program.
Travis Stribling	10 pts	Meets or exceeds my expectations	na
KANDI Pool	8 pts	High level of detail in response	Documented specific details on past accomplishments for clients.



B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	14 pts	Strongly fits desired attribute(s)	The deliverables and the layout of how they get there are very clear
Rick Weise	14 pts	High level of detail in response	na
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	Good Presentation
Patrick Frerich	13 pts	High level of detail in response	Nice overall proposal
Karen Hesse Smith	15 pts	Meets or exceeds my expectations	This was the easiest submission to read and fully understand. I appreciated the clarity. I think that could translate well to our local culture - it was clean, relevant and confident; offered the information needed without overwhelming the reader with an extravagance of unnecessary information. It was professional and appropriate.



Reviewer	Score	Reason	Comments
Austin Reed	9 pts	Partially meets my expectations	Good graphics and seem to know what to say/mention. Minor inaccuracies on map, and seems to lack conviction or depth in their approach to Angelo's identity. Suspect AI writing from similar language found in other submissions.
Travis Stribling	15 pts	Meets or exceeds my expectations	na
KANDI Pool	9 pts	Medium level of detail in response	I had a hard time reading between the lines...very fluently stated information but I like straight details rather than fluff. Most I was able to determine by scanning rather than "reading".



Olsson, Inc. - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	9 pts	Well-supported claim(s)	there are multiple references to Comp Plans and other plans close to our community and relatable by size and makeup.
Rick Weise	9 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Strongly fits desired attribute(s)	They have solid experience, but not a ton of Texas experience.
Patrick Frerich	9 pts	Strongly fits desired attribute(s)	Great experience
Karen Hesse Smith	9 pts	Strongly fits desired attribute(s)	Huge range of projects in terms of scale and city size
Austin Reed	8 pts	Well-supported claim(s)	Lots of comprehensive plans under their belt for smaller communities and about 3 or so for communities between 68,000 and 150,000. Heavy experience with special plans for communities of San Angelo's size. Brendan has experience with Abilene.
Travis Stribling	8 pts	Meets or exceeds my expectations	na
KANDI Pool	10 pts	Strongly fits desired attribute(s)	Well demonstrated with good data and examples.



B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Meets or exceeds my expectations	Several projects highlighted with relevant experience for our projected project.
Rick Weise	14 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	Has the experience necessary to do the job.
Patrick Frerich	13 pts	High level of detail in response	Good understanding
Karen Hesse Smith	13 pts	Other	TPWC experienced. Holistic design approach. Place based and people first. Heavy urban planning focus which is good. No landscape architecture professionals on project team.SO MANY SUBS!



Reviewer	Score	Reason	Comments
Austin Reed	12 pts	Strongly fits desired attribute(s)	Two core partner organizations and Aaron Tuley to focus on parks or organization; seems well covered.
Travis Stribling	13 pts	Meets or exceeds my expectations	na
KANDI Pool	14 pts	Well-supported claim(s)	Had more than ample work experience in this area.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	14 pts	Meets or exceeds my expectations	Very high standard team from Planning, infrastructure, policy, fiscal stewardship and outreach.
Rick Weise	14 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	15 pts	Strongly fits desired attribute(s)	Have a highly experienced and creative team.
Patrick Frerich	14 pts	High level of detail in response	Qualified team
Karen Hesse Smith	13 pts	Strongly fits desired attribute(s)	adequate but not offering diverse skills in core team. Strong Towns approach. 6 - SIX - subcontractors! Is that good or cumbersome?
Austin Reed	13.5 pts	Meets or exceeds my expectations	There is a wealth of experience between the 7 partnering subconsultants, and the document shows a very strong familiarity with San Angelo.
Travis Stribling	13 pts	Meets or exceeds my expectations	na
KANDI Pool	15 pts	Well-supported claim(s)	Overall exceptional experienced team members.



B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Strongly fits desired attribute(s)	I like the overall approach with multiple opportunities to reach the community
Rick Weise	14 pts	Meets or exceeds my expectations	na
Jonathan Flores	15 pts	High level of detail in response	The level of detail and planning that went into the proposal was great. I love that they plan to visit with students.
Patrick Frerich	13 pts	High level of detail in response	Solid approach
Karen Hesse Smith	13 pts	Well-supported claim(s)	Multi-layered engagement strategies. DE-SILO. But very concerned about the logistics of using 6 subs.
Austin Reed	15 pts	High level of detail in response	Very in-depth, detailed, and broken down into clear individual steps.



Reviewer	Score	Reason	Comments
Travis Stribling	13 pts	Meets or exceeds my expectations	na
KANDI Pool	15 pts	Meets or exceeds my expectations	Appreciated the specific and elaborate details of the engagement approach.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	18 pts	Meets or exceeds my expectations	the plan and path forward with fiscal stewardship is significant. The team assembled is on target.
Rick Weise	16 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	20 pts	Strongly fits desired attribute(s)	Their position on fiscal sustainability and land use analysis is exactly what I want in a plan.



Reviewer	Score	Reason	Comments
Patrick Frerich	16 pts	Well-supported claim(s)	Good understanding
Karen Hesse Smith	20 pts	Meets or exceeds my expectations	Submission shows high awareness of local needs and attributes. Noted owngrown, reactive development. Focus on strategic infill and reinvestment. Align land use with infrastructure cap and fiscal stewardship. Favor a mix of housing types. Understanding of land use designation very strong.
Austin Reed	18 pts	Strongly fits desired attribute(s)	Familiarity with San Angelo's housing market and infrastructure needs as viewed through a lens of fiscal stewardship.
Travis Stribling	17 pts	Meets or exceeds my expectations	na
KANDI Pool	18 pts	Strongly fits desired attribute(s)	Noted the Team Member's abilities to be able to address each aspect; housing being well mentioned as a concern to be explored.



B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Well-supported claim(s)	You have the architect of the program as a sub-consultant.
Rick Weise	9 pts	Meets or exceeds my expectations	na
Jonathan Flores	10 pts	Strongly fits desired attribute(s)	Has a dedicated staff.
Patrick Frerich	8 pts	Well-supported claim(s)	GLO experience
Karen Hesse Smith	9 pts	Meets or exceeds my expectations	Completely adequate
Austin Reed	8 pts	Strongly fits desired attribute(s)	KSBR's Principal was an architect of the GLO Resilient Communities program, and the program is mentioned throughout the submission.



Reviewer	Score	Reason	Comments
Travis Stribling	9 pts	Meets or exceeds my expectations	na
KANDI Pool	10 pts	High level of detail in response	Information provided noted excellent use of many grant options, especially pertaining to the use of the GLO program.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	15 pts	High level of detail in response	easy to read, even being a longer document.
Rick Weise	15 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	15 pts	High level of detail in response	Their response excellent and inspiring.
Patrick Frerich	13 pts	Strongly fits desired attribute(s)	Great proposal



Reviewer	Score	Reason	Comments
Karen Hesse Smith	14 pts	Meets or exceeds my expectations	Highly personal letter of introduction showing an excellent preexisting awareness of local issues. The submission is certainly organized but it was extremely narrative and information dense. A lot to take in. But respect their incredible passion and track record of positive outcomes. OVERWHELMINGLY LONG.
Austin Reed	12 pts	Meets or exceeds my expectations	Points for being very direct, honest, and attention-grabbing in their recommendations and vision for San Angelo and its identity. Plenty of visuals and organized in a logical manner. Minor grammar issues.
Travis Stribling	12 pts	Meets or exceeds my expectations	na
KANDI Pool	15 pts	High level of detail in response	Well documented, well stated, well organized into categories, and



Reviewer	Score	Reason	Comments
			easily understood concepts and visions.



Westwood Professional Services, Inc. - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	6 pts	Partially fits desired attributes	HAs comp plan experience, San Angelo is larger than their cities listed.
Rick Weise	9 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Strongly fits desired attribute(s)	Have done some smaller comp plans
Patrick Frerich	9 pts	Strongly fits desired attribute(s)	Solid approach
Karen Hesse Smith	7 pts	Other	Adequate; mostly suburban
Austin Reed	5 pts	Partially fits desired attributes	Lacks comprehensive plan experience with communities of San Angelo's size.
Travis Stribling	7 pts	Meets or exceeds my expectations	na
KANDI Pool	9 pts	Well-supported claim(s)	Experience is well detailed with good outcomes.

B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	11 pts	Other	HAs team members ho can make the connection with the parks and open spaces. Details of previous experience would be helpful
Rick Weise	14 pts	Meets or exceeds my expectations	na
Jonathan Flores	15 pts	Well-supported claim(s)	They had a lot of example projects
Patrick Frerich	13 pts	High level of detail in response	Strong approach
Karen Hesse Smith	9 pts	Other	Protection of rural edges and ranch land character. Interesting. Trails focus is nice. BUT EXPERIENCE NOT SUITABLE FOR COMP PLAN SCALE. BETTER SUITED TO ANALYSIS OF SPECIFIC COMPONENTS WITHIN A COMP PLAN
Austin Reed	11 pts	Well-supported claim(s)	Lists three relevant projects which can act as examples of meeting this prompt.



Reviewer	Score	Reason	Comments
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	13 pts	Well-supported claim(s)	Good detail on past park projects

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	Looking for more planners, however the team listed does have experience to conduct a good Comp Plan
Rick Weise	14 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	Very experienced team
Patrick Frerich	12 pts	Well-supported claim(s)	Qualified team



Reviewer	Score	Reason	Comments
Karen Hesse Smith	9 pts	Other	Good experience with grants - GLO, TPWC, HUD. Plus good experience with disaster mitigation and management. WE NEED BIGGER PICTURE TOO.
Austin Reed	12 pts	Meets or exceeds my expectations	Planning and landscape focused; 4 AICP. Lots of experience with resiliency, downtowns, and parks. Featured team members look solid.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	15 pts	Meets or exceeds my expectations	Team has major qualities and educational backgrounds.

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Other	I like the Concho river walk idea to gain insights, the other items speak well to their engagement approach
Rick Weise	13 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	10 pts	High level of detail in response	The detail of their engagement was what I would expect.
Patrick Frerich	13 pts	High level of detail in response	Solid approach
Karen Hesse Smith	9 pts	Other	Kind of hard to tell. But COSA having worked with them on another study/plan - presumably satisfactory
Austin Reed	9 pts	Partially meets my expectations	Proposes two rounds of engagement. What they mention seems strong but is less fleshed out than some other submissions.
Travis Stribling	8 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
KANDI Pool	13 pts	Meets or exceeds my expectations	Noted strength in approach; creativity seemed same in many projects.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	16 pts	Strongly fits desired attribute(s)	The team is well rounded and have experts to assist in most areas. having a smaller team leans into the coordinated manner.
Rick Weise	17 pts	Meets or exceeds my expectations	na
Jonathan Flores	16 pts	Meets or exceeds my expectations	Had little land use and economic development experience, but good transportation.



Reviewer	Score	Reason	Comments
Patrick Frerich	16 pts	High level of detail in response	Good incorporation of infrastructure needs
Karen Hesse Smith	11 pts	Other	Code amendments fluency. Zoning recommendations part of package. Favors 'compact' growth model - IS THIS RIGHT FOR COSA? Streets concept. Many examples of other cities. SEE OTHER COMMENTS
Austin Reed	10.5 pts	Medium level of detail in response	Housing and infrastructure are mentioned throughout the team's experience and past projects but is not explored in depth.
Travis Stribling	10 pts	Mostly complete response	na
KANDI Pool	16 pts	Well-supported claim(s)	Well documented abilities in all these areas.



B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Meets or exceeds my expectations	Managing several projects which have the GLO funding.
Rick Weise	8 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	8 pts	Well-supported claim(s)	Could meet the requirements of the grant
Patrick Frerich	8 pts	Well-supported claim(s)	GLO experience
Karen Hesse Smith	6 pts	Partially supported claim(s)	adequate
Austin Reed	9 pts	Strongly fits desired attribute(s)	Has worked through the Resilient Communities Program on 3 projects and is "currently producing 6."
Travis Stribling	8 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
KANDI Pool	10 pts	Strongly fits desired attribute(s)	Utilized these programs in most all their previous projects.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Meets or exceeds my expectations	The submittal is not overly complicated and was easy to find the needed information
Rick Weise	15 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Well-supported claim(s)	The submission was well supported.
Patrick Frerich	14 pts	Strongly fits desired attribute(s)	Strong proposal
Karen Hesse Smith	10 pts	Well-supported claim(s)	Lots of good things in their strategic mission; local



Reviewer	Score	Reason	Comments
			entrepreneurship and innovation; arts, culture and creative peacemaking; workforce development (how?). Appreciate the inclusion of an implementation roadmap. But overall it registered as more generic, less San Angelo aware, and less forward thinking.
Austin Reed	12 pts	Meets or exceeds my expectations	Laid out very well - clean and easy to follow. Directly addresses RFQ criteria. Some recycled language throughout.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	14 pts	Meets or exceeds my expectations	Informative submittal; good references/projects.



Halff Associates, Inc. - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Well-supported claim(s)	they have conducted comp. plans in similar sized cities and with in the region.
Rick Weise	6 pts	Partially meets my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	10 pts	Well-supported claim(s)	Did plans at Fredericksburg, Temple, and Buda.
Patrick Frerich	8 pts	High level of detail in response	Good experience
Karen Hesse Smith	5 pts	Other	Beautiful results in Fredericksburg BUT PARKS PLAN FOR SAN ANGELO WAS DEEMED UNSATISFACTORY AND, THOUGH PAID FOR, NEVER UTILIZED
Austin Reed	8 pts	Strongly fits desired attribute(s)	Some team members list experience with several towns of San Angelo's size and nature.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	10 pts	Well-supported claim(s)	Detailed information on past experiences, projects, and testimonials.



B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Meets or exceeds my expectations	They have team members who have conducted this area well.
Rick Weise	9 pts	Mostly complete response	na
Jonathan Flores	15 pts	Strongly fits desired attribute(s)	Fredericksburg plan had a parks and open space component
Patrick Frerich	12 pts	Well-supported claim(s)	General experience
Karen Hesse Smith	8 pts	Other	focus on integrating greenspace(s) with beautiful outcomes DID NOT PERFORM WELL IN LAST CONTRACT FOR COSA - \$ WASTED



Reviewer	Score	Reason	Comments
Austin Reed	12 pts	Well-supported claim(s)	Mentioned throughout submission and a common focal point of the past projects listed.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	13 pts	Strongly fits desired attribute(s)	Partnering with specialists that know and understand how to plan for viable Parks/Open Spaces is crucial.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Well-supported claim(s)	members of Halff and their coordinating teams have qualifications. interesting Goodman is supporting this submission and another submission



Reviewer	Score	Reason	Comments
Rick Weise	8 pts	Mostly complete response	na
Jonathan Flores	15 pts	Strongly fits desired attribute(s)	Has a lot of local experience and the guy who did the COSADC housing study.
Patrick Frerich	10 pts	Well-supported claim(s)	Several subcontracted disciplines
Karen Hesse Smith	9 pts	Other	deep knowledge of parks and landscaping SEE PRIOR COMMENTS
Austin Reed	13 pts	Strongly fits desired attribute(s)	Several AICP/FAICP, seem to show a grasp on West Texas in general, and shows a strong understanding of San Angelo itself, also partnering with local organizations.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	15 pts	Other	Utilizing partnerships from within our City and Region would seem to



Reviewer	Score	Reason	Comments
			be very efficient, more knowledgeable, and with better understanding of the needs of our community!

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	11 pts	Well-supported claim(s)	Having some local talent with ability to be creative and collaborative with the project appears to be an asset
Rick Weise	10 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	I love their plan for community engagement.
Patrick Frerich	12 pts	High level of detail in response	General approach



Reviewer	Score	Reason	Comments
Karen Hesse Smith	6 pts	Other	WARY OF SPENDING COSA MONEY ON THIS FIRM
Austin Reed	11 pts	Strongly fits desired attribute(s)	Partnership with local organizations is a strong point driving engagement.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	14 pts	High level of detail in response	The details noted on how the company would create different venues, meetings, social media, and opportunities that engage the public could give every citizen an opportunity to comment.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	15 pts	Well-supported claim(s)	Appears strong, would have liked a bit more detail
Rick Weise	14 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	18 pts	Strongly fits desired attribute(s)	Yes they'll be able to provide what's needed.
Patrick Frerich	15 pts	Well-supported claim(s)	Good ability
Karen Hesse Smith	6 pts	Other	Fredericksburg is nice BUT CURRENT DEVELOPMENT STATUS HAS RENDERED COMMUNITY UNAFFORDABLE FOR THOSE WORK THERE. NOTE PRIOR COMMENTS
Austin Reed	12 pts	Partially fits desired attributes	Task 2.2 of their timeline addresses these items. Infrastructure seems to be more of a strong point than housing or economic development.



Reviewer	Score	Reason	Comments
Travis Stribling	10 pts	Mostly complete response	na
KANDI Pool	17 pts	Meets or exceeds my expectations	Utilizing knowledgeable experts in the fields of mobility, infrastructure, and housing show a deep respect for these needs in our community.

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	5 pts	Partially meets my expectations	Was weaker than expected for the GLO portion
Rick Weise	7 pts	Meets or exceeds my expectations	na
Jonathan Flores	8 pts	Meets or exceeds my expectations	They'll be able to help us with the application



Reviewer	Score	Reason	Comments
Patrick Frerich	8 pts	Well-supported claim(s)	GLO experience
Karen Hesse Smith	5 pts	Other	N/a
Austin Reed	8 pts	Strongly fits desired attribute(s)	Demonstrated familiarity with and experience in working with GLO on "many projects."
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	10 pts	Well-supported claim(s)	Past and current detailed work with GLO and other grant options, demonstrates their understanding of how important to a city this avenue is.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Well-supported claim(s)	The proposal flowed very well, although fairly generic in format.
Rick Weise	10 pts	High level of detail in response	na
Jonathan Flores	13 pts	High level of detail in response	Has the level of detail required to give me confidence in their proposal.
Patrick Frerich	12 pts	Well-supported claim(s)	Decent overall proposal
Karen Hesse Smith	4 pts	Other	Visuals are persuasive.BUT FOR ALL OTHER REASONS GIVEN - NOT A GOOD CHOICE FOR COSA
Austin Reed	10.5 pts	Meets or exceeds my expectations	Easy to follow and tailored document to San Angelo well. I suspect AI writing based on similar language found in another submission.
Travis Stribling	7 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
KANDI Pool	14 pts	High level of detail in response	Specific and detailed report on all areas of the project; especially in the Comparison to their other projects, and the description of their "Phases" for our project.



Lionheart Places - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	6 pts	Partially meets my expectations	Don't see a Comp Plan for a city our size, although the one listed is within our region
Rick Weise	6 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
Jonathan Flores	5 pts	Partially meets my expectations	Has done smaller projects
Patrick Frerich	8 pts	Well-supported claim(s)	comprehensive approach
Karen Hesse Smith	4 pts	Other	Comp cities mostly larger. Newer company. Probably a poor cultural fit for San Angelo.
Austin Reed	3 pts	Doesn't meet my expectations	No comprehensive plan experience with a town of San Angelo's size.
Travis Stribling	7 pts	Meets or exceeds my expectations	na
KANDI Pool	8 pts	Strongly fits desired attribute(s)	Information was good. however, not all about comprehensive planning.

B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Meets or exceeds my expectations	Appears they are aware our our desire to be sure and meet the Texas Parks and Wildlife guidelines for grant writing
Rick Weise	8 pts	Partially meets my expectations	na
Jonathan Flores	10 pts	Strongly fits desired attribute(s)	Has good experience but on a smaller scale.
Patrick Frerich	12 pts	High level of detail in response	Good park integration
Karen Hesse Smith	5 pts	Other	Good programming for City of Austin.NOT COMPARABLE
Austin Reed	12 pts	Well-supported claim(s)	A lot of the team and their past experience shows an orientation towards parks, landscaping, etc.
Travis Stribling	8 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
KANDI Pool	12 pts	Well-supported claim(s)	Knowledge and experience shows in the presentation.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Strongly fits desired attribute(s)	Team appears well rounded, not quite as many components as others
Rick Weise	8 pts	Mostly complete response	na
Jonathan Flores	10 pts	Strongly fits desired attribute(s)	Team has the appropriate qualifications
Patrick Frerich	12 pts	High level of detail in response	qualified team
Karen Hesse Smith	4 pts	Other	Liked the Code rewrite option. Appreciate that their staff includes



Reviewer	Score	Reason	Comments
			several landscape architects. STILL NOT A GOOD FIT FOR COSA
Austin Reed	9 pts	Partially meets my expectations	Seems fine, meets expectation.
Travis Stribling	10 pts	Meets or exceeds my expectations	na
KANDI Pool	13 pts	Well-supported claim(s)	Team had good favorable credentials.

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Strongly fits desired attribute(s)	I like the plan the proposed
Rick Weise	12 pts	Strongly fits desired attribute(s)	na



Reviewer	Score	Reason	Comments
Jonathan Flores	10 pts	Meets or exceeds my expectations	Has a basic approach to the project
Patrick Frerich	12 pts	Well-supported claim(s)	general approach
Karen Hesse Smith	6 pts	Other	Adequate
Austin Reed	9 pts	Partially meets my expectations	Seems fine, meets expectation.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	12 pts	Meets or exceeds my expectations	Strength is a component in some of their past work.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	15 pts	Well-supported claim(s)	the group does appear to have dealt with projects which address each of the areas
Rick Weise	12 pts	Partially fits desired attributes	na
Jonathan Flores	15 pts	Well-supported claim(s)	Based on the experience listed they would be able to address most of the criteria.
Patrick Frerich	15 pts	Well-supported claim(s)	standard approach
Karen Hesse Smith	6 pts	Other	Refers to awareness of our most recent housing studies. But only adequate overall.
Austin Reed	9 pts	Partially meets my expectations	Not much mention of housing. Will likely rely on subconsultants for infrastructure & economic development.
Travis Stribling	10 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
KANDI Pool	15 pts	Strongly fits desired attribute(s)	All areas were spoken of, some with more detail than others. Not much on infrastructure (water, roads).

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Meets or exceeds my expectations	They are familiar with the process
Rick Weise	7 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	8 pts	Strongly fits desired attribute(s)	They would be able to help us.
Patrick Frerich	8 pts	Well-supported claim(s)	GLO experience
Karen Hesse Smith	5 pts	Other	N/a



Reviewer	Score	Reason	Comments
Austin Reed	5 pts	Partially fits desired attributes	Shows basic familiarity but not much experience.
Travis Stribling	9 pts	Meets or exceeds my expectations	na
KANDI Pool	8 pts	Meets or exceeds my expectations	Explained their process and how they'd help with filing and after reports..

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	The proposal was an easy reach and walked through deliverables
Rick Weise	12 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	13 pts	High level of detail in response	Very detailed response.



Reviewer	Score	Reason	Comments
Patrick Frerich	12 pts	Well-supported claim(s)	Good overall proposal
Karen Hesse Smith	4 pts	Other	Submission was largely vague and generic. Some section failed to correct names of cities to which they had previously applied when it should have said "San Angelo". Potential to be a capable infrastructure partner. But overall the submission feels impersonal and careless.
Austin Reed	12 pts	Meets or exceeds my expectations	Very nice graphics and a clean document/presentation. Easy to follow, did not spot any errors.
Travis Stribling	7 pts	Mostly complete response	na
KANDI Pool	12 pts	Well-supported claim(s)	Organization of information seemed scattered a bit. Quality of past work nicely done.



Kimley-Horn and Associates, Inc. - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	7 pts	Meets or exceeds my expectations	They have similar City experience in Texas and in the region
Rick Weise	7 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	10 pts	Strongly fits desired attribute(s)	They did comp plans in Richardson and Mckinney.
Patrick Frerich	8 pts	High level of detail in response	Good experience
Karen Hesse Smith	5 pts	Partially supported claim(s)	CITY OF PEARLAND HIRED K-H TO PRODUCE THEIR COMP PLAN BUT IT WAS UNUSABLE. NOT REASSURING.
Austin Reed	9 pts	Well-supported claim(s)	Experience with Richardson, Pearland, and McKinney may be transferrable. Also lists experience with many other smaller Texas towns.
Travis Stribling	7 pts	Meets or exceeds my expectations	na
KANDI Pool	10 pts	High level of detail in response	Presented varied details on all phases of the process.



B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	Appears they have team members who have done several parks projects and inventory for TPW
Rick Weise	11 pts	High level of detail in response	na
Jonathan Flores	13 pts	Well-supported claim(s)	They did a study like this in Colorado Springs, CO.
Patrick Frerich	13 pts	High level of detail in response	Applicable experience
Karen Hesse Smith	6 pts	Other	Adequate but not excellent. They did mention an awareness of Ports to Plains. Experience with TPWC grants



Reviewer	Score	Reason	Comments
Austin Reed	11 pts	Well-supported claim(s)	Section dedicated to this within their methodology and mentioned throughout document.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	14 pts	Meets or exceeds my expectations	Showed expertise in working on all types of parks, open space.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Other	The large team has the credentials to provide high quality services to our community although they seem to cover for each other the depth may be lacking.
Rick Weise	10 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	14 pts	Strongly fits desired attribute(s)	They have an experienced team and help from the founder of CivicBrand.
Patrick Frerich	14 pts	Meets or exceeds my expectations	Highly qualified team
Karen Hesse Smith	5 pts	Other	Did like their suggestion to meet with PC and Council on implementation BUT 25/46 PAGES ARE RESUMES. REMAINING 21 PAGES ARE VERY LOW ON ACTUAL CONTENT. MOSTLY REPETITION.
Austin Reed	13 pts	Strongly fits desired attribute(s)	Good amount of team members with a diverse range of experience and a history with San Angelo.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	14 pts	Strongly fits desired attribute(s)	Some Team members had past experiences with San Angelo and I believe that could be a major benefit. Plus, their backgrounds



Reviewer	Score	Reason	Comments
			and past planning work was impressive.

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	11 pts	Other	I was looking for a bit more detail; however they did give the generic standard answers to engagement
Rick Weise	12 pts	High level of detail in response	na
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	Has an extensive engagement approach.
Patrick Frerich	13 pts	High level of detail in response	Strong approach
Karen Hesse Smith	9 pts	Other	Website is nexus....not enough for our community. However, they



Reviewer	Score	Reason	Comments
			propose sessions in each designated "form" district. How else could information be gathered and shared? BUT NO EXPLANATION OF WHAT A FORM DISTRICT IS.
Austin Reed	10.5 pts	High level of detail in response	Lists specific venues for engagement in San Angelo. Would like to see more creativity in approach.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	15 pts	High level of detail in response	From the given description for the approach to be used, it showed significant depth and detail.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Partially supported claim(s)	The flowchart shown was a bit distracting having multiple roles filled by just a few people. while that may work well, it was difficult to envision who would be the coordinator and who was the responsible party for the data.
Rick Weise	13 pts	Partially meets my expectations	na
Jonathan Flores	18 pts	Strongly fits desired attribute(s)	Plan to include CIP analysis into their plan.
Patrick Frerich	16 pts	High level of detail in response	Strong understanding
Karen Hesse Smith	8 pts	Partially supported claim(s)	Weak on housing guidelines. Strong on mobility functions. Strong on economic development. Minimal focus on parks. JUST ADEQUATE, NO MORE
Austin Reed	16 pts	High level of detail in response	Section dedicated in methodology and mentioned throughout.



Reviewer	Score	Reason	Comments
Travis Stribling	10 pts	Mostly complete response	na
KANDI Pool	18 pts	Meets or exceeds my expectations	Very detailed information for all these aspects of a Plan, well explained and understandable.

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Meets or exceeds my expectations	The team showed at least 3 projects with the GLO responsibility on their team.
Rick Weise	8 pts	High level of detail in response	na
Jonathan Flores	8 pts	Strongly fits desired attribute(s)	Have staff dedicated.



Reviewer	Score	Reason	Comments
Patrick Frerich	8 pts	High level of detail in response	Good GLO experience
Karen Hesse Smith	5 pts	Partially supported claim(s)	N/a
Austin Reed	8 pts	High level of detail in response	Section dedicated in methodology and mentioned throughout.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	10 pts	High level of detail in response	From their detailed caption of the process, it is evident that this company is well versed in utilizing this process.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Other	The process appears clear, but the submission is very generic and not



Reviewer	Score	Reason	Comments
			detailed. a huge amount of who will be working but not how and why and on what.
Rick Weise	12 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	12 pts	High level of detail in response	Very detailed response, but seemed didn't seem personalized to the city.
Patrick Frerich	14 pts	High level of detail in response	Solid response
Karen Hesse Smith	7 pts	Medium level of detail in response	LOTS of focus on how their business plan works. Over half of the submission pages (25/46) are resumes. Easy to get lost in less important data. I was disappointed in the quality of this applicant given that we have an ongoing relationship with them.
Austin Reed	12 pts	Meets or exceeds my expectations	Submission did a good job of tailoring document to San Angelo, shows familiarity, and brings



Reviewer	Score	Reason	Comments
			specific action plans. Staff section of submission is too long.
Travis Stribling	8 pts	Mostly complete response	na
KANDI Pool	14 pts	Well-supported claim(s)	This presentation indicates knowledge, creativity, expertise, and a desire to do a job well.



Dunaway - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	5 pts	Partially fits desired attributes	Most of the Cities are smaller than San Angelo
Rick Weise	6 pts	Partially meets my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	5 pts	Partially meets my expectations	Most experience was on smaller projects.
Patrick Frerich	7 pts	Well-supported claim(s)	Adequate experience
Karen Hesse Smith	5 pts	Partially supported claim(s)	Prior San Angelo Parks & Rec Master Plan. Predominantly experienced in designing for suburbs connected to large urban areas
Austin Reed	5 pts	Partially fits desired attributes	Comprehensive Plan experience only with smaller municipalities, but they do have experience with San Angelo from the Parks plan a few years ago.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	10 pts	Well-supported claim(s)	Several Texas cities have utilized their services.



B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Partially fits desired attributes	Didn't see much in the way of parks connections to the project
Rick Weise	7 pts	Mostly complete response	na
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	I currently doing one of our park plans.
Patrick Frerich	12 pts	High level of detail in response	Decent inclusion
Karen Hesse Smith	7 pts	Other	Like transportation network concept - that's about it
Austin Reed	7 pts	Partially fits desired attributes	Part of approach but mentions only on a surface level. Again, experience with San Angelo Parks is a plus.



Reviewer	Score	Reason	Comments
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	13 pts	Strongly fits desired attribute(s)	Was very informative about their expertise with working to establish parks and community spaces.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	Planning staff seems very capable
Rick Weise	7 pts	Mostly complete response	na
Jonathan Flores	10 pts	Meets or exceeds my expectations	They had adequate experience.
Patrick Frerich	11 pts	Well-supported claim(s)	Preferred more municipal work experience from team



Reviewer	Score	Reason	Comments
Karen Hesse Smith	5 pts	Other	Adequate
Austin Reed	7.5 pts	Partially fits desired attributes	Lists a few staff, and they look fine enough.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	14 pts	Meets or exceeds my expectations	Staff has the experience I believe is necessary..

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Meets or exceeds my expectations	Appears straight forward with the approach style
Rick Weise	10 pts	Meets or exceeds my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Medium level of detail in response	Approach was basic and not detailed.
Patrick Frerich	12 pts	High level of detail in response	Standard approach
Karen Hesse Smith	8 pts	Other	LOVE the podcast idea! Neighborhood based strategy. Need the other pieces of the submission to be better
Austin Reed	7 pts	Mostly complete response	Mentions mostly on a surface level and lacks depth.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	13 pts	Meets or exceeds my expectations	Examples give indications of creativity.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Medium level of detail in response	Was looking for more on Housing, infrastructure and the parks pieces.
Rick Weise	13 pts	Partially fits desired attributes	na
Jonathan Flores	10 pts	Partially meets my expectations	They could provide but had little experience doing so.
Patrick Frerich	15 pts	Well-supported claim(s)	Standard addressment of infrastructure
Karen Hesse Smith	7 pts	Other	Conceptually and ideologically strong but vague on outcomes
Austin Reed	10 pts	Medium level of detail in response	Mentioned as part of approach but, again, seems mostly surface level.
Travis Stribling	10 pts	Mostly complete response	na
KANDI Pool	16 pts	Strongly fits desired attribute(s)	Emphasis given to housing needs and ideas that are needed.



B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	7 pts	Other	I believe they can assist in management of the project.
Rick Weise	8 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	10 pts	Strongly fits desired attribute(s)	Will help with application.
Patrick Frerich	7 pts	High level of detail in response	General response
Karen Hesse Smith	5 pts	Other	Adequate
Austin Reed	6 pts	Partially fits desired attributes	Shows awareness of program and mentions prior experience.
Travis Stribling	9 pts	Meets or exceeds my expectations	na
KANDI Pool	9 pts	High level of detail in response	With their knowledge of GLO, their expertise would be valuable.



B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	Submittal was clear and easy to follow, was lacking in some areas but clear.
Rick Weise	10 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	10 pts	High level of detail in response	It was a little short. Could've provided more detail.
Patrick Frerich	13 pts	Well-supported claim(s)	Good overall proposal
Karen Hesse Smith	6 pts	Other	A bit underwhelming
Austin Reed	6 pts	Partially meets my expectations	Short submission, lacks true depth, seems cookie-cutter and not tailored to San Angelo.
Travis Stribling	6 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
KANDI Pool	13 pts	Strongly fits desired attribute(s)	Information provided was very detailed and with good explanations.



MHS Planning & Design - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	6 pts	Partially supported claim(s)	Similar cities are in Wisconsin with smaller jurisdictions in Texas
Rick Weise	6 pts	Partially meets my expectations	na



Reviewer	Score	Reason	Comments
Jonathan Flores	5 pts	Partially meets my expectations	Experience was mainly through subcontractors.
Patrick Frerich	7 pts	Well-supported claim(s)	Decent experience
Karen Hesse Smith	4 pts	Other	Most comp cities are in upper Midwest. Prefer a firm with more experience in the southwest at least.
Austin Reed	5 pts	Partially fits desired attributes	Has done comprehensive plans for cities of around 40,000 in population and then specific plans for large cities within Texas.
Travis Stribling	6 pts	Mostly complete response	na
KANDI Pool	9 pts	Meets or exceeds my expectations	Has experience in Texas with similar community aspects.

B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	9 pts	Partially meets my expectations	They have done one park and trails project in Texas.
Rick Weise	8 pts	Partially meets my expectations	na
Jonathan Flores	15 pts	Meets or exceeds my expectations	Did a similar plan for the colony.
Patrick Frerich	11 pts	Well-supported claim(s)	Standard incorporation
Karen Hesse Smith	5 pts	Other	See prior comments
Austin Reed	9 pts	Partially supported claim(s)	Several team members listed with relevant experience.
Travis Stribling	6 pts	Partially meets my expectations	na
KANDI Pool	14 pts	Meets or exceeds my expectations	Team exhibits an array of talent regarding parks and trails.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	The team members have the credentials to perform the tasks we expect
Rick Weise	8 pts	Mostly complete response	na
Jonathan Flores	10 pts	Meets or exceeds my expectations	Team had appropriate experience.
Patrick Frerich	12 pts	Well-supported claim(s)	General qualifications
Karen Hesse Smith	4 pts	Other	Adequate. Not familiar with our market and shows in their submission.
Austin Reed	9 pts	Partially meets my expectations	Subconsultant firms show way more detail than the core MHS team themselves, but it mostly looks good.
Travis Stribling	6 pts	Partially meets my expectations	na



Reviewer	Score	Reason	Comments
KANDI Pool	13 pts	Strongly fits desired attribute(s)	Qualifications and completed projects show a great deal of depth.

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	9 pts	Medium level of detail in response	Fairly generic in responses for engagement, but could be done very well.
Rick Weise	12 pts	Meets or exceeds my expectations	na
Jonathan Flores	10 pts	Meets or exceeds my expectations	Basic approach to the plan.
Patrick Frerich	11 pts	Well-supported claim(s)	general approach



Reviewer	Score	Reason	Comments
Karen Hesse Smith	6 pts	Other	Traditional and completely acceptable. Just not familiar with our needs.
Austin Reed	11 pts	High level of detail in response	One page dedicated to this towards end of document which gives great detail and several examples.
Travis Stribling	8 pts	Partially meets my expectations	na
KANDI Pool	13 pts	Meets or exceeds my expectations	Details on the approach seem simple but effective.

B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Partially supported claim(s)	I was looking for more economic development leadership in the group. This is a key component to our plan for economic policies moving forward as well as CIP items.
Rick Weise	13 pts	Partially meets my expectations	na
Jonathan Flores	10 pts	Partially fits desired attributes	Most of this was outsourced.
Patrick Frerich	15 pts	Well-supported claim(s)	General infrastructure incorporation
Karen Hesse Smith	8 pts	Partially supported claim(s)	Appreciated that they took the time to reference downtown plan, housing study, and Lake Nasworthy
Austin Reed	11 pts	Partially fits desired attributes	Mentions housing and our housing study, they're in the process of doing Ft. Worth's thoroughfare.



Reviewer	Score	Reason	Comments
			Little mention of economic development.
Travis Stribling	10 pts	Partially meets my expectations	na
KANDI Pool	14 pts	Meets or exceeds my expectations	Within the past projects, it shows good ability to address these, but not much emphasis on economic development or housing.

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	9 pts	Meets or exceeds my expectations	They are working with 5 cities within the GLO parameters currently, they have the experience needed.



Reviewer	Score	Reason	Comments
Rick Weise	7 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	10 pts	Meets or exceeds my expectations	Stated a high success rate.
Patrick Frerich	8 pts	Well-supported claim(s)	GLO familiarity
Karen Hesse Smith	5 pts	Partially supported claim(s)	Adequate
Austin Reed	9 pts	Well-supported claim(s)	They are working with 5 other comprehensive plans with a GLO element and a boast few team members with expertise
Travis Stribling	8 pts	Meets or exceeds my expectations	na
KANDI Pool	10 pts	Well-supported claim(s)	Past projects included grant writing through completion.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	High level of detail in response	They laid out the project in a fairly concise and clear manner.
Rick Weise	10 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	Proposal was clear.
Patrick Frerich	12 pts	Well-supported claim(s)	General proposal
Karen Hesse Smith	4 pts	Other	The submission is very lean which is a kind of relief when several are extremely (and perhaps unnecessarily) long. But is it enough and is the midwestern focus a good fit for us? Did note the experience on Ft Worth's transportation plan as well as experience with flood and disaster relief/storm water management.
Austin Reed	7.5 pts	Partially meets my expectations	Submission is on shorter side but pretty easy to follow and looks fine.



Reviewer	Score	Reason	Comments
			They show some unfamiliarity with San Angelo in a statement or two.
Travis Stribling	7 pts	Partially meets my expectations	na
KANDI Pool	13 pts	Strongly fits desired attribute(s)	Appreciated the information format and staff backgrounds.



Able City - Scoring Comments

A-1 - Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeffrey Tomlinson	Pass	Meets the requirement(s)	Pass

B-1 - Demonstrated experience preparing comprehensive plans for similar-sized communities - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Meets or exceeds my expectations	appears well rounded for southwest part of united states and along the Rio Grande valley areas.
Rick Weise	6 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Well-supported claim(s)	Did plans in Laredo and Del Rio. Helps San Antonio with sub plans.
Patrick Frerich	8 pts	Strongly fits desired attribute(s)	Good experience
Karen Hesse Smith	6 pts	Medium level of detail in response	GREENprint Ft Worth is exceptional. Gives me confidence in ability to produce innovative functional and handsome solutions FOR SELECT SECTIONS OF PLAN,. NOT OVERALL
Austin Reed	9 pts	Meets or exceeds my expectations	Experience with towns both large and small, within Texas and throughout country. Has worked with towns of San Angelo's size.
Travis Stribling	9 pts	Meets or exceeds my expectations	na
KANDI Pool	9 pts	Strongly fits desired attribute(s)	Many Texas Cities have used this company; possible understanding for our area. Has an Office in San Antonio.



B-2 - Experience integrating Parks, Open Space, and Trails planning within a broader planning framework - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	13 pts	Strongly fits desired attribute(s)	looks like they have College campus experience, has some experience with the City.
Rick Weise	9 pts	Partially meets my expectations	na
Jonathan Flores	13 pts	Meets or exceeds my expectations	Subcontractor had good experience.
Patrick Frerich	12 pts	Strongly fits desired attribute(s)	Applicable experience incorporating different quality of life components
Karen Hesse Smith	11 pts	Well-supported claim(s)	GREENprint example
Austin Reed	12 pts	High level of detail in response	Urban Alchemy section looks good and has relevant experience.



Reviewer	Score	Reason	Comments
Travis Stribling	14 pts	Meets or exceeds my expectations	na
KANDI Pool	11 pts	High level of detail in response	Could see the details in their explanations.

B-3 - Qualifications and experience of the proposed project team - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	14 pts	Meets or exceeds my expectations	Lots of architecture experience since this is a combination of two firms. Their planning background seems solid. maybe less solid on engineering however this project is less on engineering other than the full CIP policy statements
Rick Weise	9 pts	Mostly complete response	na



Reviewer	Score	Reason	Comments
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	Principle in charge was impressive, but I'm not sure how involved he'll be.
Patrick Frerich	12 pts	High level of detail in response	Qualified team
Karen Hesse Smith	12 pts	Well-supported claim(s)	Appreciate partnership with Urban Alchemy
Austin Reed	13.5 pts	Strongly fits desired attribute(s)	Team members seem very technically capable and would fit our operational needs well. There is a variety of experts covering several disciplines.
Travis Stribling	14 pts	Meets or exceeds my expectations	na
KANDI Pool	11 pts	Strongly fits desired attribute(s)	Team has well qualified individuals with good backgrounds.

B-4 - Strength and creativity of the proposed engagement approach - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	10 pts	Other	Difficult to see the path within their proposal.
Rick Weise	11 pts	Meets or exceeds my expectations	na
Jonathan Flores	13 pts	Strongly fits desired attribute(s)	They had a basic approach to the project.
Patrick Frerich	12 pts	High level of detail in response	Basic approach
Karen Hesse Smith	14 pts	Strongly fits desired attribute(s)	Weeklong charrette + many other engagement strategies
Austin Reed	10.5 pts	High level of detail in response	Seems strong and gives detail but could show more creativity or tailoring to San Angelo.
Travis Stribling	13 pts	Meets or exceeds my expectations	na
KANDI Pool	10 pts	Strongly fits desired attribute(s)	Saw the need for the Arts and for community spaces.



B-5 - Demonstrated ability to address land use, mobility, housing, infrastructure, and economic development in a coordinated manner - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	17 pts	Well-supported claim(s)	Appears they have a team together which can address most of these items.
Rick Weise	15 pts	Strongly fits desired attribute(s)	na
Jonathan Flores	18 pts	Strongly fits desired attribute(s)	El Paso and San Antonio studies were impressive.
Patrick Frerich	15 pts	High level of detail in response	General ability to incorporate various infrastructures
Karen Hesse Smith	14 pts	Well-supported claim(s)	New Urbanism philosophy, great comp cities, over 200 comp plans
Austin Reed	18 pts	Meets or exceeds my expectations	This is a definite strong point of the submission and it is specifically addressed throughout. Team shows expertise and experience in



Reviewer	Score	Reason	Comments
			working with infrastructure and economic development.
Travis Stribling	17 pts	Meets or exceeds my expectations	na
KANDI Pool	14 pts	Strongly fits desired attribute(s)	Showed projects that had these planning prospects.

B-6 - Familiarity with GLO Resilient Communities Program and related compliance requirements - Reviewer Scores

Reviewer	Score	Reason	Comments
AARON Vannoy	8 pts	Strongly fits desired attribute(s)	appears they have worked through this process in the past
Rick Weise	7 pts	Strongly fits desired attribute(s)	na



Reviewer	Score	Reason	Comments
Jonathan Flores	8 pts	Meets or exceeds my expectations	They've done projects with this requirement before.
Patrick Frerich	8 pts	High level of detail in response	Good response
Karen Hesse Smith	7 pts	Well-supported claim(s)	High number of successful GLO submissions
Austin Reed	10 pts	Meets or exceeds my expectations	Very strong knowledge of and experience with the program, dedicated page to GLO, and provides specific action points relating to the Resilient Communities Program.
Travis Stribling	9 pts	Meets or exceeds my expectations	na
KANDI Pool	7 pts	Strongly fits desired attribute(s)	Had adequate knowledge and use of this program.

B-7 - Overall clarity, quality, and organization of the submittal - Reviewer Scores



Reviewer	Score	Reason	Comments
AARON Vannoy	12 pts	Well-supported claim(s)	Lot's of information, images and proud of a book or two.
Rick Weise	14 pts	High level of detail in response	na
Jonathan Flores	13 pts	High level of detail in response	Proposal had good detail.
Patrick Frerich	13 pts	Strongly fits desired attribute(s)	Comprehensive submittal
Karen Hesse Smith	11 pts	Well-supported claim(s)	Very long submission but very good overall
Austin Reed	13 pts	High level of detail in response	Lengthy submission but very detailed, directly addresses RFQ criteria, and provides direct recommendations based on their idea of San Angelo's identity.
Travis Stribling	9 pts	Partially meets my expectations	na



Reviewer	Score	Reason	Comments
KANDI Pool	13 pts	High level of detail in response	Presentation had documented details, examples, reasonings, and it all was well described.



Memo

To: Jonathan Flores, Finance Director

From:

Date:

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Source of Funding:

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

Project/Budget to be amended	Revenue	Expense

Additional Comments:



LETTER AGREEMENT FOR PROFESSIONAL SERVICES

June 4, 2026

City of San Angelo TX
Attn: Aaron Vannoy
52 W College Ave
San Angelo, TX 76903

Re: **LETTER AGREEMENT FOR PROFESSIONAL SERVICES**
San Angelo TX Comprehensive Plan (the "Project")

Dear Mr. Aaron Vannoy:

It is our understanding that City of Angelo TX ("Client") requests Olsson, Inc. ("Olsson") to perform the services described herein pursuant to the terms of this Letter Agreement for Professional Services, any exhibits attached hereto and Olsson's General Provisions (all documents constitute and are referred to herein as the "Agreement") for the Project.

Olsson has acquainted itself with the information provided by Client relative to the Project and based upon such information offers to provide the services described below for the Project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property. Client acknowledges that it has reviewed any exhibits attached hereto and the General Provisions, which are expressly made a part of and incorporated into the Agreement by this reference. In the event of any conflict or inconsistency between this Letter Agreement, and the General Provisions regarding the services to be performed by Olsson, the terms of the General Provisions shall take precedence.

Olsson shall provide the following services ("Scope of Services") to Client for the Project as more specifically described in "Scope of Services" attached hereto. Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: 6/16/2026
Anticipated Completion Date: 12/31/2027

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services a lump sum of Nine Hundred Thousand dollars (\$900,000). Olsson's reimbursable expenses for this project are included in the lump sum. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.


TERMS AND CONDITIONS OF SERVICE


We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be _____.

If this Agreement satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain one original for your files and return an executed original to Olsson via email: bkane@olsson.com. This proposal will be open for acceptance for a period of maximum 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By  _____
Ken Boone

By  _____
Christian Evans

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept the terms set forth herein, please sign:

CITY OF ANGELO TX

By _____
Signature

Print Name _____

Title _____

Dated _____

Attachments
Scope of Services
General Provisions

EXHIBIT A - SCOPE OF SERVICES

This exhibit is hereby attached to and made a part of the Consultant Agreement dated June 4, 2026, between the City of San Angelo, Texas (“City”) and Olsson, Inc. (“Olsson”) for professional services. Olsson’s Scope of Services for the Agreement is indicated below.

PROJECT DESCRIPTION AND LOCATION

- **Project is located at:** San Angelo, Texas
- **Project Description:** Comprehensive Plan; Parks and Open Space Master Plan; and Thoroughfare Master Plan

SCOPE OF SERVICES

PHASE 100 – PROJECT MANAGEMENT AND OUTREACH

Project Management

Olsson shall provide overall project management throughout the Project. Services shall include coordination among subconsultants, internal quality control, schedule monitoring, milestone tracking, grant compliance coordination, and regular communication with City staff. Olsson shall conduct internal team coordination meetings and provide monthly progress updates to the City to ensure alignment with scope, schedule, and budget. Olsson will coordinate up to sixteen (16) virtual progress meetings (monthly) for the duration of the Project with the City’s Core Team.

Outreach and Marketing

Olsson will attend one (1) virtual Outreach and Marketing Kickoff Meeting with the appropriate City communications staff. The meeting’s purpose is to understand available communication outlets, roles and responsibilities, standards and policies, and timelines. Olsson will coordinate with the City on the content and timing of up to five (5) press releases throughout the project planning process and shall draft language and graphics for multiple platforms, including social media, community newsletters, utility bill statements, and other platforms determined in the Public Engagement Plan. Olsson will provide outreach marketing materials in English and Spanish. The City is responsible for distributing press releases to local media outlets. The City is responsible for mailers and postage if necessary. Olsson will coordinate with the City’s existing social media platforms and the City’s website to encourage engagement in the planning process. The City is responsible for drafting and posting Project-related content on the City’s website and on social media accounts. Olsson will coordinate with the City for content and timing of website and social media posts. The City will be responsible for the translation and interpretation services at public meetings as identified by the City.

Committee/Team Establishment

Olsson will coordinate with the City to establish, set expectations for, and communicate with the following committees/teams:

- **Core Team:** Composed of San Angelo City staff from key City departments, the Core Team provides hands-on coordination and direction throughout the Project.
- **Technical Committee:** Composed of San Angelo City staff from key City departments and partner agencies, providing technical review, subject matter expertise, and critical evaluation throughout the Project.
- **Citywide Alignment Team:** Composed of San Angelo City department heads and key decision-makers, this team prioritizes the programs, projects, and policies that best align.

- **Community Think Tank:** Composed of residents, business owners, community leaders, creatives, advocates, and representatives from civic and cultural organizations, this team offers insight into the City's identity, challenges, opportunities, and experiences.
- **Youth Committee:** Composed of middle schoolers, high schoolers, and college students, this committee will help shape priorities for parks, mobility, public spaces, and quality of life.

Phase 100 Deliverables

- Monthly Progress Reports
- Marketing and Outreach Materials

Phase 100 Meetings

- Up to 16 Monthly Progress Meetings (Virtual)
- One (1) Outreach and Marketing Kickoff Meeting (Virtual)

PHASE 200 – BEGIN THE JOURNEY

Project Kickoff Meeting

Olsson shall facilitate one (1) Project Kickoff Meeting with City leadership and the designated Core Team. The purpose of this meeting shall be to confirm Project scope, schedule, communication protocols, engagement expectations, data needs, and grant requirements. Outcomes of the Project Kickoff Meeting shall include confirmation of roles and responsibilities and establishment of a shared project calendar.

Data Request and Collection

Olsson shall prepare and submit a comprehensive data request identifying GIS, demographic, infrastructure, parks, regulatory, financial, and related datasets necessary to complete the Project. Upon receipt, Olsson shall review, organize, and analyze data provided by the City to support mapping, fiscal modeling, and technical analysis tasks throughout the planning process.

Public Engagement Plan

Olsson shall prepare a Public Engagement Plan (PEP) outlining outreach strategies, multilingual engagement methods, survey deployment, workshop timing, digital tools, equity-based engagement practices, and documentation procedures. The PEP shall establish engagement milestones and describe how public input will inform technical analysis and policy development.

Branding and Marketing Plan

Olsson shall develop a project brand identity, including logo concepts, color palette, typography, and messaging framework. Up to two (2) branding concepts shall be provided, along with one (1) revision cycle. The branding framework shall be incorporated into all public-facing materials and the Project website.

Project Website

Olsson shall develop and maintain a dedicated Project website to serve as a central hub for engagement materials, surveys, draft documents, event notices, and interactive tools. The website shall remain active for the duration of the Project and shall be updated periodically as milestones are completed. The website will include an email and text message subscription option to allow interested parties to sign up to receive Project updates via email and text.

GLO Grant Administration and Reporting

Olsson shall coordinate with City staff regarding applicable Texas General Land Office (GLO) grant requirements. Services shall include participation in one (1) GLO Kickoff Meeting and integration of reporting timelines, documentation standards, and compliance procedures into the Project workflow to ensure alignment with grant obligations.

Phase 200 Deliverables

- Project Work Plan and Schedule
- Comprehensive Data Request Memorandum
- Public Engagement Plan
- Branding Package (logo files, color palette, typography standards)
- Project Website

Phase 200 Meetings

- One (1) Project Kickoff Meeting (Virtual)
- One (1) GLO Kickoff Meeting

PHASE 300 – SEE THE STORY OF SAN ANGELO

Existing Plans Review

Olsson shall review adopted plans, master plans, capital improvement programs, regulatory documents, and ongoing studies. A summary matrix shall be prepared identifying alignment opportunities, integration strategies, and areas requiring reconciliation within the new Comprehensive Plan framework.

Base Mapping and Data Analysis

Olsson shall prepare a comprehensive mapping suite that illustrates land use patterns, natural systems, infrastructure networks, demographic trends, and development characteristics. Mapping shall serve as the analytical foundation for growth modeling, fiscal analysis, and policy development.

San Angelo Fiscal Data Model

Olsson shall prepare a parcel-level fiscal analysis illustrating property tax revenues, estimated cost of service, and development pattern productivity. This task shall include preparing maps and infographics depicting revenue-per-acre and cost-per-acre comparisons, identifying fiscal performance by development typology, and analyzing return-on-investment characteristics across the City.

Economic and Market Assessment

Olsson shall analyze regional and local economic conditions, including industry clusters, supply and demand trends, real estate performance, and 20-year development forecasts. The analysis shall include a review of demographic projections, an evaluation of post-COVID economic shifts, interviews with key stakeholders, and the preparation of development capacity forecasts by land use classification.

Housing Review and Calibration

Olsson shall prepare a housing needs assessment evaluating demographic trends, affordability conditions, neighborhood change, and future housing capacity. This task shall include evaluating prior housing studies, identifying infill and redevelopment capacity, and comparing land supply with long-term housing demand forecasts.

Mayor and City Council Interviews

Olsson shall conduct seven (7) individual virtual interviews (maximum 1 hour each) with elected officials to gather policy direction, community priorities, and implementation considerations.

Record of Accomplishments Review

Olsson shall prepare a standardized template for City staff to evaluate relevant adopted plans, master plans, capital improvement programs, and strategic initiatives to document implementation progress, completed actions, ongoing efforts, and remaining priorities. Upon receipt of the completed materials, Olsson shall review and synthesize the information to identify key themes, alignment opportunities, and implementation gaps, and incorporate relevant findings into the Comprehensive Plan framework to ensure continuity and avoid duplication of prior efforts.

Land Use, Character, and Urban Design Assessment

Olsson shall evaluate existing land use patterns, zoning influences, development character, and community form across neighborhoods, districts, and corridors. The assessment shall include spatial development pattern analysis; preparation of a citywide Neighborhoods, Districts, and Corridors (NDC) framework map; evaluation of existing land use conditions and redevelopment opportunities; placemaking assessment of public realm environments; and focused review of Chapter 12 of the Planning and Development Ordinance to identify regulatory gaps and alignment needs.

Park, Open Space, and Recreation System Assessment

Olsson shall conduct a comprehensive evaluation of San Angelo's parks and recreation system consistent with Texas Parks and Wildlife Department (TPWD) standards. The assessment shall include:

- Inventory and classification of park assets using NRPA standards.
- Demand-based, standards-based, and resource-based level of service analysis.
- Recreation programming review and participation analysis.
- Operations and maintenance evaluation, including lifecycle costing and staffing review.
- Facility condition assessment using NRPA scoring criteria.
- Benchmarking against comparison communities.

Mobility and Transportation Assessment

Olsson shall evaluate multimodal transportation systems and future mobility needs. This task shall inform development of the Active Transportation Plan and Systemwide Thoroughfare Plan. This assessment task includes a functional classification review, AADT and crash data analysis; identification transportation hot spots; and the evaluation of Concho Valley Transit services to assess route performance and align future demand.

Utility and Infrastructure Assessment

Olsson shall evaluate potable water, wastewater, sanitary sewer, and treatment capacity systems. Services shall include review of infrastructure master plans, analysis of billing and pumping data, development of population equivalent projections, and identification of capacity constraints in growth areas.

Storm Drainage Assessment

Olsson shall evaluate floodplain conditions and stormwater infrastructure. Services shall include mapping of 100- and 500-year floodplains and assessment of drainage system capacity.

Community Facility Assessment

Olsson shall evaluate civic and community facilities to determine service gaps and reinvestment priorities, including review of emergency service coverage and facility condition.

Hazard Mitigation Assessment

Olsson shall integrate the new Hazard Mitigation Plan data into the Comprehensive Plan framework, map vulnerability areas, and align mitigation strategies with future land use and infrastructure planning.

Phase 300 Deliverables

- Existing Plans Review Summary Matrix
- Base Mapping and Data Analysis Suite (GIS maps and supporting graphics)
- Deliverable No. 1 - *Our Foundations: The Patterns That Shape Us*

Phase 300 Meetings

- Economic and Market Analysis Stakeholder Interviews
- Up to 7 Mayor and City Council Interviews (Virtual; 1-hour each)

PHASE 400 – HEAR THE VOICES THAT MATTER (Trip No. 1)

Public Surveys

Olsson shall deploy a series of surveys to gather broad public input. Surveys shall include:

- A Community-Wide Survey addressing housing, land use, mobility, economic development, and quality of life.
- A Parks and Recreation Survey evaluating usage patterns, amenities, service gaps, and programming preferences.

Survey results shall be analyzed and summarized to inform policy development.

Discover San Angelo Field Tour

Olsson shall coordinate with the City to plan and prepare a structured field tour of the community for the Project team and key City Leadership and Core Team. The tour shall be designed to review existing conditions, redevelopment areas, infrastructure constraints, parks and open spaces, corridors, and other locations relevant to the Comprehensive Plan. Olsson shall work with City staff to identify tour stops, prepare a route, and provide discussion prompts or briefing materials to guide observations and dialogue. The City shall be responsible for securing and funding bus or other transportation arrangements for the tour.

Focus Group Discussions

Olsson shall facilitate topic-based focus groups during Trip No. 1 with stakeholders, including youth, business leaders, neighborhood representatives, and community partners. Discussion summaries shall be documented and incorporated into the development of the Comprehensive Plan.

Front Porch Conversations

Olsson shall coordinate and facilitate a series of small-group, neighborhood-based conversations referred to as “Front Porch Conversations” during Trip No. 1. These informal, discussion-oriented sessions shall be designed to meet residents where they are and provide opportunities for candid dialogue about neighborhood identity, quality of life, challenges, and aspirations for the future of San Angelo. Locations and participants shall be identified in coordination with City staff to ensure geographic and demographic diversity. Olsson shall prepare discussion guides and document key themes and recurring priorities for incorporation into the Comprehensive Plan framework.

Joint Work Session No. 1

Olsson shall facilitate one (1) Joint Work Session involving the City Council, Planning Commission, and other designated advisory bodies during Trip No. 1. The purpose of the session shall be to review engagement findings and existing conditions analysis, discuss growth considerations, and begin establishing shared direction on long-range policy priorities. Olsson shall prepare presentation materials and structured discussion exercises to guide the conversation and document areas of alignment and key policy considerations to inform Comprehensive Plan development.

Community Design Lab No. 1

Olsson shall conduct Community Design Lab No. 1: an interactive, workshop-style engagement event focused on translating community input and technical analysis into preliminary growth concepts and place-based ideas during Trip No. 1. The Design Lab shall include facilitated exercises, mapping activities, and visual exploration of redevelopment opportunities, neighborhood preservation strategies, and corridor transformation concepts. Olsson shall prepare all workshop materials and document feedback received. Findings shall inform the development of alternative growth scenarios and the Future Land Use Plan. Facilitated discussions during workshop will include members of the Technical Committee and Community Think Tank.

Community Launch Party

Olsson shall coordinate with the City to host a Community Launch Party to formally introduce the planning process, Project branding, and engagement opportunities during Trip No. 1. The Community Launch Party shall be designed as an accessible and welcoming event intended to build awareness, encourage participation, and generate early momentum. Olsson shall prepare presentation boards, informational materials, and engagement prompts to gather initial input on community values and priorities. The City shall be responsible for securing and funding the venue and event logistics.

Community Anchors

Olsson shall work with City leadership, the Core Team, and stakeholders to identify and formalize a set of Community Anchors reflecting San Angelo's core values, institutional strengths, and long-term priorities. These Anchors shall serve as guiding principles and a strategic framework to align land use, infrastructure, parks and recreation, mobility, economic development, and implementation decisions. Olsson shall document the Community Anchors and ensure they inform the Vision, Growth Framework, and overall Comprehensive Plan structure.

Phase 400 Deliverables

- Community-Wide Survey Instrument
- Parks and Recreation Survey Instrument
- Community Anchors
- Deliverable No. 2 - *Our Roots: The State of San Angelo*

Phase 400 Meetings

- Trip No. 1
 - Discover San Angelo Field Tour
 - Focus Groups
 - Front Porch Conversations
 - Joint Work Session No. 1
 - Community Design Lab No. 1 (With Community Think Tank)
 - Community Launch Party
 - Youth Committee (Introduction)
 - Individual Interviews (as needed)

PHASE 500 – ASPIRE TO SAN ANGELO’S FUTURE (Trip No. 2)

Express Surveys No. 1

Olsson shall deploy two (2) short-format “Express Surveys” designed to test emerging ideas and refine policy direction following Community Design Lab No. 1 and initial engagement activities. These targeted surveys shall focus on growth preferences, redevelopment priorities, park system expansion, corridor transformation, and community character. Express Surveys shall be distributed digitally through the Project website and City communication channels. Results shall be summarized and incorporated into the development of Place Types, park typologies, and scenario refinement.

Place Types

Olsson shall develop a draft Place Type framework that establishes the foundational structure for San Angelo’s future land use pattern. Place Types shall define intended character, development intensity, land use mix, and functional role within the citywide framework, consistent with the Neighborhoods, Districts, and Corridors (NDC) analysis previously completed. The Place Type framework shall align with Community Anchors and provide policy direction to guide zoning alignment, redevelopment expectations, and corridor transformation strategies.

Typologies of Places, Spaces, and Linkages

Olsson shall develop a Parks, Open Space, and Recreation Typology Framework defining the functional roles and service expectations of parks, public spaces, and connectivity corridors across San Angelo. Building upon the system assessment and aligned with Community Anchors and emerging growth direction, the framework shall categorize neighborhood parks, community parks, regional parks, civic spaces, riverfront areas, greenways, trails, and natural open spaces, as well as the linkages that connect them. Each typology shall include written descriptions outlining intended purpose, general scale, amenity expectations, accessibility considerations, and relationships to surrounding neighborhoods and districts.

Community Design Lab No. 2 (Citywide Development Frameworks)

Olsson shall conduct Community Design Lab No. 2: an interactive working session focused on refining draft Place Types and Park Typologies and exploring alternative growth patterns. The workshop shall include facilitated mapping exercises and structured dialogue to evaluate redevelopment opportunities, neighborhood preservation strategies, park system expansion, and corridor transformation concepts. Olsson shall prepare workshop materials and document key themes and policy direction emerging from the session. Findings shall inform Scenario Development and Growth Capacity analysis. Facilitated discussions during the multi-day workshop will include meetings with the Technical Committee (1), Community Think Tank (3), and Youth Committee (1).

Community Open House No. 1 (Emerging Concepts)

Olsson shall coordinate with the City to host Community Open House No. 1 to present draft Place Types, Parks Typologies, and preliminary growth concepts to the broader public. Display materials shall summarize technical findings and illustrate how engagement input has shaped emerging frameworks. Olsson shall staff the event and document feedback received. The City shall be responsible for venue coordination and logistical support.

Scenario Development and Fiscal Analysis

Olsson shall prepare alternative Growth Scenarios that illustrate varying development intensities and land use distributions across the Planning Area. Scenarios shall be informed by Place Types, parks and open space typologies, fiscal modeling, housing demand, mobility systems, infrastructure capacity, and hazard constraints. Each scenario shall evaluate the implications of infrastructure expansion, fiscal productivity, mobility performance, land consumption, and park and recreation service coverage.

Growth Capacity Analysis

Olsson shall prepare a Growth Capacity Analysis to quantify development potential under each scenario. The analysis shall estimate housing units, employment square footage, redevelopment potential, and population distribution by Place Type and geography. Capacity findings shall be compared to long-term demand forecasts and evaluated for infrastructure and park service implications. Results shall inform the selection of a Preferred Growth framework.

Preferred Growth and Redevelopment Strategy

Olsson shall synthesize engagement findings, scenario evaluation, and growth capacity analysis into a Preferred Growth Framework for San Angelo. The Preferred Growth Framework shall identify targeted reinvestment areas, neighborhood preservation strategies, corridor transformation priorities, park system expansion areas, and infrastructure phasing considerations. This framework shall serve as the policy foundation for Phase 600 regulatory alignment, capital prioritization, and implementation strategy development.

Phase 500 Deliverables

- Express Surveys No. 1 Instruments
- Draft Place Type Framework and Written Descriptions
- Parks, Open Space, and Linkage Typology Framework
- Alternative Growth Scenario Comparative Analysis (graphics and summary narrative)
- Growth Capacity Analysis
- Preferred Growth Framework

Phase 500 Meetings

- Trip No. 2
 - Community Design Lab No. 2
 - Community Open House No. 1
 - Technical Committee (1)
 - Community Think Tank (3)
 - Youth Committee (1)

PHASE 600 – PLAN THE PLACES AND PATHWAYS (Trip No. 3)

Joint Work Session No. 2

Olsson shall facilitate Joint Work Session No. 2 with the City Council, Planning Commission, and other designated advisory bodies to review the Preferred Growth Framework, Place Types, Parks and Open Space Typologies, and preliminary focus opportunity areas. The session shall focus on confirming policy direction, investment priorities, infrastructure considerations, and redevelopment strategies. Olsson shall prepare presentation materials and structured discussion exercises and shall document feedback and direction provided for incorporation into subsequent tasks.

Express Surveys No. 2

Olsson shall deploy a second series of targeted “Express Surveys” to test emerging focus concepts, redevelopment priorities, and investment sequencing strategies. Surveys shall be distributed digitally through the Project website and City communication channels. Results shall be summarized and used to validate policy direction and inform refinement of focus opportunities and implementation strategies.

Focus Opportunities

Olsson shall identify and define up to six (6) Focus Opportunities aligned with the Preferred Growth Framework and Community Anchors. Focus Opportunities may include corridors, redevelopment districts, riverfront enhancements, civic nodes, park expansion areas, and infrastructure-driven reinvestment zones. For each identified opportunity, Olsson shall prepare summary diagrams and a narrative describing potential transformation strategies, public realm improvements, infrastructure investments, and redevelopment character. Focus Opportunities shall be evaluated in consideration of fiscal productivity, mobility access, infrastructure feasibility, and community priorities.

Community Design Lab No. 3 (District & Focus Areas)

Olsson shall conduct Community Design Lab No. 3 to test and refine Focus Opportunities and related implementation strategies. The Design Lab shall include facilitated mapping exercises and structured dialogue focused on investment sequencing, redevelopment feasibility, park system expansion, and corridor transformation strategies. Feedback shall be documented and incorporated into the final focus frameworks and plan drafting. Facilitated discussions during the multi-day workshop will include meetings with the Technical Committee (1), Community Think Tank (3), and Youth Committee (1).

Community Open House No. 2

Olsson shall coordinate with the City to host Community Open House No. 2 to present Focus Opportunities, implementation priorities, and refined growth strategies to the broader public. Display materials shall illustrate how prior engagement and technical analysis have shaped emerging recommendations. Olsson shall staff the event and document public feedback. The City shall be responsible for venue coordination and logistical support.

Vacant to Vibrant Strategies

Olsson shall prepare a Vacant-to-Vibrant Strategy framework to address underutilized and vacant properties within priority corridors, districts, and redevelopment areas. This task shall identify regulatory tools, incentive strategies, partnership opportunities, interim activation concepts, and capital improvements that support redevelopment and reinvestment. The framework shall align with Focus Opportunities and the Implementation Roadmap developed in subsequent phases.

Phase 600 Deliverables

- Express Surveys No. 2 Instruments
- Focus Areas Identification Maps and Concept Diagrams
- Deliverable No. 3 - *Our Horizon: A Vision for Tomorrow*

Phase 600 Meetings

- Trip No. 3
 - Joint Work Session No. 2
 - Community Design Lab No. 3
 - Community Open House No. 2
 - Technical Committee (1)
 - Community Think Tank (3)
 - Youth Committee (1)

PHASE 700 – EXECUTE THE VISION THROUGH ACTION (Trip No. 4)

Express Surveys No. 3

Olsson shall deploy a third series of targeted Express Surveys to test final policy direction, focus areas, vacant-to-vibrant strategies, and implementation sequencing. Surveys shall focus on confirming alignment with Community Anchors, preferred redevelopment strategies, and long-term investment priorities. Results shall be summarized and incorporated into final plan calibration prior to adoption.

Joint Work Session No. 3

Olsson shall facilitate Joint Work Session No. 3 with the City Council, Planning Commission, and designated advisory bodies to review the Draft Comprehensive Plan, implementation strategies, and fiscal alignment tools. The session shall focus on confirming policy direction, regulatory alignment, performance metrics, and near-term priorities. Olsson shall prepare presentation materials and document formal direction provided for incorporation into the Final Draft Plan.

Community Open House No. 3

Olsson shall coordinate with the City to host Community Open House No. 3 to present the near-final Comprehensive Plan, including focus opportunities, fiscal tools, regulatory alignment strategies, and performance metrics. Materials shall illustrate how community input has shaped the final framework. Public feedback shall be documented and considered prior to adoption.

Zoning Code Alignment and Calibration Memorandum

Olsson shall prepare a Zoning Code Alignment and Calibration Memorandum evaluating how existing zoning districts and development standards align with the adopted Place Type framework and Preferred Growth direction. The memorandum shall identify priority amendments, transitional tools, and regulatory adjustments necessary to support implementation. Recommendations shall focus on practical sequencing and alignment with Chapter 12 of the Planning and Development Ordinance.

Key Performance Indicators and Metrics

Olsson shall develop a set of Key Performance Indicators (KPIs) and measurable metrics aligned with Community Anchors, focus priorities, fiscal stewardship goals, and infrastructure investment strategies. Metrics may address development intensity, park access, mobility connectivity, housing production, fiscal productivity, and redevelopment activity. The KPI framework shall support annual reporting and long-term accountability.

Fiscal Development Impact Calculator

Olsson shall prepare a Fiscal Development Impact Calculator tool designed to evaluate the fiscal implications of proposed development patterns and focused investments. The tool shall be structured to allow comparison of development types based on revenue generation, infrastructure cost considerations, and long-term return on investment. The calculator shall support informed decision-making and reinforce fiscal stewardship principles outlined in the Comprehensive Plan.

Community Report Card

Olsson shall prepare a Community Report Card framework designed to communicate plan performance to residents and stakeholders. The Report Card shall translate Key Performance Indicators into accessible benchmarks and tracking categories aligned with Community Anchors and focus opportunities priorities. The framework shall be structured to support periodic public reporting and reinforce transparency and accountability.

Phase 700 Deliverables

- Express Surveys No. 3 Instruments
- Zoning Code Alignment & Calibration Memorandum
- Fiscal Development Impact Calculator Tool (digital format)
- Community Report Card Framework
- Deliverable No. 4 - *Our Path: The San Angelo Playbook*

Phase 700 Meetings

- Trip No. 4
 - Joint Work Session No. 3
 - Community Open House No. 3
 - Youth Committee (1)
 - Technical Committee (1)
 - Citywide Alignment Team (1)
 - Community Think Tank (1)
 - City Staff Work Session (1)

PHASE 800 – ADOPT THE PLAN, ADVANCE THE FUTURE (Trip Nos. 5 and 6)

Online Public Review

Olsson shall coordinate with the City to provide an Online Public Review period prior to formal adoption. The near-final Comprehensive Plan shall be made available digitally through the Project website, with an opportunity for public comment. Olsson shall prepare a summary of comments received and provide clarification responses as appropriate. Feedback shall be reviewed with City staff prior to final adoption consideration.

City Plan Commission Presentation (Trip 5)

Olsson shall present the Final Draft Comprehensive Plan to the City Plan Commission for formal review and recommendation. Presentation materials shall summarize Vision and Community Anchors, Preferred Growth Framework, focus opportunities, fiscal stewardship tools, and implementation strategies. Olsson shall respond to questions and incorporate any formal direction provided.

Parks and Recreation Advisory Board Presentation (Trip 5)

Olsson shall present the Parks, Open Space, and Recreation System Plan element to the Parks and Recreation Advisory Board. The presentation shall focus on park typologies, system expansion priorities, connectivity strategies, capital improvements, and performance metrics. Olsson shall document board feedback and incorporate direction as necessary prior to adoption.

Common Council Adoption (Trip 6)

Olsson shall present the Final Comprehensive Plan to the Common Council for formal adoption. Presentation materials shall summarize key plan components, fiscal alignment, focus opportunities, and accountability tools, including the Community Report Card and KPIs. Olsson shall support the adoption process and respond to questions during formal consideration.

Final Plan Submittal

Upon adoption, Olsson shall prepare and submit the final adopted Comprehensive Plan and Parks, Open Space, and Recreation System Plan element. Deliverables shall include digital and print-ready files and GIS datasets. Final materials shall reflect all adoption amendments.

Interactive Project Dashboard

Olsson shall develop an Interactive Project Dashboard designed to provide public-facing transparency regarding plan implementation progress. The dashboard shall track KPIs, focus opportunities' project status, park expansion milestones, and other measurable metrics identified in Phase 05. The dashboard shall be structured for periodic updating by City staff.

ArcGIS StoryMap

Olsson shall prepare an ArcGIS StoryMap summarizing the Comprehensive Plan framework in an accessible, web-based format. The StoryMap shall highlight Community Anchors, Preferred Growth areas, focus opportunities, parks and connectivity strategies, and implementation priorities. The StoryMap shall serve as a communication and education tool for residents and stakeholders.

Implementation Bootcamps (Trip 6)

Olsson shall facilitate one (1) Implementation Bootcamp session with City leadership and staff to transition the plan from adoption to execution. Bootcamp shall focus on first-year action priorities, interdepartmental coordination, capital sequencing, fiscal tools, and KPI tracking. Session shall reinforce alignment with Community Anchors and focus opportunities investment strategies and shall establish accountability procedures.

Grant Application Closeout

Olsson shall assist the City with documentation and reporting necessary to satisfy Texas General Land Office (GLO) grant requirements. This task shall include preparing the required reporting materials, documenting engagement activities, verifying deliverables, and coordinating the necessary steps to formally close out the grant application process.

Phase 800 Deliverables

- Adopted Comprehensive Plan (Digital and Print-Ready Files)
- Final GIS Data Files
- Deliverable No. 5 - *Our Voices: The Community Story*

Phase 800 Meetings

- Trip No. 5
 - City Plan Commission Presentation
 - Parks and Recreation Advisory Board Presentation
- Trip No. 6
 - Common Council Adoption Meeting
 - One (1) Implementation Bootcamp

CITY RESPONSIBILITIES

- **Decision-making Process.** Outline the City's decision-making process for the Project.
- **Active Meeting Participation.** Participate in kickoff meetings and monthly progress meetings, as well as ongoing informal updates, questions, and discussions.
- **Data and Document Delivery.** Provide the requested data and documents to Olsson.
- **Committee Creation.** Client will identify stakeholders, residents, staff, and leaders to participate in the multiple Project committees.
- **Discovery Field Tour Transportation Coordination and Cost.** Client will provide and/or cover coordination, reservation, and expenses required for the discovery field tour for the Project.
- **Public Engagement Venue Coordination and Cost.** Client will provide and/or cover coordination, reservations, and expenses of required meeting spaces for the Project. The venue shall meet the following requirements:
 - Accommodate at least 100 people
 - Have blank wall space
 - Have walls without art or other attached materials
 - Have walls that painters' tape may be affixed to
 - Have layout tables that can be moved into various arrangements
 - Have chairs for the tables
 - Have electrical outlets
 - Have Wi-Fi
 - Be secured at night for all materials to be left out on walls and tables
 - Allow Olsson access from, at a minimum, 7:00 AM to 8:00 PM
 - Have no other events scheduled to use the space during events (at any time, day or night)
- **Public Engagement Advertisement.** Client will coordinate with the City's website, social media platforms, and other communication outlets to advertise the planning process and ways to get involved in the Project. Client will be responsible for posting the content on the City's website and social media platforms.
- **Prompt Reviews.** Provide prompt reviews of and consolidated comments on Olsson-developed Project materials.

ASSUMPTIONS

All services shall be completed one (1)-time only. Repetition of any tasks, beyond the design/review processes described above, shall be considered as additional services.

EXCLUSIONS

- Hard copies and/or printing of Comprehensive Plan
- Construction documents
- As-built drawings/certifications
- Field and construction services including construction staking, testing, and observation
- Permit fees
- Project-related permitting
- Easement legal descriptions and exhibits
- Items not specifically included in the Scope of Services above

Should the City request work in addition to the Scope of Services, Olsson shall invoice the City for such additional services (Optional Additional Services) at the standard hourly billing rate charged for those employees actually performing the work, plus reimbursable expenses, if any. Olsson shall not commence work on Optional Additional Service without the City's prior written approval.

Olsson agrees to provide all its services in a timely, competent, and professional manner, by applicable standards of care, for projects of similar geographic location, quality, and scope.

GENERAL PROVISIONS

These General Provisions are attached to and made a part of the respective Letter Agreement or Master Agreement, dated June 4, 2026 between City of San Angelo TX ("Client") and Olsson, Inc., or, where applicable, an affiliated entity, ("Olsson") for professional services in connection with the project or projects arising under such Letter Agreement or Master Agreement (the "Project(s)").

As used herein, the term "this Agreement" refers to these General Provisions, the applicable Letter Agreement or Master Agreement, and any other exhibits or attachments thereto as if they were part of one and the same document.

SECTION 1—OLSSON'S SCOPE OF SERVICES

Olsson's scope of services for the Project(s) is set forth in the applicable Letter Agreement or Master Agreement ("Scope of Services").

SECTION 2—ADDITIONAL SERVICES

2.1 Unless otherwise expressly included, Scope of Services does not include the categories of additional services set forth in Sections 2.2 and 2.3.

2.2 If Client and Olsson mutually agree for Olsson to perform any optional additional services as set forth in this Section 2.2 ("Optional Additional Services"), Client will provide written approval of the agreed-upon Optional Additional Services, and Olsson shall perform or obtain from others such services and will be entitled to an increase in compensation at rates provided in this Agreement. Olsson may elect not to perform all or any of the Optional Additional Services without cause or explanation:

2.2.1 Preparation of applications and supporting documents for governmental financial support of the Project(s); preparation or review of environmental studies and related services; and assistance in obtaining environmental approvals.

2.2.2 Services to make measured drawings of or to investigate existing conditions of facilities.

2.2.3 Services resulting from changes in the general scope, extent or character of the Project(s) or major changes in documentation previously accepted by Client where changes are due to causes beyond Olsson's control.

2.2.4 Services resulting from the discovery of conditions or circumstances which were not contemplated by Olsson at the commencement of this Agreement. Olsson shall notify Client of the newly discovered conditions or circumstances and Client and Olsson shall renegotiate, in good faith, the compensation for this Agreement, if amended terms cannot be agreed upon, Olsson may terminate this Agreement and Olsson shall be paid for its services through the date of termination.

2.2.5 Providing renderings or models.

2.2.6 Preparing documents for alternate bids requested by Client.

2.2.7 Analysis of operations, maintenance or overhead expenses; value engineering; the preparation of rate schedules; earnings or expense statements; cash flow or economic evaluations or; feasibility studies, appraisals or valuations.

2.2.8 Furnishing the services of independent professional associates or consultants for work beyond the Scope of Services.

2.2.9 Services necessary due to the Client's award of more than one prime contract for the Project(s); services necessary due to the construction contract containing cost plus or incentive-savings provisions; services necessary in order to arrange for performance by persons other than the prime contractor; or those services necessary to administer Client's contract(s).

2.2.10 Services in connection with staking out the work of contractor(s).

2.2.11 Services during out-of-town travel or visits to the site beyond those specifically identified in this Agreement.

2.2.12 Preparation of operating and maintenance manuals.

2.2.13 Services to redesign some or all of the Project(s).

2.2.14 Preparing to serve or serving as a consultant or witness or assisting Client with any litigation, arbitration or other legal or administrative proceeding.

2.2.15 Services relating to Construction Observation, Certification, Inspection, Construction Cost Estimating, project observation, construction management, construction scheduling, construction phasing or review of Contractor's performance means or methods.

2.3 Whenever, in its sole discretion, Olsson determines additional services as set forth in this Section 2.3 are necessary to avoid a delay in the completion of the Project(s) ("Necessary Additional Services"), Olsson shall perform or obtain from others such services without waiting for specific instructions from Client, and Olsson will be entitled to an increase in compensation for such services at the standard hourly billing rate charged for those employees performing the services, plus reimbursable expenses, if any:

2.3.1 Services in connection with work directive changes and/or change orders directed by the Client to any contractors.

2.3.2 Services in making revisions to drawings and specifications occasioned by the acceptance of substitutions proposed by contractor(s); services after the award of each contract in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor(s); or evaluating an unreasonable or extensive number of claims submitted by contractor(s) or others in connection with the Project(s).

2.3.3 Services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.

2.3.4 Additional or extended services during construction made necessary by (1) work damaged during construction, (2) a defective, inefficient or neglected work by any contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, or (4) default by any contractor.

SECTION 3—CLIENT'S RESPONSIBILITIES

3.1. Client shall provide all criteria and full information as to Client's requirements for the Project(s); designate and identify in writing a person to act with authority on Client's behalf in respect of all aspects of the Project(s); examine and respond promptly to Olsson's submissions; and give prompt written notice to Olsson whenever Client observes or otherwise becomes aware of any defect in the Olsson's services.

3.2 Client agrees to pay Olsson the amounts due for services rendered and expenses within thirty (30) days after Olsson has provided its invoice for such services. In the event Client disputes any invoice item, Client shall give Olsson written notice of such disputed item within fifteen (15) days after receipt of such invoice and shall pay to Olsson the undisputed portion of the invoice according to the provisions hereof. If Client fails to pay any invoiced amounts when due, interest will accrue on each unpaid amount at the rate of thirteen percent (13%) per annum from the date due until paid according to the provisions of this Agreement. Interest shall not be charged on any disputed invoice item which is finally resolved in Client's favor. Payment of interest shall not excuse or cure any default or delay in payment of amounts due.

3.2.1 If Client fails to make any payment due Olsson for services and expenses within thirty (30) days after receipt of Olsson's statement therefore, Olsson may, after giving seven (7) days written notice to Client, suspend services to Client under this Agreement until Olsson has been paid in full all amounts due for services, expenses and charges and Client will not obtain any license to any Work Product or be entitled to retain or use any Work Product pursuant to Section 7.1 unless and until Olsson has been paid in full and Client has fully satisfied all of its obligations under this Agreement.

3.3 Payments to Olsson shall not be withheld, postponed or made contingent on the construction, completion or success of the Project(s) or upon receipt by the Client of offsetting reimbursements or credit from other parties who may have caused the need for additional services. No withholdings, deductions or offsets shall be made from Olsson's compensation for any reason unless and until Olsson has been found to be legally liable for such amounts.

3.4 Client shall also do the following and pay all costs incident thereto:

3.4.1 Furnish to Olsson any existing and/or required borings, probings or subsurface explorations; hydrographic surveys; laboratory tests or inspections of samples, materials or equipment; appropriate professional interpretations of any of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic or utility surveys; property descriptions; and/or zoning or deed

restrictions; all of which Olsson may rely upon in performing services hereunder.

3.4.2 Guarantee access to and make all provisions for Olsson to enter upon public and private property reasonably necessary to perform its services on the Project(s).

3.4.3 Provide such legal, accounting, independent cost estimating or insurance counseling services as may be required for the Project(s); any auditing service required in respect of contractor(s)' applications for payment; and/or any inspection services to determine if contractor(s) are performing the work legally.

3.4.4 Provide engineering surveys to establish reference points for construction unless specifically included in Olsson's Scope of Services.

3.4.5 Furnish approvals and permits from all governmental authorities having jurisdiction over the Project(s).

3.4.6 If more than one prime contractor is to be awarded the contract for construction, designate a party to have responsibility and authority for coordinating and interfacing the activities of the various prime contractors.

3.4.7 All fees and other amounts payable by Client under this Agreement are exclusive of taxes and similar assessments. Without limiting the foregoing, Client is responsible and liable for all sales, service, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, county or local governmental authority on any amounts payable by Client under this Agreement, other than any taxes imposed on Olsson's income. In the event any governmental authority assesses Olsson for taxes, duties, or charges of any kind in connection with Scope of Services provided by Olsson to Client, Olsson shall be entitled to submit an invoice to Client, its successors or assigns, for the amount of said assessment and related interest and penalties. Client shall pay such invoice in accordance with Olsson's standard payment terms.

3.5 Client shall pay all costs incident to obtaining bids or proposals from contractor(s).

3.6 Client shall pay all permit application review costs for government authorities having jurisdiction over the Project(s).

3.7 Contemporaneously with the execution of this Agreement, Client shall designate in writing an individual to act as its duly authorized Project(s) representative.

3.8 Client shall bear sole responsibility for:

3.8.1 Jobsite safety. Neither the professional activities of Olsson, nor the presence of Olsson or its employees or sub-consultants at the Project, shall impose any duty on Olsson relating to any health or safety laws, regulations, rules, programs, or procedures. Client, itself or through its separate contractor(s), shall be responsible for jobsite safety. Notwithstanding the foregoing, Olsson shall be responsible for the safety of Olsson's own employees.

3.8.2 Notifying third parties including any governmental agency or prospective purchaser, of the existence

of any hazardous or dangerous materials located in or around the Project(s) site.

3.8.3 Providing and updating Olsson with accurate information regarding existing conditions, including the existence of hazardous or dangerous materials, proposed Project(s) site uses, any change in Project(s) plans, and all subsurface installations, such as pipes, tanks, cables and utilities within the Project(s) site.

3.8.4 Providing and assuming all responsibility for: interpretation of contract documents; Construction Observations; Certifications; Inspections; Construction Cost Estimating; project observations; construction management; construction scheduling; construction phasing; and review of Contractor's performance, means and methods. Client waives any claims against Olsson and releases Olsson from liability relating to or arising out of such services and agrees, to the fullest extent permitted by law, to indemnify and hold Olsson harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, relating to such actions and services.

3.9 Client releases Olsson from liability for any incorrect advice, judgment or decision based on inaccurate information furnished by Client or others.

3.10 If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including hazardous materials, encountered on the site, Olsson may immediately stop work in the affected area and report the condition to Client. Client shall be solely responsible for retaining independent consultant(s) to determine the nature of the material and to abate or remove the material. Olsson shall not be required to perform any services or work relating to or in the area of such material until the material has been removed or rendered harmless and only after approval, if necessary of the government agency with jurisdiction.

SECTION 4—MEANING OF TERMS

4.1 The "Cost of Construction" of the entire Project(s) (herein referred to as "Cost of Construction") means the total cost to Client of those portions of the entire Project(s) designed and specified by Olsson, but it will not include Olsson's compensation and expenses, the cost of land, rights-of-way, or compensation for or damages to, properties unless this Agreement so specifies, nor will it include Client's legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Project(s) or the cost of other services to be provided by others to Client pursuant to Section 3.

4.2 The "Salary Costs": Used as a basis for payment mean salaries and wages (base and incentive) paid to all Olsson's personnel engaged directly on the Project(s), including, but not limited to, engineers, architects, surveyors, designers, draftsmen, specification writers, estimators, other technical and business personnel; plus the cost of customary and statutory benefits, including, but not limited to, social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay and other group benefits.

4.3 "Certify" or "a Certification": If included in the Scope of Services, such services shall be limited to a statement of Olsson's opinion, to the best of Olsson's professional knowledge, information and belief, based upon its periodic observations and reasonable review of reports and tests created by Olsson or provided to Olsson. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that any certifications based upon discrete sampling observations and that such observations indicate conditions that exist only at the locations and times the observations were performed. Performance of such observation services and certification does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor(s) or for the contractor's safety precautions and programs nor for failure by the contractor(s) to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor(s). Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for any third party, including the contractor(s) or any subcontractor(s). Olsson shall sign pre-printed form certifications only if (a) Olsson approves the form of such certification prior to the commencement of its services, (b) such certification is expressly included in the Scope of Services, (c) the certification is limited to a statement of professional opinion and does not constitute a warranty or guarantee, express or implied. It is understood that any certification by Olsson shall not relieve the Client or the Client's contractors of any responsibility or obligation they may have by industry custom or under any contract.

4.4 "Opinion of Probable Cost": An opinion of probable construction cost made by Olsson. In providing opinions of probable construction cost, it is recognized that neither the Client nor Olsson has control over the costs of labor, equipment or materials, or over the contractor's methods of determining prices or bidding. The opinion of probable construction costs is based on Olsson's reasonable professional judgment and experience and does not constitute a warranty, express or implied, that the contractor's bids or the negotiated price of the work on the Project(s) will not vary from the Client's budget or from any opinion of probable cost prepared by Olsson.

4.5 "Day": A calendar day of 24 hours. The term "days" shall mean consecutive calendar days of 24 hours each, or fraction thereof.

4.6 "Construction Observation": If included in the Scope of Services, such services during construction shall be limited to periodic visual observation and testing of the work to determine that the observed work generally conforms to the contract documents. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that such visual observations are discrete sampling procedures and that such procedures indicate conditions that exist only at the locations and times the observations were performed. Performance of Construction Observation services does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor or for the

contractor's safety precautions and programs nor for failure by the contractor to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor. Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for any third party, including the contractor or any subcontractor. Client, or its designees shall notify Olsson at least twenty-four (24) hours in advance of any field tests and observations required by the construction documents.

4.7 "Inspect" or "Inspection": If included in the Scope of Services, such services shall be limited to the periodic visual observation of the contractor's completed work to permit Olsson, as an experienced and qualified professional, to determine that the observed work, generally conforms to the contract documents. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that such visual observations are discrete sampling procedures and that such procedures indicate conditions that exist only at the locations and times the observations were performed. Performance of such observation services does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor(s) or for the contractor's safety precautions and programs nor for failure by the contractor(s) to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor(s). Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for any third party, including the contractor(s) or any subcontractor(s). Client, or its designees, shall notify Olsson at least twenty-four (24) hours in advance of any inspections required by the construction documents.

4.8 "Record Documents": Drawings prepared by Olsson upon the completion of construction based upon the drawings and other data furnished to Olsson by the Contractor and others showing significant changes in the work on the Project(s) made during construction. Because Record Documents are prepared based on unverified information provided by others, Olsson makes no warranty of the accuracy or completeness of the Record Documents.

SECTION 5—TERMINATION

5.1 Either party may terminate this Agreement, for cause upon giving the other party not less than seven (7) calendar days written notice of default for any of the following reasons; provided, however, that the notified party shall have the same seven (7) calendar day period in which to cure the default:

5.1.1 Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;

5.1.2 Assignment of this Agreement or transfer of the Project(s) by either party to any other entity without the prior written consent of the other party;

5.1.3 Suspension of the Project(s) or Olsson's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate.

5.2 In the event of a "for cause" termination of this Agreement by either party, the Client shall, within fifteen (15) calendar days after receiving Olsson's final invoice, pay Olsson for all services rendered and all reimbursable costs incurred by Olsson up to the date of termination, in accordance with the payment provisions of this Agreement.

5.2.1 In the event of a "for cause" termination of this Agreement by Client and (a) a final determination of default is entered against Olsson under Section 6.2 and (b) Client has fully satisfied all of its obligations under this Agreement, Olsson shall grant Client a limited license to use the Work Product pursuant to Section 7.1.

5.3 The Client may terminate this Agreement for the Client's convenience and without cause upon giving Olsson not less than seven (7) calendar days written notice. In the event of any termination that is not the fault of Olsson, the Client shall pay Olsson, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by Olsson in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs, any fees, costs or expenses incurred by Olsson in preparing or negotiating any proposals submitted to Client for Olsson's Scope of Services or Optional Additional Services under this Agreement and all other expenses directly resulting from the termination and a reasonable profit of ten percent (10%) of Olsson's actual costs (including overhead) incurred.

SECTION 6—DISPUTE RESOLUTION

6.1. Mediation

6.1.1 All questions in dispute under this Agreement shall be submitted to mediation. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representatives and shall meet within ten (10) days after the service of the notice. The parties themselves shall then attempt to resolve the dispute within ten (10) days of meeting.

6.1.2 Should the parties themselves be unable to agree on a resolution of the dispute, and then the parties shall appoint a third party who shall be a competent and impartial party and who shall be acceptable to each party, to mediate the dispute. Any third party mediator shall be qualified to evaluate the performance of both of the parties, and shall be familiar with the design and construction progress. The third party shall meet to hear the dispute within ten (10) days of their selection and shall attempt to resolve the dispute within fifteen (15) days of first meeting.

6.1.3 Each party shall pay the fees and expenses of the third party mediator and such costs shall be borne equally by both parties.

6.2 Arbitration or Litigation

6.2.1 Olsson and Client agree that from time to time, there may be conflicts, disputes and/or disagreements between them, arising out of or relating to the services of Olsson, the

Project(s), or this Agreement (hereinafter collectively referred to as "Disputes") which may not be resolved through mediation. Therefore, Olsson and Client agree that all Disputes shall be resolved by binding arbitration or litigation at the sole discretion and choice of Olsson. If Olsson chooses arbitration, the arbitration proceeding shall proceed in accordance with the Construction Industry Arbitration Rules of the AAA.

6.2.2 Client hereby agrees that Olsson shall have the right to include Client, by consolidation, joinder or other manner, in any arbitration or litigation involving Olsson and a subconsultant or subcontractor of Olsson or Olsson and any other person or entity, regardless of who originally initiated such proceedings.

6.2.3 If Olsson chooses arbitration or litigation, either may be commenced at any time prior to or after completion of the Project(s), provided that if arbitration or litigation is commenced prior to the completion of the Project(s), the obligations of the parties under the terms of this Agreement shall not be altered by reason of the arbitration or litigation being conducted. Any arbitration hearings or litigation shall take place in Lincoln, Nebraska, the location of Olsson's home office.

6.2.4 Except to the extent prohibited by law, the prevailing party in any arbitration or litigation relating to any Dispute shall be entitled to recover from the other party those reasonable attorney fees, costs and expenses incurred by the prevailing party in connection with the Dispute. In the event of a Dispute involving a Claim (as hereinafter defined) against Olsson, Olsson shall be considered the "prevailing party" if Client is awarded materially less than the full amount of damages claimed by the Client in connection with the Dispute. In all other Disputes, "prevailing party" shall mean the party (if any) who obtains all, or substantially all, of the relief requested by that party in connection with the Dispute.

6.3 Certification of Merit

Client agrees that it will not assert any claim, including but not limited to, professional negligence, negligence, breach of contract, misconduct, error, omission, fraud, or misrepresentation ("Claim") against Olsson, or any Olsson subconsultant, unless Client has first provided Olsson with a sworn certificate of merit affidavit setting forth the factual and legal basis for such Claim (the "Certificate"). The Certificate shall be executed by an independent engineer ("Certifying Engineer") currently licensed and practicing in the jurisdiction of the Project site. The Certificate must contain: (a) the name and license number of the Certifying Engineer; (b) the qualifications of the Certifying Engineer, including a list of all publications authored in the previous 10 years and a list of all cases in which the Certifying Engineer testified within the previous 4 years; (c) a statement by the Certifying Engineer setting forth the factual basis for the Claim; (d) a statement by the Certifying Engineer of each and every act, error, or omission that the Certifying Engineer contends supports the Claim or any alleged violation of any applicable standard of care; (e) a statement by the Certifying Engineer of all opinions the Certifying Engineer holds regarding the Claim or any alleged violation of any applicable standard of care; (f) a list of every document related to the Project reviewed by the Certifying Engineer; and (g) a list of every individual who provided Certifying Engineer with any information regarding the Project. The Certificate shall be provided to Olsson not less than thirty (30) days prior to any arbitration or litigation commenced by Client or not less than ten

(10) days prior to the initial response submitted by Client in any arbitration or litigation commenced by someone other than Client. The Certificate is a condition precedent to the right of Client to assert any Claim in any litigation or arbitration and Client's failure to timely provide a Certificate to Olsson will be grounds for automatic dismissal of the Claim with prejudice. In any such instance, Olsson shall be entitled to an award of attorney's fees, costs, and expenses.

SECTION 7—MISCELLANEOUS

7.1 Reuse of Documents

All documents, including drawings, specifications, reports, boring logs, maps, field data, data, test results, information, recommendations, or opinions prepared or furnished by Olsson (and Olsson's independent professional associates and consultants) pursuant to this Agreement ("Work Product"), are all Olsson's instruments of service, do not constitute goods or products, and are copyrighted works of Olsson. Olsson shall retain an ownership and property interest in such Work Product whether or not the Project(s) is completed. If Client has fully satisfied all of its obligations under this Agreement, Olsson shall grant Client a limited license to use the Work Product and Client may make and retain copies of Work Product for use in connection with the Project(s); however, such Work Product is for the exclusive use and benefit of Client or its agents in connection with the Project(s), are not intended to inform, guide or otherwise influence any other entities or persons with respect to any particular business transactions, and should not be relied upon by any entities or persons other than Client or its agents for any purpose other than the Project(s). Such Work Product is not intended or represented to be suitable for reuse by Client or others on extensions of the Project(s) or on any other Project(s). Client will not distribute or convey such Work Product to any other persons or entities without Olsson's prior written consent which shall include a release of Olsson from liability and indemnification by the third party. Any reuse of Work Product without written verification or adaptation by Olsson for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Olsson, or to Olsson's independent professional associates or consultants, and Client shall indemnify and hold harmless Olsson and Olsson's independent professional associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation of Work Product will entitle Olsson to further compensation at rates to be agreed upon by Client and Olsson.

7.2 Electronic Files

By accepting and utilizing any electronic file of any Work Product or other data transmitted by Olsson, the Client agrees for itself, its successors, assigns, insurers and all those claiming under or through it, that by using any of the information contained in the attached electronic file, all users agree to be bound by the following terms. All of the information contained in any electronic file is the work product and instrument of service of Olsson, who shall be deemed the author, and shall retain all common law, statutory law and other rights, including copyrights, unless the same have previously been transferred in writing to the Client. The information contained in any electronic file is provided for the convenience to the Client and is provided in "as is" condition. The Client is aware that differences may exist between the electronic files transferred and the printed hard-copy original signed and stamped drawings or reports. In the event of a

conflict between the signed original documents prepared by Olsson and the electronic files, which may be transferred, the signed and sealed original documents shall govern. Olsson specifically disclaims all warranties, expressed or implied, including without limitation, and any warranty of merchantability or fitness for a particular purpose with respect to any electronic files. It shall be Client's responsibility to confirm the accuracy of the information contained in the electronic file and that it accurately reflects the information needed by the Client. Client shall not retransmit any electronic files, or any portion thereof, without including this disclaimer as part of any such transmissions. In addition, Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Olsson, its officers, directors, employees and sub consultants against any and all damages, liabilities, claims or costs, including reasonable attorney's and expert witness fees and defense costs, arising from any changes made by anyone other than Olsson or from any reuse of the electronic files without the prior written consent of Olsson.

7.3 Opinion of Probable Cost

Since Olsson has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Olsson's Opinion of Probable Cost provided for herein is made on the basis of Olsson's experience and qualifications and represent Olsson's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Client acknowledges and agrees that Olsson cannot and does not guarantee proposals or bids and that actual total Project(s) or construction costs may reasonably vary from Olsson's Opinion of Probable Cost. If prior to the bidding or negotiating phase Client wishes greater assurance as to total Project(s) or construction costs, Client shall employ an independent cost estimator as provided in paragraph 3.4.3. If Olsson's Opinion of Probable Cost was performed in accordance with its standard of care and was reasonable under the total circumstances, any services performed by Olsson to modify the contract documents to bring the construction cost within any limitation established by Client will be considered Optional Additional Services and paid for as such by Client. If, however, Olsson's Opinion of Probable Cost was not performed in accordance with its standard of care and was unreasonable under the total circumstances and the lowest negotiated bid for construction of the Project(s) unreasonably exceeds Olsson's Opinion of Probable Cost, Olsson shall modify its work as necessary to adjust the Project(s)' size, and/or quality to reasonably comply with the Client's budget at no additional cost to Client. Under such circumstances, Olsson's modification of its work at no cost shall be the limit of Olsson's responsibility with regard to any unreasonable Opinion of Probable Cost.

7.4 Prevailing Wages

It is Client's responsibility to determine whether the Project(s) is covered under any prevailing wage regulations. Unless Client specifically informs Olsson in writing that the Project(s) is a prevailing wage project and is identified as such in the Scope of Services, Client agrees to reimburse Olsson and to defend, indemnify and hold harmless Olsson from and against any liability, including costs, fines and attorneys' fees, resulting from a subsequent determination that the Project(s) was covered under any prevailing wage regulations.

7.5 Samples

All material testing samples shall remain the property of the Client. If appropriate, Olsson shall preserve samples obtained no longer than forty-five (45) days after the issuance of any document that includes the data obtained from those samples. After that date, Olsson may dispose of the samples or return them to Client at Client's cost.

7.6 Standard of Care

Olsson will strive to perform its services in a manner consistent with and limited to that level of care and skill ordinarily exercised by members of Olsson's profession providing similar services in the same locality under similar circumstances at the time Olsson's services are performed. This Agreement creates no other representation, warranty or guarantee, express or implied.

7.7 Force Majeure

Any delay in the performance of any of the duties or obligations of either party hereto (except the payment of money) shall not be considered a breach of this Agreement and the time required for performance shall be extended for a period equal to the period of such delay, provided that such delay has been caused by or is the result of any acts of God, acts of the public enemy, insurrections, riots, embargoes, labor disputes, including strikes, lockouts, job actions, boycotts, fires, explosions, floods, shortages of material or energy, or other unforeseeable causes beyond the control and without the fault or negligence of the party so affected. The affected party shall give prompt notice to the other party of such cause, and shall take promptly whatever reasonable steps are necessary to relieve the effect of such cause.

7.8 Equal Employment Opportunity

Olsson and any sub-consultant or subcontractor shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin or any other protected characteristic under applicable law. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability or veteran status or any other protected characteristic under applicable law. Olsson and any sub-consultant or subcontractor certify that they do not operate any programs that promote DEI in a way that violates applicable federal anti-discrimination laws.

7.9 Confidentiality

In performing this Agreement, the parties may disclose to each other written, oral, electronic, graphic, machine-readable, tangible or intangible, non-public, confidential or proprietary data or information in any form or medium, including but not limited to: (1) information of a business, planning, marketing, conceptual, design, or technical nature; (2) models, tools, hardware, software or source code; and (3) any documents, videos, photographs, audio files, data, studies, reports, flowcharts, works in progress, memoranda, notes, files or

analyses that contain, summarize or are based upon any non-public, proprietary or confidential information (hereafter referred to as the "Information"). The Information is not required to be marked as confidential.

7.9.1 Therefore, Olsson and Client agree that the party receiving Information from the other party to this Agreement (the "Receiving Party") shall keep Information confidential and not use the Information in any manner other than in the performance of this Agreement without prior written approval of the party disclosing Information (the "Disclosing Party") unless Client is a public entity and the release of Information is required by law or legal process.

7.9.2 Prior to the start of construction on the Project, the existence of discussions between the parties, the purpose of this Agreement, and this Agreement shall be considered Information subject to the confidentiality provisions of this Agreement.

7.9.3 Notwithstanding anything to the contrary herein, the Receiving Party shall have no obligation to preserve the confidentiality of any Information which:

7.9.3.1 was previously known to the Receiving Party free of any obligation to keep it confidential; or

7.9.3.2 is or becomes publicly available by other than unauthorized disclosures; or

7.9.3.3 is independently developed by the Receiving Party without a breach of this Agreement; or

7.9.3.4 is disclosed to third parties by the Disclosing Party without restrictions; or

7.9.3.5 is received from a third party not subject to any confidentiality obligations.

7.9.4 In the event that the Receiving Party is required by law or legal process to disclose any of Information of the Disclosing Party, the Receiving Party required to disclose such Information shall provide the Disclosing Party with prompt oral and written notice, unless notice is prohibited by law (in which case such notice shall be provided as early as may be legally permissible), of any such requirement so that the Disclosing Party may seek a protective order or other appropriate remedy.

7.9.5 Notwithstanding anything to the contrary herein (or to the contrary of any existing or future nondisclosure, confidentiality or similar agreement between the parties), Olsson is authorized, to use, display, reproduce, publish, transmit, and distribute Information (including, but not limited to, videos and photographs of the Project) on and in any and all formats and media (including, but not limited to, Olsson's internet website) throughout the world and in all languages in connection with or in any manner relating to the marketing, advertising, selling, qualifying, proposing, commercializing, and promotion of Olsson and/or its services and business and in connection with any other lawful purpose of Olsson. In the event of any conflict or inconsistency between the provisions of this section and any other prior or future nondisclosure, confidentiality or similar agreement between the parties, the terms of this section shall take precedence.

7.9.6 Nothing contained in this Agreement shall be construed as altering any rights that the Disclosing Party has in the Information exchanged with or disclosed to the Receiving Party, and upon request, the Receiving Party will return all Information received in tangible form to the Disclosing Party, or at the Receiving Party's option, destroy all such Information. If the Receiving Party exercises its option to destroy the Information, the Receiving Party shall certify such destruction to the Disclosing Party.

7.9.7 The parties acknowledge that disclosure or use of Information in violation of this Agreement could cause irreparable harm for which monetary damages may be difficult to ascertain or constitute an inadequate remedy. Each party therefore agrees that the Disclosing Party shall be entitled in addition to its other rights to seek injunctive relief for any violation of this Agreement.

7.9.8 The obligations of confidentiality set forth herein shall survive termination of this Agreement but shall only remain in effect for a period of one (1) year from the date the Information is first disclosed.

7.10 Damage or Injury to Subterranean Structures or Utilities, Hazardous Materials, Pollution and Contamination

7.10.1 To the extent that work pursuant to this Agreement requires any sampling, boring, excavation, ditching or other disruption of the soil or subsurface at the Site, Olsson shall confer with Client prior to such activity and Client will be responsible for identifying, locating and marking, as necessary, any private subterranean structures or utilities and Olsson shall be responsible for arranging investigation of public subterranean structures or utilities through an appropriate utility one-call provider. Thereafter, Olsson shall take all reasonable precautions to avoid damage or injury to subterranean structures or utilities which were identified by Client or the one-call provider. Olsson shall not be responsible for any damage, liability or costs, for any property damage, injury or economic loss arising or allegedly arising from damages to subterranean structures or utilities caused by subsurface penetrations in locations approved by Client and/or the one call provider or not correctly shown on any plans, drawings or utility clearance provided to Olsson, except for damages caused by the negligence of Olsson in the use of such information.

7.10.2 It is understood and agreed that any assistance Olsson may provide Client in the disposal of waste materials shall not result in Olsson being deemed as a generator, arranger, transporter or disposer of hazardous materials or hazardous waste as defined under any law or regulation. Title to all samples and waste materials remains with Client, and at no time shall Olsson take title to the above material. Client may authorize Olsson to execute Hazardous Waste Manifest, Bill of Lading or other forms as agent of Client. If Client requests Olsson to execute such documents as its agent, the Hazardous Waste Manifest, Bill of Lading or other similar documents shall be completed in the name of the Client. Client agrees to indemnify and hold Olsson harmless from any and all claims that Olsson is a generator, arranger, transporter, or disposer of hazardous waste as a result of any actions of Olsson, including, but not limited to, Olsson signing a Hazardous Waste Manifest, Bill of Lading or other form on behalf of Client.

7.10.3 At any time, Olsson can request in writing that Client remove samples, cuttings and hazardous substances

generated by the Project(s) from the project site or other location. Client shall promptly comply with such request, and pay and be responsible for the removal and lawful disposal of samples, cuttings and hazardous substances, unless other arrangements are mutually agreed upon in writing.

7.10.4 Client shall release Olsson of any liability for, and shall defend and indemnify Olsson against any and all claims, liability and expense resulting from operations under this Agreement on account of injury to, destruction of, or loss or impairment of any property right in or to oil, gas, or other mineral substance or water, if at the time of the act or omission causing such injury, destruction, loss or impairment, said substance had not been reduced to physical possession above the surface of the earth, and for any loss or damage to any formation, strata, reservoir beneath the surface of the earth.

7.10.5 Notwithstanding anything to the contrary contained herein, it is understood and agreed by and between Olsson and Client that the responsibility for pollution and contamination shall be as follows:

7.10.5.1 Unless otherwise provided herein, Client shall assume all responsibility for, including control and removal of, and protect, defend and save harmless Olsson from and against all claims, demands and causes of action of every kind and character arising from pollution or contamination (including naturally occurring radioactive material) which originates above the surface of the land or water from spills of fuels, lubricants, motor oils, pipe dope, paints, solvents, ballast, bilge and garbage, except unavoidable pollution from reserve pits, wholly in Olsson's possession and control and directly associated with Olsson's equipment.

7.10.5.2 In the event a third party commits an act or omission which results in pollution or contamination for which either Olsson or Client, for whom such party is performing work, is held to be legally liable, the responsibility therefore shall be considered as between Olsson and Client, to be the same as if the party for whom the work was performed had performed the same and all of the obligations regarding defense, indemnity, holding harmless and limitation of responsibility and liability, as set forth herein, shall be specifically applied.

7.11 Controlling Law and Venue

The parties agree that this Agreement and any legal actions concerning its validity, interpretation or performance shall be governed by the laws of the State of Nebraska. It is further agreed that any legal action between the parties arising out of this Agreement or the performance of services shall be brought in a court of competent jurisdiction in Nebraska.

7.12 Subconsultants/Affiliates

7.12.1 Olsson may utilize as necessary in its discretion subconsultants and other subcontractors. Olsson will be paid for all services rendered by its subconsultants and other subconsultants as set forth in this Agreement.

7.12.2 Where the laws of the state having jurisdiction over the Project or the Services so require, an affiliate of Olsson licensed in the relevant jurisdiction shall be considered the contracting party under this Agreement and shall perform the Services hereunder. If the Services under this Agreement are to be performed in multiple jurisdictions, and the laws of one or

more of the states having jurisdiction over a portion of Services so require, an affiliate of Olsson licensed in the relevant jurisdiction shall be considered the contracting party under this Agreement for that portion of the Services, and the affiliate shall perform all such Services. Nothing in this Agreement shall be construed as an agreement by Olsson, Inc., or any affiliate, to perform Services in any jurisdiction contrary to applicable law. Where applicable, Olsson, Inc. agrees that it shall be jointly and severally liable to Owner, along with the relevant Olsson affiliate, for any liability that may arise out of the Services performed by the affiliate.

7.13 Assignment

7.13.1 Client and Olsson each are hereby bound and the partners, successors, executors, administrators and legal representatives of Client and Olsson (and to the extent permitted by paragraph 7.13.2 the assigns of Client and Olsson) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.

7.13.2 Neither Client nor Olsson shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent Olsson from employing such subconsultants and other subcontractors as Olsson may deem appropriate to assist in the performance of services under this Agreement.

7.13.3 Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than Client and Olsson, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Olsson and not for the benefit of any other party. There are no third-party beneficiaries of this Agreement.

7.14 Indemnity

Olsson and Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, relating to third party personal injury or third party property damage and arising from their own negligent acts, errors or omissions in the performance of their services under this Agreement, but only to the extent that each party is responsible for such damages, liabilities or costs on a comparative basis of fault.

7.15 Limitation on Damages

7.15.1 Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither party's individual employees, principals, officers or directors shall be subject to personal liability or damages arising out of or connected in any way to the Project(s) or to this Agreement.

7.15.2 Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither Client nor Olsson, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any delay damages, any punitive damages or any incidental, indirect or consequential damages arising out of or connected in any way to the Project(s) or to this Agreement. This mutual waiver of delay damages and consequential damages shall include, but is not limited to, disruptions, accelerations, inefficiencies, increased construction costs, increased home office overhead, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other delay or consequential damages that either party may have incurred from any cause of action including, but not limited to, negligence, statutory violations, misrepresentation, fraud, deceptive trade practices, breach of fiduciary duties, strict liability, breach of contract and/or breach of strict or implied warranty. Both the Client and Olsson shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in the Project(s).

7.15.3 Notwithstanding any other provision of this Agreement, Client agrees that, to the fullest extent permitted by law, Olsson's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claims expenses of any kind arising from any services provided by or through Olsson under this Agreement, shall not exceed the amount of Olsson's fee earned under this Agreement. Client acknowledges that such causes include, but are not limited to, negligence, statutory violations, misrepresentation, fraud, deceptive trade practices, breach of fiduciary duties, strict liability, breach of contract and/or breach of strict or implied warranty. This limitation of liability shall apply to all phases of Olsson's services performed in connection with the Project(s), whether subsequent to or prior to the execution of this Agreement.

7.16 Entire Agreement/Severability

This Agreement supersedes all prior communications, understandings and agreements, whether oral or written. Amendments to this Agreement must be in writing and signed by the Client and Olsson. If any part of this Agreement is found to conflict with applicable law, such part alone shall be null and void and considered stricken, but the remainder of this Agreement shall be given full force and effect.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

Consider an appeal of the Planning Commission's action on April 20, 2026, to deny application CU26-03, a short-term rental located at 404 S. Monroe St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This is an appeal of the denial by the Planning Commission of a conditional use for a short-term rental located at 404 S Monroe. This property has a standard residence, then a garage and then a second living unit or apartment behind the garage. The request is for the whole property to become a short-term rental. The Planning Commission did hear from the adjacent property owners their concerns about an STR operating there instead of long-term renters or owners. The STR is 565 ft from 322 S Van Buren and 677 ft. from Santa Rita Elementary, thus making it eligible to become an STR via conditional use. The property owner is an enlisted active duty military couple and would be the in-town operators.

The Planning Commission discussed this project at length during April 20th, 2026. The motion was to deny the application due to the significant objection by many neighbors. The motion carried to deny 6-0 the conditional use for an STR. The property owner appealed within the standard appeal timeframe but was out of town for the June 2nd City Council date, so we have scheduled the hearing of the appeal on June 16th.

The Planning Staff did recommend approval by the Planning Commission due to the property meeting the standards for an STR. We still recommend approval but with these added conditions:

1. Only the back apartment is eligible for an STR rental.
2. A review by planning staff from 6 Months - January 2027 to see if the property has had any complaints, behind on HOT payments or other violations.

Section 208(H)(2) of the Zoning Ordinance provides the following with respect to Conditional Use appeals from Planning Commission: "In considering such an appeal, the City Council shall review the decision in light of the Comprehensive Plan, this Zoning Ordinance, the Official Zoning Map, and any other land use policies adopted by the Planning Commission or City Council, whichever are applicable. The City Council shall modify or reject the decision of the Planning Commission only if it is not supported by substantial competent

evidence or if the Planning Commission's decision is contrary to the Comprehensive Plan, this Zoning Ordinance or the Official Zoning Map."

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | CU26-03 PC Memo | CU26-03 PC Memo.docx |
| 2. | CU26-03 404 S Monroe Notification Letter_415 S Monroe | CU26-03 404 S Monroe Notification Letter_415 S Monroe.pdf |
| 3. | doc01657920260417175519 | doc01657920260417175519.pdf |
| 4. | doc01658020260417175620 | doc01658020260417175620.pdf |
| 5. | Opposition - N Gillett | Opposition - N Gillett.pdf |
| 6. | opposition Amy Neill | opposition Amy Neill.pdf |
| 7. | 404 S Monroe Opposition | 404 S Monroe Opposition.pdf |
| 8. | All opposition as of 041726 | All opposition as of 041726.pdf |
| 9. | Case CU26-03 Donald and Kelly Vereide 407 South Monroe St - opposition | Case CU26-03 Donald and Kelly Vereide 407 South Monroe St - opposition.pdf |

Presentation:

Aaron Vannoy

Approvals/Reviews:

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



MEMO

Meeting

Date: April 20, 2026

To: Planning Commission

From: Rae Lineberry
Lead Planner, City of San Angelo

Request: Approval of a Conditional Use for a short-term rental within District 5, RS-1 zoning area.

Background: CU26-03 - A request for a Conditional Use for a short-term rental located at 404 S Monroe. This property is located in the Santa Rita neighborhood, a five or six blocks from downtown and the river. A safety inspection was completed and passed on 4/1/2026.

Notification: 19 notifications were sent. 0 received in opposition and 0 in favor.

Planning Commission Requested Action:

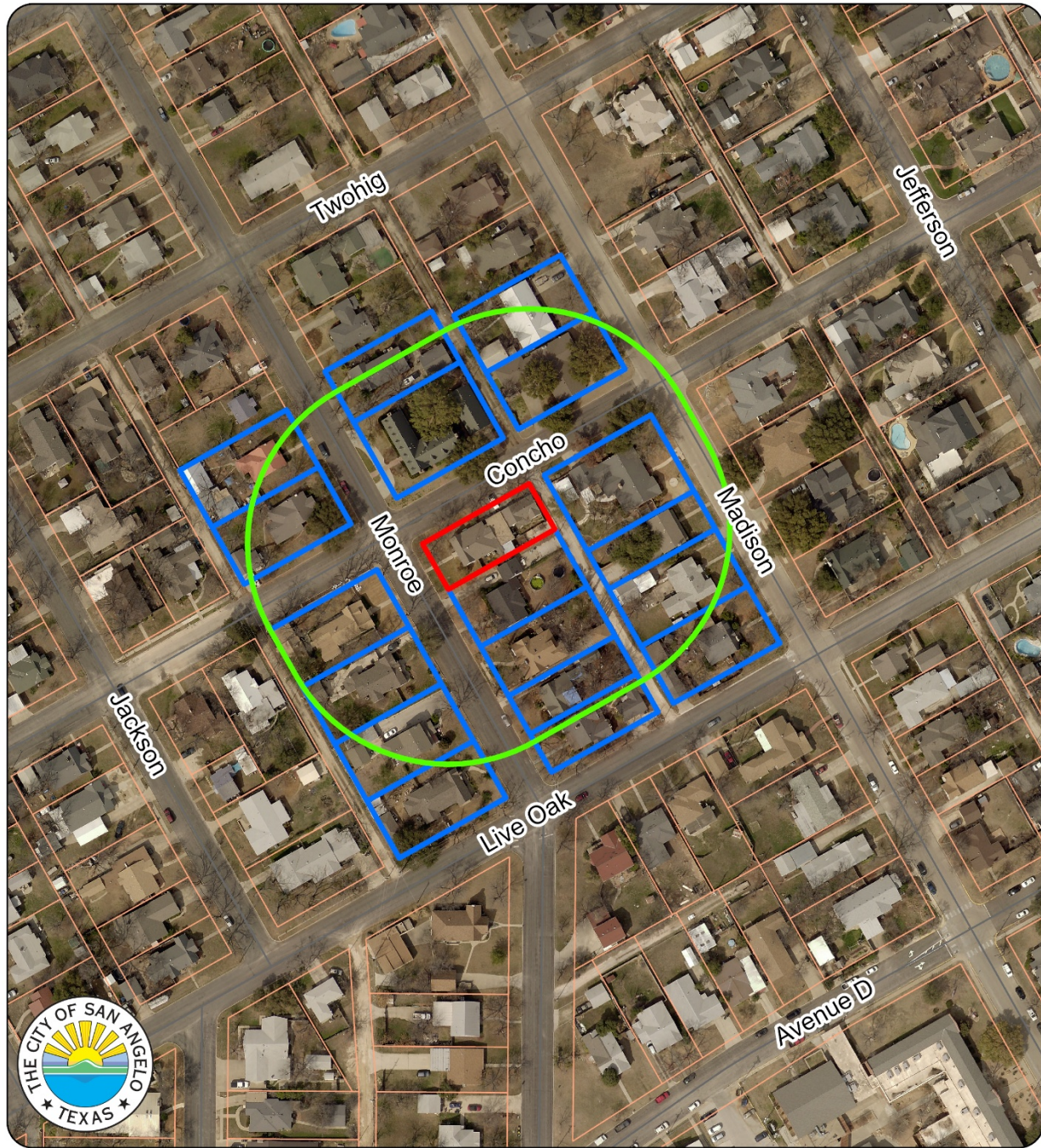
Staff recommends **Approval** for the request of a Conditional Use for a short-term rental located at 404 S Monroe. with the following condition:

- Follow the guidance outlined in Sections 406 and 804 of the Zoning Ordinance.

Front of House







Notification Map



Notification Map
Case CU26-03: 404 S Monroe St.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 
Subject Property: 
Notified Properties: 

N




The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

415 S MONROE ST
SAN ANGELO, TX 76901-4063

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU26-03

4/2/2026

WHEN: Monday, April 20, 2026, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 404 S Monroe, San Angelo, Tom Green County, Texas.

REASON: To establish and operate a **Short-term Rental**.

OPERATOR: Joseph Stahl, (315) 748-0624

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only the area which is colored red on the map is being considered for this request. The solid green boundary line around the subject property is the notification area.

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If you have questions about these proceedings, please contact **the Planning Division** at telephone number 325-657-4210 or by email address planning@sanangelo.gov

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: LUKE BYRNS
Address: 415 S MONROE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@sanangelo.gov

I am in favor

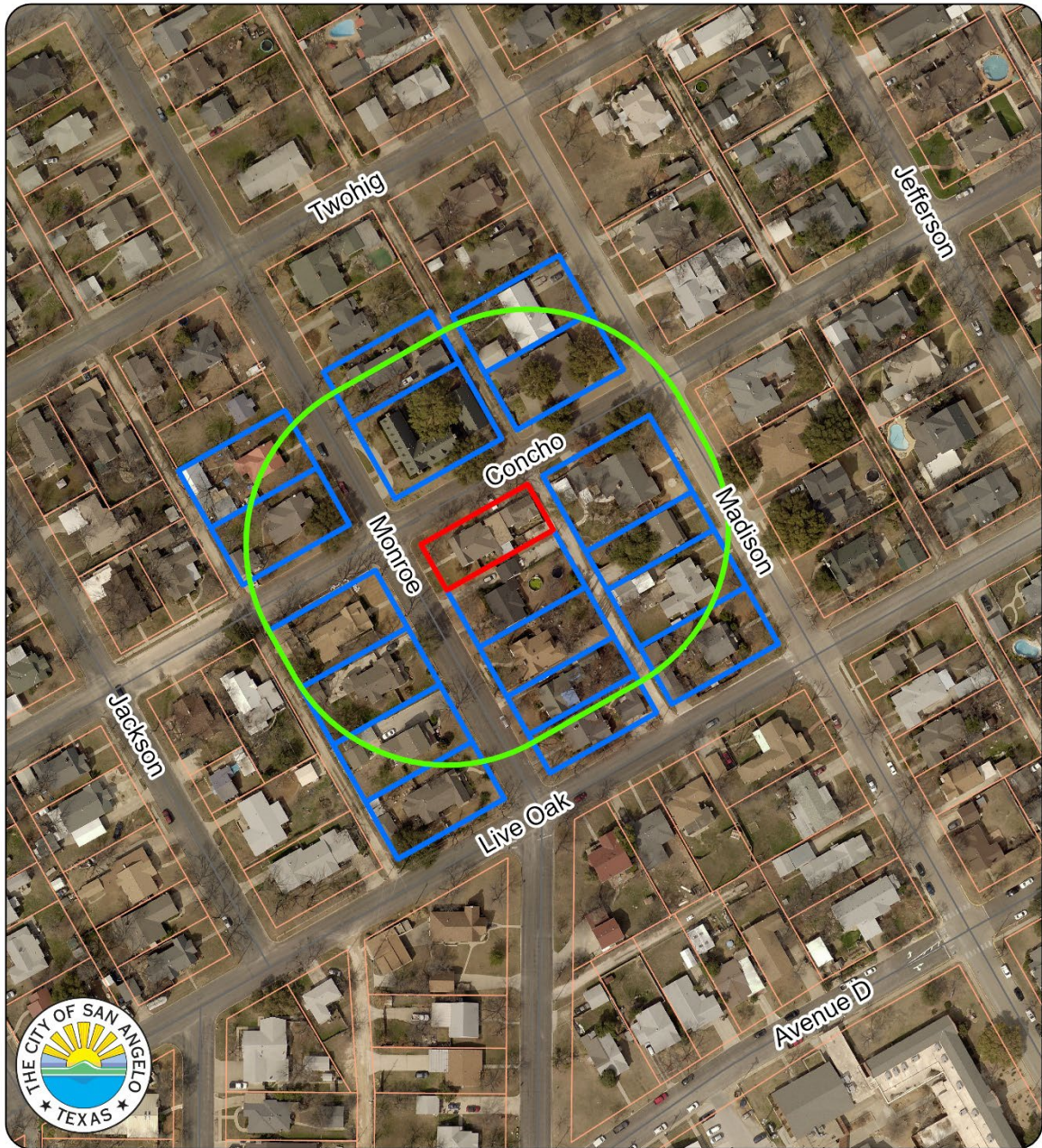
I am opposed

Additional Comments:




Signature: _____

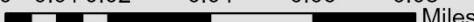



The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case CU26-03: 404 S Monroe St.
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles

N 

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ROGERS GARY WAYNE & BARBARA H

Address: 405 S MADISON

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature:

Gary Wayne Rogers
Barbara H. Rogers

CASE # CU26-03: 404 S. MONROE

OUR CONCERNS AND WHY WE OPPOSE THIS CHANGE:

- How this will affect the VALUE AND TAXES ON OUR PROPERTY.
- SAFETY & SECURITY CONCERNS - TRANSIENT OCCUPANTS WOULD MEAN UNKNOWN INDIVIDUALS WOULD BE IN THE NEIGHBORHOOD WHICH COULD LEAD TO A DECREASED SENSE OF SECURITY.
- ISSUES OF LATE NIGHT NOISE DUE TO FREQUENT TURNOVER WITH INDIVIDUALS MOVING IN AND OUT OF THE RESIDENCE.
- NUMEROUS CARS FROM GUESTS BLOCKING DRIVEWAYS, THE ALLEY AND TAKING UP STREET PARKING AND CROWDING THE NEIGHBORHOOD.
- TRASH ISSUES - THE TRASH IS REMOVED ONCE A WEEK ON FRIDAY ANY EXCESS TRASH LEFT OUT EARLY COULD ATTRACT PESTS.
- MANAGER OF THE PROPERTY MUST ENFORCE THE 10:00 PM NOISE ORDINANCE. THERE SHOULD NOT BE OUTSIDE YARD PARTIES AS THEY WOULD NOT BE APPROPRIATE DUE TO THE YARD BEING VERY SMALL AND SO CLOSE TO OUR BACKYARD

GARY WAYNE & BARBARA H. ROGERS
405 S. MADISON ST.

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: DANIEL SUZANNE
Address: 415 S MADISON

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

404 S. Monroe
is just one block
away from Santa
Rita elementary
school !!! No! No!

I am in favor

I am opposed

Additional Comments:

I am totally opposed to this change. This No! street is narrow and congested as it is and cars, trucks, motorcycles race through this area 24/7 endangering people their pets and their parked cars. This house is also just one block from a elementary school. Strangers cannot be vetted.

Signature: _____

Suzanne Daniel

From: [Nicholas Gillett](#)
To: [*Planning](#)
Subject: 404 S Monroe public hearing on April 20
Date: Tuesday, April 14, 2026 10:37:57 AM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Case #: CU26-03

My wife and I are opposed unless the following conditions are met: No street parking on West Concho Avenue, a maximum of 6 guests (at any given time), and a (at latest) 10:00 PM noise ordinance enforced by a local manager. If these three conditions could be met, we would not oppose.

Nicholas Gillett

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ~~GREENFIELD~~ AMY DIANE *Neill*

Address: 408 S MONROE

Mailing To: ATTN: Planning and Development Services
 52 W. College Ave
 San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature: _____

Amy Neill




Notification Map


Case CU26-03: 404 S Monroe St.


Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

200' Range: 

Subject Property: 

Notified Properties: 



From: [Reed, Austin](#)
To: [Lineberry, Rae](#)
Subject: 404 S Monroe Opposition
Date: Tuesday, April 14, 2026 2:01:47 PM

322 S Monroe - Pfluger

405 S Madison - Rogers

400 S Madison - Smith/Hesse-Smith

Neighbors report that this has been a long-term rental for 22 years. Opposition cites concerns with the erosion of the boundary between Beauregard and Santa Rita, whether the applicant has operated any short-term rentals before, property values, and other common concerns (trash, noise, crime, etc.)

[Austin Reed](#)

Senior Planner

City of San Angelo

(325) 657-4210 ext. 1550

[Customer Service Survey](#)

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Lineberry, Rae

From: Reed, Austin
Sent: Tuesday, April 14, 2026 2:02 PM
To: Lineberry, Rae
Subject: 404 S Monroe Opposition

322 S Monroe - Pfluger

405 S Madison - Rogers

400 S Madison - Smith/Hesse-Smith

Neighbors report that this has been a long-term rental for 22 years. Opposition cites concerns with the erosion of the boundary between Beauregard and Santa Rita, whether the applicant has operated any short-term rentals before, property values, and other common concerns (trash, noise, crime, etc.)

Austin Reed

Senior Planner

City of San Angelo

(325) 657-4210 ext. 1550

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Opposition to Conditional Use Request CU26-03 – 404 S Monroe Street San Angelo, Texas 76901

Dear Members of the City Planning Commission,

We are writing to respectfully oppose Conditional Use Request CU26-03, which seeks approval to operate a short-term rental at 404 S. Monroe Street, a property located within the RS-1 Single-Family Residential zoning district.

We live in this community because it is a single-family neighborhood; one where people put down roots, know their neighbors, and care about the long-term well-being of the area. The request to allow a short-term rental at this address represents a shift away from that purpose and raises real concerns for those of us who live here full-time.

Short-term rentals, by their nature, introduce frequent turnover of visitors who do not have the same long-term investment in the community. While individual guests may be respectful, the ongoing cycle of unfamiliar occupants can impact safety, quiet enjoyment of homes, parking availability, and the overall sense of connection that makes a neighborhood feel like home.

Once a conditional use like this is approved, it also sets a precedent. Approving a short-term rental in a single-family residential district makes it harder to say no to future requests, gradually changing the character of the neighborhood in ways that may not be easily reversed. What begins as one rental can quickly become a pattern that replaces permanent neighbors with temporary stays.


We understand that property owners may see short-term rentals as an opportunity, and we respect the right to use one's property responsibly. However, we believe that protecting established residential neighborhoods should remain a priority for the city.

We appreciate the time and thoughtful consideration you give to these decisions, and we ask that you consider the voices of residents who live in this neighborhood. For these reasons, we respectfully urge you to deny CU26-03.

Thank you for your service and for considering my comments.

Sincerely,
Denise and Tammy Stafford
321 S. Monroe St.
San Angelo, TX 7601







The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

SAYERS BERNARD E II & STEPHANIE
421 S MADISON ST
SAN ANGELO, TX 76901-4042

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU26-03

4/2/2026

WHEN: Monday, April 20, 2026, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 404 S Monroe, San Angelo, Tom Green County, Texas.

REASON: To establish and operate a Short-term Rental.

OPERATOR: Joseph Stahl, (315) 748-0624

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

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If you have questions about these proceedings, please contact the Planning Division at telephone number 325-657-4210 or by email address planning@sanangelo.gov

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SAYERS BERNARD E II & STEPHANIE
Address: 421 S MADISON

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature: Stephanie Sayers



The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

LASATER PAIGE & BEAU
418 S MONROE ST
SAN ANGELO, TX 76901-4064

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU26-03

4/2/2026

WHEN: Monday, April 20, 2026, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 404 S Monroe, San Angelo, Tom Green County, Texas.

REASON: To establish and operate a Short-term Rental.

OPERATOR: Joseph Stahl, (315) 748-0624

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For the PLANNING COMMISSION
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CASE #: CU26-03: 404 S Monroe

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Name: LASATER PAIGE & BEAU
Address: 418 S MONROE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature: _____



The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

PFLUGER WILLIAM R & TANYA
322 S MONROE ST
SAN ANGELO, TX 76901-4062

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU26-03

4/2/2026

WHEN: Monday, April 20, 2026, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 404 S Monroe, San Angelo, Tom Green County, Texas.

REASON: To establish and operate a Short-term Rental.

OPERATOR: Joseph Stahl, (315) 748-0624

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

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For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

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Name: PFLUGER WILLIAM R & TANYA
Address: 322 S MONROE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903



Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

See Attached

Signature: 


William Reid & Tanya Pfluger
322 S. Monroe Street
San Angelo, TX 76901

Opposition to Conditional Use Request for 404 S Monroe Street

04/17/2026

Planning Commission

52 W College Ave

San Angelo, TX 76903

Dear Planning Commission Members,

We are writing to express our opposition to the current request for a Conditional Use in the Single-Family Residence located at 404 S Monroe Street, San Angelo, TX 76901.

Our neighborhood is distinctive in that families invest in the community for their families and the school. We have lived in our home for over twenty years, choosing this neighborhood for its safe environment to raise our children. The local elementary school is only two blocks from our home. We know our neighbors and genuinely care about them.

Many residents have invested significant time and money in renovating and maintaining their homes and landscapes. There is a shared sense of care and pride that characterizes Santa Rita.

We are a quiet neighborhood and wish to maintain that atmosphere. Allowing another rental home of any kind will reduce the number of permanent residents. The neighborhood already contains several long-term rental houses, which have not had a positive impact.

Main Concerns Regarding the Zoning Request

1. Noise – Our neighborhood includes young children and elderly residents.
2. Parking – There is already a limited amount of street parking available.
3. Oversight – We are concerned about how the property will be properly maintained and whether rules will be enforced.
4. Privacy – The introduction of a rental property will create unease within our established community.

William Reid & Tanya Pfluger
322 S. Monroe Street
San Angelo, TX 76901

5. Safety – This property is only two blocks away from Santa Rita Elementary School. Young children walk past this property each morning and evening on their way to and from school.

Additional Concerns

1. Current Property Value – A property of this nature may decrease property values or reduce the possibility of selling our own residence.
2. Landscape – The current home at 404 S Monroe Street yard and premises does not regularly receive sufficient maintenance. A short-term rental is unlikely to improve this situation.
3. Zoning – If the property is zoned for a short-term rental, will it be possible to sell it as a personal residence, or will it retain the short-term rental status?

In summary, the property at 404 S Monroe Street, San Angelo, Texas, is directly across Concho Street from our residence. We will be dealing with all issues related to this property with individuals whom we do not know. This is a respectful neighborhood. Please help us keep it that way.

Sincerely,



Reid Pfluger



Tanya Pfluger

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ROGERS GARY WAYNE & BARBARA H
Address: 405 S MADISON

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature:

Gary Wayne Rogers
Barbara H. Rogers

CASE # CU26-03: 404 S. MONROE

OUR CONCERNS AND WHY WE OPPOSE THIS CHANGE:

- How this will affect the value AND TAXES ON OUR PROPERTY.
- SAFETY & SECURITY CONCERNS - TRANSIENT OCCUPANTS WOULD MEAN UNKNOWN INDIVIDUALS WOULD BE IN THE NEIGHBORHOOD WHICH COULD LEAD TO A DECREASED SENSE OF SECURITY.
- ISSUES OF LATE NIGHT NOISE DUE TO FREQUENT TURNOVER WITH INDIVIDUALS MOVING IN AND OUT OF THE RESIDENCE.
- NUMEROUS CARS FROM GUESTS BLOCKING DRIVEWAYS, THE ALLEY AND TAKING UP STREET PARKING AND CROWDING THE NEIGHBORHOOD.
- TRASH ISSUES - THE TRASH IS REMOVED ONCE A WEEK ON FRIDAY ANY EXCESS TRASH LEFT OUT EARLY COULD ATTRACT PESTS.
- MANAGER OF THE PROPERTY MUST ENFORCE THE 10:00 PM NOISE ORDINANCE. THERE SHOULD NOT BE OUTSIDE YARD PARTIES AS THEY WOULD NOT BE APPROPRIATE DUE TO THE YARD BEING VERY SMALL AND SO CLOSE TO OUR BACKYARD

GARY WAYNE & BARBARA H. ROGER
405 S. MADISON ST.



The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

Alicia Crisp
~~FETZNER CAROLYN ANNE (LIFE-ESTATE)~~
414 S MONROE ST
SAN ANGELO, TX 76901-4064

NOTICE OF PUBLIC HEARING

RE: Conditional Use CU26-03

4/2/2026

WHEN: Monday, April 20, 2026, at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave

CONCERNING: A request for a Conditional Use in the Single-Family Residential (RS-1) zoning district located at 404 S Monroe, San Angelo, Tom Green County, Texas.

REASON: To establish and operate a Short-term Rental.

OPERATOR: Joseph Stahl, (315) 748-0624

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only the area which is colored red on the map is being considered for this request. The solid green boundary line around the subject property is the notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you have questions about these proceedings, please contact the Planning Division at telephone number 325-657-4210 or by email address planning@sanangelo.gov

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Name: ~~FETZNER CAROLYN ANNE (LIFE-ESTATE)~~
Address: 414 S MONROE *Alicia Crisp*

Email: planning@cosatx.us *Carolyn Fetzner as of 4/1/2026*

I am in favor

I am opposed

Additional Comments:

Signature: 



The City Of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

FETZNER CAROLYN ANNE (LIFE-ESTATE)
414 S MONROE ST
SAN ANGELO, TX 76901-4064

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For the PLANNING COMMISSION

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CASE #: CU26-03: 404 S Monroe

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Name: FETZNER CAROLYN ANNE (LIFE-ESTATE)

Address: 414 S MONROE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature: _____

Carolyn Fetzner

Lineberry, Rae

From: Alicia Crisp <alikat71@msn.com>
Sent: Friday, April 17, 2026 3:31 PM
To: *Planning
Subject: Conditional Use CU26-03 Response
Attachments: Conditional Use CU26-03 Alicia Crisp.pdf; Conditional Use CU26-03 Carolyn Fetzner.pdf
Importance: High

CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.

Good Afternoon,

My mother, Carolyn Fetzner, and I would like to provide the attached responses regarding the conditional use request for 404 S Monroe Street.

We are both opposed to this request and feel that having a short-term rental property in our neighborhood has the potential to increase traffic and noise, not to mention lower property values in the area.

Thank you for your time regarding this matter.

Sincerely,
Alicia Crisp

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

From: [Donnie Vereide](#)
To: [*Planning](#)
Subject: Case CU26-03 Donald and Kelly Vereide 407 South Monroe St
Date: Wednesday, April 15, 2026 1:19:48 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

We are **opposed** to the Planning Commission issuing a Conditional Use permit for the creation and operation of a short term rental business in our neighborhood. We believe that this business in our neighborhood will decrease property values and resale opportunities. Additionally, being that the house is small and in marginal condition with an ill-maintained yard, it is likely to attract lower than market rents (compared to short term rental businesses such as national hotels in San Angelo) also leading to decreased neighborhood property values and traffic not beneficial to the neighborhood environment. This business does not benefit the neighborhood by providing additional housing for permanent residents, nor jobs or services not already available in the neighborhood, nor contributing financially or culturally toward improvement of the neighborhood. Converting the home to a short-term rental property will remove the opportunity for families with children who may attend near-by Santa Rita to live in the space.

Donald and Kelly Vereide
407 S Monroe St
San Angelo, TX 76901
dwwereide@yahoo.com

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

For the PLANNING COMMISSION

Please call (325) 657-4210 if you have any questions about this notice.

CASE #: CU26-03: 404 S Monroe

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GREENFIELD AMY DIANE *Neill*
Address: 408 S MONROE

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor

I am opposed

Additional Comments:

Signature: *Amy Neill*

From: [Donnie Vereide](#)
To: [*Planning](#)
Subject: Case CU26-03 Donald and Kelly Vereide 407 South Monroe St
Date: Wednesday, April 15, 2026 1:19:48 PM

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Donald and Kelly Vereide
407 S Monroe St
San Angelo, TX 76901
dwvereide@yahoo.com

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-03, a request to abandon a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

This is a request from SAISD which will allow for better redevelopment of the Central High school campus. The abandonment does not impact the required right-of-way for the street standards and does not impact utilities. This was presented to the Planning Commission on May 18th, and they recommend approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | ROW26-03 - Staff Report | ROW26-03 - Staff Report.pdf |
| 2. | ROW26-03 - Ordinance | ROW26-03 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy
Aaron Vannoy

Created/Initiated
Approved

Holly Crooks
Brandon Dyson
Heather Stastny

Approved
Approved
Final Approval

PLANNING COMMISSION – May 18, 2026
STAFF REPORT



City Council 1st reading: June 16, 2026

APPLICATION TYPE:		CASE:	
Street Right-of-Way Abandonment		ROW26-03: 655 Caddo	
SYNOPSIS:			
The applicant has requested the abandonment of a total of 0.328 acres along several portions of street right-of-way around Central High School beginning at 655 Caddo St.			
LOCATION:		LEGAL DESCRIPTION:	
Right-of-Way along Mesquite St, Hickory St, San Antonio St, & Cottonwood St		Blocks 8, 9, 20, 21, 25, 26, 27 in Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #5 Karen Hesse Smith Neighborhood: Central	Single-Family Residential (RS-1)	Neighborhood/Campus Institutional	0.328 acres
THOROUGHFARE PLAN:			
Mesquite St. – Local Road Hickory St. – Local Road San Antonio St. – Local Road Cottonwood St. – Local Road			
NOTIFICATIONS:			
10 notifications mailed on 05/04/2026. Zero (0) received in support or in opposition.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the Right-of-Way Abandonment subject to three (3) conditions .			
PROPERTY OWNER/PETITIONER:			
Owners: San Angelo ISD			
STAFF CONTACT:			
Rae Lineberry Lead Planner (325) 657-4210, Extension 1533 Rae.lineberry@sanangelo.gov			

Additional Information:

The involved City departments have expressed their support for the abandonment. The school would like to enclose the campus and this is the first step in the process.

Rationale:

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be affected in any way by the current request.
- *Utilities:* There are no existing City utilities in the street right-of-way.
- *Community Impact:* The Planning staff has sent adjacent owners public notice of the meeting. There have been no responses to date.
- *Public Benefit:* Unused right-of-way can help the school with enclosing the campus as there are not any plans to widen those streets in the future.

Recommendation:

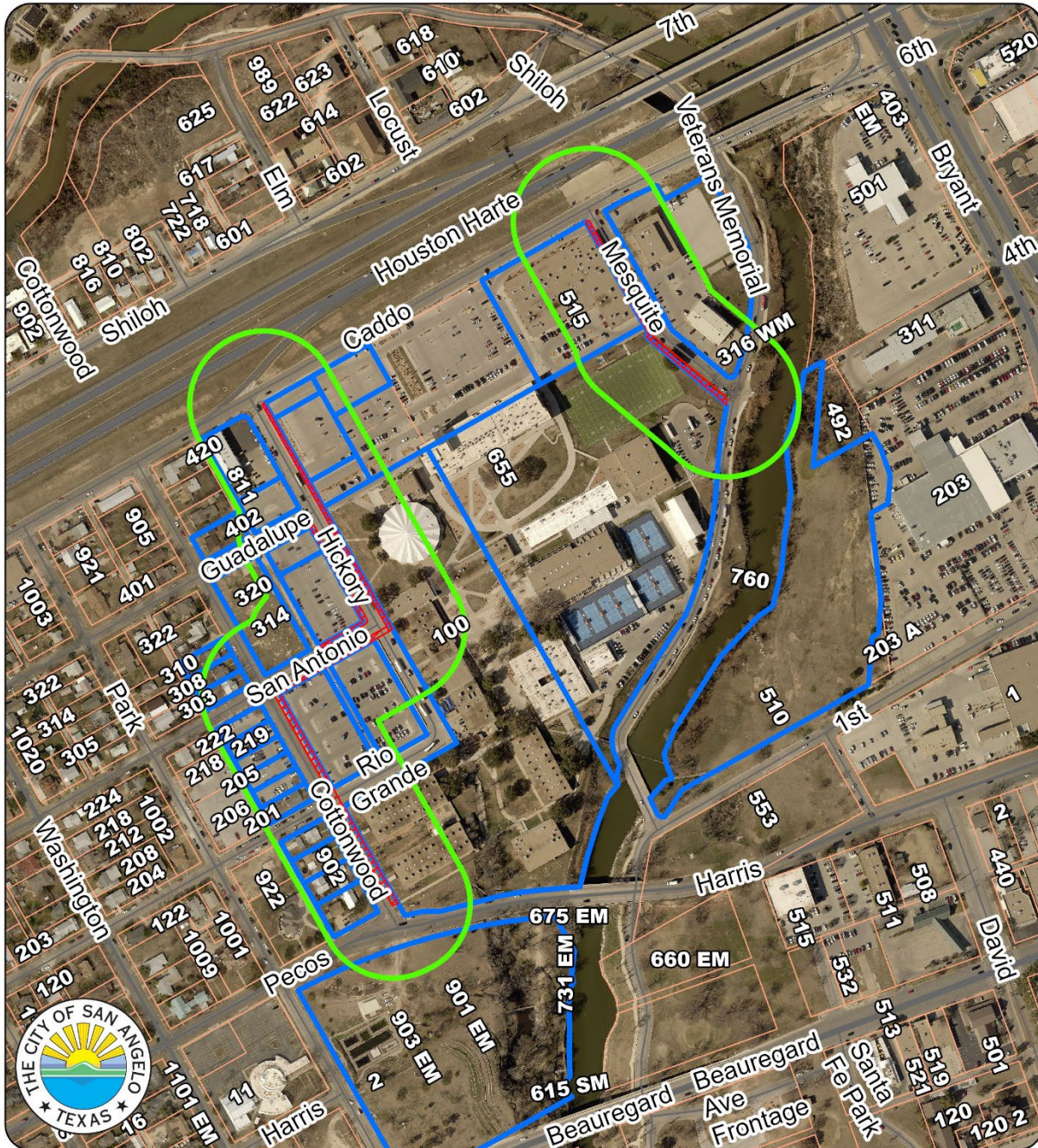
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

1. Per the most current Schedule of Fees and Charges adopted by City Council, payment shall be remitted, per the assessment formula, for all of the abandoned right-of-way.
2. After approval of the associated plat and payment, request issuance and recordation of a Quit Claim Deed from the City's Real Estate Division conveying the City's interest in the entirety of the abandoned right-of-way.
3. Submit, obtain approval of, and officially record a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 24 months of City Council's decision.

Attachments:

Notification Map
Aerial Map
Exhibit

Notification Map



Notification Map
Case ROW26-03: 655 Caddo St

Council Dis: #4 & 5 - Patrick Keely & Karen Hesse Smith
 Neighborhood: Central

Scale: 0 0.02 0.04 0.09 0.14 0.18 Miles

200' Range: —

Subject Property: —

Notified Properties: —



Exhibit



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF STREET RIGHT-OF-WAY COMPRISED OF A TOTAL OF 0.328 ACRES OF RIGHT-OF-WAY ALONG MESQUITE STREET, HICKORY STREET, SAN ANTONIO STREET, AND COTTONWOOD STREET; 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 a total of 0.328 acres along these streets: Mesquite Street, Hickory St, San Antonio Street, & Cottonwood 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 after the effective date of this ordinance.
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 **16th day of June 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for ROW26-04, a request to abandon 7,449-sq. ft. of street and alley right-of-way around the 200 Block of W. 5th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Approve

Summary/History:

This request is from a property owner to assist in cleaning an old alleyway and right of way where a structure has been present for decades. This will assist in consolidation of the land under the requestors' ownership. This request and exhibit was sent to all internal and external utility companies and no responses came back as they did not need to reserve the right-of-way for their utilities. This case was presented to the Planning Commission on May 18th and is recommended for approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. ROW26-04 - W 5th & MLK Staff Report | ROW26-04 - W 5th & MLK Staff Report.pdf |
| 2. ROW26-04 - Ordinance | ROW26-04 - Ordinance.docx |

Presentation:

Aaron Vannoy

Approvals/Reviews:

Aaron Vannoy

Created/Initiated

Aaron Vannoy
Holly Crooks
Brandon Dyson
Heather Stastny

Approved
Approved
Approved
Final Approval

**PLANNING COMMISSION – May 18, 2026
STAFF REPORT**



City Council 1st reading: June 16, 2026

APPLICATION TYPE:		CASE:	
Right-of-Way Abandonment		ROW26-04: W 5 th & MLK	
SYNOPSIS:			
<p>The applicant has requested the abandonment of two portions of right-of-way around the intersection of W 5th and Martin Luther King Boulevard totaling .171 acres or 7,449 square feet. Being abandoned is a .061-acre strip of 5th Street right-of-way containing a portion of an existing building, and a .110-acre portion of an unused alleyway.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Southeast of the intersection of W 5 th Street and Martin Luther King Boulevard		N/A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
District: #3 – Harry Thomas Neighborhood: Downtown	Light Manufacturing (ML)	Downtown	.171 acres or 7,449 sq. ft.
THOROUGHFARE PLAN:			
<p>W 5th – Local Road MLK – Local Road</p>			
NOTIFICATIONS:			
<p>19 notifications mailed Zero (0) received in support or in opposition</p>			
STAFF RECOMMENDATION:			
<p>Staff recommend APPROVAL of the Right-of-Way Abandonment subject to three (3) conditions.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Petitioner: Southwest Orient Properties</p>			
STAFF CONTACT:			
<p>Austin Reed Planning & Dev. Svs. Administrator (325) 657-4210, ext. 1550 austin.reed@sanangelo.gov</p>			

Additional Information:

There are no existing City utilities located within the area to be abandoned. There are existing improvements in the areas being abandoned owned by Southwest Orient Properties which were purchased from the State of Texas at some point given the subject property's proximity to the railroad.

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 a conflict involving improvements within right-of-way
- *Utilities:* There are no existing City utilities within the proposed abandonment.
- *Community Impact:* Planning staff have sent adjacent owners public notice of the meeting. No adjacent property owner will be negatively impacted.
- *Public Benefit:* The abandonment of right-of-way in this location may benefit the public through decreased maintenance costs and the creation/acquisition of more private property for development and the maximization of land use.

Recommendation:

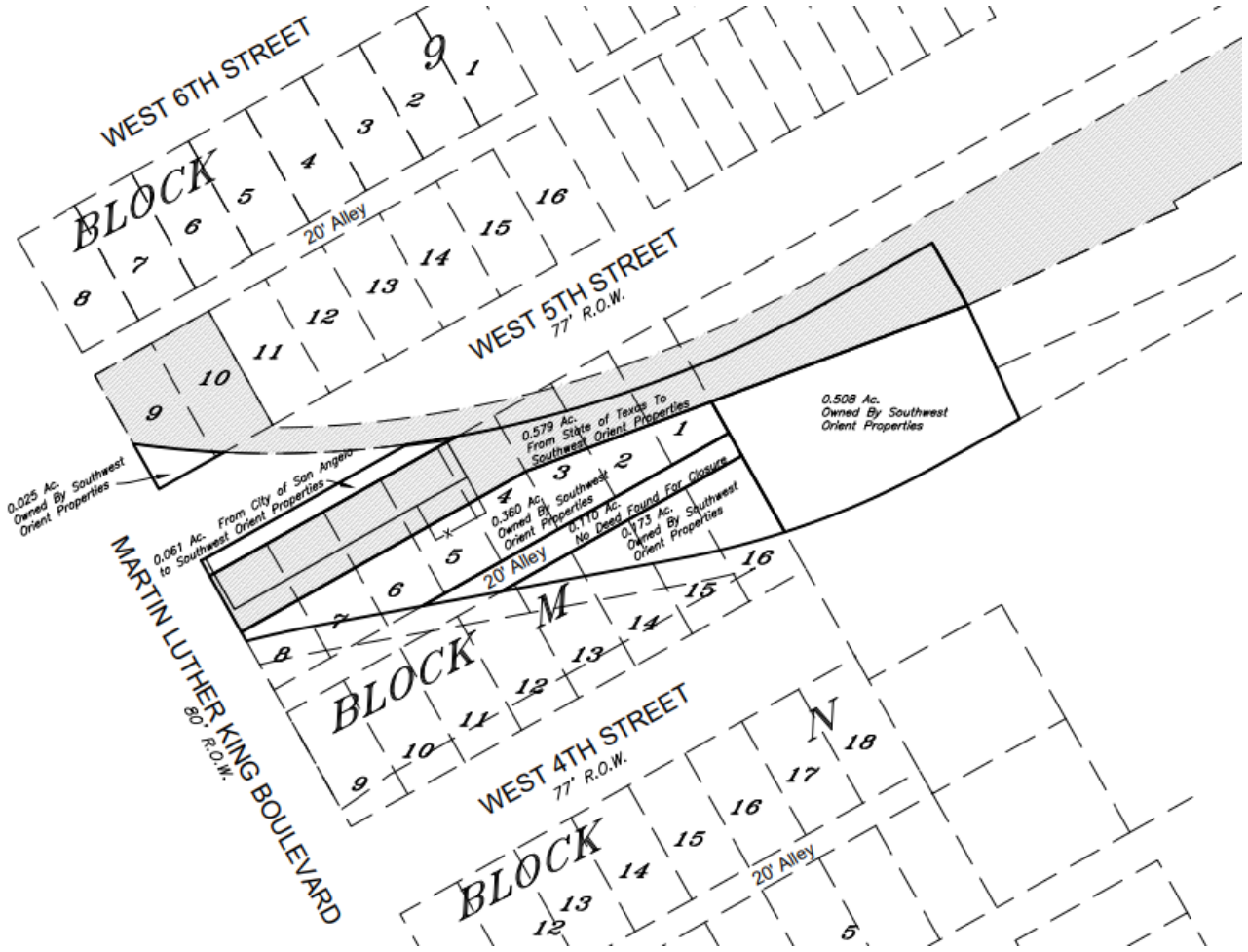
Staff recommend **APPROVAL** of the proposed abandonment **subject to three (3) conditions of approval:**

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.

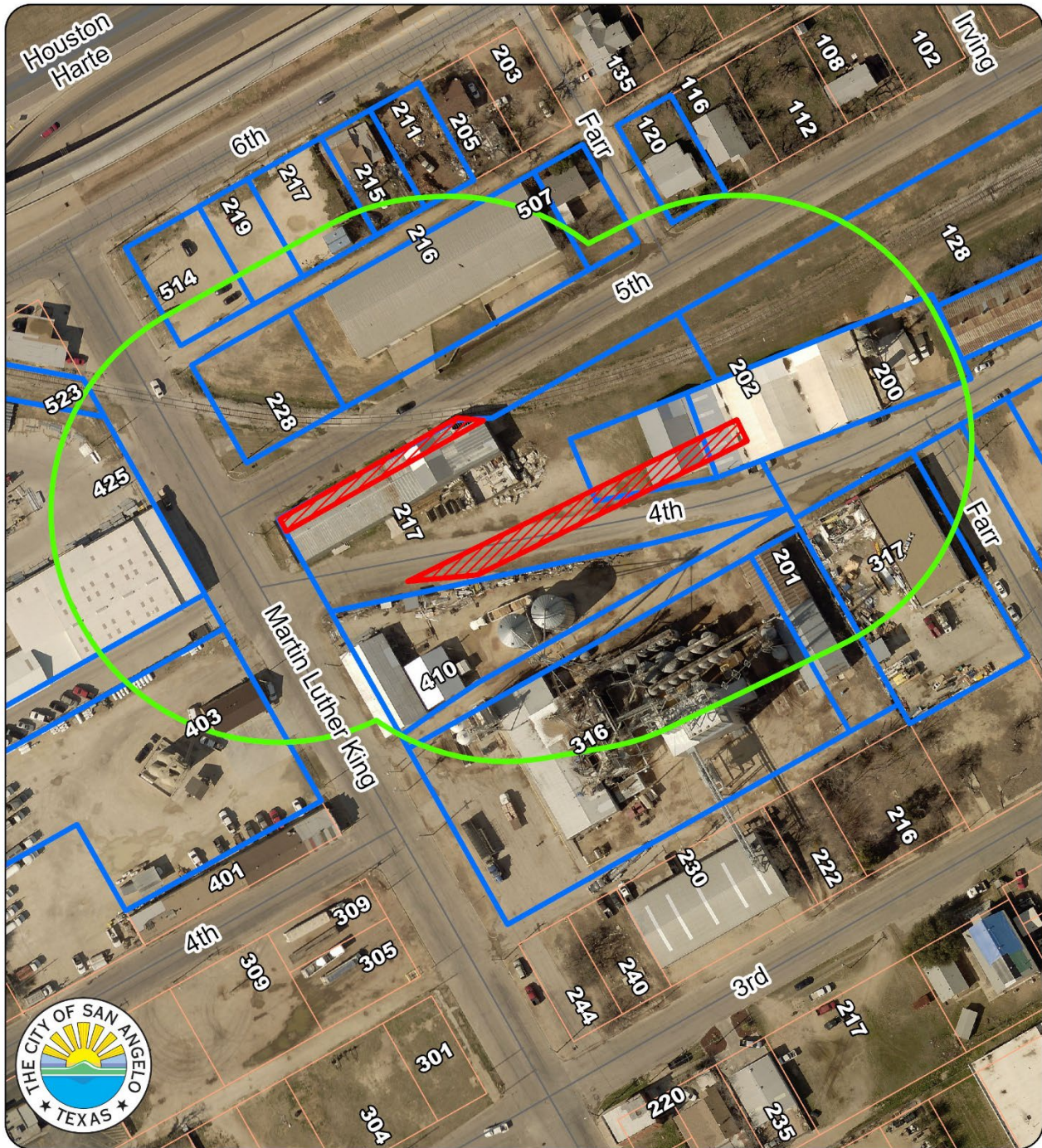
Attachments:

Exhibit
Notification Map
Aerial Map

Exhibit



Notification Map



Notification Map

Case ROW26-04: 200 Blk of W 5th & MLK


Council District: #3 - Harry Thomas

Neighborhood: Downtown

Scale: 0 0.01 0.01 0.03 0.04 0.06 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N



Aerial Map
(To be added)

Site Photo



AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF RIGHT-OF-WAY COMPRISED OF 7,449 SQUARE FEET, BEING A 2,657 SQUARE-FOOT PORTION OF WEST 5TH STREET AND A 4,792 SQUARE-FOOT PORTION OF AN ALLEYWAY; 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 7,449 square feet, being a 2,657 square-foot portion of West 5th Street and a 4,792 square-foot portion of an alleyway, the boundary of the street right-of-way being 13.5 feet wide and between 181.03 and 217.46 feet long, and the boundary of the alleyway being 20 feet wide and between 211.43 and 269.57 feet long, Tom Green County, Texas, more particularly depicted in **Exhibit “A”** and described in **“Exhibit B,”** 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.

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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 and alley right-of-way.
2. Submit, obtain approval, and officially record a subdivision replat absorbing all of the abandoned street and alley 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 and alley right-of-way.

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of rights-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Manager or Mayor of the City of San Angelo is hereby authorized to execute and deliver quitclaim deeds conveying the subject tracts of abandoned right-of-way depicted in **Exhibit "A"** and described in **"Exhibit B,"** 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 **16th day of June 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

ATTEST:

APPROVED AS TO FORM:

Heather Stastny, City Clerk

Brandon Dyson, City Attorney

Exhibit "A"

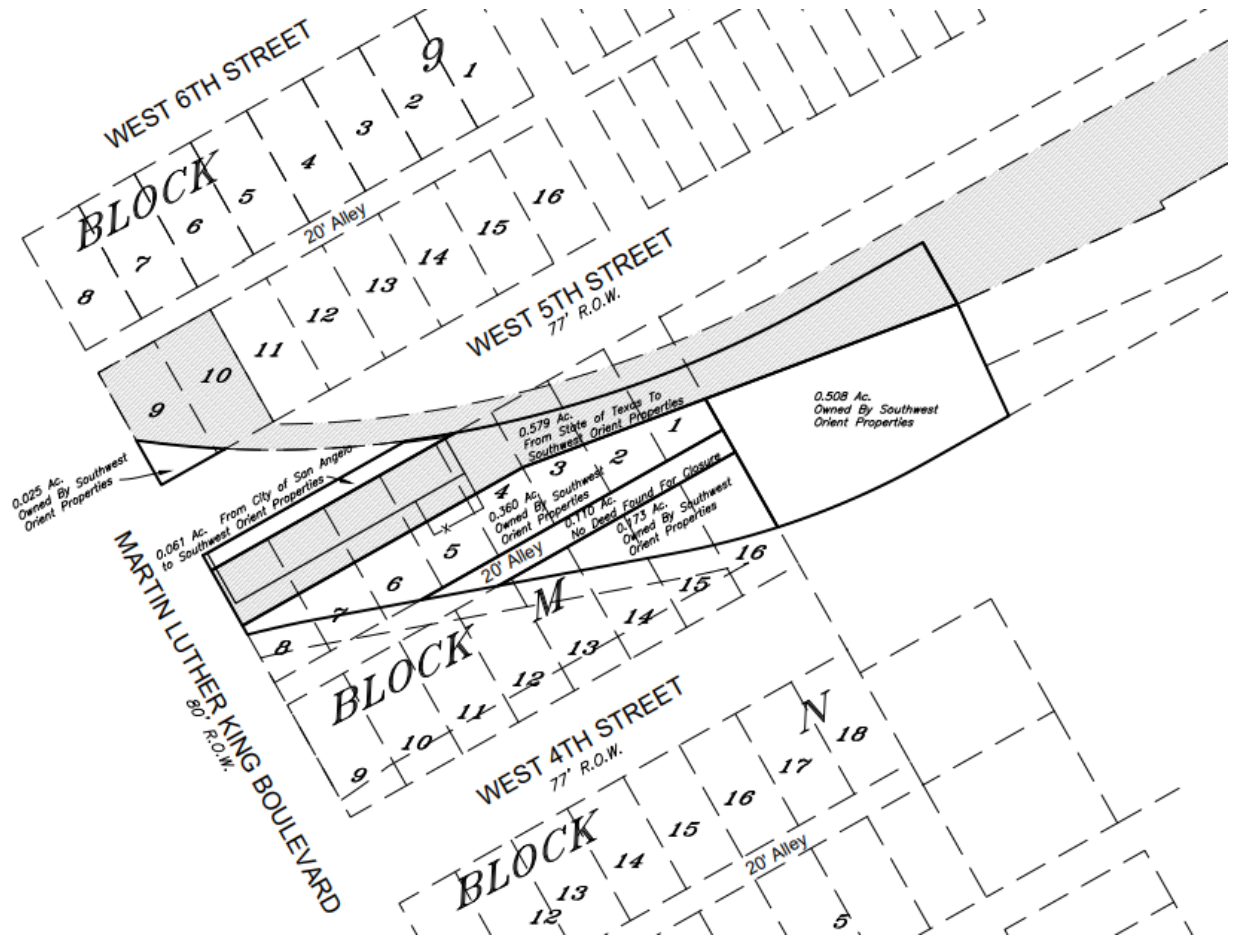


Exhibit "B"

FIELD NOTES

0.110 Acre

April 13, 2026
26-S-0087

Being 0.110 acre of land out of a portion of a 20' alley in Block M of the Miles Addition, City of San Angelo, Tom Green County, Texas and said 0.110 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" set for northeast corner of Lot 16 of said Block M and the southeast corner of said 20' alley for the southeast corner of this tract;

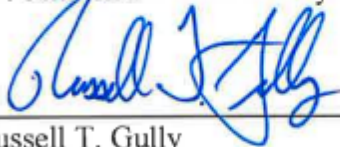
Thence with the north line of Lots 16 through 12 of said Block M and the south line of said 20' alley, S. 60° 33' 54" W. 211.43 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the north line of said Lot 12 and being in the southerly line of 4th Street as it occupies the ground and the northerly line of a 20' spur tract that is to the State of Texas acting by and through the Texas Department of Transportation (in use as railroad) described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas for the southwest corner of this tract;

Thence with the westerly south line of this tract and the northerly line of said railroad and the southerly line of said 4th Street and across said 20' alley, S. 79° 32' 51" W. 61.49 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set in the south line of Lot 6 of said Block M and the north line of said 20' alley for the northwest corner of this tract;

Thence with the north line of this tract and the south line of Lots 6 through 1 of said Block M, N. 60° 33' 54" E. 269.57 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of Lot 1 of said Block M for the northeast corner of this tract;

Thence with the east line of this tract and said 20' alley, S. 29° 26' 06" E. 20.00 feet to the place of beginning and containing an area of 0.110 acre of land.

See Attached Plat of Survey.



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



FIELD NOTES

0.061 Acre

April 13, 2026
26-S-0087

Being 0.061 acre of land out of the southern part of West 5th Street Right of Way that adjoins the east line of Martin Luther King Boulevard and the northern line of Block M, Miles Addition, City of San Angelo, Tom Green County, Texas and said 0.061 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod with cap marked “SKG ENGINEERS” set for the northwest corner of Lot 8, Block M of said Miles Addition and being at the intersection of the south line of said West 5th Street and the east line of said Martin Luther King Boulevard for the southwest corner of this tract;

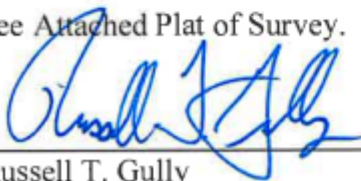
Thence with the west line of this tract and the east line of said Martin Luther King Boulevard and across said West 5th Street, N. 29° 26’ 06” W. 13.50 feet to a ½” iron rod with cap marked “SKG ENGINEERS” set for the northwest corner of this tract;

Thence with the north line of this tract and in the Right of Way of said 5th Street, N. 60° 33’ 54” E. 181.03 feet to a ½” iron rod with cap marked “SKG ENGINEERS” set in the southerly line of the State of Texas acting by and through the Texas Department of Transportation (in use as railroad) described and recorded in Volume 819, Page 915, Official Public Records of Tom Green County, Texas for the northeast corner of this tract;

Thence with the southerly line of said railroad and a curve to the left having a radius of 895.25 feet, central angle of 02° 29’ 11”, arc length of 38.85 feet whose long chord bears, N. 80° 54’ 04” E. 38.85 feet to a ½” iron rod with cap marked “SKG ENGINEERS” set in the north line of Lot 4, Block M of said Miles Addition for the most easterly corner of this tract;

Thence with south line of this tract and the north line of said Block M, S. 60° 33’ 54” W. 217.46 feet to the place of beginning and containing an area of 0.061 acre of land.

See Attached Plat of Survey.



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



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-05, a request for a zone change from the Two-family Residential zoning district to the Low-rise Multifamily zoning district for 0.195 acres of property located at 411 W. Ave. H (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

A request for approval of a zone change from two-family residential (RS-2) to low-rise multifamily (RM-1) for .195 acres of property located at 411 W Ave H. This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between two major arterials at the end of their block. The area is mixed use from RM-1 to the south, with an apartment complex to office commercial to two-family residential. The property is 8500 sq. ft. in size and 50' wide along Ave H and at a depth of 170'. This property has a paved alleyway behind and 23' of Right-of-way in the front. this development fits with a mixed use area.

The Planning Commission heard this case on May 18th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | Z26-05 411 W Ave H Notification Letter | Z26-05 411 W Ave H Notification Letter.docx |
| 2. | Z26-05 - Staff Report | Z26-05 - Staff Report.pdf |
| 3. | Z26-05 - Ordinance | Z26-05 - 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



The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

AREC 4 LLC - 740062
PO BOX 29046
PHOENIX, AZ 85038-9046

NOTICE OF PUBLIC HEARING

RE: Z26-05 411 W Ave H

5/4/2026

WHEN: Monday, May 18, 2026 at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave.

CONCERNING: A request for a zone change from Two-Family Residential (RS-2) to Low-Rise Multifamily (RM-1) located at 411 W. Ave H.

REASON: To allow the construction of a residence.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments related to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-05 411 W Ave H. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: AREC 4 LLC - 740062
Address: 1330 S KOENIGHEIM

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor

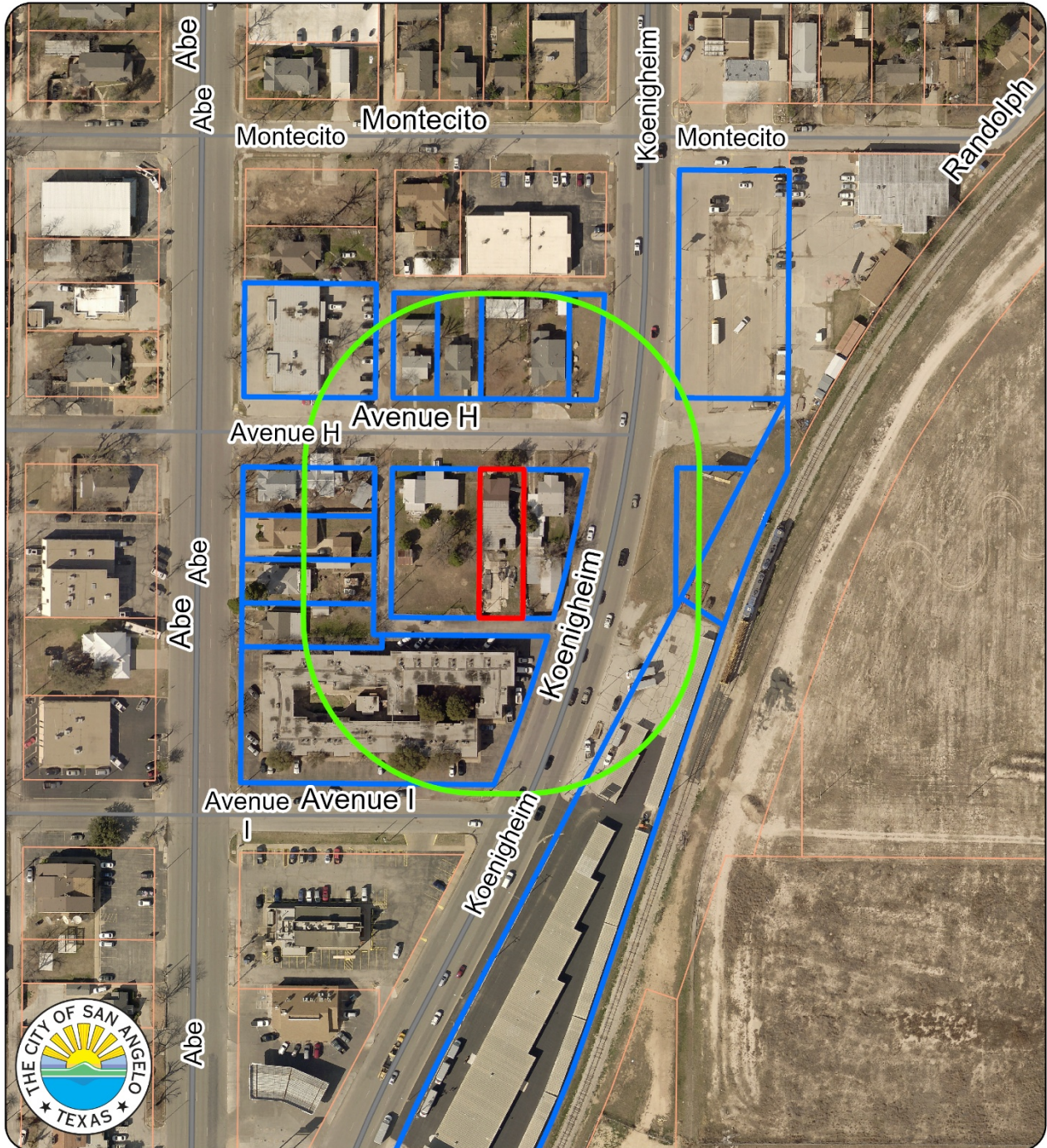
I am opposed

Signature: _____




Additional Comments:




The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case: Z26-05 411 W Avenue H
Council District: #5 - Karen Hesse Smith
Neighborhood: Santa Rita

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.01 0.02 0.04 0.06 0.08 Miles

N 

STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-05: 411 W Ave H	
SYNOPSIS:			
A request for approval of a zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1) for .195 acres of property located at 411 W Ave H.			
LOCATION:		LEGAL DESCRIPTION(S):	
411 W Ave H		Acres: 0.195, Lot: 10, Blk: 37, Subd: PARK HEIGHTS ADDITION	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #5 – Karen Hesse Smith Neighborhood – Santa Rita	Current: RS-2 Proposed: RM-1	Neighborhood Center	.195 acres
THOROUGHFARE PLAN:			
W Ave H – Local Road S. Koenigheim St – To the East – Major Arterial S. Abe St – to the West – Major Arterial			
NOTIFICATIONS:			
17 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend <u>APPROVAL</u> of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Matlock Family Partnership, LLC.			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@sanangelo.gov			

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between two major arterials at the end of their block. The area is mixed use from RM-1 to the south, being an apartment complex to office commercial to two-family residential. The property is 8500 sq. ft. in size and 50' wide along Ave H and at a depth of 170'. This property has a paved alleyway behind and 23' of Right-of-way in the front.

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Goodfellow, ASU, or the Downtown areas for employment, school or entertainment.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request would not conflict with the Zoning Ordinance in any way and the properties in their current and proposed shapes and sizes would be consistent with CG development standards.
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 commercial zoning would be compatible with the surrounding area as the subject property is located within several land uses such as Two-family residential (RS-2), Office Commercial (OC), Neighborhood Commercial (NC), and Low-rise Multifamily (RM-1).
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to General Commercial is necessary for the applicant's plans to develop the property for commercial use. The proposal is to have housing for more than one family on the property.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse effects on the nearby natural environment as this is a redevelopment, impacting only this lot.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.
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.**

RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2) to Low-rise Multifamily (RM-1)

Attachments:

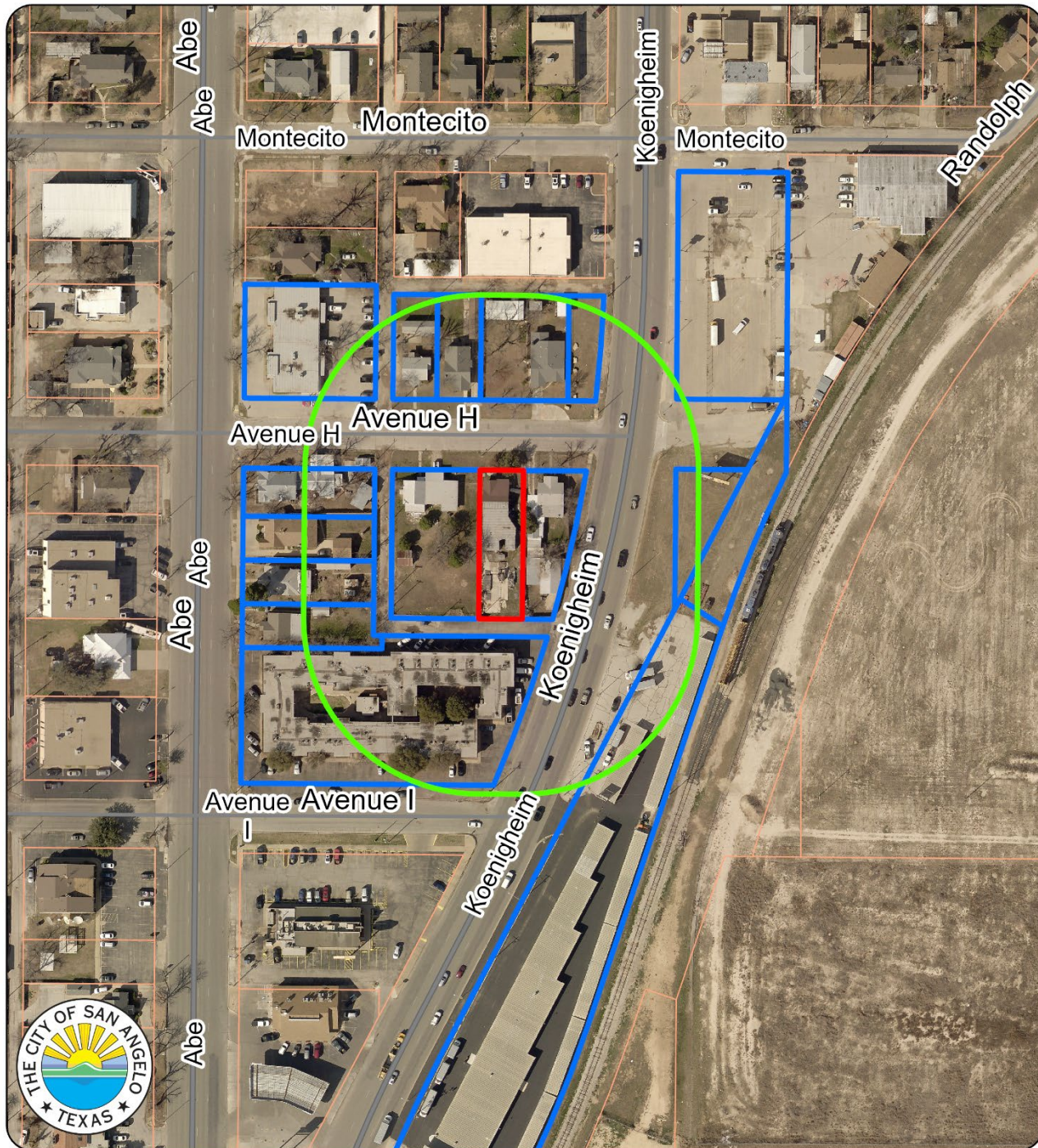
Notification Map





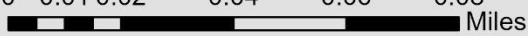
Aerial Map

Zoning Map

Vision Map

Notification Map



Notification Map		
Case: Z26-05 411 W Avenue H	200' Range: 	
Council District: #5 - Karen Hesse Smith	Subject Property: 	
Neighborhood: Santa Rita	Notified Properties: 	
Scale:  Miles		

Aerial Map



Aerial Map

Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

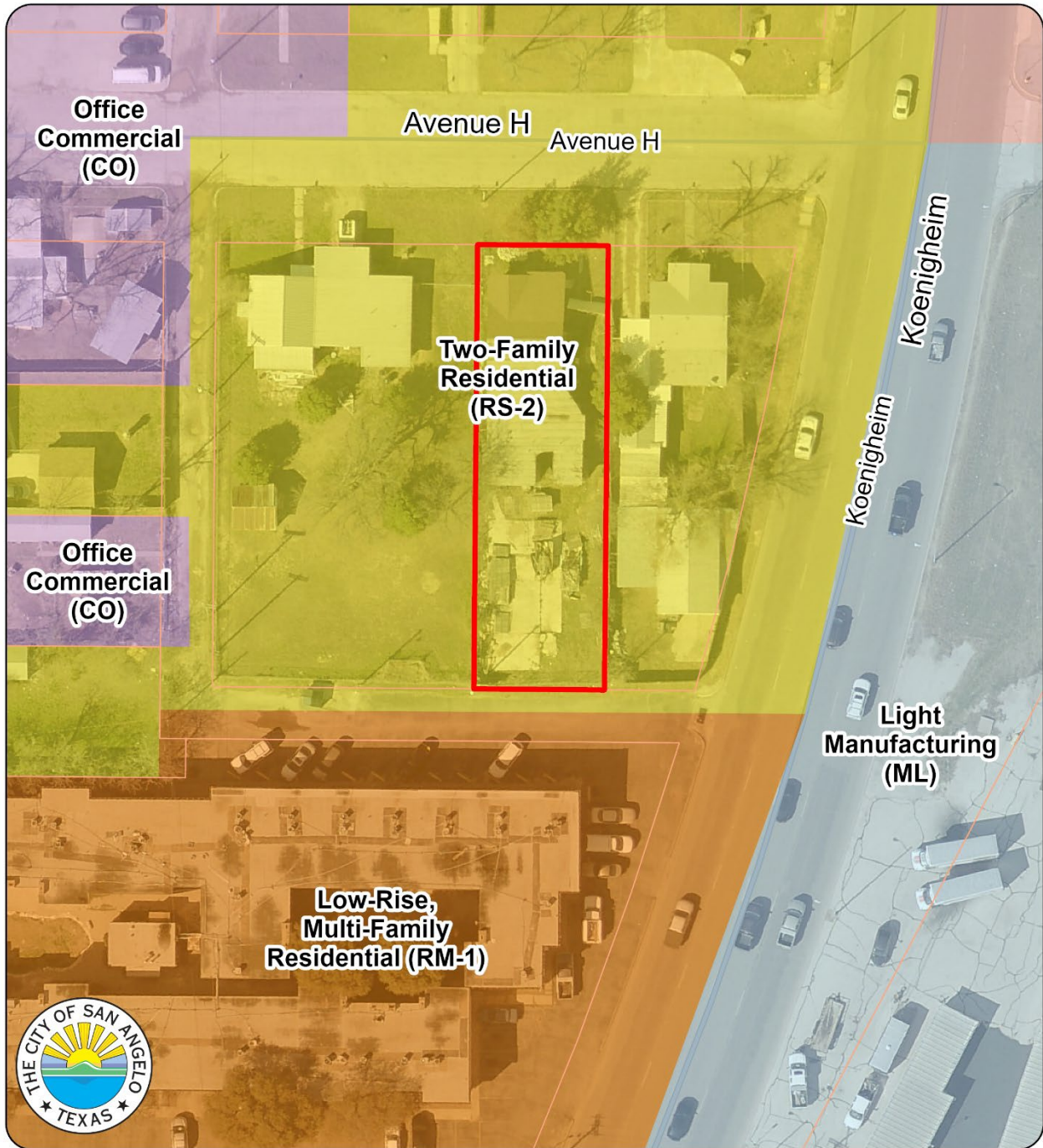
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map



Zone Map

Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

200' Range:

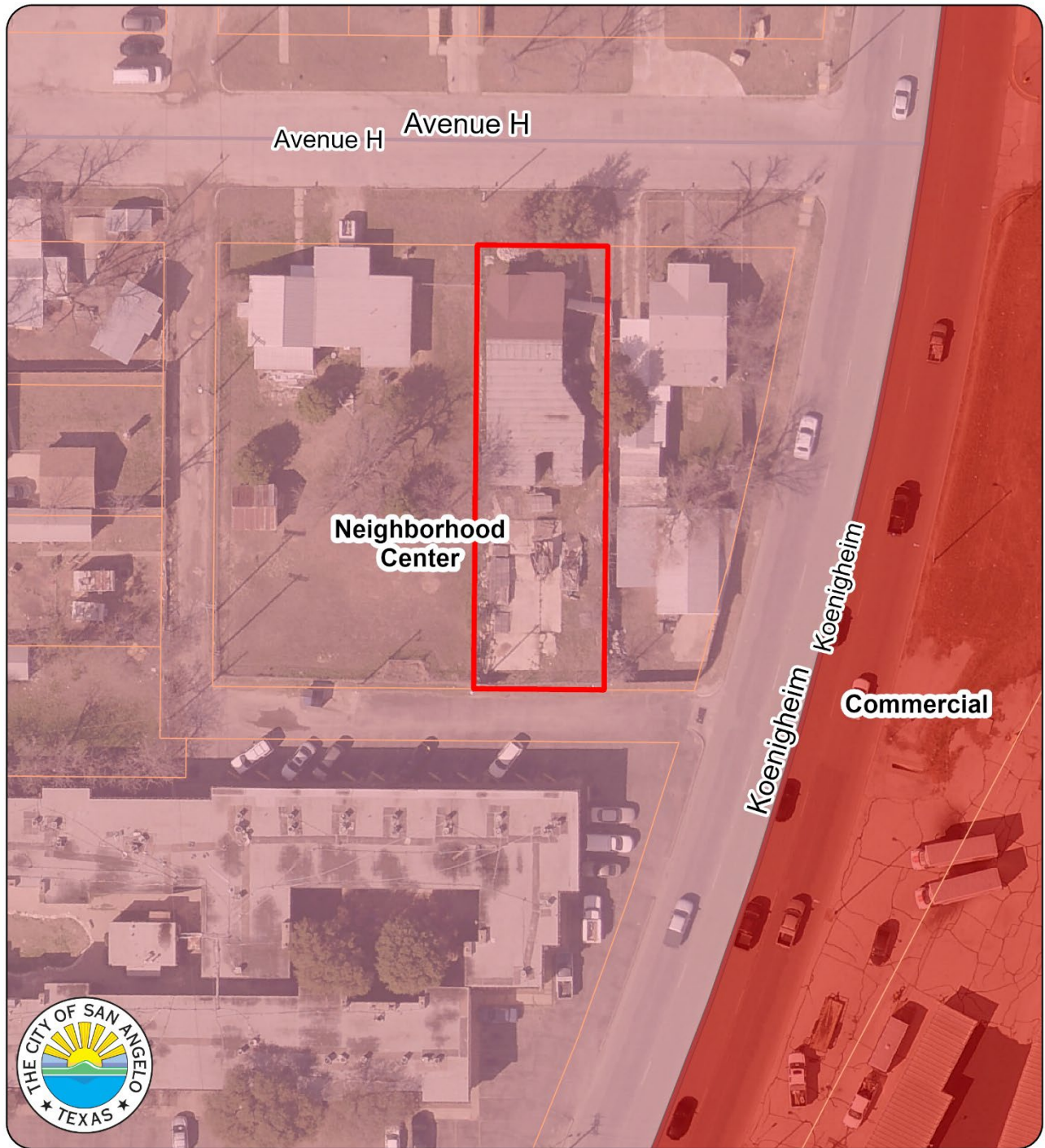
Subject Property:

Notified Properties:

N



Vision Plan



Vision Map

Case: Z26-05 411 W Avenue H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 0 0.01 0.02 0.03 Miles

200' Range: 

Subject Property: 

Notified Properties: 

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.195 ACRES LOCATED AT 411 W. AVE H**; FROM TWO FAMILY RESIDENTIAL (RS-2) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

Commented [HC1]: Staff report says “4.971 acres”, and the legal descriptions in Exhibit B seem to add up to 4.97.

RE: Z26-05 411 W. Ave. H

WHEREAS, on the 18th day of May 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 Low-rise Multifamily (RM-1) zoning district; and,

WHEREAS, on the 16th day of June 2026, City Council held a public hearing on Z26-05, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of 0.195 acres located at 411 W Ave. H, described in Park Heights Addition, Block 37, Lot 10 within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

Commented [HC2]: Same comment as above.

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

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

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **16th day of June 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

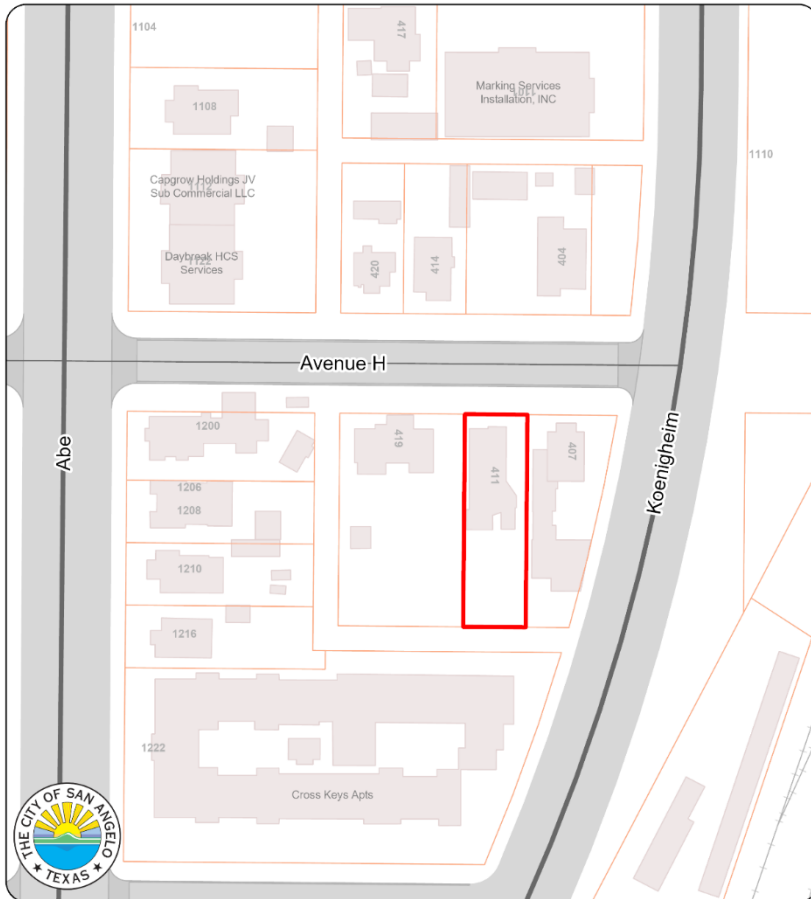
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map

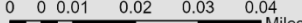
Z26-05: 411 W Ave H

Council District: #5 - Karen Hesse Smith

Neighborhood: Santa Rita

Subject Property: 



Scale:  Miles

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Aaron Vannoy, Director, Planning and Development Services

Meeting Date: June 16, 2026

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z26-06, a request for a zone change from the Two-family Residential, General Commercial, and General Commercial/Heavy Commercial zoning districts to the Low-rise Multifamily zoning district for 0.78 acres of property located at 309-333 W. 8th St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Staff Recommendation:

Adopt

Summary/History:

A request for approval of a zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8th St. This property lies adjacent to a major arterial but without access at the end of its block. The access is via a minor collector (Martin Luther King Jr. Dr.). The area is mixed-use with two-family residential, with a corridor of CG/CH, an older school facility, and the commercial corridor with N. Bryant. The properties are 5000 sq. ft. in size individually, but 350' along W 8th St for frontage and at a depth of 100'. This property has a sidewalk along the access road and, being an access road, TXDOT has the authority to either grant or deny access at that location.

The Planning Commission heard the case on May 18th and recommended approval with a 6-0 vote.

Funding Source(s):

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Z26-06 - Staff Report | Z26-06 - Staff Report.docx |
| 2. | Z26-06 309-333 W 8th St Notification Letter | Z26-06 309-333 W 8th St Notification Letter.docx |
| 3. | Z26-06 - Ordinance | Z26-06 - 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

STAFF REPORT
PLANNING COMMISSION – May 18, 2026
City Council First Reading – June 16th, 2026

APPLICATION TYPE:		CASE:	
Zone Change		Z26-06: 309-333 W 8 th St.	
SYNOPSIS:			
A request for approval of a zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1) for 0.78 acres of property located at 309-333 W 8 th St.			
LOCATION:		LEGAL DESCRIPTION(S):	
309, 313, 317, 321, 325, 329, and 333 W. 8 th St.		Subd: MILES ADDITION Blk: 21 Lots: 3, 4, 5, 6, 7, 8, and 9 being 0.78 acres	
SM DISTRICT:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Patrick Keely Neighborhood – Blackshear	Current: RS-2, CG, CG/CH Proposed: RM-1	Neighborhood Center	0.78 acres
THOROUGHFARE PLAN:			
W 8 th St. – Local Road, with dead end before reaching N. Bryant Rd. 7 th St – functions as access road to Houston Harte Freeway Martin Luther King Dr. – To the East – Minor Collector N. Bryant Blvd. – to the West – Major Arterial			
NOTIFICATIONS:			
12 notices were mailed. At the time of this report, no notices have been returned.			
STAFF RECOMMENDATION:			
Staff recommend APPROVAL of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)			
PROPERTY OWNER/PETITIONER:			
Owner: Matlock Family Partnership, LLC.			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@sanangelo.gov			

Information:

This zone change request involves a property undergoing redevelopment after a fire destroyed the existing structure. This property lies between adjacent to a major arterial but without access at the end of their block. The access is via a minor collector (Martin Luther King Dr.) The area is mixed use with two-family residential. A corridor of CG/CH, and older school facility and the commercial corridor with N. Bruant. The properties are 5000 sq. ft. in size individually, but 350' along W 8th St for frontage and at a depth of 100'. This property has a sidewalk along the access road and being an access road TXDOT has the authority to either grant or deny access at that location. .

Planning Commission evaluation of appropriateness.

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

1. **Compatible with Plans and Policies.** **Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.**
The future land use envisioned for this property "Neighborhood Center", which is compatible with the request for RM-1 Low-rise multifamily residential. This style of residential allows for slightly more dense living and in areas adjacent to commercial, retail and major thoroughfares to be taken to Wendland, WW AFCO, Ethicon, or the Downtown areas for employment, school or entertainment.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.**
This request *could* conflict with the Zoning Ordinance if the developer proposes to replat and combined some lots. In their current arrangement, if single-family structures, then the lot sizes would match the zoning; other structure types like duplex or multi-family then the lot sizes would not match.
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 commercial zoning would be compatible with the surrounding area as the subject property is located within several land uses such as Two-family residential (RS-2), and General Commercial (CG).
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.**
A zone change to General Commercial is necessary for the applicant's plans to develop the property for commercial use. The proposal is to have housing for more than one family on the property.
5. **Effect on Natural Environment.** **Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.**
Staff do not anticipate any adverse effects on the nearby natural environment as this is a redevelopment, impacting only these lots.
6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.**
The development of this property for residential is supported by the 2019 and the 2024 ResIntel Housing Studies for rental properties and entry level properties such as low-rise multifamily structures.

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.*

RM-1 Low-rise multifamily zoning at this location would result in a logical and orderly pattern of development where current single family homes are converted to commercial business, low-rise multifamily is adjacent and between major corridors in proximity to other commercial development.

Recommendation:

Staff recommend **APPROVAL** of the zone change from Two-family residential (RS-2); General Commercial (CG), and General Commercial/Heavy Commercial (CG/CH) to Low-rise Multifamily (RM-1)

Attachments:

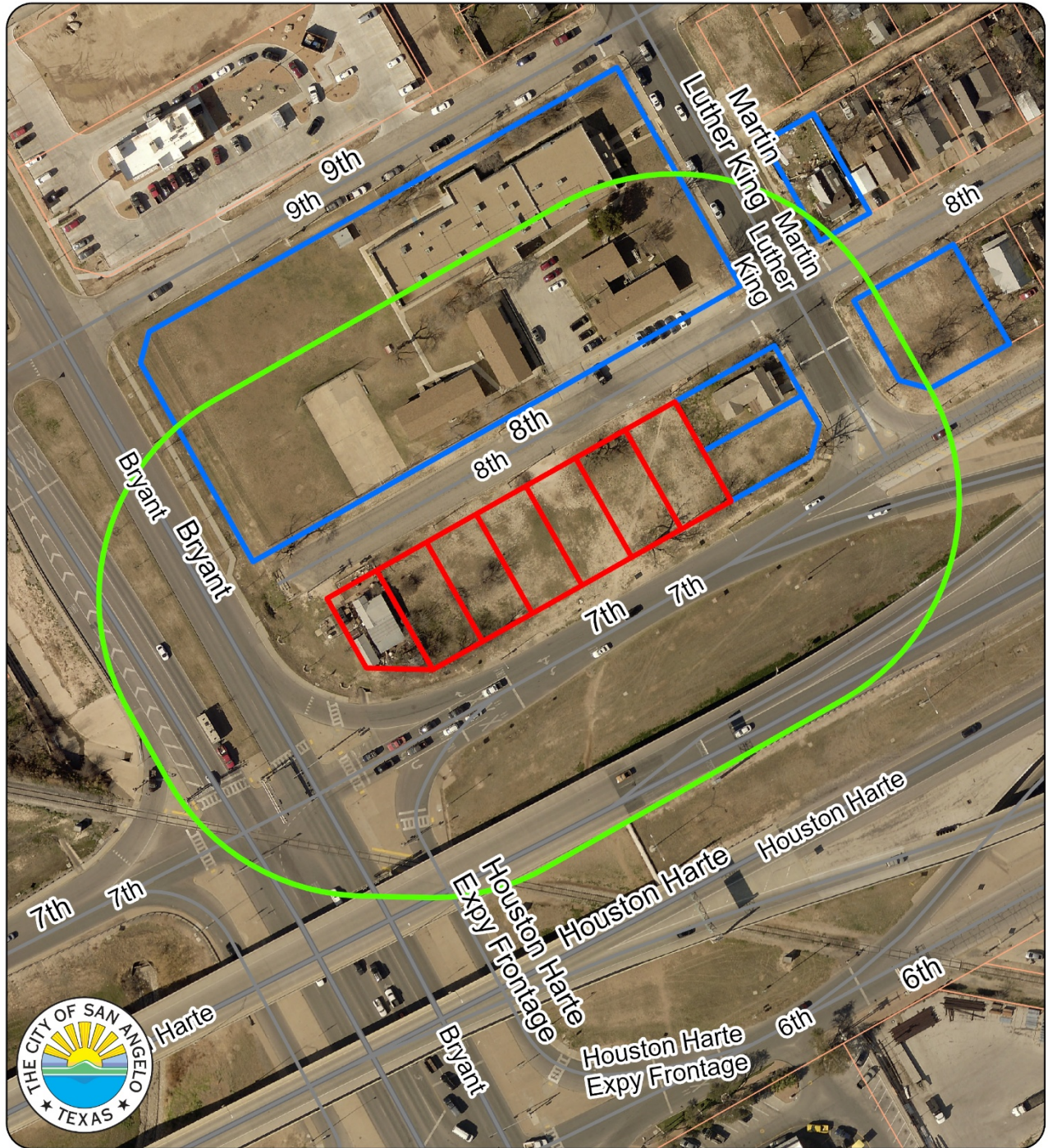
Notification Map

Aerial Map




Zoning Map


Vision Map


Notification Map



Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles



Aerial Map




Aerial Map


Case: Z26-06 309-333 W 8th St


Council District: #4 - Patrick Keely

Neighborhood: Blackshear

Scale: 0 0.01 0.02 0.03 0.04 Miles

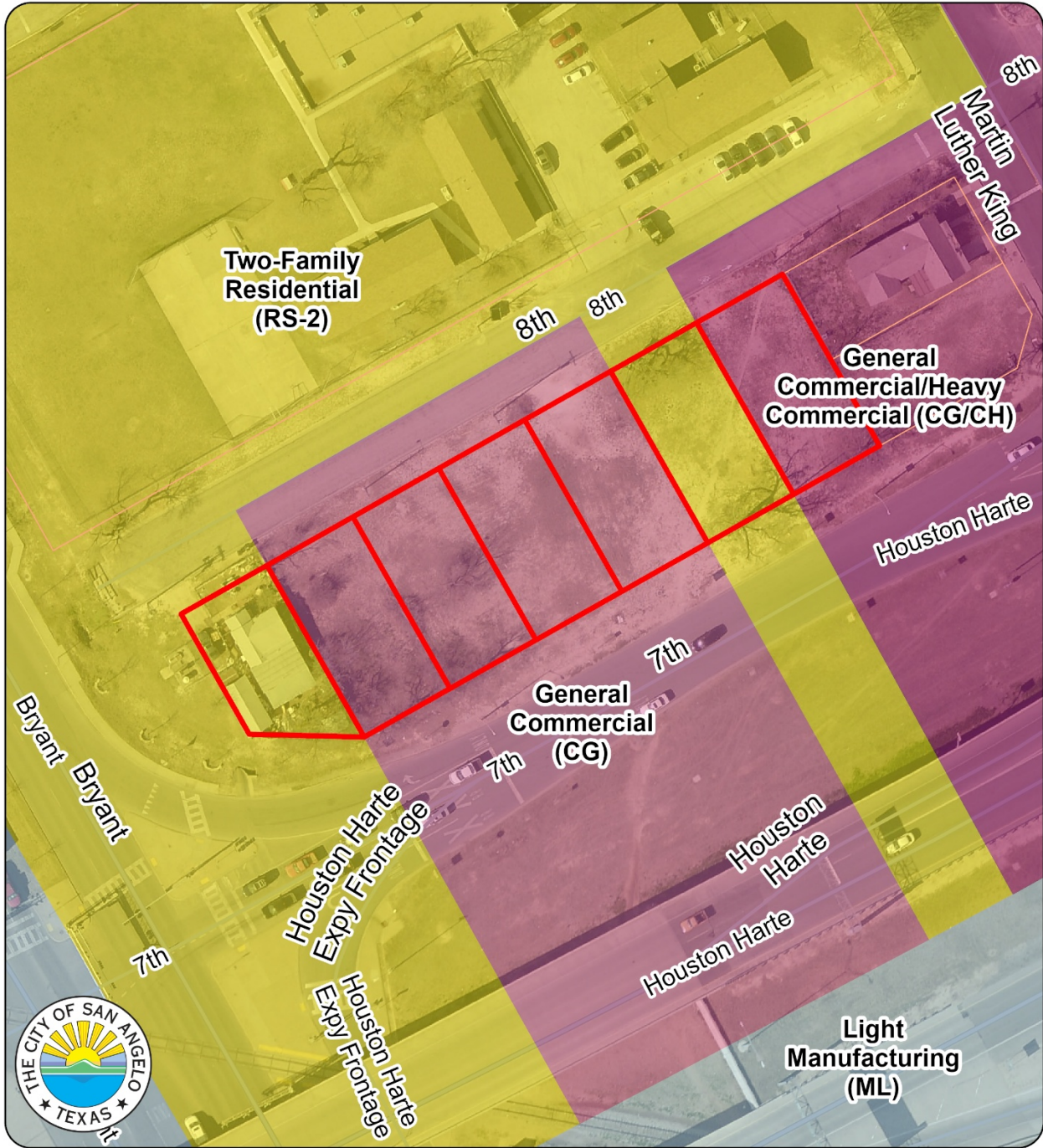
200' Range: 

Subject Property: 

Notified Properties: 



Zoning Map

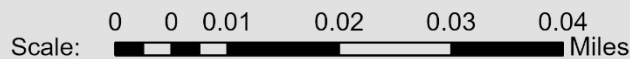


Zone Map

Case: Z26-06 309-333 W 8th St

Council District: #4 - Patrick Keely

Neighborhood: Blackshear



200' Range:

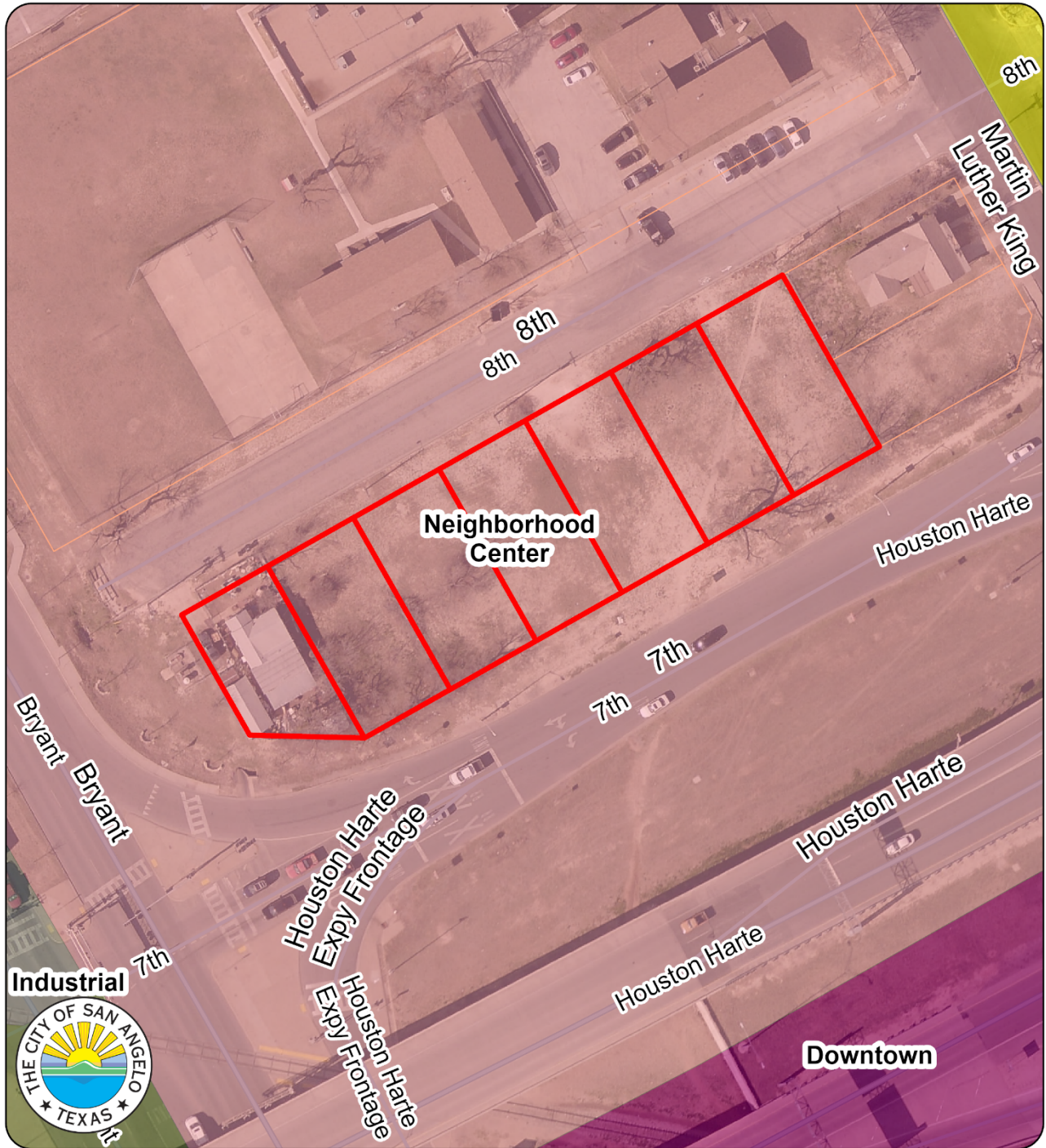
Subject Property:

Notified Properties:




N




Vision Plan



Vision Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale: 0 0.01 0.02 0.03 0.04 Miles

N 



The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903

GARZA FERMIN T JR
2732 EUNICE DR
SAN ANGELO, TX 76901-1034

NOTICE OF PUBLIC HEARING

RE: Z26-06 309-333 W 8th St

5/4/2026

WHEN: Monday, May 18, 2026 at 9:00 AM

WHERE: East Mezzanine Room, City Hall, located at 72 W College Ave.

CONCERNING: A request for a zone change from Two-Family Residential (RS-2); General Commercial (CG) and General Commercial/Heavy Commercial to Low-Rise Multifamily (RM-1).

REASON: To allow the construction of a residence.

This hearing before the Planning Commission is open to any interested person. Opinions, objections and/or comments related to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is colored red on the map is being considered for this request. The solid green boundary line around the subject area is only a notification area.

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. An appeal of the Planning Commission's decision on conditional use approval shall be made to the City Council within 15 days of the final action by the Planning Commission. The appeal shall be submitted in writing to the Planning Director and processed in accordance with the Zoning Ordinance.

If you require further assistance regarding these proceedings, please contact the **Planning Division**, at telephone 325-657-4210 or by email address planning@sanangelo.gov.

CASE #: Z26-06 309-333 W 8th St. You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GARZA FERMIN T JR
Address: 713 N MARTIN LUTHER KING

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo, TX, 76903
planning@sanangelo.gov

I am in favor

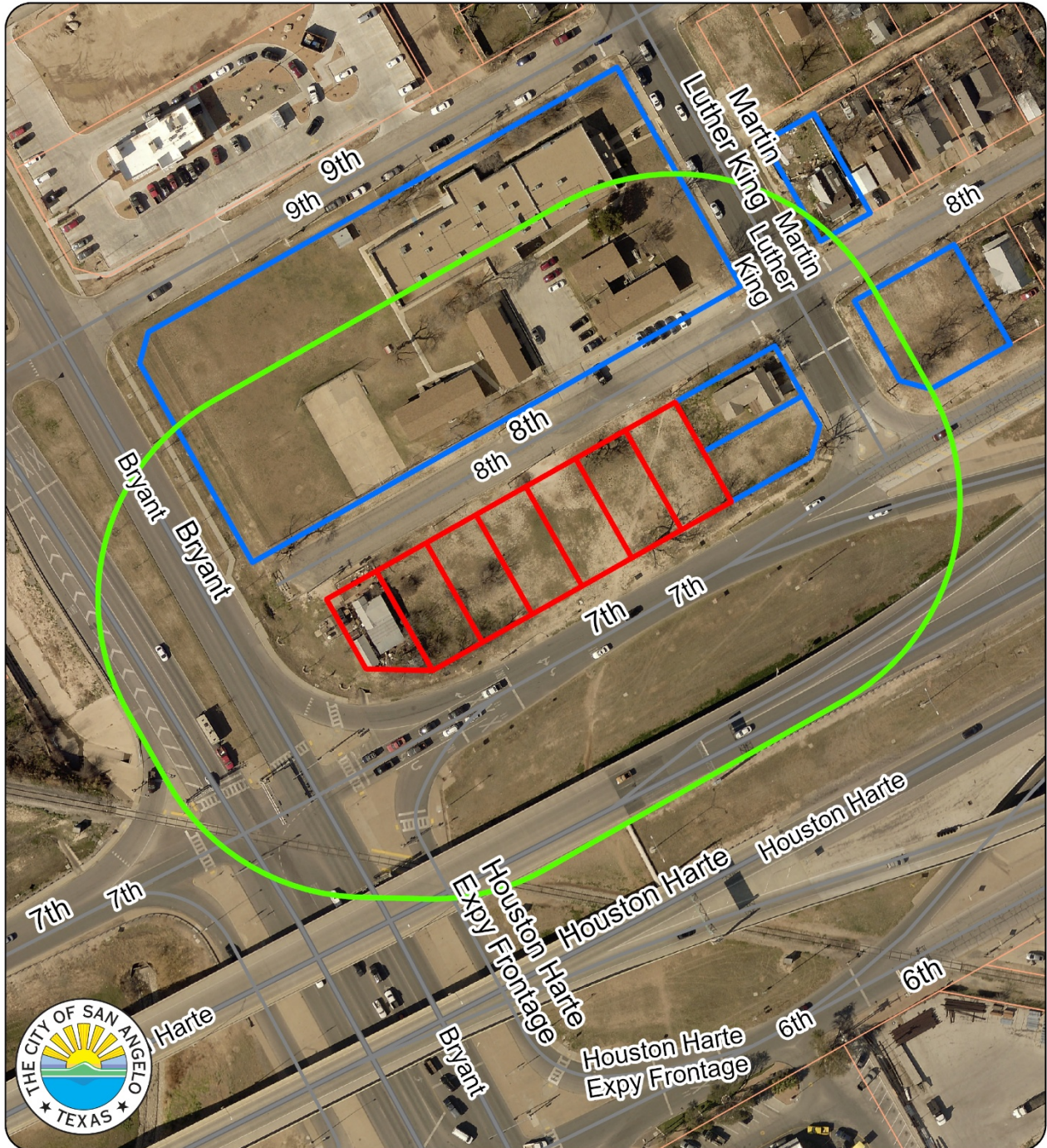
I am opposed

Signature: _____




Additional Comments:

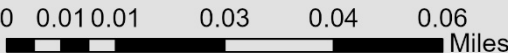



The City of San Angelo, Texas
Planning Division
52 West College Avenue, 76903



Notification Map
Case: Z26-06 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

200' Range: 
Subject Property: 
Notified Properties: 

Scale:  Miles



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT “A” OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: **APPROXIMATELY 0.78 ACRES LOCATED AT 309, 313, 317, 321, 325, 329 AND 333 W. 8TH STREET;** FROM TWO FAMILY RESIDENTIAL (RS-2), GENERAL COMMERCIAL (CG), AND GENERAL COMMERCIAL HEAVY COMMERCIAL (CG/CH) TO THE LOW-RISE MULTIFAMILY (RM-1) ZONING DISTRICT, PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

Commented [HC1]: Staff report says “4.971 acres”, and the legal descriptions in Exhibit B seem to add up to 4.97.

RE: Z26-06 309-333 W. 8th St.

WHEREAS, on the 18th day of May 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 Low-rise Multifamily (RM-1) zoning district; and,

WHEREAS, on the 16th day of June 2026, City Council held a public hearing on Z26-06, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials.

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

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

The real property of 0.78 acres located at 309, 313, 317, 321, 325, 329, and 333 W. 8th St., described in Miles Addition Addition, Block 21, Lot 3, 4, 5, 6, 7, 8, and 9 within the City of San Angelo, Tom Green County, Texas as more particularly all properties are described and depicted on Exhibit “A” of this Ordinance.

Commented [HC2]: Same comment as above.

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

implement the zoning provision adopted herein, as further depicted on **Exhibit “A”** of this Ordinance (**“Zone Change Map”**).

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

SECTION 4: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

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

INTRODUCED on the **16th day of June 2026**, and finally PASSED, APPROVED AND ADOPTED on this the **7th day of July 2026**.

THE CITY OF SAN ANGELO

Tom Thompson, Mayor

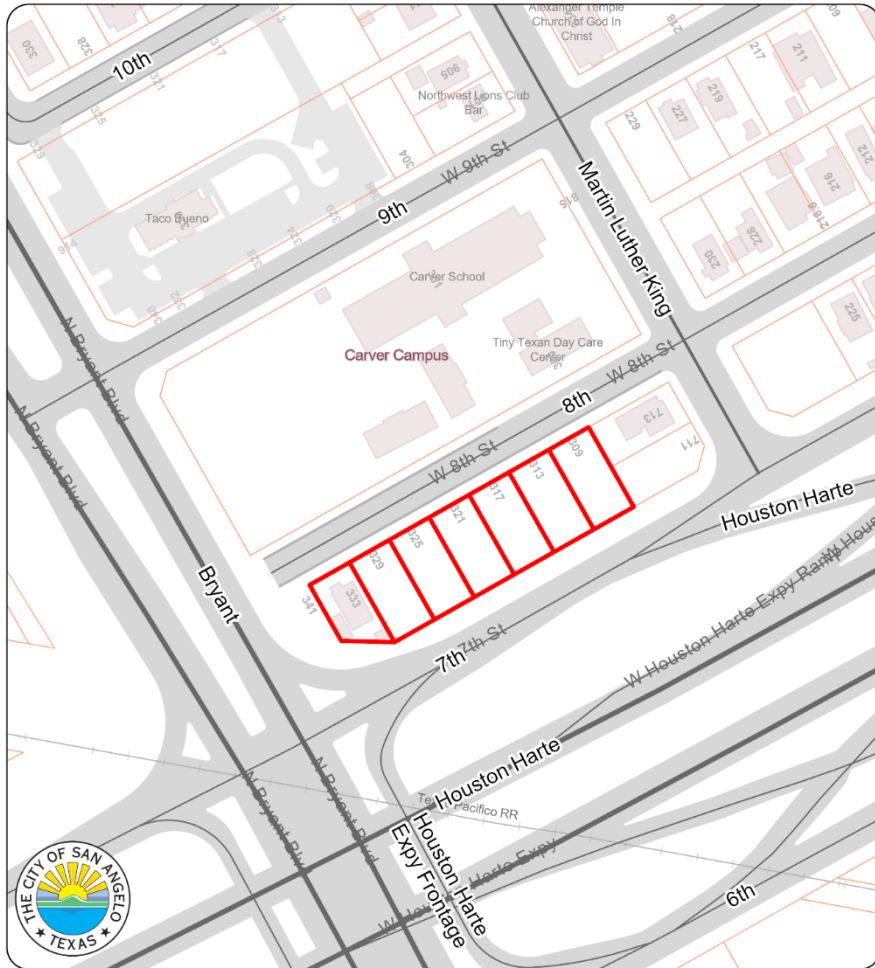
ATTEST:

Heather Stastny, City Clerk

APPROVED AS TO FORM:

Brandon Dyson, City Attorney

Exhibit "A" (Zone Change Map)



Ordinance Map
Z26-06: 309-333 W 8th St
Council District: #4 - Patrick Keely
Neighborhood: Blackshear

Scale: 00.00.01 0.02 0.03 0.04 Miles

Subject Property: —

N