



City Council Agenda 05/15/2018

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on May 15, 2018 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. Prayer and Pledge

3. Proclamations/Recognitions

- a. Proclamation declaring May 14-18, 2018 as National Salvation Army Week
- b. Recognition of Fort Concho cavalry rider Rick Dill for winning the Hesse Championship Cup at the 2018 Regional Cavalry Competition
- c. Proclamation declaring May 13-19, 2018 as Police Week and May 15, 2018 as Peace Officers Memorial Day

4. Public Comment

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Council members may request that a discussed item be placed on a future agenda. The Council takes public comment on all Regular Agenda items during the discussion of those items.

5. Consent Agenda

- a. Consider approving the May 1, 2018 City Council regular meeting minutes (Kendrick)
- b. Consider authorizing the City Manager to renew three recreational and agricultural leases with the following Tenants: (Preas)
 - 1. Daniel and Karla Kiser; 0.388 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition
 - 2. Lawrence and Susan Williams; 0.288 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition
 - 3. Lee Bell; 0.300 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition
- c. Consider authorizing the City Manager to enter into a new five year Recreational and Agricultural Lease Agreement for 14 acres out of J F Fuchs Survey 0172, Abstract 0204, and adjacent to South Concho River (Preas)
- d. Consider approving Buyboard Contract #529-17 from Deere and Company (Cary, NC) in the amount of \$61,492.81, budgeted in FY18 for the purchase of a tractor and utility vehicles, and authorizing the City Manager to execute any related documents (Kramer)

- e. Consider approving Buyboard Contract #529-17 from Professional Turf Products (Euless, TX) in the amount of \$154,416.98, budgeted in FY18, for the purchase of grounds and turf equipment, and authorizing the City Manager to execute any related documents (Kramer)
- f. Consider ratifying COSADC's approval and authorization for the Board President to execute a Memorandum of Understanding (MOU) with Angelo State University in an amount not to exceed \$7,650 to enable the assignment of up to two AmeriCorps VISTA members to perform services to help with the WRC Program as well as provide organizational support to COSADC staff (Scott)
- g. Consider authorizing an amendment to the agreement with ThyssenKrupp Elevator through TCPN contract #R150801 (now National IPA) to include additional elevators and escalators at the Airport, City Hall Annex, and Auditorium; and authorizing the City Manager to execute any related documents (Lewis)
- h. Second reading of an ordinance approving Case PD18-01, a rezoning from the Ranch and Estate (R&E) Zoning District to a Planned Development (PD) Zoning District to allow for Light Manufacturing and Production, and Retail Sales and Service; located at 3409 and 3415 South Chadbourne Street (J. James)
- i. Consider authorizing an agreement between the City of San Angelo and Kenneth C. Landon for operation of the International Water Lily Collection at Civic League Park in the amount of \$102,346 per year for 7 years with a 2.5% adjustment each year and authorizing the City Manager to execute any related documents (White)

6. Regular Agenda

- a. Employee Wellness Program Update - (Presentation made by San Angelo Community Medical Center officials)
- b. First reading and public hearing of ordinances approving:
 - 1. Case CP18-03, an amendment to the Comprehensive Plan, changing the Future Land Use designation from "Industrial" to "Commercial," being 5 acres located at 1619 Roosevelt St.
 - 2. Case Z18-08, a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 5 acres located at 1619 Roosevelt St. - (Presentation made by Planning & Development Services Director Jon James)
- c. Public hearing and first reading of an ordinance for Case Z18-09 for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 3.03 acres located at 401, 405, and 409 West 34th Street - (Presentation made by Planning & Development Services Director Jon James)
- d. Consider approving a funding plan for the North Concho River Bank Stabilization Project and directing staff to coordinate related matters on the first section of Phase II of the project (Johnson Dam to the railroad crossing), including: authorizing staff to negotiate an agreement with the Upper Colorado River Authority to apply for grants, obtain permits and oversee the implementation of the project and to enter into agreement with Kinney-Franke Architects under IDIQ (PUR-03-14) to finalize design for the work for the first section of Phase II, as identified in the funding plan - (Presentation made by Parks & Recreation Director Carl White)

- e. Consider a resolution awarding RFB ES-04-18, 2018 Annual Sealcoat Project, to Ronald R. Wagner & Co., LP and authorizing the City Manager to negotiate and execute a services agreement in the amount of \$4,084,995.12 - (Presentation made by City Engineer Russell Pehl)
- f. Update on Sales Tax revenue performance - (Presentation made by Finance Director Tina Dierschke)
- g. Consider three appointments to the San Angelo Performing Arts Coalition (SAPAC) Facility Maintenance Improvement Fund (FMIF) Board - (Presentation made by City Clerk Bryan Kendrick)

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 551.072 Deliberations about Real Property in Angelo Heights, Leon Heights and Miles Additions
- b. Section 551.071(2) consult with attorney when the governmental body seeks the advice of its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding creation of a non-profit board

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving various board nomination(s):
Public Art Commission: Ryan Dalgliesh (SMD2/Art Teacher) to a first term ending April 2020
- c. Announcements and consideration of Future Agenda Items

9. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 10th day of May 2018, at 11:45 a.m.

Bryan Kendrick, City Clerk

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The City Council reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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 City Clerk's Office at 325-657-4405.

City Council meetings are broadcast on Channel 17-Government Access at 10:30 A.M. and 7:00 P.M. every day for two weeks beginning on the Thursday after each meeting.

Proclamation

A love for God and a desire to help others is the motivation behind the men and women of the Salvation Army;

On a daily basis, the Salvation Army in San Angelo, Texas provides much more than spiritual counseling and basic human necessities to the needy and hurting;

The Salvation Army serves as a symbol of compassion and actively participates in the provision of services to thousands of men, women, and children in San Angelo;

The Salvation Army has provided programs and services to the Concho Valley for over 117 years, without regard to race, creed, color, gender, or age.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim the week of May 14th through May 18th, 2018 as

"NATIONAL SALVATION ARMY WEEK"

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 15th day of May, 2018.

Brenda Gunter
Mayor of the City of San Angelo

Recognition

A longtime member of the Fort Concho Cavalry, Rick Dill last month won the Hesse Championship Cup at the 2018 Regional Cavalry Competition, which was held at Fort Concho.

Rick's score was tops among the 10 finalists in the three-day event, which drew riders from military installations in Kansas, Colorado and California. The riders competed in combat horsemanship, military horsemanship, jumping, saber and pistol.

Rick has ridden with the Fort Concho Cavalry since 1991. Although he and fellow Fort Concho rider Ron Perry have won many awards in regional and national competitions over the past eight years, Rick was nonetheless surprised at claiming the championship cup. The Hesse Cup is named after longtime Fort Concho Museum board member and preservationist Barbara Hesse. Dill gave most of the credit for his victory to his horse, Chance.

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

Rick Dill

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

In Witness Whereof, I have
hereunto set my hand and have
caused the Official Seal of the City
of San Angelo to be affixed this
15th day of May, 2018.

Brenda Gunter
Mayor of the City of San Angelo

Proclamation

In 1962, President John F. Kennedy signed a proclamation which designated May 15 as Peace Officers Memorial Day, and the week in which it falls as Police Week; and

This week is dedicated to pay tribute to those officers who have died in the line of duty and the San Angelo Police Department will have a number of planned events to honor those who have made the ultimate sacrifice; and

The members of the law enforcement agencies of San Angelo and Tom Green County unceasingly provide vital public services and play an essential role in safeguarding the rights and freedoms of the citizens of San Angelo and Tom Green County; and

It is important all citizens know and understand the problems, duties, and responsibilities of their law enforcement agencies, and that members of our law enforcement agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

Now, therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim May 13 through May 19, 2018, as

POLICE WEEK

and call upon all citizens and organizations of San Angelo to observe this memorial occasion with appropriate ceremonies in which all of our people may join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities.

I further call upon all citizens of San Angelo to observe May 15, 2018, as

PEACE OFFICERS MEMORIAL DAY

in honor of those Peace Officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 15th day of May, 2018.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, May 1, 2018

Present:

Mayor Brenda Gunter
Mayor Pro tem Lane Carter, SMD 5
Council Member Tommy Hiebert, SMD 1
Council Member Tom Thompson, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Lucy Gonzales, SMD 4
Council Member Billie F. DeWitt, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:32 a.m. on Tuesday, May 1, 2018, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Prayer and Pledge

An invocation was provided by Rector at Emmanuel Episcopal Church Reverend Matthew Rowe; and the pledges were led by the Central High School speech and debate team.

3. Proclamations/Recognitions

The Central High School speech and debate team was recognized for placing fifth at the Texas Forensics Association State Tournament

The Concho Valley Transit District was recognized for winning the Outstanding Small Urban Transit System Award from the Texas Transit Association

May 6-12, 2018 was proclaimed as "National Travel & Tourism Week"

May was proclaimed as "National Historic Preservation Month"

May was proclaimed as "National Motorcycle Safety Awareness Month"

4. Public Comment

Ginger Moore expressed concerns related to Fire Stations and the Fire Department Budget.

5. Consent Agenda

- a. Approval of the April 17, 2018 City Council regular meeting minutes
- b. Approval of a Recognition, Proclamation, and Honor Policy setting out definitions, requirements, procedures and exclusions for requests
- c. Adoption of a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment or Tax Warrant to the following property: 2817 Pecan; Will H. Green (\$2,000) (Pg.191, 2018-059)
- d. Adoption of a resolution authorizing the City Manager or his designee to negotiate and execute a lease agreement and all related documents with the Humane Society of Tom Green County, d/b/a Concho Valley Paws on vacant land adjacent to the City of San Angelo

Animal Shelter facility, for use as an animal resource center for the performance of related animal rescue, shelter, veterinarian and adoption services (Pg.192, 2018-060)

- e. Approval of authorizing an agreement between the Fire Department and the Texas Forestry Service related to Texas Intrastate Fire Mutual Aid System (TIFMAS) and allowing the City Manager to execute any documents
- f. Approval of authorizing an interlocal agreement between the Fire Department and the Concho Valley Council of Governments (CVCOG) to have access to all land lines in Tom Green County for new Warning System and authorizing the City Manager to execute all related documents
- g. Approval of the Buyboard contract #539-17 from Wenger Corporation for the purchase of staging for the Foster Communications Coliseum in the amount of \$85,992 using HOT funds budgeted for facility improvements and authorizing the City Manager to execute any related documents
- h. Approval of the Buyboard contract #512-16 from WeBuildFun, Inc. for the purchase of playground equipment for the renovation of Brentwood Park in the amount of \$57,305 using half-cent sales tax funds budgeted for this project and authorizing the City Manager to execute any related documents
- i. Approval of awarding RFWQ FS-10-18 Police Motorcycles to Longhorn Harley-Davidson (Grand Prairie, TX) in the amount of \$49,828.14 budgeted in FY18 for the purchase of two units, and authorizing the City Manager to execute any related documents
- j. Second reading and adoption of an ordinance approving Case Z18-05, a rezoning from the General Commercial/Heavy Commercial (CG/CH) and General Commercial (CG) Zoning Districts to the General Commercial (CG) Zoning District; located at 4102, 4106, and 4110 Sunset Drive (Pg.194, 2018-061)
- k. Second reading and adoption of an ordinance approving Case PD18-01, a rezoning from the Ranch and Estate (R&E) Zoning District to a Planned Development (PD) Zoning District to allow for Light Manufacturing and Production, and Retail Sales and Service; located at 3409 and 3415 South Chadbourne Street Due to an administrative error the correct ordinance was not attached. Second reading is rescheduled for May 15, 2018.
- l. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018, for capital projects, reimbursements, and grants (Pg.197, 2018-062)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the consent agenda, with the exception of items 5e and 5f. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Dewitt made a motion, seconded by Council Member Carter, to approve item 5e, as presented. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member Gonzales made a motion, seconded by Council Member Carter, to approve item 5f, as presented. The motion carried unanimously (7) ayes to (0) nays.

6. Regular Agenda

- a. Approval of accepting the City's Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR) and Single Audit - (Presentation made by Armstrong, Backus & Company, LLC Partner Gayla Thornton)

Citizen Steve Hampton expressed concern.

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to accept the CAFR, as presented. The motion carried unanimously (7) ayes to (0) nays.

- b. Approval of authorizing the San Angelo Fire Department to be allowed to set up a Restricted Funds Account. This account would be used to cover the expenses in the cost of developing and hosting training classes held by the San Angelo Fire Department Training Academy and to build funds to purchase new props to provide more training opportunities for public safety personnel - (Presentation made by Fire Chief Brian Dunn)

Citizen Steve Hampton expressed concern.

Motion: Council Member Thomas made a motion, seconded by Council Member Carter, to authorize the account, as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. Adoption of a resolution authorizing the City Manager to enter into an Advance Funding Agreement with the Texas Department of Transportation for Project CSJ#: 0069-07-06 - US 87 at West Concho Ave. consisting of various intersection improvements including installation of a traffic signal, sidewalk, drainage, pavement markings, and curb and gutter at the intersection of US 87 North Bound (S. Koenigheim St.) and W. Concho Ave. with State and Federal Funding limited to the improvements within the State right-of-way of US 87 - (Presentation made by City Engineer Russell Pehl) **(Pg.200, 2018-063)**

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

- d. Second reading and adoption of an ordinance approving an amendment to Case SU17-01, modifying conditions of approval #4 and approval #5, for an approved Special Use which allows an Automotive and Light Truck Dealership in the Neighborhood Commercial (CN) Zoning District, located at 508 West 17th Street - (Presentation by Planning & Development Services Director Jon James) **(Pg.201, 2018-064)**

The proponent Robby Hargraves spoke in support of allowing ingress and egress from 17th Street. Citizen Carol Gober expressed concern.

Motion: Mayor Gunter made a motion, seconded by Council Member Gonzales, to adopt the ordinance, with condition four allowing modification of landscaping and condition five allowing ingress and egress from either the alley and/or 17th Street. The motion carried unanimously (6) ayes to (0) nays, with Council Member Dewitt recusing herself from the discussion and vote.

- e. Approval of ratifying a resolution by COSADC approving the acceptance of an Economic Development Administration (EDA) grant to the City of San Angelo Development Corporation and the City of San Angelo as Co-Recipients in the amount of \$1,250,000 for infrastructure improvements to Phase 2 of the San Angelo Business & Industrial Park - (Presentation made by Business, Retention & Expansion Coordinator Robert Schneeman)

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

- f. Adoption of a resolution approving an amended funding plan for the Chadbourne Street Pedestrian Corridor Project; authorizing that the project proceed in phases; and authorizing a request for qualifications for professional services necessary to the project - (Presentation made by Assistant City Manager Rick Weise) **(Pg.202, 2018-065)**

Citizen Steve Hampton expressed concern.

Motion: Mayor Gunter made a motion, seconded by Council Member Thomas, to adopt resolution authorizing staff to move forward with an RFQ for professional services for the design, not creating a new design, and construction services including burial of utilities and historical lighting along the corridor. The motion carried unanimously (7) ayes to (0) nays.

7. Closed Session

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

- a. Section 551.071(1)(A) Consult with attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation regarding Templeton Construction, Inc.

8. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session

Motion: Council Member Hiebert made a motion, seconded by Council Member Thompson, to approve ongoing funding for litigation costs regarding Templeton Construction, Inc. and direct staff to bring back any necessary budget amendments. The motion carried unanimously (7) ayes to (0) nays.

- b. Approval of various board nominations:
Civic Events Advisory Board: Noemi Vasquez (SMD4) to a first term ending December 2021
Tax Increment Reinvestment Zone: Greg Gayler (SMD2/TIRZ North) to an unexpired term ending July 2018
Water Advisory Board: Kendall Hirschfeld (Former Government Official) to a second term ending April 2020, Jonathon Jennings (Meteorologist) to a second term ending April 2020, Casey Barrett (Banker) to a first term ending April 2020, and Ben Wiese (Rural Water) to a second term ending April 2020

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the board nominations, as presented. The motion carried unanimously (7) ayes to (0) nays.

- c. Announcements and consideration of Future Agenda Items

No action was taken on this item.

9. Adjournment

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

There being no further business, the meeting was adjourned at 11:09 a.m.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

Bryan Kendrick, 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 on Council meetings may be obtained from the City Clerk's Office or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Cynthia Preas, Real Estate Manager, Real Estate, 325-657-4407

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider authorizing the City Manager to renew three recreational and agricultural leases with the following Tenants: (Preas)

1. Daniel and Karla Kiser; 0.388 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition
2. Lawrence and Susan Williams; 0.288 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition
3. Lee Bell; 0.300 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition

Summary/History:

The following recreational and agricultural leases at Lake Nasworthy expire May 30, 2018 and the Tenants request to enter into new recreational and agricultural leases:

1. Daniel and Karla Kiser; 0.388 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition (\$256)
2. Lawrence and Susan Williams; 0.288 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition (\$255)
3. Lee Bell; 0.300 acres out of Lot 11, Block 1, Group Four, Lake Nasworthy Addition (\$255)

These leases are short term, five (5) years, and are offered on a first option basis to adjacent private property owners. Permanent structures are prohibited on these leased tracts.

Terms of a Recreational Lease Agreement are governed by the City of San Angelo Code of Ordinances, Article 9.03.03(c)(5) and Article A6.000(3).

Financial Impact:

The annual lease fee is governed by the City of San Angelo Code of Ordinances, Article A6.001(3).

\$14.00.....per acre

\$0.50.....per riverfront footage

\$250.00.....recreation fee

In addition to the annual lease fee, each leaseholder is required to pay a \$276.00 Granting Fee at the time of lease execution, as governed by the City of San Angelo Code of Ordinances, Article A6.001(2).

Other Information/Recommendation:

Staff recommends approval of the leases to be renewed for five (5) years at the established rate.

Attachments:

- | | | |
|----|--------------------------|------------------------------|
| 1. | Bell Leased Premises | Bell Leased Premises.pdf |
| 2. | Williams Leased Premises | Williams Leased Premises.pdf |
| 3. | Kiser Leased Premises | Kiser Leased Premises.pdf |

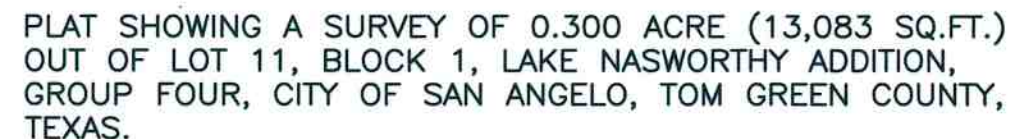
Presentation:

None

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

THIS SURVEY IS PROTECTED BY ALL
APPLICABLE STATE AND FEDERAL COPYRIGHT
LAWS. THIS SURVEY IS VOID WITHOUT AN
ORIGINAL SIGNATURE AND SEAL.



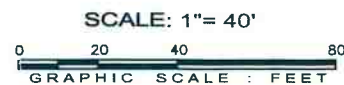
As per plat recorded in Cabinet E, Slide 153, Plat
Records of Tom Green County, Texas.

This survey is prepared for the exclusive use and benefit of Lee Beck.
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.

Surveyed on the ground --, 2015.
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.

15-S-0427

FIRM NO.: 10102400
www.skge.com



STATE OF TEXAS
REGISTERED
RUSSELL T. GULLY
5636
PROFESSIONAL
LAND SURVEYOR

COPYRIGHT 2015

THIS SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY IS VOID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.

LOT 2

N82°43'52"W
77.59'

Fd. COSA
Mon.

LOT 3

(BEARING BASIS)
S05°36'13"W 94.09'

Access easement along existing road to an existing paved road locally known as Country Club Road

S71°11'43"W
54.91'

Fd. COSA
Mon.

LOT 4

S82°43'52"E
27.57'

Set 1/2" I.R.
w/Cap

Set 1/2" I.R.
w/Cap

REMAINDER OF LOT 11

0.388 Ac.
(16,885 s.f.)

S66°01'15"E 246.61'

0.288 Ac.
(12,554 s.f.)

BLOCK 1

0.300 Ac.
(13,083 s.f.)

S80°27'42"W
43.74'

Set 1/2" I.R.
w/Cap

N67°18'57"W 181.17'

Set 1/2" I.R.
w/Cap

S59°54'51"W 56.89'

Set 1/2" I.R.
w/Cap

Access easement along existing road to an existing paved road locally known as Country Club Road

PLAT SHOWING A SURVEY OF 0.288 ACRE (12,554 SQ.FT.) OUT OF LOT 11, BLOCK 1, LAKE NASWORTHY ADDITION, GROUP FOUR, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.

See attached field notes.

As per plat recorded in Cabinet E, Slide 153, Plat Records of Tom Green County, Texas.

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 Lee Beck. 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.

Surveyed on the ground April, 2015.

Russell T. Gully

RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

SKG

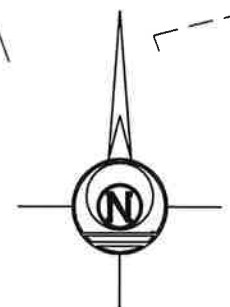
ENGINEERING, LLC

SURVEYING ♦ ENVIRONMENTAL ♦ LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM NO.: 10102400
www.skge.com



SCALE: 1"= 40'

0 20 40 80
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON
THE PLAT OF RECORD.



15-S-0558

FIELD NOTES

0.288 Acre (12,554 Square Feet)

April 20, 2015
15-S-0558

Being an area of 0.288 acre (12,554 Square Feet) of land out of Lot 11, Block 1, Lake Nasworthy Addition, Group Four, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet E, Slide 153, Plat Records of Tom Green County, Texas and said 0.288 acre (12,554 Square Feet) tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap set for the southwest corner of this tract from which a COSA monument found for an angle corner of said Lot 11 and the northeast corner of certain Lot 4 of said Block 1 bears S. 71° 11' 43" W. 54.91 feet and said beginning corner also being in an easterly line of a certain Access Easement in said Lot 11;

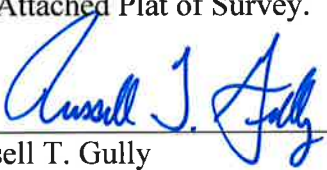
Thence with the westerly line of this tract and easterly line of said Access Easement, N. 05° 36' 13" E. 69.95 feet to a ½" iron rod with cap set for the northwest corner of this tract;

Thence with the northerly line of this tract, S. 82° 43' 52" E. 27.57 feet to a ½" iron rod with cap set for angle corner, S. 66° 01' 15" E. 246.61 feet to a ½" iron rod with cap set for the east or northeast corner of this tract in the northwest line of said Access Easement;

Thence with the southeast line of this tract and the northwest line of said Access Easement, S. 59° 54' 51" W. 56.89 feet to a ½" iron rod with cap set for the southeast corner of this tract;

Thence with the south line of this tract, N. 67° 18' 57" W. 181.17 feet to a ½" iron rod with cap set for angle corner, S. 80° 27' 42" W. 43.74 feet to the place of beginning and containing an area of 0.288 acre (12,554 Square Feet) of land.

See Attached Plat of Survey.



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



COPYRIGHT 2015

THIS SURVEY IS PROTECTED BY ALL
APPLICABLE STATE AND FEDERAL COPYRIGHT
LAWS. THIS SURVEY IS VOID WITHOUT AN
ORIGINAL SIGNATURE AND SEAL.

LOT 2

N05°36'13"E
1.42'

N82°43'52"W
50.02'

LOT 3

S71°11'43"W
54.91'

LOT 4

Access easement along existing road
to an existing paved road locally
known as Country Club Road

Fd 1/2" I.R.
w/Cap

N05°40'34"E 78.93'

Set 1/2" I.R.
w/Cap

N82°43'52"W
27.57'

Set 1/2" I.R.
w/Cap

Set 1/2" I.R.
w/Cap

N05°36'13"W 94.09'

N05°36'13"E 69.95'

Set 1/2" I.R.
w/Cap

Fd. COSA
Mon.

BLOCK

0.288 Ac.
(12,554 s.f.)

0.300 Ac.
(13,083 s.f.)

0.656 Ac.
(28,575 s.f.)

S61°51'21"E 315.43'

REMAINDER OF LOT 11

0.388 Ac.
(16,885 s.f.)

1

N66°01'15"W 246.61'

Fd 1/2" I.R.
w/Cap

Set 1/2" I.R.
w/Cap

Set 1/2" I.R.
w/Cap

S59°54'51"W
2.35'

Access easement along existing road to
an existing paved road locally
known as Country Club Road

PLAT SHOWING A SURVEY OF 0.388 ACRE (16,885 SQ.FT.)
OUT OF LOT 11, BLOCK 1, LAKE NASWORTHY ADDITION,
GROUP FOUR, CITY OF SAN ANGELO, TOM GREEN COUNTY,
TEXAS.

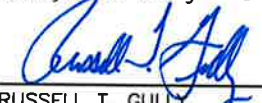
See attached field notes.

As per plat recorded in Cabinet E, Slide 153, Plat
Records of Tom Green County, Texas.

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 Lee Beck.
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.

Surveyed on the ground April, 2015.


RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

SKG

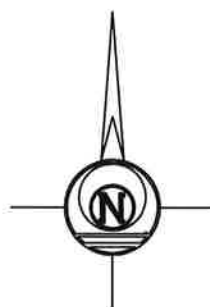
ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903

PHONE: 325.655.1288
FAX: 325.657.8189

FIRM NO.: 10102400
www.skge.com



SCALE: 1"= 40'

0 20 40 80
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON
THE PLAT OF RECORD.



15-S-0558

FIELD NOTES

0.388 Acre (16,885 Square Feet)

April 20, 2015
15-S-0558n

Being an area of 0.388 acre (16,885 Square Feet) of land out of Lot 11, Block 1, Lake Nasworthy Addition, Group Four, City of San Angelo, Tom Green County, Texas as per plat recorded in Cabinet E, Slide 153, Plat Records of Tom Green County, Texas and said 0.388 acre (16,885 Square Feet) tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap set for the southwest corner of this tract from which a COSA monument found on the west line of said Lot 11 and the northeast corner of certain Lot 3 of said Block 1 bears N. 82° 43' 52" W. 50.02 feet and said beginning corner also being in an easterly line of a certain Access Easement in said Lot 11;

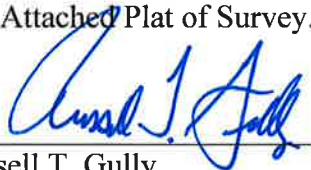
Thence with the westerly line of this tract and easterly line of said Access Easement, N. 05° 36' 13" E. 1.42 feet to a ½" iron rod with cap set for angle corner, N. 05° 40' 34" E. 78.93 feet to a ½" iron rod with cap found for northwest corner of this tract and the southwest corner of a certain 0.656 acre tract (28,575 Square Feet);

Thence with the northerly line of this tract and southerly line of said 0.656 acre tract, S. 61° 51' 21" E. 315.43 feet to a ½" iron rod with cap found for the northeast corner of this tract and the southeast corner of said 0.656 acre tract and in the northwest line of said Access Easement;

Thence with the southeast line of this tract and the northwest line of said Access Easement, S. 42° 50' 35" W. 46.02 feet to a ½" iron rod with cap set for angle corner, S. 59° 54' 51" W. 2.35 feet to a ½" iron rod with cap set for the southeast corner of this;

Thence with the south line of this tract, N. 66° 01' 15" W. 246.61 feet to a ½" iron rod with cap set for angle corner, N. 82° 43' 52" W. 27.57 feet to the place of beginning and containing an area of 0.388 acre (16,885 Square Feet) 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: Cynthia Preas, Real Estate Manager, Real Estate, 325-657-4407

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider authorizing the City Manager to enter into a new five year Recreational and Agricultural Lease Agreement for 14 acres out of J F Fuchs Survey 0172, Abstract 0204, and adjacent to South Concho River (Preas)

Summary/History:

Nelda Lee Nowlin requests to enter into a Recreational and Agricultural Lease Agreement for 14 acres of land out of J F Fuchs Survey 0172, Abstract 0204 and located between Nowlin property and the South Concho River.

The above area has not been previously leased. The requestor accepts the leased property "as is", and per the lease agreement will be responsible for future maintenance of the leased property.

Recreational leases do not allow permanent structures be placed on the leased property.

Water Utilities Department manages the property and is agreeable to the lease.

Financial Impact:

New yearly revenue: \$1,139

The annual lease fee is governed by the City of San Angelo Code of Ordinances, Article A6.001(3):

\$14.00.....per acre

\$0.50.....per river/lake frontage

\$250.00.....recreation fee

In addition to the annual lease fee, the leaseholder is required to pay \$276.00 Granting Fee at the time of lease execution, as governed by the City of San Angelo Code of Ordinances, Article A6.001(2).

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | Map Nowlin Lease Area | Map Nowlin Lease Area.pdf |
| 2. | Nowlin Leased Premises | Nowlin Leased Premises.pdf |

Presentation:

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

Map Nowlin Lease Area



May 3, 2018

- | | | | |
|------------------------|-----------------------|--------------------------|-------------------|
| Subdivision Boundaries | Abandonments Denied | Encumbrances | Building Setback |
| Abandonments Withdrawn | Abandonments Approved | <all other values> | Platted Lot Lines |
| Abandonments Expired | Encumbrance Releases | Emergency Vehicle Access | Platted Lot Lines |

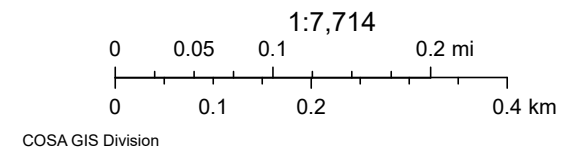
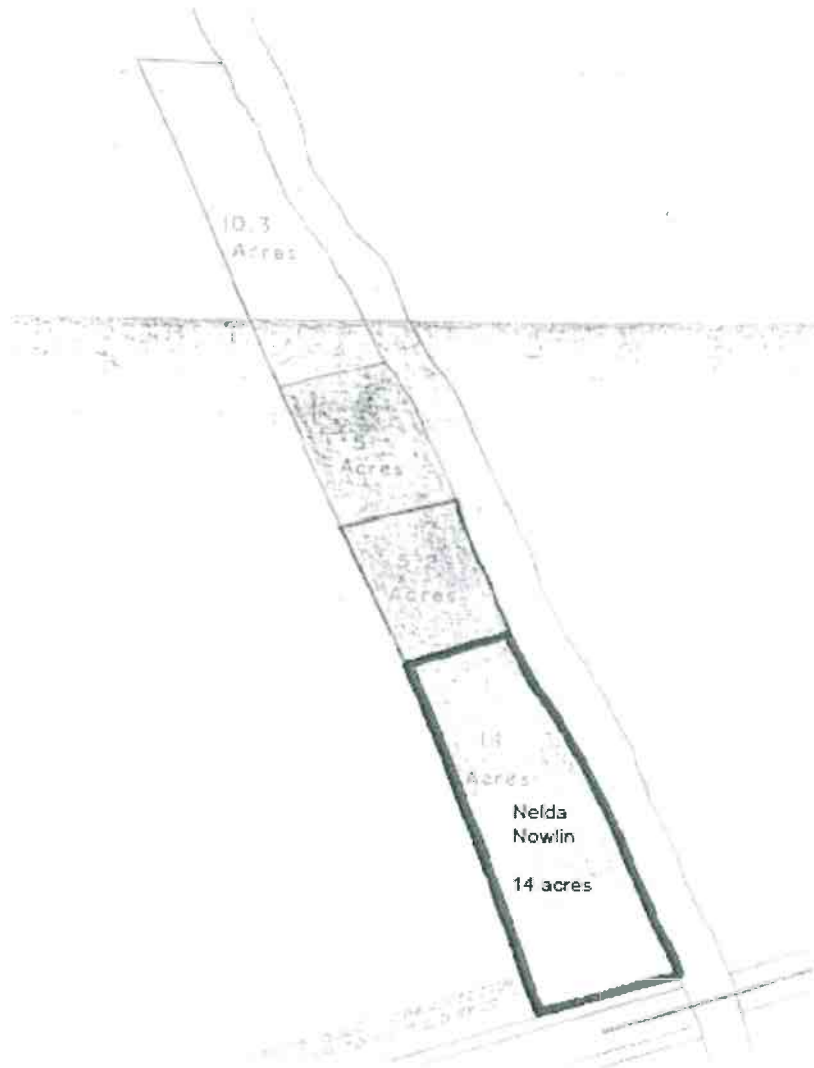


EXHIBIT "A"



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Fleet Services Superintendent, Fleet Services, (325) 657-4329

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #529-17 from Deere and Company (Cary, NC) in the amount of \$61,492.81, budgeted in FY18 for the purchase of a tractor and utility vehicles, and authorizing the City Manager to execute any related documents (Kramer)

Summary/History:

Buyboard pricing was requested for the purchase of one turf tractor and two utility vehicle to be purchased to replace units at the Texas Bank Sports Complex that have exceeded their useful life. This purchase will be from Deere and Company through the local South Plains Implement (John Deere) location.

Financial Impact:

Staff recommends approval of Buyboard Contract #529-17 from Deere and Company (Cary, NC) in the amount of \$61,492.81, budgeted in FY18, for the purchase of three units.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #529-17 from Deere and Company (Cary, NC) in the amount of \$61,492.81, for the purchase of three units.

Attachments:

- | | |
|------------------------------------|-------------------------------------|
| 1. Quote - John Deere South Plains | Quote - John Deere South Plains.pdf |
|------------------------------------|-------------------------------------|

Presentation:

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
3993 Tractor Trail
San Angelo, TX 76905
325-653-4541
admin@southplainsimplement.com

Quote Summary

Prepared For:

City Of San Angelo
TX

Delivering Dealer:

South Plains Implement, Ltd.
Joey Sanchez
3993 Tractor Trail
San Angelo, TX 76905
Phone: 325-653-4541
jsanchez@spitractor.com

Quote ID: 16767711
Created On: 06 February 2018
Last Modified On: 09 May 2018
Expiration Date: 11 June 2018

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 5075E Utility Tractor	\$ 40,885.73 X	1 =	\$ 40,885.73
Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation 529-17 (PG 67 CG 70)			
Price Effective Date: February 6, 2018			
JOHN DEERE HPX615E (MY18)	\$ 10,303.54 X	2 =	\$ 20,607.08
Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation 529-17 (PG 67 CG 70)			
Price Effective Date: May 2, 2018			
Equipment Total			\$ 61,492.81

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 61,492.81
Trade In	
SubTotal	\$ 61,492.81
Est. Service Agreement Tax	\$ 0.00
Total	\$ 61,492.81
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 61,492.81

Salesperson : X _____

Accepted By : X _____

Confidential

Selling Equipment

Quote Id: 16767711 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
3993 Tractor Trail
San Angelo, TX 76905
325-653-4541
admin@southplainsimplement.com

JOHN DEERE 5075E Utility Tractor

Hours:

Stock Number:

Contract: TX BuyBoard Grounds Mtnc Equip, Irrigation
529-17 (PG 67 CG 70)

Selling Price *
\$ 40,885.73

Price Effective Date: February 6, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1756LV	5075E Utility Tractor	1	\$ 27,526.00	13.00	\$ 3,578.38	\$ 23,947.62	\$ 23,947.62
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual and Decal Kit	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	12F/12R PowrReverser Transmission - 540/540E (PR)	1	\$ 2,692.00	13.00	\$ 349.96	\$ 2,342.04	\$ 2,342.04
1799	Less Loader Prep Package	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 7,525.00	13.00	\$ 978.25	\$ 6,546.75	\$ 6,546.75
3420	Dual Mid Valves with Joystick Control	1	\$ 1,168.00	13.00	\$ 151.84	\$ 1,016.16	\$ 1,016.16
5113	21.5L-16.1 In. 6PR R3 Bias	1	\$ -621.00	13.00	\$ -80.73	\$ -540.27	\$ -540.27
6040	Mechanical Front Wheel Drive (MFWD)	1	\$ 5,322.00	13.00	\$ 691.86	\$ 4,630.14	\$ 4,630.14
6171	9.5-16 In. 6PR R3 Bias	1	\$ 396.00	13.00	\$ 51.48	\$ 344.52	\$ 344.52
Standard Options Total			\$ 16,482.00		\$ 2,142.66	\$ 14,339.34	\$ 14,339.34
Dealer Attachments/Non-Contract/Open Market							
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	10	\$ 136.40	13.00	\$ 17.73	\$ 118.67	\$ 1,186.68
L113922	Antenna	1	\$ 110.76	13.00	\$ 14.40	\$ 96.36	\$ 96.36
AT439279	Radio - AM/FM	1	\$ 697.96	13.00	\$ 90.73	\$ 607.23	\$ 607.23
R262449	Front Weight Support, 187 Lbs	1	\$ 400.58	13.00	\$ 52.08	\$ 348.50	\$ 348.50
OPEN MARKET	HARDWARE FOR WEIGHTS	1	\$ 360.00	0.00	\$ 0.00	\$ 360.00	\$ 360.00
Dealer Attachments Total			\$ 1,705.70		\$ 174.94	\$ 1,530.76	\$ 2,598.77



Selling Equipment

Quote Id: 16767711 Customer Name:

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

South Plains Implement, Ltd.
3993 Tractor Trail
San Angelo, TX 76905
325-653-4541
admin@southplainsimplement.com

Value Added Services	\$ 0.00	\$ 0.00	\$ 0.00
Total			
Suggested Price			\$ 40,885.73
Total Selling Price	\$ 45,713.70	\$ 5,895.98	\$ 39,817.72 \$ 40,885.73

JOHN DEERE HPX615E (MY18)

Equipment Notes:

Hours:

Stock Number:

Selling Price *

Contract: TX BuyBoard Grounds Mtn Equip, Irrigation
529-17 (PG 67 CG 70)

\$ 10,303.54

Price Effective Date: May 2, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
57G0M	HPX615E (MY18)	2	\$ 10,299.00	11.00	\$ 1,132.89	\$ 9,166.11	\$ 18,332.22
Standard Options - Per Unit							
001A	US/Canada	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
0505	Build To Order	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
1011	High-Performance All-Purpose (HPAP) Tires	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
2006	Bench Seat Yellow	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
3001	Deluxe Cargo Box - with Paint and reflectors	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
3120	Cargo Box Manual Lift with Prop Rod	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
4000	OPS with Nets	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
4049	Less Black Poly Roof and Rear Screen	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
4249	Less Front Brush Guard	2	\$ 0.00	11.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments/Non-Contract/Open Market							
BM22290	2" Drawbar	2	\$ 41.73	0.00	\$ 0.00	\$ 41.73	\$ 83.46
BUC10351	Cargo Box Power Lift	2	\$ 908.43	11.00	\$ 99.93	\$ 808.50	\$ 1,617.01



JOHN DEERE

Selling Equipment

Quote Id: 16767711

Customer Name:

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

South Plains Implement, Ltd.
3993 Tractor Trail
San Angelo, TX 76905
325-653-4541
admin@southplainsimplement.com

Open Market	Rascal Groomer Parts and Setup	2	\$ 287.20	0.00	\$ 0.00	\$ 287.20	\$ 574.40
Dealer Attachments Total			\$ 1,237.36		\$ 99.93	\$ 1,137.43	\$ 2,274.87
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Suggested Price						\$ 20,607.09	
Total Selling Price			\$ 11,536.36		\$ 1,232.82	\$ 10,303.54	\$ 20,607.09

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ryan Kramer, Fleet Services Superintendent, Fleet Services, (325) 657-4329

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider approving Buyboard Contract #529-17 from Professional Turf Products (Eules, TX) in the amount of \$154,416.98, budgeted in FY18, for the purchase of grounds and turf equipment, and authorizing the City Manager to execute any related documents (Kramer)

Summary/History:

Buyboard pricing was requested for the purchase of grounds and turf equipment to replace aged units within the Texas Bank Sports Complex division. This purchase will include one turf aerifier, one sprayer/spreader for herbicides and fertilizer, one 68 inch turf mower, and two 90 inch turf mowers.

This purchase will be from Professional Turf Products out of Eules, TX and includes a trade offer of \$15,000 for a total of four units.

Financial Impact:

Staff recommends approval of Buyboard Contract #529-17 from Professional Turf Products (Eules, TX) in the amount of \$154,416.98, budgeted in FY18, for the purchase of grounds and turf equipment.

Other Information/Recommendation:

Staff recommends approval of Buyboard Contract #529-17 from Professional Turf Products (Eules, TX) in the amount of \$154,416.98, for the purchase of grounds and turf equipment.

Attachments:

- | | |
|---------------------------------------|--|
| 1. Quote - Professional Turf Products | Quote - Professional Turf Products.pdf |
|---------------------------------------|--|

Presentation:

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval



Professional Turf Products, L.P.
 1010 North Industrial Blvd.
 Euless, Texas 76039
 Jason Kerby
 (325) 829-7958
 kerbyj@proturf.com



Ship To	City Of San Angelo - Parks & Rec.	Date	5/2/2018
Bill To	BUYBOARD (CONTRACT # 529-17) - Credit Cards Not Accepted	Tax Rate	
Contact	Roger Havlak	Destination	
Address	702 S. Chadbourne St.	Trade-In	\$15,000.00
City	San Angelo, TX	Finance	
State	TX	Account Type	Contract
Postal Code	76903	Comments: 2296074 (5-2-2018)	
Phone	(325) 657-4279		
Fax			

Proposal

Qty	Model #	Description	Unit	Extended
1	09933	ProCore SR70		
24	SGS10504	TINE-SOLID 12MM X 10.75"		
24	SGC10754	TINE ASM-SIDE EJECT		
		Toro ProCore SR70	\$	21,884.38
1	30807	GM 3500-D		
1	30358	Bimini Canvas Sunshade		
1	30090	400 HOUR MVP FILTER KIT- RM35XX/GM35XX		
		Toro GM3500	\$	32,695.86
2	30864	GM 4300-D (Tier 4 Final Compliant)		
2	30669	Universal Sunshade - White		
2	03247	Operator Cooling Fan		
2	03248	Switch Panel		
2	122-0830	HARNESS-WIRE		
2	30093	800 HOUR MVP KIT- RM5410D/5510D/GM4300D		
2		Toro GM4300 TIV	\$	107,141.96
1	34215	Toro Stand-on Spreader Sprayer	\$	7,694.78

SubTotal	\$	169,416.98
Destination		Included
Tax (Estimated)		Exempt
Less Trade In	\$	(15,000.00)
TOTAL	\$	154,416.98

Trade-In List:

GM4300	Serial # 310000233
GM3500	Serial # 280000750
GM3500	Serial # 280000874
WK2100	Serial # 260000749

Comments:

Terms & Conditions:

1. Orders are considered contractual. Order cancellations are subject to fees up to 10% of the original order value.
2. New equipment delivery time is estimated at six weeks from the time credit is approved & documents are executed.
3. Pricing, including finance options, valid for 30 days from time of quotation.
4. After 30 days all prices are subject to change without notice.

Payment:

1. Terms are net 10 unless prior arrangements have been made.
3. There will be a service charge equal to 1.5% per month (18% per annum) on all past due invoices.
4. By Law we are required to file a "Notice to Owner" of our intent to file lien in the event of payment default.
This notice must be sent within 60 days of the date the original invoice and will happen automatically regardless of any special payment arrangements that may have been made.

Authorized Signature: _____

Date: _____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Shannon Scott, Economic Development Specialist, Economic Development, 325.653.7197

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider ratifying COSADC's approval and authorization for the Board President to execute a Memorandum of Understanding (MOU) with Angelo State University in an amount not to exceed \$7,650 to enable the assignment of up to two AmeriCorps VISTA members to perform services to help with the WRC Program as well as provide organizational support to COSADC staff (Scott)

Summary/History:

This MOU with ASU allows for two AmeriCorp VISTA members to be placed in San Angelo. The cost to COSADC will be \$3,825 per VISTA for a total of \$7,650, (\$3,075 in salary per Vista + \$750 for professional development per Vista). The main goal will be to help maintain and grow the Work Ready Community Program on a Regional level as well as assist the City of San Angelo Development Corporation (COSADC) staff with organizational duties. The VISTA members will office out of the CVWDB/Howard College suite at the Business Resource Center. The MOU was approved unanimously 5-0 by the COSADC Board on 4-25-18. Attached are the RFP's for each VISTA as well as a draft copy of the MOU.

Financial Impact:

New project in the amount of \$7,650.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 2018+VISTA+Sub-site+RFP+FINAL | 2018+VISTA+Sub-site+RFP+FINAL.pdf |
| 2. | 2018+COSADC-only+VISTA+RFP+v3 | 2018+COSADC-only+VISTA+RFP+v3.pdf |
| 3. | 18-461_COSADC_ASU_VISTA_MOU_REDLINE (003) | 18-461_COSADC_ASU_VISTA_MOU_REDLINE (003).pdf |

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Michael Dane	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved

Becky Dunn
Bryan Kendrick

Approved
Final Approval



Concho Valley VISTA Placement Request for Project Proposals



About AmeriCorps VISTA

The Concho Valley VISTA Placement Project at Angelo State University requests proposals for one-year placements of AmeriCorps VISTA Members. VISTA (Volunteers in Service to America) is a federal anti-poverty program administered by the Corporation for National and Community Service. VISTA provides full-time volunteers (VISTAs) to support projects at nonprofit, grassroots organizations, and local government agencies that operate programs to help alleviate poverty in the United States.

Requirements to Host a Project

- Be a 501 (c)(3) nonprofit or a government agency; (Public, private, or faith-based nonprofit organizations, local, state, or federal agencies)
- Share in the administrative cost of the program at \$3,075 per VISTA member per year.
- Have at least one full-time staff member (paid or unpaid) with the capabilities to supervise full-time
- Provide a professional work environment and regular direct supervision for its VISTA member(s)
- Develop a project concept designed to alleviate poverty within the community
- Plan for the eventual sustainability of the VISTA's work and for integrating of the functions into the organization

What can VISTAs do for your organization?

The primary role of VISTA is to help build a sustainable program. Hence, VISTAs do not perform direct services such as tutoring, teaching, counseling, driving clients, painting, manual labor, or clerical work. Instead of tutoring youth, for example, VISTAs may help create or expand a tutoring program by recruiting community volunteers to tutor or by obtaining funding for the program.

Below are some **examples** of the natural progression in the types of service performed by a VISTA; this not meant to be an exhaustive list of allowed activities.

Acceptable Service Categories	Types of Capacity Building Activities	Types of Sustainability Activities
Recruit volunteers	Develop forms, write volunteer 'job descriptions'	Develop volunteer handbook
Train direct service providers	Write training curriculum or train the trainer curriculum	Develop training manual
Coordinate projects	Develop procedures and strategic plans	Develop procedural guide or volunteer management system
Marketing	Develop press kits, media database	Secure media partners, develop schedule/procedure for staffing
Organize fundraising events	Grant writing; develop database	Create planning guides/time lines
Organize task forces/ coalitions	Develop infrastructure of task force/coalition	Implement schedule and communication expectations
Conduct outreach	Design brochures, attend community events, deliver presentations	Create mechanism for project evaluation

*Proposals are continually accepted and the timing of awards is based on budget availability and the national CNCS training schedule.



Concho Valley VISTA Placement Project Proposal



Concho Valley VISTA Placement Staff will evaluate your proposal and select projects that have clear goals and objectives, are feasible to complete, include activities that provide valuable experience for the development of VISTA members, promise the most impact on alleviating problems of poverty, have the most potential to impact the agency and the community, and projects that have the greatest potential to be sustained beyond the service of the VISTA.

Section 1: Organizational Information

Organization Name: _____ FEIN: _____

Phone number: _____ Fax: _____

Website: _____

Agency physical address: _____

Agency mailing address (if different): _____

What is your geographic service area? _____

VISTA Site Supervisor: _____

Site Supervisor email: _____

Agency Mission Statement: _____

Section 2: Project Goals

1. What are the goals of your proposed project? List

- A) _____
- B) _____
- C) _____

2. List the activities the VISTA member will perform to reach the project goals?

- A) _____
- B) _____
- C) _____
- D) _____

3. How does this project alleviate problems facing individuals and families in poverty?

4. How will completion of the project impact the community?

5. How will the project impact your agency's ability to address poverty?

6. How will your agency ensure that the changes created by the project are sustainable?

7. Please provide any additional information on the importance of this project for your agency and the community to assist us in the review of your proposal. (open ended)



Concho Valley VISTA Placement Request for Project Proposals



About AmeriCorps VISTA

The Concho Valley VISTA Placement Project at Angelo State University requests proposals for one-year placements of AmeriCorps VISTA Members. VISTA (Volunteers in Service to America) is a federal anti-poverty program administered by the Corporation for National and Community Service. VISTA provides full-time volunteers (VISTAs) to support projects at nonprofit, grassroots organizations, and local government agencies that operate programs to help alleviate poverty in the United States.

Requirements to Host a Project

- Be a 501 (c)(3) nonprofit or a government agency; (Public, private, or faith-based nonprofit organizations, local, state, or federal agencies)
- Share in the administrative cost of the program at \$3,075 per VISTA member per year.
- Have at least one full-time staff member (paid or unpaid) with the capabilities to supervise full-
- Provide a professional work environment and regular direct supervision for its VISTA member(s)
- Develop a project concept designed to alleviate poverty within the community
- Plan for the eventual sustainability of the VISTA's work and for integrating of the functions into the organization

What can VISTAs do for your organization?

The primary role of VISTA is to help build a sustainable program. Hence, VISTAs do not perform direct services such as tutoring, teaching, counseling, driving clients, painting, manual labor, or clerical work. Instead of tutoring youth, for example, VISTAs may help create or expand a tutoring program by recruiting community volunteers to tutor or by obtaining funding for the program.

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Section 1: Organizational Information

Organization Name: _____ FEIN: _____

Phone number: _____ Fax: _____

Website: _____

Agency physical address: _____

Agency mailing address (if different): _____

What is your geographic service area? _____

VISTA Site Supervisor: _____

Site Supervisor email: _____

Agency Mission Statement: _____

Section 2: Project Goals

1. What are the goals of your proposed project? List

- A) _____
- B) _____
- C) _____

2. List the activities the VISTA member will perform to reach the project goals?

- A) _____
- B) _____
- C) _____
- D) _____

3. How does this project alleviate problems facing individuals and families in poverty?

4. How will completion of the project impact the community?

5. How will the project impact your agency's ability to address poverty?

6. How will your agency ensure that the changes created by the project are sustainable?

7. Please provide any additional information on the importance of this project for your agency and the community to assist us in the review of your proposal. (open ended)

Memorandum of Understanding

AmeriCorps VISTA Program

Memorandum of Understanding Angelo State University and City of San Angelo Development Corporation

This Memorandum of Understanding and Subrecipient Agreement (MOU) by and between Angelo State University, "Sponsor" or "ASU", and City of San Angelo Development Corporation, "Subrecipient" or "COSADC", establishes a collaborative partnership between the above entities from [project start date] through [project end date] relating to ASU's Memorandum of Agreement with Corporation for National Community Service (CNCS), AmeriCorps VISTA Project pursuant to the Domestic Volunteer Service Act (42 U.S.C. §§ 4950 et seq.).

This document defines the responsibilities of **Angelo State University (ASU)** as the Project Sponsor and the **City of San Angelo Development Corporation (COSADC)** as the Project Host Site with respect to the assignment of up to two AmeriCorps VISTA member(s) to perform services to [insert brief statement of work here]. _____

Community needs and project-related tasks are outlined in the Volunteer Assignment Description (VAD), which is incorporated herein by reference. The obligations of the parties hereto are subject to and governed by the terms and conditions of the Memorandum of Agreement between the Corporation for National & Community Service (CNCS) and **Angelo State University**, CNCS Project Number **16VSWTX005**, fully executed and effective on August 25, 2017, which is incorporated herein by reference, and federal laws and regulations and CNCS policies applicable to the project, or which may become applicable to it subsequent to the execution of this Memorandum of Understanding (MOU).

1. As the Project Sponsor, **Angelo State University** will:
 - a. Serve as the Fiscal Agent and overall administrator for the grant and provide overall supervision of the grant, provide assistance to the Project Host Sites and VISTA members in support of grant implementation, and be the liaison between Project Host Sites, VISTA members and the Corporation for National and Community Service.
 - b. Comply with the provisions of the Memorandum of Agreement between the Corporation for National & Community Service and ASU.

Funded by the Corporation for National and Community Service and AmeriCorps VISTA, and created by Education Northwest and Bank Street College of Education.

Adapted from: *Florida Campus Compact Sample MOU*
<http://www.americorpsvista.floridacompact.org/resources/2013-DraftMOU.pdf>

- c. Assign VISTA placements (as specified on page 1, paragraph 2) to the Project Host Site for the duration of this Memorandum of Understanding subject to the availability of funding and recruitment/training deadlines for VISTA Pre-Service Orientation (PSO) set forth by the CNCS.
 - d. Assist the Project Host Site with the development of VISTA member work plans and assignment descriptions. Provide final approval of all VISTA work plans and assignment descriptions prior to VISTA candidates attending Pre-Service Orientation and beginning their term of VISTA service.
 - e. Assist with the recruitment, screening, interviewing, and selection of VISTA candidates when requested by the Project Host Site.
 - f. Transfer VISTA member(s) from one placement to another to comply with terms and provisions of the grant or upon the request of the VISTA member with the approval of CNCS. In this scenario, Project Host Sites will be given 14 days' notice.
2. The Project Host Site will:
- a. Provide a Site Supervisor to provide day-to-day supervision of the activities of the VISTA member(s).
 - b. Recruit, screen, interview, select, and submit VISTA candidates to the Project Sponsor for approval and placement at PSO. The Project Sponsor will assist with candidate recruitment and selection upon request. VISTA candidate applications must be submitted to the **Angelo State University** for approval by the recruitment deadline, which is one week before the CNCS deadline. Final approval for all VISTA candidates to attend PSO is subject to review and selection by the **Texas** CNCS office.
 - c. Submit a VISTA work plan for approval prior to the VISTA member's start date.
 - d. If applicable, submit a proposed budget detailing member mileage reimbursement, professional development, the project participation fee, and in-kind assistance.
 - e. Provide the VISTA member(s) individualized On-Site Orientation and Training at the beginning of their term of service.
 - f. Use the approved VISTA work plan as the source of tasks and responsibilities for the VISTA member to empower the capacity building activities of the member.
 - g. Ensure that VISTA members dedicate an average of 40 hours per week to their approved VISTA work plans and member descriptions to address the community needs identified in the approved Project Sponsor Application. **Angelo State University** will track VISTA member's personal and sick leave on a monthly basis on the VISTA Leave Report Form. Project Host Sites should use their existing policies and procedures to account for a VISTA member's actual work schedule and hours served.
 - h. Schedule regular meetings (preferably weekly) with the VISTA member(s) to discuss the project and other concerns.

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- i. Provide adequate working space, materials, supplies, and access to a phone and computer to permit the VISTA member to perform his/her assigned duties.
- j. Ensure that the VISTA member is reimbursed for all local travel associated with the project. Mileage reimbursement should be done in accordance with the Project Host Site's existing policies and procedures. Ensure the Form V-81 ("Use of Vehicles and Public Transportation Form") is completed in My AmeriCorps.
- k. Allow the VISTA member to participate in scheduled professional development and training opportunities, site visits, and conference calls. It is recommended that Project Host Sites budget \$750 in professional development and training funds for their VISTA member. The VISTA member will be required to attend a training identified by the **Angelo State University** Project Director for the purposes of completing In-Service Training (IST) requirements as set forth by CNCS.
- l. Allow the VISTA member to participate in disaster relief/emergency response efforts as directed by CNCS.
- m. Allow the VISTA member to participate in Days of Service (e.g., MLK Day of Service, National Volunteer Week, Make A Difference Day) should activities be organized by **Angelo State University** or in the community where the VISTA member is serving.
- n. Inform **Angelo State University's** Project Director of any changes in status of the VISTA and other concerns related to the VISTA Project.
- o. The Project Host Site agrees to provide project updates via quarterly Project Progress Reports (PPR) with VISTA member input. Updates are due according to the following schedule:

Reporting Periods and Due Dates*

January 1 – 31	February 5
February 1-28 (or 29)	March 5
March 1-31	April 5
April 1-30	May 5
May 1-31	June 5
June 1-30	July 5
July 1-31	August 5
August 1-31	September 5
September 1-30	October 5
October 1-31	November 5
November 1-30	December 5
December 1-31	January 5

*If the 5th of the month falls on a weekend, the monthly report will be due on the next business day (e.g. if the 5th falls on a Saturday, the report will be due on Monday the 7th).

p. While Sponsor shall maintain responsibility for the Subrecipient's proper use of VISTA members, the Subrecipient may be held financially responsible to CNCS for the inappropriate use of all such VISTA resources by the Subrecipient.

3. Joint Responsibilities

Both parties to the Memorandum of Understanding shall:

- a. Make every reasonable effort to ensure that the health and safety of the VISTA members are protected during the performance of their assigned duties. Neither the Project Sponsor nor the Project Host Site shall assign or require VISTA members to perform duties which would jeopardize their safety or cause them to sustain injuries. Normal, office work duties and related travel to and from work or local meetings are deemed by the parties to comply with this requirement.
- b. Ensure that persons selected as VISTA members are not related by blood or marriage to Project Host Site staff, Project Sponsor staff, officers or members of the Project Host Site's or the Project Sponsor Site's boards of directors, or responsible program staff at CNCS.
- c. Document any performance or behavior issues and immediately report them to **Angelo State University**. The **Angelo State University** Project Director will report such incidences to the state CNCS office and resolve them in accordance with rules governing the grant. This is necessary to provide VISTA members due process. Neither the Project Sponsor nor the Project Host Site has the discretion or authority to dismiss or separate a VISTA member from service; CNCS is the sole authority that can terminate a VISTA member's term of service.

4. Site Support Payment

- a. The Project Host Site shall provide a site support payment of **\$3,075** per VISTA member to support the costs associated with the Project Sponsor's participation in the program.
- b. The Project Host Site shall remit payment to the Project Sponsor according to the following schedule:
 - i. \$1,075 upon execution of this MOU;
 - ii. \$1,000 on or before **[insert date-3 months into project]**; and
 - iii. \$1,000 on or before **[insert date-6 months into project]**.
- c. Each payment shall be delivered to the following address on or before the scheduled due dates:

Angelo State University
Office of the Controller
Attn: VISTA Program Site Support
ASU Station #11034

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5. Non-Discrimination & Sexual Harassment

- a. No person with responsibilities in the operation of the project shall discriminate against any VISTA member, member of the staff of, or beneficiary of the project with respect to any aspect of the project on the basis of race, religion, color, national origin, sex, sexual orientation, age, disability, political affiliation, marital or parental status, or military service.
- b. Sexual harassment is a form of discrimination based on sex, which is prohibited as addressed directly above. As a recipient of federal financial assistance from CNCS, the Project Sponsor and Project Host Site are responsible for violations of the prohibition against sexual harassment and for taking corrective action and/or disciplinary action if violations occur. Such sexual harassment violations include:
 - i. Acts of "quid pro quo," sexual harassment where a supervisor demands sexual favors for service benefits, regardless of whether the Project Sponsor or Project Host Site, their agents, or supervisory employees should have known of the acts.
 - ii. Unwelcome sexual advances, request for sexual favors and other verbal or physical conduct of a sexual nature which have the purpose or effect of creating an intimidating, hostile, or offensive service environment.
 - iii. Acts of sexual harassment toward fellow AmeriCorps VISTA members or non-employees, where the Project Sponsor or Project Host Site, their agents, or supervisory employees knew or should have known of the conduct, unless they took immediate and appropriate corrective action.

6. Legal Restrictions

VISTA members should work to emphasize the mobilization of local human, financial, and material resources, the transference of skills to community residents, and the expansion of the capacity of the low income community to solve its own problems. VISTA members should NOT perform administrative duties except for those related to the goals and objectives identified in their work plan.

The Project Host Site agrees that no VISTA member assigned under this MOU shall participate in:

- a. Partisan and non-partisan political activities, including voter registration.
- b. Direct or indirect attempts to influence passage or defeat of legislation or proposals by initiative petition.
- c. Labor or anti-labor organization or related activities.

- d. Religious instruction, worship services, proselytization, or any other religious activity as an official part of their duties.

The Project Host Site further agrees not to:

- e. Carry out projects (related to VISTA) resulting in the identification of such projects with partisan or non-partisan political activities, including voter registration activities or providing voters transportation to the polls.
- f. Assign VISTA members to activities that would result in the hiring or displacement of employed workers, filling-in for absent employees or supervisors, or impairing existing contracts for services.
- g. Approve the involvement of any VISTA member assigned to it in planning, initiating, participating in, or otherwise siding or assisting in any demonstrations whatsoever.
- h. Accept, or permit the acceptance of, compensation from the VISTA members or from beneficiaries for the service of the VISTA members.

7. Modifications

This Memorandum of Understanding may be amended at any time by an agreement in writing executed by authorized representatives of the Project Sponsor and Project Host Site.

8. Termination

- a. **Angelo State University** will use the above provisions to determine continued eligibility of the **COSADC** to be a Project Host Site. Failure to comply with any of the roles and responsibilities as outlined in this MOU will result in responsive and corrective action to include removal of the VISTA member placed at your site. In this case, **Angelo State University** will provide 14 days' notice of termination of and/or VISTA removal/transfer from the project.
- b. Either party may terminate this MOU at any time, with or without cause and without penalty, by giving the other party thirty (30) days' written notice of its intent to terminate the MOU.
- c. Any termination of the Memorandum of Understanding between **Angelo State University** as the Project Sponsor and the Corporation for National & Community Service will result in the immediate termination of this Memorandum of Understanding.

9. Independent Contractor

Nothing in this MOU is intended nor shall be construed to create an employer/employee relationship between contracting parties. The sole interest and responsibility of the parties to

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ensure that services covered by this MOU shall be performed and rendered in a competent, efficient, and satisfactory manner.

10. Records Retention

Project Host Site will retain project records for a period of no less than three (3) years following the submission and acceptance of the final quarterly report.

Signatures for MEMORANDUM OF UNDERSTANDING between **Angelo State University** and the **CITY OF SAN ANGELO DEVELOPMENT CORPORATION**.

Signature: _____

Edward Carrasco
President

Angelo State University

Signature: _____

Susan E. Keith, Ph.D.
Dean, College of Graduate Studies &
Research

Date: _____

APPROVED FOR RISK

Charles Hagen, Risk Manager

Date: _____

APPROVED AS TO FORM

Dan T. Saluri, Deputy City Attorney

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance, 325-657-4472

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider authorizing an amendment to the agreement with ThyssenKrupp Elevator through TCPN contract #R150801 (now National IPA) to include additional elevators and escalators at the Airport, City Hall Annex, and Auditorium; and authorizing the City Manager to execute any related documents (Lewis)

Summary/History:

Facilities Maintenance staff worked with ThyssenKrupp Elevator representatives to come to an agreement on annual pricing for maintenance for elevators in several facilities in 2017. (Police Department Administrative Bldg., City Hall, Community Development Bldg., McNease Convention Center, Station 618 Senior Center, and the Santa Fe Depot) We utilized the vendor provided contract on the Texas Cooperative Purchasing Network (TCPN) website (now National IPA). COSA is a member of the TCPN (now National IPA) and benefits from utilizing this resource. It saves money by not requiring our staff to develop a detailed set of specifications for the many different (brand, type, and age) elevators and escalators that we have. Additionally, ThyssenKrupp's technical expertise and trained maintenance staff are well qualified to provide the needed service required to keep our elevators functioning and safe. Annual Elevator Inspections are required by the Texas Department of Licensing and Regulation (TDLR) and strictly adhered to by COSA staff.

This item is coming back for City Council Approval because the number of elevators and escalators being added increases the amount beyond what the City Manager is authorized to approve.

Financial Impact:

COSA Facilities Maintenance staff negotiates the contract for elevator maintenance and service. Individual departments are responsible for funding their portion through the annual budgeting process. Total contract amount for the initial 5-1/2 year period is \$136,608.56. The Amendment will increase the contract amount by \$154,815.20 over the initial term. This amount provides for a 3% annual increase. The next 5 year period will also include a 3% annual increase.

Other Information/Recommendation:

The initial term of the original contract is for a five and one half (5-1/2) year period with an option to automatically renew for one additional five (5) year period. The amendment will bring all COSA elevator and escalator equipment under one contract and provide for annual renewal and payment to coincide with our fiscal budget year.

Attachments:

1. 17-144B_FM_THYSSENKRUPP_1ST_ADD 17-144B_FM_THYSSENKRUPP_1ST_ADD.docx

Presentation:

Approvals/Reviews:

Ron Lewis	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

FIRST ADDENDUM TO TCPN MAINTENANCE AGREEMENT BY AND BETWEEN CITY OF SAN ANGELO, TEXAS AND THYSSENKRUPP ELEVATOR CORPORATION, CONTRACT #R150801, COMMENCING APRIL 1, 2017.

THIS FIRST ADDENDUM, amends and supplements that certain TCPN Maintenance Agreement, Contact #R150801, by and between City of San Angelo, Texas, ("Purchaser") and ThyssenKrupp Elevator Corporation ("Contractor"), effective from April 1, 2017 (the "Agreement").

Pursuant to Section 2 "Governing Documents" of the Agreement, Purchaser and Contractor stipulate and agree that EXHIBIT :A" "EQUIPMENT AND PAYMENT SCHEDULE" and EXHIBIT "B" "AUTOMATIC 5 YEAR EXTENSION" be replaced and substituted with the attached Exhibit :A" "Equipment and Payment Schedule" and Exhibit "B" "Automatic 5 Year Extension. The purpose of substituting Exhibits "A" and "B" is to reflect the equipment on the original exhibits to the Agreement, plus the addition of equipment by separate location and effective dates.

Purchaser: City of San Angelo

THYSSENKRUPP ELEVATOR CORP.

Daniel Valenzuela, City Manager

Shawn Riddle, Account Manager

shawn.riddle@thyssenkrupp.com

Date: _____, 2018

Date: _____, 2018

mark.hintz@thyssenkrupp.com

APPROVED FOR CONTENT

THYSSENKRUPP CORP. APPROVAL

Ron Lewis, Facilities/Maintenance Mgr.

Mark Hintz, Contract Analyst

Date: _____, 2018

Date: _____, 2018

APPROVED AS TO FORM

Dan T. Saluri, Deputy City Attorney

Exhibit "A"
Equipment and Payment Schedule

	Unit No.	Elevator Type	Manufacturer	Initial Monthly Rate	Effective Date May 1, 2018	Effective Date Aug 31, 2018	Effective Date Oct 1, 2017	Year 1 FY 17/18 Oct 1-Sep 30 Annual	Year 2 FY 18/19 Oct 1-Sep 30 Annual	Year 3 FY 19/20 Oct 1-Sep 30 Annual	Year 4 FY 20/21 Oct 1-Sep 30 Annual	Year 5 FY 21/22 Oct 1-Sep 30 Annual
City Hall 72 W. College Ave	BAU098	Traction/Rope	ThyssenKrupp TAC50	\$425.84			\$5,110.08	\$5,110.08	\$5,263.38	\$5,421.28	\$5,583.92	\$5,751.44
Community Development 52 W. College Ave.	EAR533	Hydraulic	ThyssenKrupp TAC32	\$277.00			\$3,324.00	\$3,324.00	\$3,423.72	\$3,526.43	\$3,632.22	\$3,741.19
Station 618 618 S. Chadbourne	EN3967	Hydraulic	ThyssenKrupp TAC20	\$277.00			\$3,324.00	\$3,324.00	\$3,423.72	\$3,526.43	\$3,632.22	\$3,741.19
Santa Fe Train Depot 703 S. Chadbourne	EG5011	Hydraulic	Dover	\$277.00			\$3,324.00	\$3,324.00	\$3,423.72	\$3,526.43	\$3,632.22	\$3,741.19
McNease Conv Ctr 501 Rio Concho Ave.	D90780	Hydraulic	ThyssenKrupp TAC20	\$277.00			\$3,324.00	\$3,324.00	\$3,423.72	\$3,526.43	\$3,632.22	\$3,741.19
Police Department 401 E. Beauregard	341129	Traction/Rope	OTIS	\$425.84			\$5,110.08	\$5,110.08	\$5,263.38	\$5,421.28	\$5,583.92	\$5,751.44
City Hall Annex 301 W. Beauregard		Hydraulic	11UCL Dover	\$277.00			\$3,324.00	\$3,324.00	\$3,423.72	\$3,526.43	\$3,632.22	\$3,741.19
San Angelo Regional Airport 8618 Terminal Circle												
Elevator	D97204	Hydraulic	Schindler	\$194.24	\$971.20			\$971.20	\$2,400.81	\$2,472.83	\$2,547.02	\$2,623.43
Escalator #1	D97205	Electric	Schindler	\$908.02	\$4,540.10			\$4,540.10	\$11,223.13	\$11,559.82	\$11,906.62	\$12,263.81
Escalator #2	D97206	Electric	Schindler	\$908.02	\$4,540.10			\$4,540.10	\$11,223.13	\$11,559.82	\$11,906.62	\$12,263.81
DEA 8092 Hangar Rd.	D29257	Hydraulic	Dover	\$194.24	\$971.20			\$971.20	\$2,400.81	\$2,472.83	\$2,547.02	\$2,623.43
City Hall Auditorium 72 W. College Ave.	330A	Hydraulic	Schindler	\$220.00		\$220.00		\$220.00	\$2,719.20	\$2,800.78	\$2,884.80	\$2,971.34
					\$11,022.60	\$220.00	\$26,840.16	\$38,082.76	\$57,612.43	\$59,340.79	\$61,121.01	\$62,954.65

EXHIBIT "B"
AUTOMATIC 5 YEAR EXTENSION

	Unit No.	Elevator Type	Manufacturer	Year 5 FY 21/22 Oct 1-Sep 30 Annual	Year 6 FY 22/23 Oct 1-Sep 30 Annual	Year 7 FY 23/24 Oct 1-Sep 30 Annual	Year 8 FY 24/25 Oct 1-Sep 30 Annual	Year 9 FY 25/26 Oct 1-Sep 30 Annual	Year 10 FY 26/27 Oct 1-Sep 30 Annual
City Hall 72 W. College Ave	BAU098	Traction/Rope	ThyssenKrupp TAC50	\$5,751.44	\$5,923.98	\$6,101.70	\$6,284.75	\$6,473.30	\$6,667.50
Community Devel 52 W. College Ave.	EAR533	Hydraulic	ThyssenKrupp TAC32	\$3,741.19	\$3,853.43	\$3,969.03	\$4,088.10	\$4,210.74	\$4,337.06
Station 618 618 S. Chadbourne	EN3967	Hydraulic	ThyssenKrupp TAC20	\$3,741.19	\$3,853.43	\$3,969.03	\$4,088.10	\$4,210.74	\$4,337.06
Santa Fe Train Depot 703 S. Chadbourne	EG5011	Hydraulic	Dover DMC	\$3,741.19	\$3,853.43	\$3,969.03	\$4,088.10	\$4,210.74	\$4,337.06
McNease Conv Ctr 501 Rio Concho Ave.	D90780	Hydraulic	ThyssenKrupp TAC20	\$3,741.19	\$3,853.43	\$3,969.03	\$4,088.10	\$4,210.74	\$4,337.06
Police Department 401 E. Beauregard	341129	Traction/Rope	OTIS 11UCL	\$5,751.44	\$5,923.98	\$6,101.70	\$6,284.75	\$6,473.30	\$6,667.50
City Hall Annex 301 W. Beauregard		Hydraulic	Dover	\$3,741.19	\$3,853.43	\$3,969.03	\$4,088.10	\$4,210.74	\$4,337.06
San Angelo Regional Airport 8618 Terminal Circle									
Elevator	D97204	Hydraulic	Schindler	\$2,623.43	\$2,702.13	\$2,783.20	\$2,866.69	\$2,952.69	\$3,041.27
Escalator #1	D97205	Electric	Schindler	\$12,263.81	\$12,631.72	\$13,010.68	\$13,401.00	\$13,803.03	\$14,217.12
Escalator #2	D97206	Electric	Schindler	\$12,263.81	\$12,631.72	\$13,010.68	\$13,401.00	\$13,803.03	\$14,217.12
DEA (8092 Hangar Rd.)	D29257	Hydraulic	Dover	\$2,623.43	\$2,702.13	\$2,783.20	\$2,866.69	\$2,952.69	\$3,041.27
City Hall Auditorium 72 W. College Ave.	330A	Hydraulic	Schindler	\$2,971.34	\$3,060.48	\$3,152.29	\$3,246.86	\$3,344.27	\$3,444.60
				\$62,954.65	\$64,843.29	\$66,788.59	\$68,792.25	\$70,856.01	\$72,981.69

FY 21/22: End of initial 5 year contract. Automatic extension begins with "Year 6" FY 22/23

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rebeca Guerra, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Second reading of an ordinance approving Case PD18-01, a rezoning from the Ranch and Estate (R&E) Zoning District to a Planned Development (PD) Zoning District to allow for Light Manufacturing and Production, and Retail Sales and Service; located at 3409 and 3415 South Chadbourne Street (J. James)

Summary/History:

This item is being brought forward for another second reading in order to correct a Condition of Approval.

The applicant has requested a Planned Development (PD) Rezoning to facilitate the reconstruction of a storage building destroyed by fire in May 2016, and to legalize all of the existing uses on the property which include a manufacturing facility for livestock feed and a restaurant. The applicant owns the property and manufacturing facility, and leases the restaurant. The Tom Green County Appraisal District indicates that the buildings were built in 1945 prior to being annexed into the City. The current Ranch and Estate (R&E) zoning does not allow any expansion or new construction without a rezoning.

Financial Impact:

N/A

Other Information/Recommendation:

This request was considered by the Planning Commission at their regular meeting on March 19, 2018, where they recommended APPROVAL unanimously. On April 17, 2018, City Council voted unanimously to APPROVE the request on first reading.

Attachments:

- | | | |
|----|-----------------|-------------------------------------|
| 1. | Staff Report | PL_PD18-01 report (R).pdf |
| 2. | Draft Ordinance | PL_PD18-01_ORDINANCE FINAL (R).docx |

Presentation:

Jon James

Approvals/Reviews:

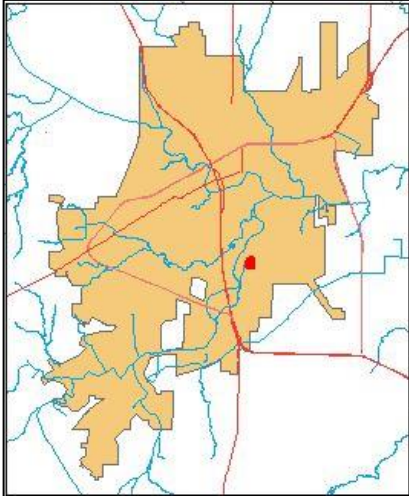
Rebeca Guerra	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved

Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Final Approval

**CITY COUNCIL – April 17, and May 15, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Planned Development (Rezoning)		PD18-01: Palmer	
SYNOPSIS:			
The applicant has requested a Planned Development (PD) Rezoning to facilitate the reconstruction of a storage building destroyed by fire in May 2016, and to legalize all of the existing uses on the property which include a manufacturing facility for livestock feed and a restaurant. The applicant owns the property and manufacturing facility and leases the restaurant. The Tom Green County Appraisal District indicates that the buildings were built in 1945 prior to being annexed into the City. The current Ranch and Estate (R&E) zoning does not allow any expansion or new construction without a Rezoning. On March 19, 1991, a previous restaurant was granted an Expansion of a Non-Conforming Use (NCU91031) by City Council for a new 128-square foot addition which has now been built. No other planning applications were found on record. The applicant has submitted a Site Plan delineating all existing and proposed buildings, as well as current parking layout.			
LOCATION:		LEGAL DESCRIPTION:	
3409-3415 South Chadbourne Street; generally located approximately 100 feet west of the intersection of South Chadbourne Street and Jackrabbit Trail		Being 3.29 acres in the W.M. Etzel Survey No. 167, Abstract 157, City of San Angelo, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood	Ranch and Estate (R&E)	Commercial	3.29 ac.
THOROUGHFARE PLAN:			
South Chadbourne Street – Urban Arterial Street (TxDOT) Required: 80' right-of-way, 64' pavement Provided: 150' right-of-way, 64' pavement Cottontail Lane – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4-foot sidewalk Provided: 50' right-of-way, 16' pavement (pre-existing street complied with standards at the time).			
NOTIFICATIONS:			
8 notifications mailed within 200-foot radius on March 7, 2018. One received in support and none in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to allow for Light Manufacturing and Production and Retail Sales and Service on the subject property, subject to seven conditions of approval.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner(s):</i> Blaine and Vance Palmer <i>Applicant(s):</i> Winn Palmer			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

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 Planning Division believes that the proposed rezoning is compatible with the City's Comprehensive Plan which designates the subject properties "Commercial." Commercial properties include "single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network." The property has direct and abutting access onto South Chadbourne Street, a major arterial street owned and maintained by the Texas Department of Transportation (TxDOT) which can accommodate large traffic volumes and transport vehicles. The property is surrounded by a half-mile expanse of commercially-designated properties in the City's Comprehensive Plan and a combination of light industrial, commercial, and office uses along this stretch of South Chadbourne Street. These uses include Texas State Wildlife offices to the north, West Texas Fuels Inc. to the east, and Dreamscapes landscaping and retail store to the south. The property is also surrounded by Light Manufacturing (ML) zoning on three sides. Therefore, the Planning Division believes that a rezoning to allow the existing feed supply facility and restaurant use on the property is not only compatible with the commercial designation – it is also appropriate given that similar uses already exist in the surrounding area. Further, the manufacturing use has existed since the 1940s according to the Tom Green Appraisal District, and the Staff Report for the associated expansion of a non-conforming use NCU91031, indicates that the current livestock feed facility (Palmer Feed) and restaurant (Mendez Café) have existed since at least the mid-1960s.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The Planning Division believes that the Light Manufacturing (ML) development standards should be applied to the proposed PD Zoning given that this use has existed since the 1940s and that all of these standards would also recognize any retail uses on the property. The ML standards also allow Type C, unlimited outdoor storage requirements to apply to the property given it includes a light manufacturing use. The property is 3.29 acres and well exceeds the minimum lot area of 6,000 square feet, minimum lot width of 50 feet and minimum lot depth of 80 feet. As per the Site Plan provided, all of the current buildings are setback more than 25 feet from the front property line facing South Chadbourne Street as required, and more than 10 feet abutting the west property line abutting a residential district as required. The storage building destroyed by fire was approximately 15 feet from the southwest property line which the Zoning Ordinance considers a front yard because it abuts a street, Cottontail Lane. The Planning Division recommends a 10-foot setback from this setback given that this portion of the property acts as a rear yard and does not have any driveway access. This reduced setback will allow the original storage building destroyed by fire to be rebuilt in the same location without having to seek a variance.

Parking: Any new buildings, or change of occupancy of existing buildings, shall require parking in accordance with Section 511.B of the Zoning Ordinance for each use. The current buildings have adequate parking on the paved portion of the property facing South Chadbourne Street for their current occupancies. The feed supply business portion of the property has adequate paved

parking for at least 15 vehicles and the restaurant portion adequate paved parking for at least 20 vehicles. Section 511.B of the Zoning Ordinance requires one parking space for every 300 square feet for office uses; one space for every 4 employees for warehousing; and one space for every 4 seats for restaurants. The office area within the main feed supply building is approximately 1,600 square feet and would require 5 parking spaces, and there are currently 5 employees which would require 1 additional parking space for a total of 6 spaces for the feed supply business in compliance. There are 58 seats in the restaurant which would require 15 parking spaces, which would also be in compliance. One new van accessible, disabled parking spaces shall be installed as required by the International Building Code (IBC) for the existing uses. This space shall be fully paved with striping and signage, and connect or be located on the existing paved connection.

Screening: The Planned Development (PD) Zoning District allows the creation of site-specific standards, including screening from adjacent land uses. The Planning Division conducted a site visit on February 26, 2018, and determined that the existing trees along the southwest property line facing Cottontail Lane provide screening from the residential property to the south of this street. However, there are two minor gaps along this “green fence”, one at the southeast corner of the site, and the second in front of where the previous storage building had been destroyed by fire (see attached photos). Therefore, as a Condition of Approval, the Planning Division shall require that the applicant install trees within these gaps to provide a continuous and complete buffer from the residential property to the south. Alternatively, the applicant may install a minimum 6-foot high solid screen privacy fence along this south property line. As an additional condition of approval, the Planning Division shall require additional landscaping on the property, given its prominence along South Chadbourne Street, along the northwest portion of the property and flanking the main metal feed office building and restaurant building.

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 existing feed supply and restaurant uses are compatible with the surrounding commercial and light industrial uses in the area along South Chadbourne Street. No proposed changes are intended at this time, and allowing a Planned Development (PD) zoning for light manufacturing and retail sales and service will legalize the existing uses which have existed since at least the 1960s.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* As indicated, the current land uses have existed since the 1960s and the Ranch and Estate (R&E) zoning is not reflective of these uses. Given that there are similar non-residential uses on all three sides of the intersection of Jackrabbit Trail and South Chadbourne Street, and similar commercial and industrial along the South Chadbourne Street corridor in this area, the Planning Division believes a Rezoning for the existing feed facility and restaurant is most appropriate. The new zoning will also allow both uses to expand in future without having to continue to apply for Expansion of Non-Conforming Use requests, which only pertain to the proposed floor areas at that time, and not for unknown expansions beyond the initial application.

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.* The Planning Division does not anticipate any adverse effects on the natural environment. All current uses operate from within existing buildings and the subject property and parking areas are already constructed. Given that the site exceeds three acres, any additional parking areas for disabled parking should not increase stormwater runoff to a degree that would have any detrimental environmental effects. Regardless, any new construction require a building permit and a review of grading, drainage, and stormwater runoff to further ensure there are no negative environmental impacts.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The Planning Division believes that there is a demonstrated community need for the existing uses which have existed since at least the 1960s. Palmer Feed grain commodities to local farmers and livestock feeds are sold and distributed to local retailers in San Angelo. Mendez restaurant serves the local community as well, including nearby businesses and is open for breakfast, lunch, and dinner.
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.* As indicated, the subject property has direct and abutting access onto South Chadbourne Street, a major arterial street that can accommodate large traffic volumes. The property is intended to remain in its current configuration and will not be required to be platted unless new buildings exceed 50% of the current total floor area as per Chapter 1 of the Subdivision Ordinance.

Planning Commission Recommendation:

On March 19, 2018, the Planning Commission recommended **APPROVAL** of a Rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to allow for Light Manufacturing and Production and Retail Sales and Service on the subject property. The following is the complete excerpt of the draft minutes from the March 19, 2018, meeting for this case:

Jeff Fisher, Senior Planner, presented the case. He explained that the applicant required the rezoning in order to reconstruct a manufacturing storage building destroyed by fire and to legalize the existing feed manufacturing facility and restaurant on the property. Mr. Fisher indicated that from his research, the buildings appeared to have been built in the 1940s, prior to the current Ranch and Estate (R&E) zoning which did not allow the uses by right. He indicated that the PD Zoning District, if approved, would allow the manufacturing facility and restaurant to continue, as well as the inclusion of other retail uses on the property in future. Mr. Fisher outlined Staff's rationale for approval which included that the uses were compatible with the Future Land Use designation of "Commercial," that the development would comply with all zoning standards; and that the uses were compatible with the surrounding area which already contained commercial and light industrial uses along South Chadbourne Street. He displayed the applicant's site concept plan and explained that to mitigate any impact on the residentially zoned properties to the south, conditions of approval would include additional landscape screening. Mr. Fisher further indicated that Staff was recommending that a condition regarding a 10-foot setback from the south property line be added to mitigate any impact on the Ranch and Estate (R&E) zoned property to the south.

Chairperson Stribling opened the meeting for public comment.

There was no public comment.

Mr. Fisher displayed the final proposed conditions, as amended, for the Planning Commission.

Rebeca Guerra, Planning Manager, indicated that the conditions were presented to the applicant prior to the meeting and the applicant was in agreement with them.

Vice Chairperson Spano made a Motion to recommend APPROVAL of a Rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to allow for Light Manufacturing and Production and Retail Sales and Service on the subject property, with the seven conditions of approval as presented by staff. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 5-0.

Recommendation:

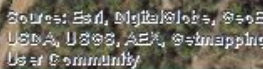
Staff's recommendation is for City Council to recommend **APPROVAL** of the proposed Rezoning from the Ranch and Estate (R&E) Zoning District to the Planned Development (PD) Zoning District to allow for Light Manufacturing and Production and Retail Sales and Service on the subject property, **subject to the following seven conditions of approval:**

1. Except as otherwise specified or limited below, the use and development of the subject property shall generally conform to the Light Manufacturing (ML) Zoning District standards, unless specified as otherwise.
2. All buildings and structures shall maintain a minimum 10-foot setback from the south property line adjacent to Cottontail Lane.
3. The applicant shall submit a Revised Site Plan to the Director of Planning for approval, delineating one new van accessible, disabled parking space to be installed as required by the International Building Code (IBC) for the existing uses. This space shall be fully paved with striping and signage, and connect or be located on the existing paved connection. Overall site use shall be in accordance with this Site Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.
4. The applicant shall submit a Landscape Plan for review and approval by the Planning Director that completes gaps in existing landscape screening adjacent to the southwest property line facing Cottontail Lane and a residential zoning district, with drought-resistant shade trees, landscape berm, or other natural vegetation, a minimum of 6-feet in height at time of planting. As part of the Landscape Plan, the applicant shall also install a combination of trees and/or landscaping along the northwest portion of the property facing South Chadbourne Street, and flanking the main metal feed office building and restaurant building. All trees and landscaping screening shall be planted within six months of approval of this rezoning and shall be maintained in perpetuity. As an alternative to landscape screening along the southwest property line, the applicant may install a minimum 6-foot high solid screen wood, masonry or metal privacy fence along the full length of this property line.
5. Hours of operation shall be limited between 7:00 a.m. and 10:00 p.m.

6. Any new site lighting on the south portion of the property facing a residential zoning district shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto these lands. Any illuminated signage facing the south property line shall be turned off between the hours of 10:00pm and 7:00am the following day.
7. Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan to the Planning Director for review and approval.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Site Plan
Resident Letter
Applicant's Response to Zoning Criteria
Application



Legend

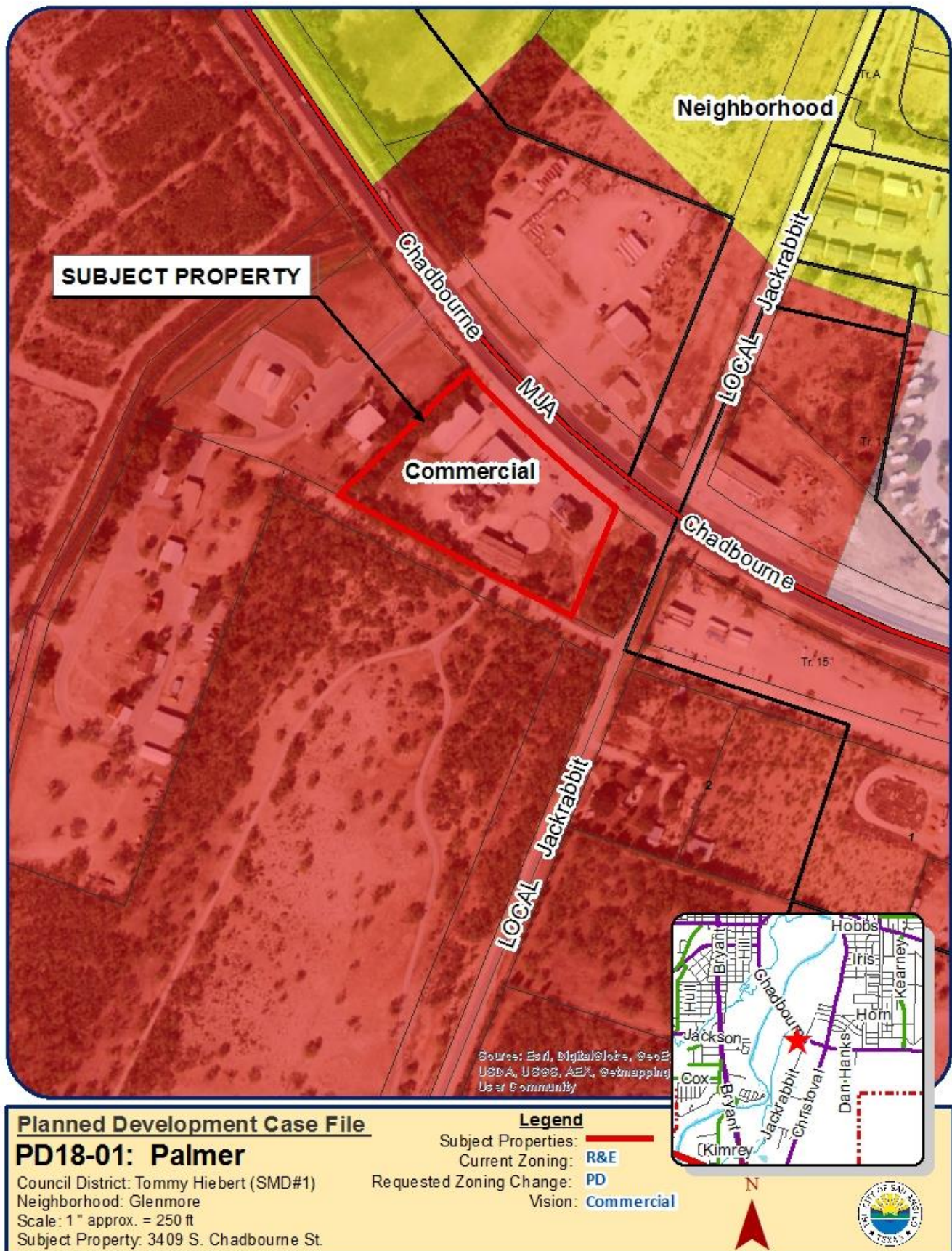
Subject Properties: [REDACTED]

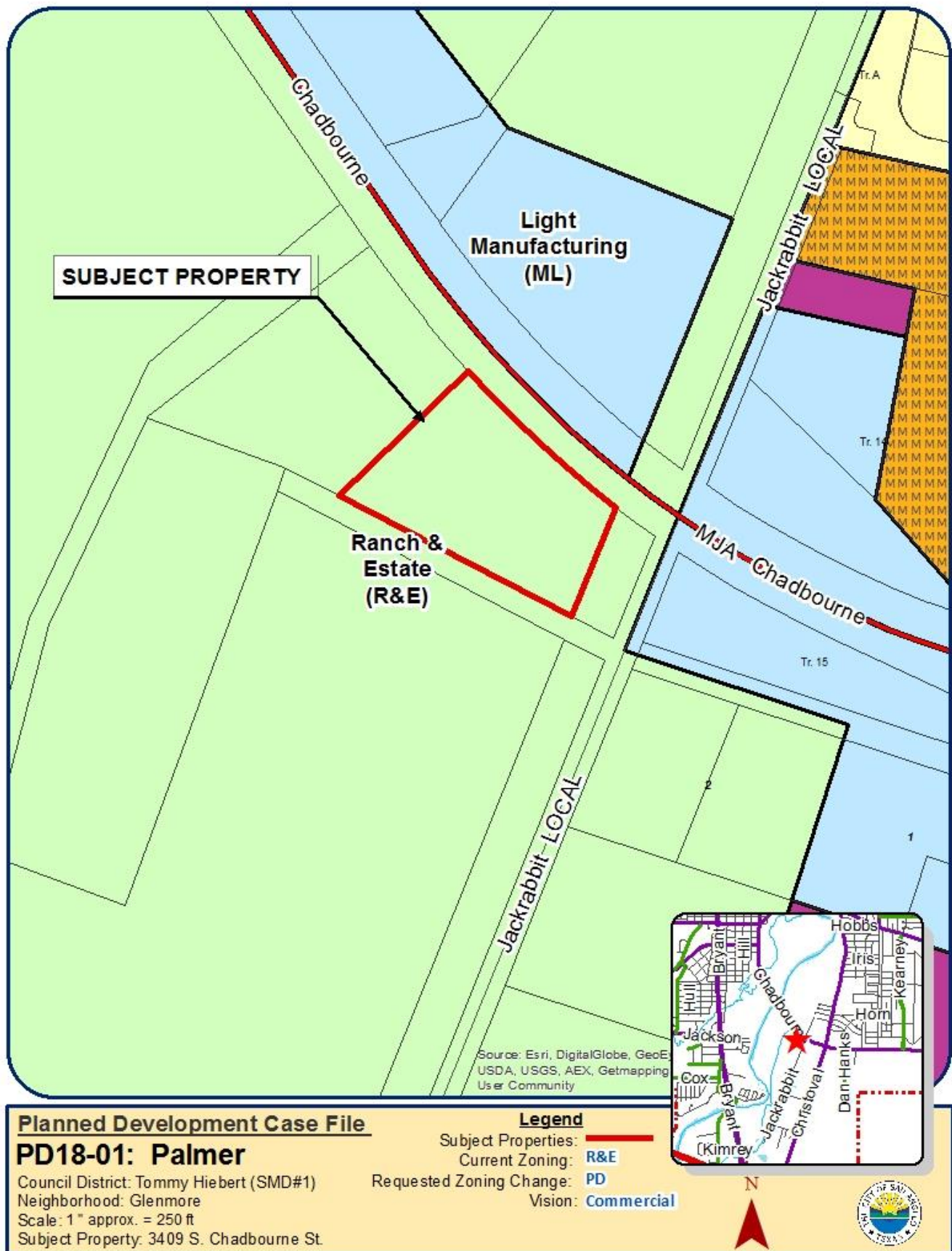
Current Zoning: **R&E**

Requested Zoning Change: PD

Vision: Commercial







Photos of Site and Surrounding Area

NORTH



SOUTH



EAST



**NORTHWEST AT SUBJECT PROPERTY
(PALMER FEED)**



**SOUTHWEST AT SUBJECT PROPERTY
(MENDEZ CAFE)**



EXISTING SCALE STATION (PALMER)



Photos of Site and Surrounding Area

MAIN BUILDING (PALMER)



OTHER BUILDINGS (PALMER)



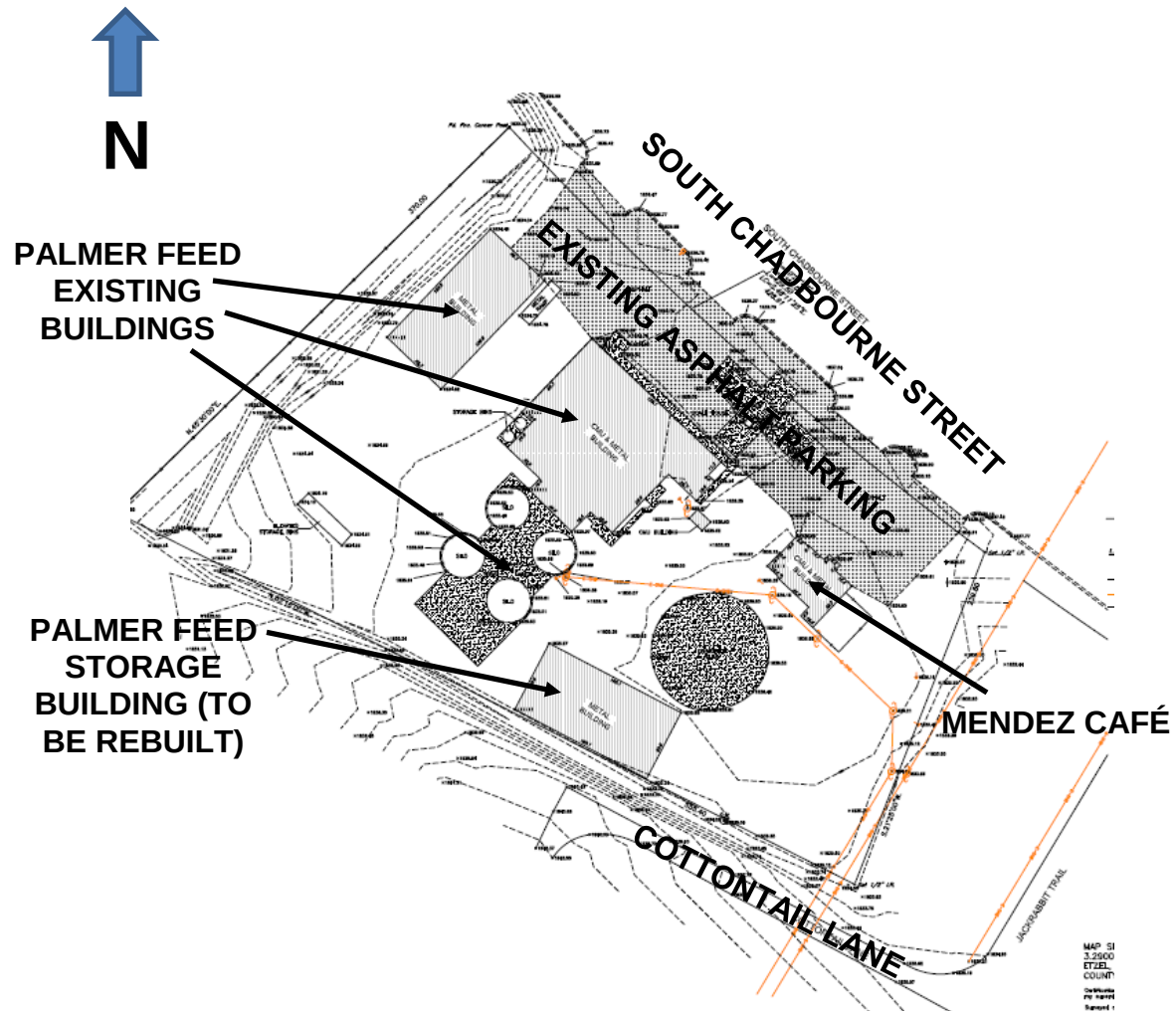
SOUTHWEST CORNER (ADD TREES ALONG PROPERTY LINE)



SOUTH (ADD TREES ALONG PROPERTY LINE)



Site Plan



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY ALSO FILL OUT THIS FORM, SIGN IT AND MAIL IT BACK TO THE PLANNING DIVISION AT 52 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR () IN OPPOSITION

REASON(S) _____

no opposition

NAME: *Western Properties*

ADDRESS: _____

SIGNATURE: *[Signature]* *Margie Penton*

PD18-01: Palmer

property owner number: *2*

If you have any questions about these proceedings, please call Mr. Jeff Fisher, Senior Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

Sec. 212. Amendments to Text or Official Zoning Map

G. Amendment Criteria. The wisdom of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or deny the proposed amendment, the City Council shall at a minimum consider the following factors.

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.

*existing business since 50's
incorporates an existing restaurant
commercial sales related to mfg.*

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

*all uses pre existing
previous bldg destroyed by fire
to be rebuilt in same location
parking space is adequate*

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.

*existing industrial ^{building} ~~uses~~ on all
sides of the property i.e. West Texas
Gas etc.*

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

*existing zone change necessary
to best reflect current usage and
to allow replacement of Bldg.*

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, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

*our businesses are
environmentally friendly -
no changes to what exists
already*

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

*- jobs - community
- improvement of the site*

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.

existing tract of record and
existing business w/ frontage
on St. Chadbourne to allow access
to the site.



City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s): Winn Palmer for Palmer, Palmer, Palmer

☐ Owner ☒ Representative (Notarized Affidavit Required)

Mailing Address: 316 Martin Luther King Blvd San Angelo Tx 76903

Contact Phone Number: 325/227-2928 Contact E-mail Address: winn@palmerfeed.com

Subject Property Address: 3409 (3411-3415) S. Chadbourne Street San Angelo Tx 76904

Acres: 3.290, Abet: A-D157 S-D167, Survey: WM ETZEL, 3.2900 Acres (3409-3411-3415)

Legal Description (can be found on property tax statement or at www.tamqmcad.com)

Existing Zoning: R-E Ranch & Estate Proposed Zoning: PD Light Manufacturing, retail sales & service 3.29 Acres

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: light manufacturing since the 1950's

*Proposed Use of Property: PD light manufacturing & retail sales & service

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

<u>Vance W. Palmer</u> Owner Name (Print)	<u>[Signature]</u> Signature	<u>Palmer, Palmer, Palmer</u> Company/Organization (if Applicable)	<u>2/15/18</u> Date
<u>WINN PALMER</u> Representative Name (Print)	<u>[Signature]</u> Signature	<u>PALMER, PALMER, PALMER</u> Company/Organization	<u>2-15-18</u> Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 2, 15, 2018

Case No.: PD 18--01

Fully-dimensional site plan: ☒

Nonrefundable fee: \$ 637.50

Receipt #: 284623 Date paid: 2, 15, 2018

Sign Deposit \$37.50

Receipt #: _____ Date paid: _____

Affidavit attached? ☒ Yes ☐ No ☐ N/A Applicant's signature on information sheet? ☒ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☐ No If yes, ZCI case no.: _____

River Corridor Commission? ☐ Yes ☐ No If yes, RCC meeting date: _____

Planning Commission hearing date: 3, 19, 2018 Date notifications due: _____

City Council hearing date: 4/19/2018 and 5/1/2018 Packets due date: _____

Publication date: _____

Reviewed/Accepted by: J. Fisher Date: 2, 15, 2018

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 AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **3409-3415 South Chadbourne Street; generally located approximately 100 feet west of the intersection of South Chadbourne Street and Jackrabbit Trail; being 3.29 acres in the W.M. Etzel Survey No. 167, Abstract 157, City of San Angelo, Texas**, FROM THE RANCH AND ESTATE (R&E) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR LIGHT MANUFACTURING AND PRODUCTION AND RETAIL SALES AND SERVICE; AND PROVIDING FOR SEVERABILITY

RE: PD18-01: PALMER

WHEREAS, 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 with conditions the proposed PD District; and,

WHEREAS, on the 1st day of May, 2018, City Council held a public hearing on PD18-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The 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 property permanently zoned Planned Development (PD) District for Light Manufacturing and Production and Retail Sales and Service;

3409-3415 South Chadbourne Street; generally located approximately 100 feet west of the intersection of South Chadbourne Street and Jackrabbit Trail; being 3.29 acres in the W.M. Etzel Survey No. 167, Abstract 157, City of San Angelo, Texas; zoned Ranch and Estate (R&E) Zoning District, shall henceforth be permanently zoned as follows: Planned Development (PD18-01) Zoning District to allow for Light Manufacturing and Production and Retail Sales and Service.

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 (PD Boundary Map).

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

SECTION 4: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

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

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

SECTION 7: Except as otherwise specified or limited below, the use and development of the subject property shall generally conform to the **Light Manufacturing (ML)** Zoning District standards, unless specified as otherwise.

SECTION 8: All buildings and structures shall maintain a minimum 10-foot setback from the south property line adjacent to Cottontail Lane.

SECTION 9: The applicant shall submit a Revised Site Plan to the Director of Planning for approval, delineating one new van accessible, disabled parking space to be installed as required by the International Building Code (IBC) for the existing uses. This space shall be fully paved with striping and signage, and connect or be located on the existing paved connection. Overall site use shall be in accordance with the **Site Plan** shown in **Exhibit B** of this Ordinance. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.

SECTION 10: The applicant shall submit a Landscape Plan for review and approval by the Planning Director that completes gaps in existing landscape screening adjacent to the southwest property line facing Cottontail Lane and a residential zoning district, with drought-resistant shade trees, landscape berm, or other natural vegetation, a minimum of 6-feet in height at time of planting. As part of the Landscape Plan, the applicant shall also install a combination of trees and/or landscaping along the northwest portion of the property facing South Chadbourne Street, and flanking the main metal feed office building and restaurant building. All trees and landscaping screening shall be planted within six months of approval of this rezoning and shall be maintained in perpetuity. As an alternative to landscape screening along the southwest property line, the applicant may install a minimum 6-foot high solid screen wood, masonry or metal privacy fence along the full length of this property line.

SECTION 11: Hours of operation shall be limited between 7:00 a.m. and 10:00 p.m.

SECTION 12: Any new site lighting on the south portion of the property facing a residential zoning district shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto these lands. Any illuminated signage facing the south property line shall be turned off between the hours of 10:00pm and 7:00am the following day.

SECTION 13: Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan to the Planning Director for review and approval.

INTRODUCED on the **17th day of April, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **15th day of May, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

PD Boundary Map

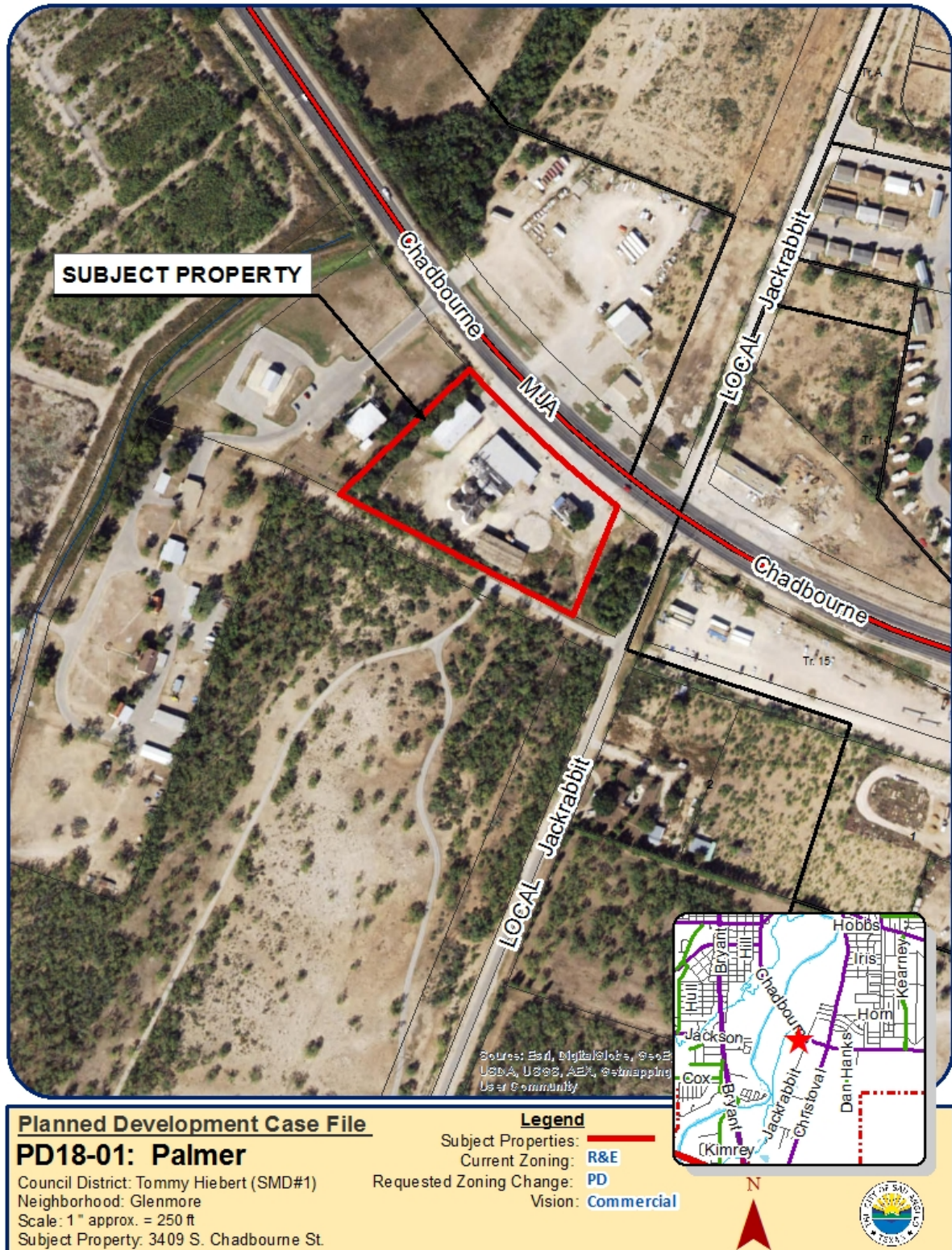
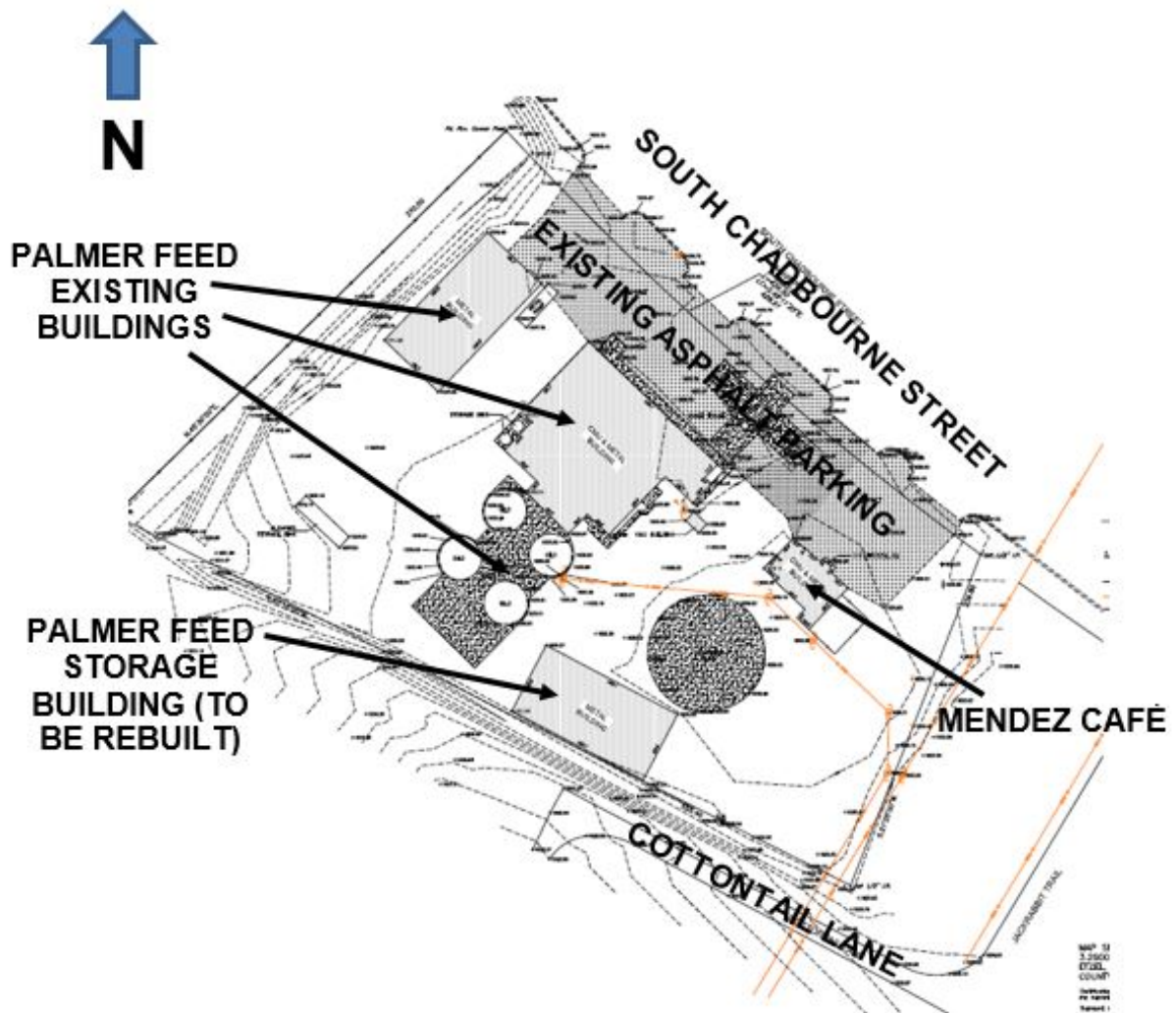


EXHIBIT "B"

Site Plan



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Parks and Recreation, 325-657-4450

Meeting Date: May 15, 2018

Item type: Consent Item

Caption:

Consider authorizing an agreement between the City of San Angelo and Kenneth C. Landon for operation of the International Water Lily Collection at Civic League Park in the amount of \$102,346 per year for 7 years with a 2.5% adjustment each year and authorizing the City Manager to execute any related documents (White)

Summary/History:

On November 17, 2009, the City entered into an agreement with Mr. Landon to operate the International Water Lily Collection. This agreement was amended on April 15, 2014, to extend the term to October 31, 2019 (a copy of this amended and extended agreement is attached).

Under this agreement, the City pays Mr. Landon a flat fee (with an annual increase of 2.5%). He is responsible for the propagation and display of the lilies and other aquatic plants in all of the display basins located at Civic League Park (2 S. Park St.). He also has use of an old greenhouse and "hothouse" (for lily propagation and storage) located at the parks maintenance yard.

Attached also is a draft of the proposed agreement. This agreement has these basic terms:

- * 7-year agreement, with no built-in extension,
- * A payment of \$102,346 for the current fiscal year with an annual increase each year of 2.5 %,
- * insurance requirements, and
- * substantially the same terms that exist in the current agreement.

This draft agreement has been negotiated and the terms agreed upon by City Staff and Mr. Landon.

Staff recommends approval and authorization to execute the agreement.

Financial Impact:

We are currently paying Mr. Landon a flat payment of \$102,346 for FY 17-18. We propose the payment begin at \$102,346 for the new agreement, with an 2.5% annual increase each new fiscal year.

Other Information/Recommendation:

Attachments:

1. 17-926_PR_ORIGINAL Aquatic Plants Specialist 5 7 18 17-926_PR_ORIGINAL Aquatic Plants Specialist 5 7 18.doc

Presentation:

Approvals/Reviews:

Carl White
Theresa James
Anthony Wilson

Created/Initiated
Approved
Approved

Candice Blake
Rick Weise
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Approved
Approved
Final Approval

AQUATIC PLANTS SPECIALIST AGREEMENT

The City of San Angelo, a Texas municipal corporation, (hereinafter "**City**"), and Kenneth C. Landon (hereinafter "**Contractor**"), in consideration of the mutual promises expressed in this Agreement, agree as follows:

1. Scope of Services.

Contractor agrees to direct, curate and provide a first class aquatic plant display promoted, sanctioned and certified of the highest merit by the International Water Lilly and Water Gardening Society on an annual basis. The **Contractor** will acquire aquatic plants and be responsible for the maintenance and care of the aquatic collection ("**Collection**"). **Contractor** shall provide the following specific services:

- 1.1 Provide displays of aquatic plants in the seven (7) basins built for such purpose located in U.G. Taylor Park ("**Park**"), more commonly known as the Civic League Park, during May through October of each year. If other basins are added in this location, **Contractor** will provide displays in such additional basins as well. **Contractor** shall have complete responsibility for **Collection** and associated aquatic features. **Contractor** shall be responsible for the safe return of aquatic material on loan to **Contractor** or **City** in conformance with the owner's request.
- 1.2 Provide tools, supplies and equipment necessary for accomplishing tasks.
- 1.3 Plan, assign, direct and coordinate the use of equipment and chemicals in conjunction with the aquatics display.
- 1.4 Propagate aquatic plants, including administering the treatments required to protect and enhance growth.
- 1.5 Assist, prepare, produce and apply soil conditioners, natural and artificial soil mixes and fertilizers in aquatic application.
- 1.6 Plan maintenance schedules so as to coordinate with other Park sections and plan design schedules for planting and plant production schedules.
- 1.7 Propose, design and consult with **City** staff regarding current operations and future development, needs and requirements of the Collection including recommendations for the adjacent garden beds and terraces.
- 1.8 Advise and make recommendations to **City** for infrastructure improvements necessary to maintain aquatic display.
- 1.9 Develop and maintain aquatic plant stock for **City**. Said plant stock shall be developed and conveyed to **City** by **Contractor** with appropriate documentation

upon termination of this Agreement. The plant stock shall be an adequate representative stock of species and hybridized lilies and shall be provided by Contractor in the Civic League Park basins as indicated below and further described in Exhibit "B" (diagram of lily pools):

1.9.1 If **City or Contractor** terminates this Agreement on or after October 1, 2023, **Contractor's** obligation will be to fill, at normal spacing, pools 1, 2, 3, 4, 5, 6 and 7 as represented in Exhibit "B".

1.10 Hire, direct and compensate all personnel, if any, necessary to complete the services required under this Agreement.

1.11 Participate with the City in the selection, training, and approval of a successor for the care and maintenance of the Lily collection.

2. Term.

The term ("**Term**") of this Agreement shall commence on _____, and continue through **September 30, 2024**, unless terminated by written notice given by either party as provided in Article 8 below.

3. Compensation.

For services satisfactorily performed pursuant to Article 1 above, **City** shall compensate **Contractor** as follows:

One Hundred and Two Thousand, Three Hundred and Forty-Six Dollars (\$102,346.00) per annum, payable in equal monthly installments on or before the fifth day of each month of the Term of this Agreement. This amount shall be adjusted by two and one half percent (2.5%) on the first day of October for each year this Agreement is in force, beginning on October 1, 2018.

4. Independent Contractor.

The parties agree that **Contractor** is a professional person and that this Agreement calls for the performance of services as an independent contractor. **Contractor** is not an agent or employee of **City** and is not entitled to the benefits provided by **City** to its employees, including but not limited to, group insurance, worker's compensation and pension plans.

5. Indemnification and Insurance.

Contractor agrees to indemnify **City**, its councilmembers, officials, agents, guests, invitees, consultants and employees in the manner set forth in Exhibit "A," attached hereto and incorporated herein. **Contractor** further agrees to obtain and

maintain throughout the term of this Agreement the insurance policies set forth in Exhibit "A."

6. Miscellaneous

- 6.1 **Contractor** shall work with the **City** Parks and Recreation Director, unless otherwise stated in writing.
- 6.2 **Contractor** shall be referred to as the " Director of Aquatic Collection".
- 6.3 **City** shall be responsible for the cost of providing, maintaining, repairing and replacing all infrastructure associated with the **Collection**. **City** shall provide water and electricity for basins in Civic League Park and greenhouses designated by the Director of Parks and Recreation and located at the City Parks Operations maintenance facilities.
- 6.4 **City** shall assist **Contractor** with an annual clean out service of the seven (7) basins located at Civic League Park and any additional basins constructed at said Park.
- 6.5 **City** shall assist **Contractor** with securing and delivering a supply of approved soils, not to exceed thirty (30) cubic yards in any one calendar year.
- 6.6 **City** shall provide security for the Park and Collection commensurate with security provided at other city owned parks.
- 6.7 This agreement shall be an exclusive agreement between **City** and **Contractor** for the authority, discretion, responsibility, and services provided and described herein. In the event the City should contract with another entity for care, development or operation of the Park, the exclusivity, rights, discretion and authority described herein shall be part of any such contract while this Agreement is in effect.
- 6.8 Various materials, equipment, and apparatus located within the greenhouses and required for culturing the plans in question, including but not limited to troughs, aquatic heaters, and the like are the property of the **Contractor**.

7. Amendment.

This agreement shall not be amended or modified other than in a written agreement signed by both parties.

8. Resolution of Disputes.

Contractor and City agree that all disputes between Contractor and City's representative(s) shall be provided to the City Manager or his designee in the City Manager's office for resolution.

Any request for resolution should be made in writing and clearly state the disputed issue. The City Manager or designee shall contact the Contractor within the thirty (30) days of receipt of Contractor's Request and either ask for additional information or resolve the issue. Any resolution of the issue from the City Manager or the City Manager's representative shall be given either verbally or in writing.

9. Termination.

Either party may terminate this Agreement by giving the other party one hundred eighty (180) days written notice. Furthermore, the Agreement may be terminated at any time by mutual agreement. This Agreement may be terminated immediately if **Contractor** is found guilty of a criminal offense or is in breach of this Agreement, or if **Contractor** is unable to provide the services required under this Agreement. Upon termination for any reason, **City** shall pay **Contractor** an amount prorated to the date of termination. No further compensation under this Agreement shall be due or owing to **Contractor**.

10. Notice.

Notice to **CITY** shall be mailed to:

Director of Parks and Recreation
INSERT PARKS MAILING ADDRESS

Notice to **Contractor** shall be mailed to:

Kenneth Landon
2906 Waco St.
San Angelo, TX 76901

Any written notice under this Agreement shall become effective as of the date of mailing by registered or certified mail and shall be deemed sufficiently given if sent to the party at the address stated in this Agreement or such other address as may be specified by notice in writing.

11. Force Majeure.

If by any reason of force majeure, such as fire, flood, windstorm, drought or other Act of God, act of war or act of terrorism affecting the **Contractor or City**, **Contractor or City** is reasonably unable to fulfill the obligations under this Agreement, **Contractor or City** shall use reasonable and diligent efforts to rectify the situation to allow **Contractor or City** to continue operations within a reasonable period of time.

12. Controlling Law.

This Agreement shall be deemed to be made under, governed by and construed in accordance with the laws of the State of Texas. Venue shall lie in any court of competent jurisdiction in Tom Green County, Texas.

13. Severability.

If any provision of this Agreement shall be construed to be illegal or invalid, it shall not affect the legality or validity of any of the other provisions hereof, and the illegal or invalid provision(s) shall be deemed stricken and deleted from this Agreement to the same extent and effect as if never incorporated, but all other provisions shall continue.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate originals on this the _____ day of _____, 2017.

CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

CONTRACTOR

By: _____
Kenneth C. Landon

ATTEST:

Bryan Kendrick, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Daniel Valenzuela, City Manager

Theresa James, City Attorney

EXHIBIT A
INDEMNIFICATION AND INSURANCE CLAUSES

1 Indemnification.

___1.1 General Indemnification. Contractor agrees to indemnify, defend, and hold City, its councilmembers, board and commission members, officials, agents, guests, invitees, consultants and employees free and harmless from and against any and all claims, demands, proceedings, suits, judgments, costs, penalties, fines, damages, losses, attorneys' fees and expenses asserted by any person or persons, including Contractor and agents or employees of Contractor or City, by reason of death or injury to persons, or loss or damage to property, resulting from or arising out of, the violation of any law or regulation or in any manner attributable to any act of commission, omission, negligence or fault of Contractor, its agents or employees, or the joint negligence of Contractor and any other entity, as a consequence of its execution or performance of this Contract or sustained in or upon the premises, or as a result of anything claimed to be done or admitted to be done by Contractor hereunder. Nothing herein shall require Contractor to indemnify, defend or hold harmless any indemnified party for the indemnified party's own gross negligence or willful misconduct.

___1.2 Prospective Application. Any and all indemnity provided for in this Contract shall survive the expiration of this Contract and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Contract but thereafter so long as any liability (including but not limited to liability for closure and post closure costs) could be asserted in regard to any acts or omissions of Contractor in performing under this Contract.

2 Insurance.

___2.1 General Conditions. The following conditions shall apply to all insurance

policies obtained by Contractor for the purpose of complying with this Contract.

- ___2.1.1 Satisfactory Companies. Coverage shall be maintained with insurers and under forms of policies satisfactory to City and with insurers licensed to do business in Texas.
- ___2.1.2 Named Insureds. All insurance policies required herein shall be drawn in the name of Contractor, with City, its councilmembers, board and commission members, officials, agents, guests, invitees, consultants and employees named as additional insureds, except on Workers' Compensation coverage.
- ___2.1.3 Waiver of Subrogation. Contractor shall require its insurance carrier(s), with respect to all insurance policies, to waive all rights of subrogation against City, its councilmembers, board and commission members, officials, agents, guests, invitees, consultants and employees.
- ___2.1.4 Certificates of Insurance. At or before the time of execution of this Contract, Contractor shall furnish City's Risk Manager with certificates of insurance as evidence that all of the policies required herein are in full force and effect and provide the required coverages and limits of insurance. All certificates of insurance shall clearly state that all applicable requirements have been satisfied. The certificates shall provide that any company issuing an insurance policy shall provide to City not less than thirty (30) days advance notice in writing of cancellation, non-renewal or material change in the policy of insurance. In addition, Contractor and insurance company shall immediately provide written notice to City's Risk Manager upon receipt of notice of cancellation of any insurance policy, or of a decision to terminate or alter any insurance policy. Certificates of insurance and notices of cancellations, terminations or alterations shall be furnished to City's Risk Manager at City Hall, 72 West College or P.O. Box 1751, San Angelo, Texas 76903.
- ___2.1.5 Contractor's Liability. The procurement of such policy of insurance shall not be construed to be a limitation upon Contractor's liability or as a full performance on its part of the indemnification provisions of this Contract. Contractor's obligations are, notwithstanding any policy of insurance, for the full and total amount of any damage, injury or loss caused by or attributable to its activities conducted at or upon the

premises. Failure of Contractor to maintain adequate coverage shall not relieve Contractor of any contractual responsibility or obligation.

___2.2 Types and Amounts of Insurance Required. Contractor shall obtain and continuously maintain in effect at all times during the term hereof, at Contractor's sole expense, insurance coverages as follows with limits not less than those set forth below:

___2.2.1 Commercial General Liability. This policy shall be a comprehensive occurrence-type policy and shall protect the Contractor and additional insureds against all claims arising from bodily injury, sickness, disease or death of any person (other than the Contractor's employees) and damage to property of the City or others arising out of the act or omission of the Contractor or its agents and employees. This policy shall also include protection against claims for the contractual liability assumed by Contractor under the paragraph of this Contract entitled "Indemnification," including completed operations, products liability, contractual coverage, broad form property coverage, explosion, collapse, underground, premises/operations, and independent contractors (to remain in force for two years after final payment). Coverage shall be as follows:

\$ 500,000.00	General Aggregate
\$ 500,000.00	Products- Completed Operations Aggregate
\$ 500,000.00	Personal & Advertising Injury
\$ 500,000.00	Each Occurrence
\$ 50,000.00	Fire Damage (any one fire)

___2.2.2 Business Automobile Liability. This policy shall be written in comprehensive form and shall protect Contractor and the additional insureds against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on and off the premises of all motor vehicles licensed for highway use, whether they are owned, non-owned or hired. Coverage shall be as follows:

\$500,000.00	Combined Single Limit
--------------	-----------------------

___2.2.3 Workers' Compensation and Employer's Liability. Contractor shall maintain Workers' Compensation and Employer's Liability insurance, which shall protect the Contractor against all claims under applicable state workers' compensation laws and employer's liability. Coverage shall not be less than:

Statutory Amount	Workers' Compensation
------------------	-----------------------

\$ 100,000.00	Employer's Liability, Each Accident
\$ 500,000.00	Employer's Liability, Disease - Policy Limit
\$ 100,000.00	Employer's Liability, Disease – Each Employee

The foregoing requirement will not be applicable if, and so long as, Contractor qualifies as a self-insurer under the rules and regulations of the commission or agency administering the workers' compensation program in Texas and furnishes evidence of such qualification to Lessor in accordance with the notice provisions of this Contract.

If Contractor uses contract labor, Contractor shall require its contractor to maintain the above referenced coverage and furnish copies of certificates of insurance as required herein.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Lisa Marley, Dir of HR/RM, Human Resources/Risk Management, (325) 657-4221

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Employee Wellness Program Update - (Presentation made by San Angelo Community Medical Center officials)

Summary/History:

The Employee Wellness Program was launched in August 2011. Health Risk Assessments and health screenings have become an annual October event. These screenings have identified risk factors in employees that otherwise may not have been timely caught.

In 2014, City Council granted vacation incentives for participation in the Working on Wellness (WOW) program, a component of the Employee Wellness Program.

Financial Impact:

An annual budget for the wellness program is incorporated into the self-insurance budget each year. In addition, Aetna provides \$10,000 each year to be used by the program for various programming events and prizes.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Lisa Marley	Created/Initiated
Lisa Marley	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rebeca Guerra, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

First reading and public hearing of ordinances approving:

1. Case CP18-03, an amendment to the Comprehensive Plan, changing the Future Land Use designation from "Industrial" to "Commercial," being 5 acres located at 1619 Roosevelt St.
2. Case Z18-08, a rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 5 acres located at 1619 Roosevelt St. - (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of a Rezoning from the Single Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. A request for approval of an amendment to the Comprehensive Plan for the City of San Angelo to change the Future Land Use from Industrial to Commercial on the subject property. The applicant is intending to construct a commercial indoor recreational facility. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212G. of the Zoning Ordinance.

Financial Impact:

N/A

Other Information/Recommendation:

These requests were considered by the Planning Commission at their regular meeting on April 16, 2018, where they recommended APPROVAL unanimously.

Attachments:

- | | |
|---------------------------|---|
| 1. Staff Report (CP & RZ) | CC Staff Report CP18-03 COSA & Z18-10 Ayers.pdf |
| 2. Draft Ordinance | Z18-08 Ordinance.docx |
| 3. CP18-03_ORD_FINAL | CP18-03_ORD_FINAL.docx |

Presentation:

Jon James

Approvals/Reviews:

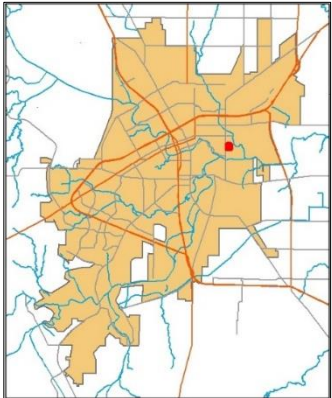
Rebeca Guerra	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved

Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Final Approval

CITY COUNCIL – May 15 & June 5, 2018
STAFF REPORT



APPLICATION TYPE:		CASES:	
Comprehensive Plan Amendment & Rezoning		CP18-03: City of San Angelo & Z18-10: Ayers	
SYNOPSIS:			
A request for approval of a Rezoning from the Single Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. A request for approval of an amendment to the Comprehensive Plan for the City of San Angelo to change the Future Land Use from Industrial to Commercial on the subject property. The applicant is intending to construct a commercial indoor recreational facility. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district. A rezoning to the property would also warrant a Comprehensive Plan amendment as part of the criteria for approval per Section 212G. of the Zoning Ordinance.			
LOCATION:		LEGAL DESCRIPTION:	
1619 Roosevelt Street		Being 5 acres out of the G Schubitz Survey, Abstract A-1854 S-0326, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #4 – Lucy Gonzales Fort Concho East Neighborhood	RS-1 – Single Family Residential	Industrial	5 acres
THOROUGHFARE PLAN:			
<u>Roosevelt Street</u> –Urban Minor Arterial Street, Required 80’ min. ROW (84’ Existing), 64’ min. pavement width (36’ Existing). <u>South Marie Street</u> –Urban Local Street, Required 50’ min. ROW (56’ Existing), 36’ min. pavement with sidewalk, 40’ without sidewalk (None Existing). <u>St. Ann Street</u> –Urban Local Street, Required 50’ min. ROW (108’ Existing), 36’ min. pavement with sidewalk, 40’ without sidewalk (48’ Existing).			
NOTIFICATIONS:			
7 notifications were mailed within a 200-foot radius on March 27, 2018. Zero response has been received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, and APPROVAL of a Comprehensive Plan Amendment changing the Future Land Use designation from “Industrial” to “Commercial.”			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner:</u> Earl W. Ayers			
STAFF CONTACT:			
Hillary Bueker Senior Planner (325) 657-4210, Extension 1547 hillary.bueker@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The Comprehensive Plan amendment from Industrial to Commercial would follow existing Future Land Use designations in the adjacent area and allow for compatibility with the associated rezoning to General Commercial. Section 304 of the Zoning Ordinance states that the intent of the General Commercial Zoning District is to “provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation....” The rezoning will be consistent with the prevailing commercial development in the area, and more specifically, allow the applicant to construct the indoor recreational use he intends.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed development would comply with the General Commercial development standards. The 5.00-acre property well exceeds the minimum lot area of 6,000 square feet, minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zone. The proposed buildings will be required to comply with all required setbacks including 25-foot front yard setbacks from Roosevelt Street, South Marie Street, and St. Ann Street, as well as a 10-foot side yard setback to the east.
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 property is located within an area that has mixed uses, but is comprised of mostly vacant land along Roosevelt Street. The subject parcel will be adjacent to residential lots on the northeast side and industrial on the south and northwest sides. This type of commercial use is similar to other uses already existing along Bell Street to the west.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The property has been zoned Single Family Residential District since the 1954 Zoning Ordinance. Where the Zoning Ordinance may have initially anticipated more residential development, the area has not developed that way, so allowing the Comprehensive Plan amendment and rezoning would make better use of the land in a manner consistent with existing adjacent development.
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. The Comprehensive Plan amendment and rezoning are anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as the proposed improvements are built, but those would be temporary. Although there will be a heavier footprint with a commercial development as opposed to a residential development, staff will be able to mitigate this during the site plan and permitting processes.

6. **Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.** There has not been any demonstrated community need for a use on the site to be residential. The site has been vacant for some time and the potential tenant would not be allowed in the CG Zoning District. Allowing the site to rezone to General Commercial would be reflective of the continuing need for general commercial in the area, rather than allowing a continuance of a zoning designation that has not been fully utilized in the past.
7. **Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The existing development pattern in the immediate area along South Bell Street is primarily commercial. This parcel will keep in continuity with the adjoining lots directly adjacent to along this corridor.

Planning Commission Recommendation:

On April 16, 2018, the Planning Commission recommended APPROVAL of a Comprehensive Plan Amendment, changing the Future Land Use designation from “Industrial” to “Commercial” and a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 5 acres located at 1619 Roosevelt Street. The following is the complete excerpt of the draft minutes from the April 16, 2018, meeting for this case:

2. **Related Comprehensive Plan Amendments & Rezonings**
City Council has final authority for approval of Comprehensive Plan Amendments and Rezonings.

A. **City of San Angelo / Ayers**

Items i and ii below pertain to the same property and were therefore presented as one item with two separate motions.

i. **CP18-03: City of San Angelo**

Public hearing and consideration of a request for approval of an amendment to the

Comprehensive Plan changing the Future Land Use designation from “Industrial” to “Commercial,” being 5.00 acres located at 1619 Roosevelt Street.

ii. **Z18-08: Ayers**

Public hearing and consideration of a request for approval of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District, being 5.00 acres located at 1619 Roosevelt Street.

Hillary Bueker, Senior Planner, presented both cases. She explained that the purpose of the Comprehensive Plan Amendment was to change the Future Land Use from “Industrial” to “Commercial” and the rezoning from Single-Family Residential (RS-1) to General Commercial (CG). Ms. Bueker outlined Staff’s recommendation for approval of both requests on the grounds that the property was already adjacent to properties with Commercial designations, that the proposed land uses were consistent with CG zoning, that the property had never developed residentially, and that there were mostly commercial uses already along South Bell Street.

Chairperson Stribling opened the meeting for public comment.

Council Member Harry Thomas clarified for the Commission that the property was in Single Member District (SMD) #4 and not SMD #1.

Vice Chair Spano made a Motion to recommend APPROVAL of the Comprehensive Plan changing the Future Land Use designation from “Industrial” to “Commercial,” on the subject property. Commissioner Brooks III seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Smith made a Motion to recommend APPROVAL of the Single-Family Residential (RS-1) Zoning District to the General Commercial (CG) Zoning District on the subject property. Vice Chair Spano seconded the Motion. The Motion passed unanimously, 7-0.

Recommendation:

Staff’s recommendation is for the City Council to:

1. **APPROVE** of a Comprehensive Plan Amendment, changing the Future Land Use designation from “Industrial” to “Commercial.”
2. **APPROVE** of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the General

Commercial (CG) Zoning District.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Application
Photographs
Notification Map



CP18-03: COSA/Z18-08: Ayers

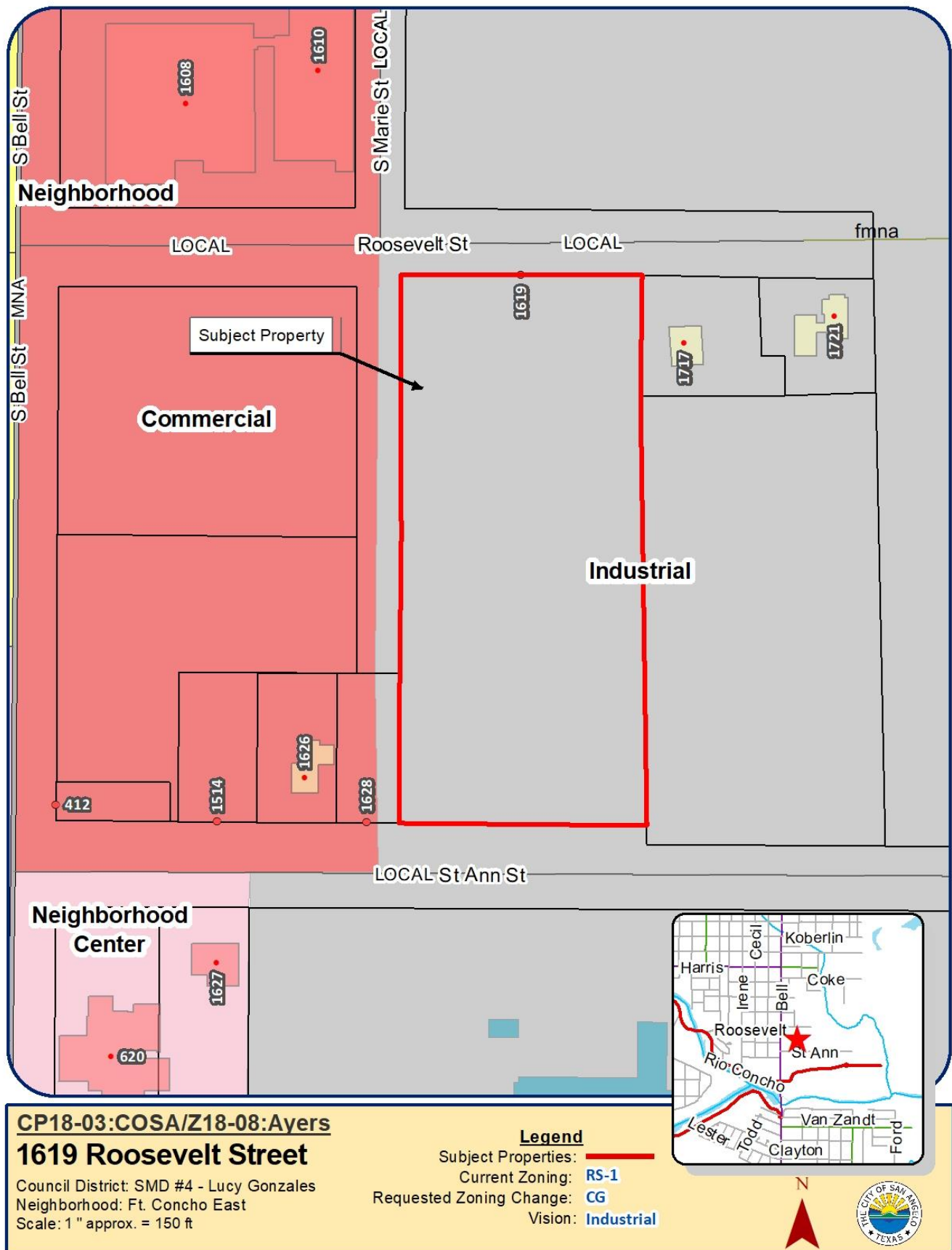
1619 Roosevelt Street

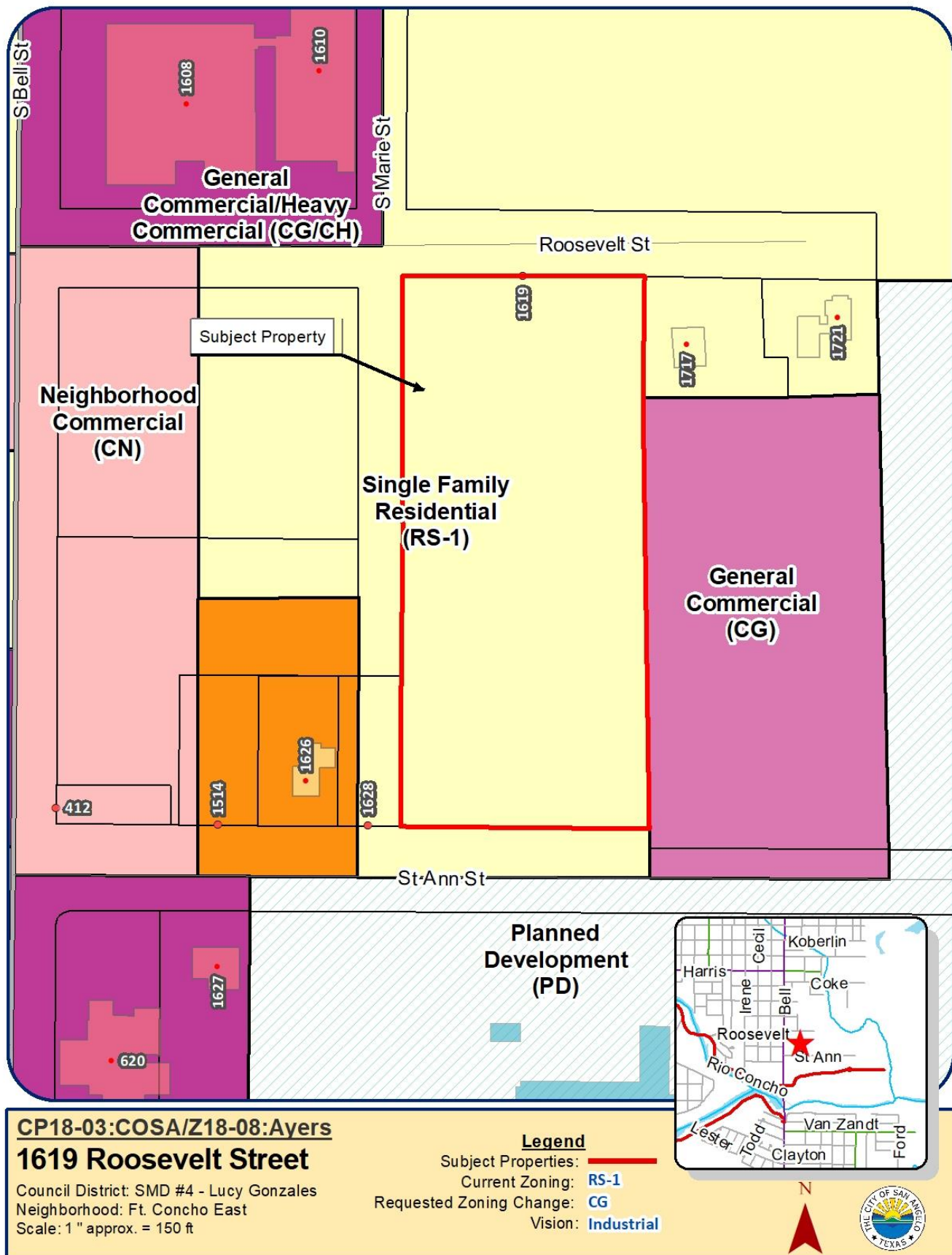
Council District: SMD #4 - Lucy Gonzales
Neighborhood: Ft. Concho East
Scale: 1" approx. = 150 ft

Legend

Subject Properties: —
Current Zoning: **RS-1**
Requested Zoning Change: **CG**
Vision: **Industrial**







Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s):

Earl W. Ayers

☒ Owner

☐ Representative (Notarized Affidavit Required)

Mailing Address

11438 Texas Oaks Carlsbad TX 76934

Contact Phone Number

325-277-9353 Bayers@mayfieldpaper.com

Subject Property Address

1619 Roosevelt San Angelo Texas 76905

ABST: A-1854 S-0326, Survey: GSCHUBITZ, 5.0000

Legal Description (can be found on property tax statement or at www.tamgreencad.com)

Acres Acres: 5.000

Existing Zoning:

Family Residence

Proposed Zoning:

General Commercial

Lot size:

5 Acres

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property:

Vacant - not in use at present

*Proposed Use of Property:

Baseball Training Facility (Indoor)

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)

☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;

☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.

☒ If approved, a zone change is applied to the property, not the property owner.

☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.

☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.

☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.

☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.

☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) knowledge

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Earl W. Ayers Earl W. Ayers 11/17/17
 Owner Name (Print) Signature Company/Organization (If Applicable) Date

 Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: 3 / 21 / 18

Case No.: Z 18 -- 108

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 62.50

Receipt #: 284650

Date paid: 3 / 21 / 18

Sign Deposit \$37.50

Receipt #: 284650

Date paid: 3 / 21 / 18

Affidavit attached? ☐ Yes ☒ No ☐ N/A Applicant's signature on information sheet? ☐ Yes ☐ No

Previous Zone Change Inquiry? ☐ Yes ☒ No If yes, ZCI case no.: _____

River Corridor Commission? ☐ Yes ☒ No If yes, RCC meeting date: _____

Planning Commission hearing date: 4 / 16 / 18 Date notifications due: 3 / 30 / 18

City Council hearing date: 5 / 15 / 18 Packets due date: 5 / 4 / 18

Publication date: 5 / 1 / 18

Reviewed/Accepted by: H. Becker Date: 03 / 24 / 18

Site Photos



Roosevelt Street Frontage on Subject Property



Roosevelt Street

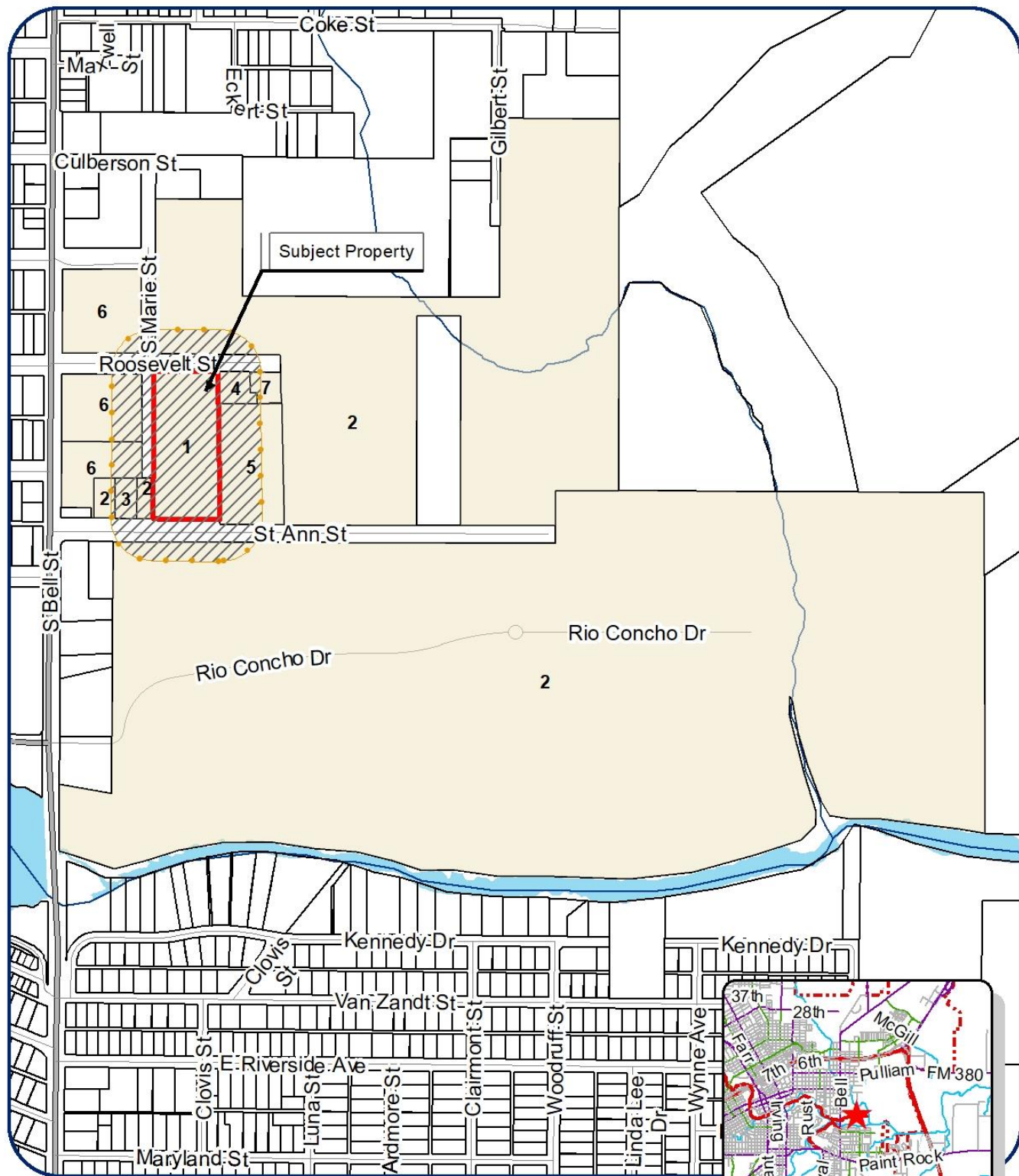


St. Ann Street Frontage on Subject Property



St. Ann Street



**CP18-03: COSA/Z18-08: Ayers****1619 Roosevelt Street**

Council District: SMD #4 - Lucy Gonzales

Neighborhood: Ft. Concho East

Scale: 1" approx. = 600 ft

Legend

Subject Properties: —
 Current Zoning: **RS-1**
 Requested Zoning Change: **CG**
 Vision: **Industrial**



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 AND CLASSIFICATION OF THE FOLLOWING PROPERTY: **1619 ROOSEVELT STREET, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, COMPRISING 5 ACRES**, FROM SINGLE FAMILY RESIDENTIAL (RS-1) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

RE: Z18-08: Ayers

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

WHEREAS, on the 15th day of May, 2018, City Council held a public hearing on Z18-08, 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 property permanently zoned GENERAL COMMERCIAL (CG) ZONING DISTRICT:

The real property located at 1619 Roosevelt Street, being 5 acres out of the G Schubitz Survey, Abstract A-1854 S-0326, City of San Angelo, Tom Green County, Texas, shall henceforth be permanently zoned as follows: General Commercial (CG) Zoning District.

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 (CG Boundary Map).

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

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

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

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

INTRODUCED on the **15th day of May, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of June, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

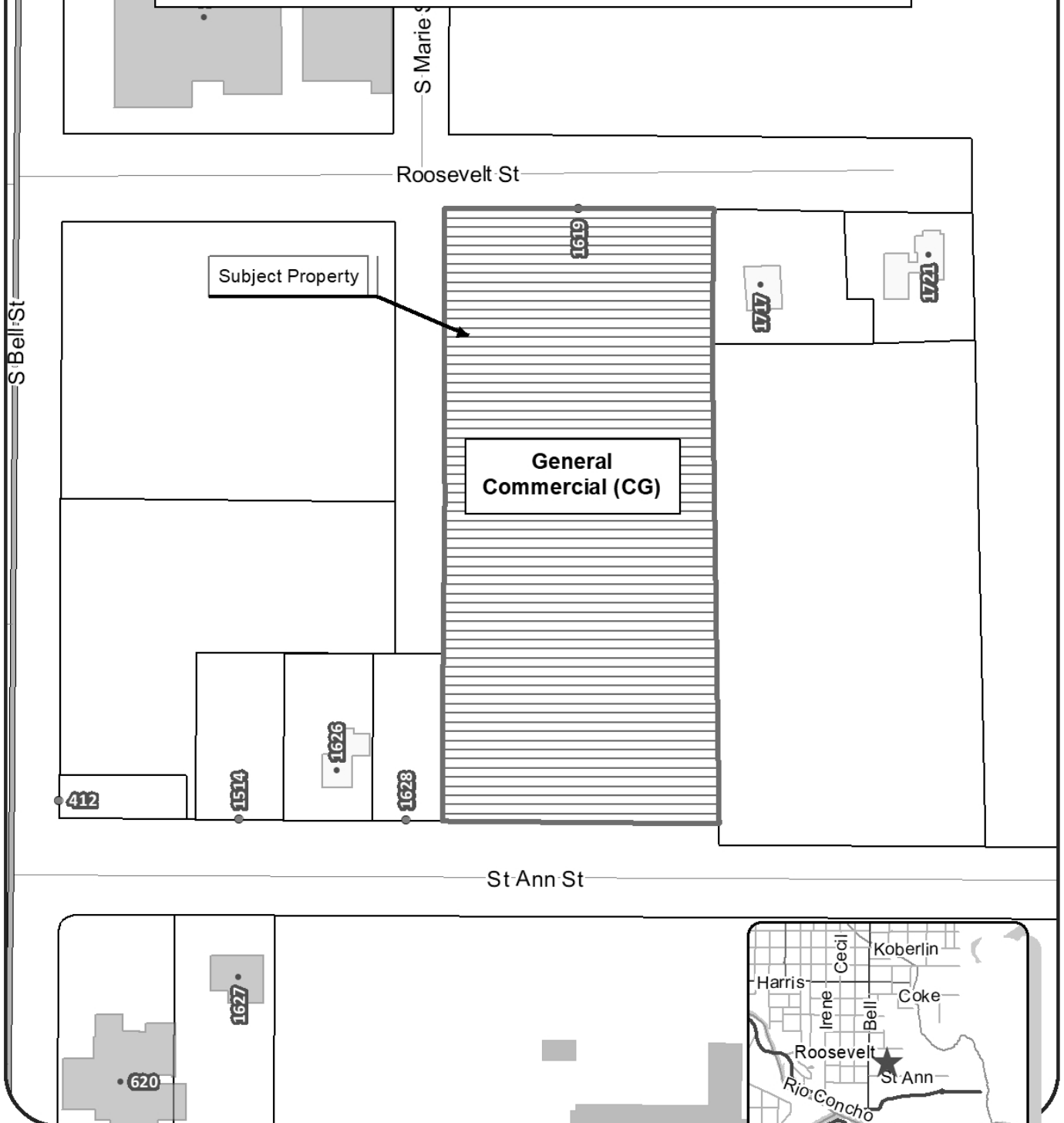
ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit A (CG Boundary Map)



CP18-03: COSA/Z18-08: Ayers

1619 Roosevelt Street

Council District: SMD #4 - Lucy Gonzales

Neighborhood: Ft. Concho East

Scale: 1" approx. = 150 ft

Legend

Subject Properties: —

Current Zoning: RS-1

Requested Zoning Change: CG

Vision: Industrial



AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS, BEING **1619 Roosevelt Street, comprising 5 acres**, FROM "INDUSTRIAL" TO "COMMERCIAL;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-18-03

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

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

WHEREAS, inconsistencies have developed between current long standing land use and development patterns and development envisioned by the Future Land Use Map, which inconsistencies call for compatible revisions to the Future Land Use Map; and

WHEREAS, the Planning Commission and the City Council for the City of San Angelo, in compliance with the City Charter and Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having given requisite notice of public hearing by publication and otherwise, and having afforded a full and fair hearing to all property owners and persons interested, including persons situated in the vicinity of the affected area, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map changes should be made as set out herein;

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

SECTION 1: The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City of San Angelo be and the same is hereby amended to change the Future Land Use designations of the following described parcels as outlined below:

1619 Roosevelt Street, City of San Angelo, Tom Green County, Texas, from "Industrial" to "Commercial;"

SECTION 2: The Director of the Planning and Development Services Department is hereby authorized and directed to amend the Future Land Use Planning Map maintained in the Office of the Director to incorporate the foregoing amendments, as further depicted on **Exhibit A** of this Ordinance.

SECTION 3: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 4: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **15th day of May, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of June, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

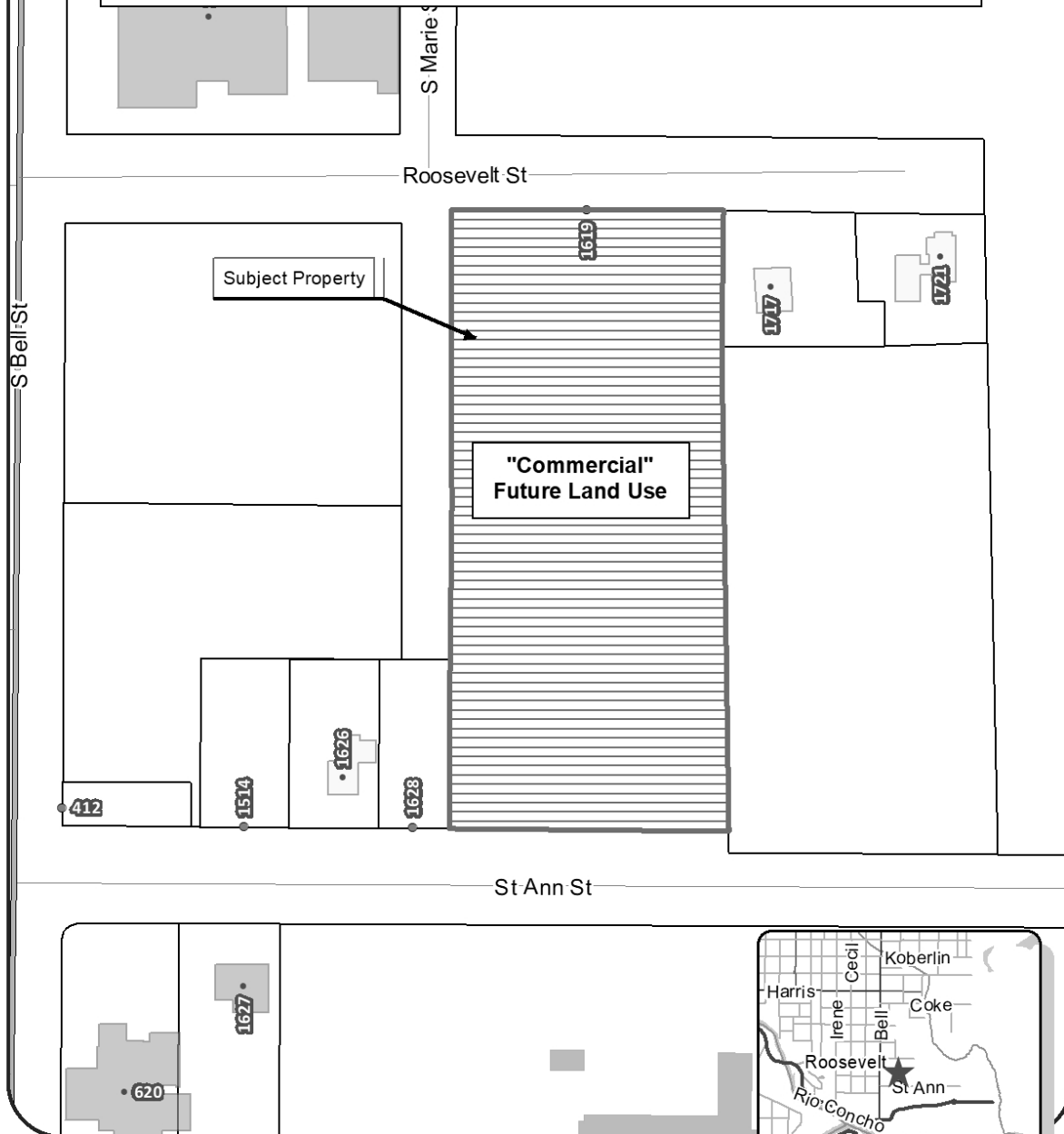
ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit A (Commercial Boundary Map)

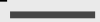


CP18-03: COSA/Z18-08: Ayers

1619 Roosevelt Street

Council District: SMD #4 - Lucy Gonzales
Neighborhood: Ft. Concho East
Scale: 1" approx. = 150 ft

Legend

Subject Properties: 
Current Zoning: RS-1
Requested Zoning Change: CG
Vision: Industrial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Rebeca Guerra, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance for Case Z18-09 for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District, being 3.03 acres located at 401, 405, and 409 West 34th Street - (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicants have requested a rezoning on 405 and 409 West 34th Street from the General Commercial/ Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District to erect new single detached dwellings. All of 409 West 34th Street is zoned CG/CH and while only a 0.06-acre portion of 405 West 34th Street is already zoned RS-1, the remainder is also CG/CH. The Tom Green County Appraisal District indicates that there is an existing single-detached dwelling at 405 West 34th Street erected in 1960, and an existing carport on 409 West 34th Street. As part of the request, the City of San Angelo Planning Division is initiating a rezoning of the southwest 0.2-acre triangular portion of 401 West 34th Street, also zoned General Commercial/ Heavy Commercial (CG/CH) Zoning District. This portion of the lot is incompatible with the majority of the property already zoned Single-Family Residential (RS-1). Each lot was platted as part of the S. B. Ratliff Subdivision filed for record with Tom Green County in 1906, and meets the minimum lot dimension requirements of the Zoning Ordinance.

Financial Impact:

N/A

Other Information/Recommendation:

On April 16, 2018, the Planning Commission voted unanimously to recommend APPROVAL of the request.

Attachments:

- | | |
|--------------------|--------------------------------------|
| 1. Staff Report | PL_Z18-09 report.pdf |
| 2. Draft Ordinance | PL_Z18-09 Ordinance_FINAL FINAL.docx |

Presentation:

Jon James

Approvals/Reviews:

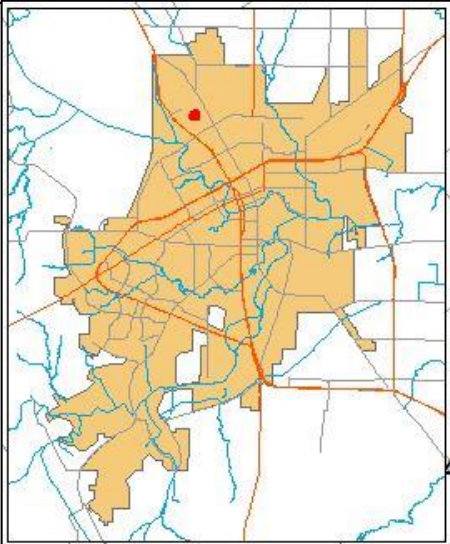
Rebeca Guerra	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved

Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Final Approval

PLANNING COMMISSION – May 15 and June 5, 2018
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z18-09-A and Z18-09-B: Sepulveda & Perez / COSA		
SYNOPSIS:			
The applicants have requested a rezoning on 405 and 409 West 34th Street from the General Commercial/ Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District to erect new single detached dwellings. All of 409 West 34th Street is zoned CG/CH and while only a 0.06-acre portion of 405 West 34th Street is already zoned RS-1, the remainder is also CG/CH. The Tom Green County Appraisal District indicates that there is an existing single-detached dwelling at 405 West 34th Street erected in 1960, and an existing carport on 409 West 34th Street. As part of the request, the City of San Angelo Planning Division is initiating a rezoning of the southwest 0.2-acre triangular portion of 401 West 34th Street, also zoned General Commercial/ Heavy Commercial (CG/CH) Zoning District. This portion of the lot is incompatible with the majority of the property already zoned Single-Family Residential (RS-1). Each lot was platted as part of the S. B. Ratliff Subdivision filed for record with Tom Green County in 1906, and meets the minimum lot dimension requirements of the Zoning Ordinance.			
LOCATION:		LEGAL DESCRIPTION:	
401, 405, and 409 West 34 th Street; generally located southwest of West 34 th Street and Sprague Street		Being Lots 3, 4, and 5 in Block 5 of the S. B. Ratliff Subdivision, comprising a total of 3.03 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #2 – Tom Thompson Riverside Neighborhood	General Commercial /Heavy Commercial (CG/CH) and Single- Family Residential (RS-1)	Neighborhood	3.03 ac.
THOROUGHFARE PLAN:			
West 34th Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' with a 4-foot sidewalk Provided: 60' right-of-way, 36' pavement (complied with subdivision standards at time of platting)			
NOTIFICATIONS:			
17 notifications mailed within 200-foot radius on April 3, 2018. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to Single-Family Residential (RS-1) Zoning District on the subject properties.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owners:</i> Mr. Richard J. Sepulveda Jr. and Alfredo Perez Jr., Steve Monreal <i>Applicants:</i> Mr. Richard J. Sepulveda Jr. and Alfredo Perez Jr. / City of San Angelo			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Rezoning: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any Rezoning request:

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 subject properties have a Future Land Use designation of “Neighborhood” in the City’s Comprehensive Plan which promotes “an appropriate balance of use within each neighborhood,” and supports “neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo’s neighborhoods.” The Planning Division believes that the proposed RS-1 zoning is compatible with these Neighborhood policies. The property is surrounded by residential dwellings to the west, north, east, and south. The existing CG/CH corridor extends 500 feet east of Lake Drive between West 43rd Street to the north and the intersection of Lake Drive and Grape Creek Road to the south. This commercial CG/CH zoning, formally “C-2 – Business District” prior to 2000, has remained along this corridor since 1954. With a few exceptions, it is no longer reflective of current development trends. Almost all of these properties now contain residential dwellings except for a health care office and Hirschfield storage properties further south. Replacement of CG/CH zoning on these three properties with RS-1 zoning is appropriate given they have continued to be used for residential purposes since the 1960s.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* Each of the platted lots well exceed the minimum lot area of 5,000 square feet, minimum lot frontage of 50 feet, and minimum lot depth of 100 feet for RS-1 lots. The existing dwelling at 405 West 34th Street does not comply with the required 5-foot west side yard setback; however, this dwelling appears to be legal non-conforming given it was erected in 1960 under the C-2 zoning which allowed a single-family dwelling as a permitted use. Each property is 1.01 acres providing ample space for new residential dwellings, parking, and driveway areas.
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.* As indicated previously, the property is surrounded by residential uses in all four directions. The majority of CG/CH zoning east of Lake Drive in the immediate vicinity is no longer reflective of the current residential uses in this area. The Planning Division believes that RS-1 zoning on all of the properties will be most suitable for future development and to legalize the existing residential homes on the properties. The RS-1 zoning is also consistent with the Future Land Use of “Neighborhood” and provides protection for surrounding homes from heavier commercial uses and industrial uses that are currently allowed

under the CG/CH zoning on the properties. Removing the small triangular CG/CH zoning at 401 West 34th Street will provide a continuous RS-1 zoning district across all three properties, consistent with current and future development patterns in the area.

4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* As stated above, the properties have had residential housing on them since the 1960s. Neither these lots nor surrounding properties ever developed commercially. Therefore, the Planning Division believes that the RS-1 zoning is the best and most appropriate use for the properties.
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.* Each of the three properties exceed one acre and the Planning Division does not anticipate any adverse effects on the natural environment. The RS-1 zoning allows one single-detached dwelling on each lot. Any new dwelling construction with associated parking and driveways would require a review of grading and drainage.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The Planning Division believes that additional housing in this area is appropriate given that the Future Land Use is “Neighborhood” which supports new housing. The entire vicinity in all directions contains existing single-detached dwellings and two of these lots already have houses. Therefore, the Planning Division believes that there is a demonstrated need for RS-1 zoning on these properties.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The subject properties are already platted and contain residences, so the RS-1 zoning would not change existing development patterns. The properties are within ¼ mile of Walmart and various retail commercial establishments along North Bryant Boulevard and West 29th Street.

Planning Commission Recommendation:

Jeff Fisher, Senior Planner, presented the proposed rezoning request. He explained that the applicant’s own the two most westerly properties and were seeking to rezone them from CG/CH to RS-1 to allow new single-family homes to be built on them. He explained that the existing structures were legal non-conforming, but that their replacement with new homes would require a rezoning to RS-1. Mr. Fisher further explained that Planning Staff was requesting that the third property furthest east, 401 West 34th Street, also be rezoned exclusively to RS-1 as there was a small triangular portion that remained CG/CH, which was incompatible with the existing single family home on the property. Mr. Fisher then outlined

Staff's rationale for approval of the rezoning requests on the grounds that the Neighborhood designation was compatible with the proposed and existing single-family homes, that all lots had already been platted and would comply with the RS-1 development standards, and that all properties were surrounded by residential housing in all directions.

Chair Stribling opened the meeting for public comment.

Mr. Rick Sepulveda, the applicant, indicated that he intended to build two new homes on his properties, and that there were already other new homes built in close proximity. He explained to the Commission that his properties had remained unoccupied for at least 6 years.

Commissioner Smith made a Motion to recommend APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Single-Family Residential (RS-1) Zoning District on all three properties. Commissioner Self seconded the Motion. The Motion passed unanimously, 7-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the **Single-Family Residential (RS-1) Zoning District** on the subject properties.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Applicant's Response to Zoning Criteria
Application



Zoning Case File

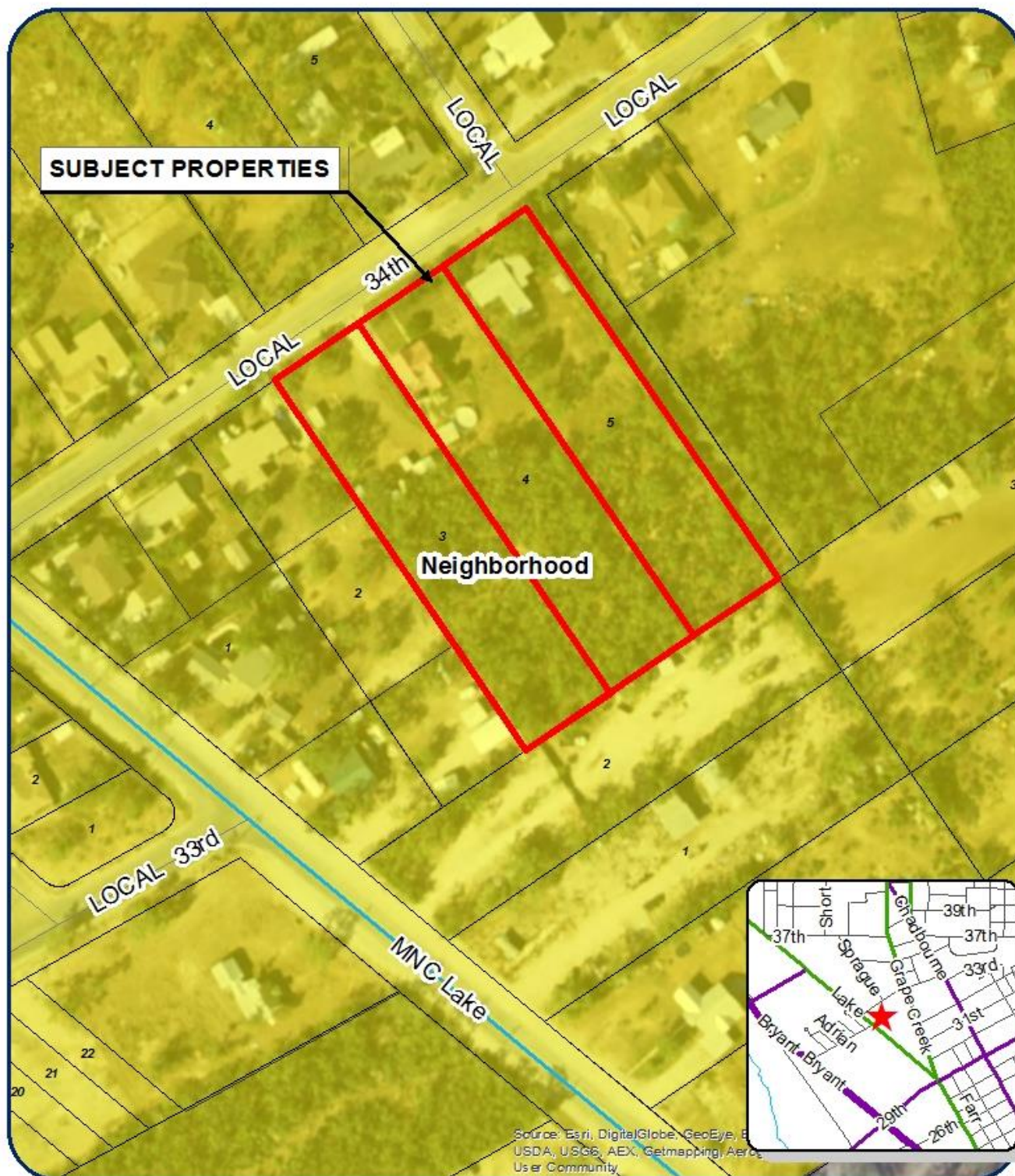
Z18-09: Sepulveda & Perez /COSA

Council District: Tom Thompson (SMD#2)
 Neighborhood: Riverside
 Scale: 1" approx. = 125 ft
 Subject Properties: 401, 405, 409 W. 34th St.

Legend

Subject Properties: CG/CH
 Current Zoning: RS-1
 Requested Zoning Change: Neighborhood
 Vision:





Zoning Case File

Z18-09: Sepulveda & Perez /COSA

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Subject Properties: 401, 405, 409 W. 34th St.

Legend

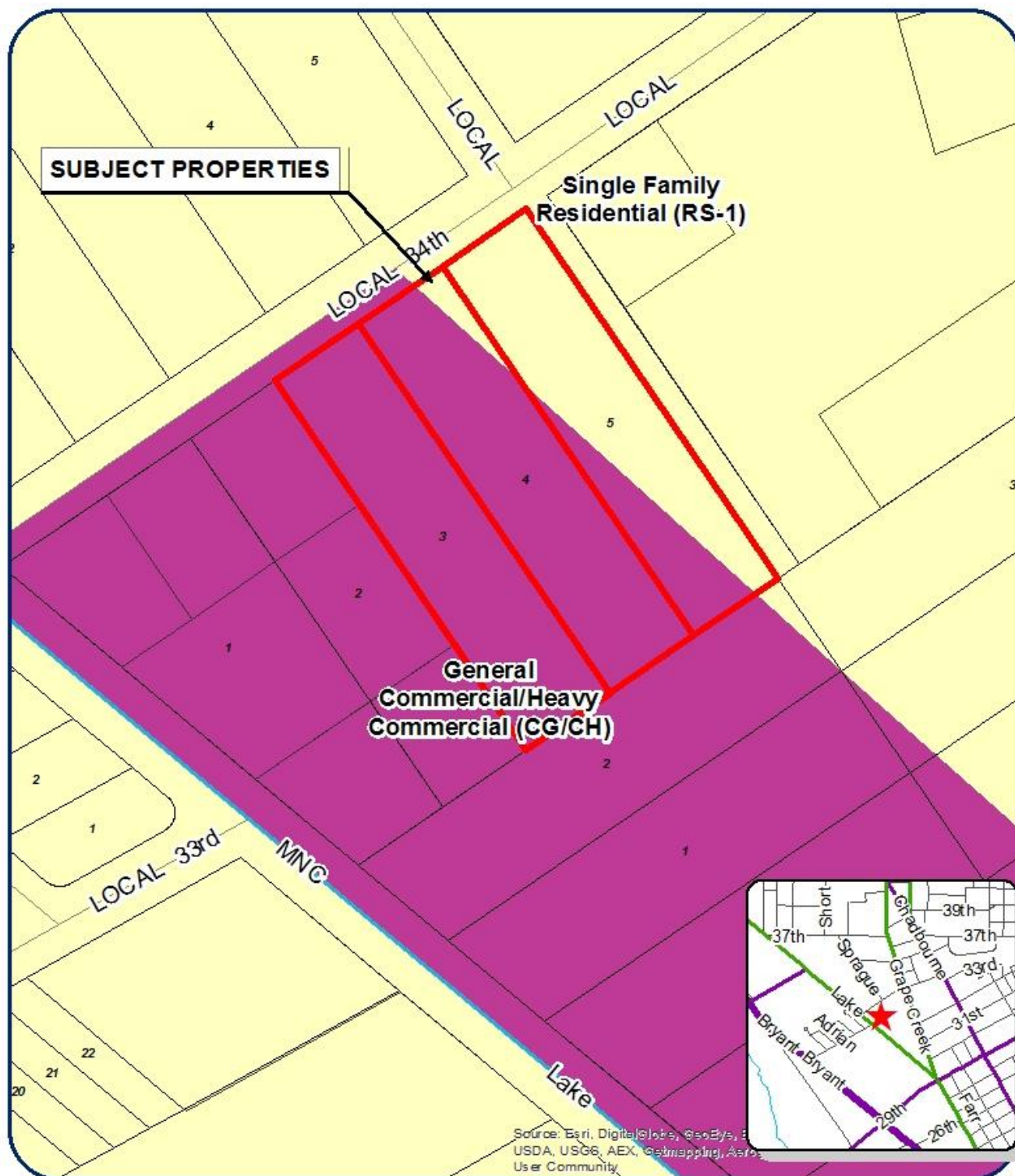
Subject Properties:

Current Zoning: CG/CH

Requested Zoning Change: RS-1

Vision: Neighborhood





Zoning Case File

Z18-09: Sepulveda & Perez /COSA

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Subject Properties: 401, 405, 409 W. 34th St.

Legend

Subject Properties:

Current Zoning: CG/CH

Requested Zoning Change: RS-1

Vision: Neighborhood



Photos of Site and Surrounding Area

NORTH



WEST



EAST



409 WEST 34TH STREET



405 WEST 34TH STREET



401 WEST 34TH STREET



Sec. 212. Amendments to Text or Official Zoning Map

G. Amendment Criteria. The wisdom of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt, adopt with modifications or deny the proposed amendment, the City Council shall at a minimum consider the following factors.

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.

Amendment request is compatible with current and future plans/policies in this area.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.

Amendment request will allow lots to be developed into residential homes. Current area surrounding property is residential. Across the street there are 2 new homes.

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.

Amendment request is compatible with surrounding area. Current zoning is outdated.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.

There will be no changes that require an amendment.

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, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment

Current wooded lots/area behind new homes will stay as is. Lots are already cleared. We will remove dead palm trees up front and possibly 1 mesquite tree.

6. Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Amendment will address community need. The house on the lot has been vacant for 6 years. New homes across the street will benefit from new construction. New homes being built in the area as well.

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.

Amendment request for property follows current and future development patterns.



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Zone Change



Section 1: Basic Information

Name of Applicant(s): RICHARD J SEPULVEDA JR / ALFREDO PEREZ JR
☒ Owner ☐ Representative (Notarized Affidavit Required)
 Mailing Address: 2113 ELDER PL ROUND ROCK TX 78664
 City State Zip Code
 Contact Phone Number: 325-227-2308 Contact E-mail Address: MARGAUSTINREARY@GMAIL.COM
 Subject Property Address: 405 WEST 34TH ST SAN ANGELO TX 76703
 City State Zip Code
 Legal Description (can be found on property tax statement or at www.tongrovescanal.com): LOT 3 AND 4, BLOCK 5, SR RAILER SUBDIVISION, CITY OF SAN ANGELO, TARRANT COUNTY, TEXAS, AS DIVIDED IN A DEED RECORDED IN VOLUME 354, RECORDS, TARRANT COUNTY, TEXAS, PAGE 138, DEED
 Existing Zoning: CG/CH Proposed Zoning: RESIDENTIAL Lot size: 200' x 440'
 (Zoning Map available on City Maps) RS-1 COUNTY TX 203034

Section 2: Site Specific Details

Existing Use of Property: RESIDENTIAL HOME ON PROPERTY
 Proposed Use of Property: BUILD NEW HOME ON LOT 3 & 4 TOTAL
OF TWO NEW HOMES ON 1 ACRE EACH.
 *Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commission case.)

- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner.
- ☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.
- ☒ If approved, a zone change is applied to the property, not the property owner.
- ☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.
- ☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.
- ☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.
- ☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.
- ☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

☒ The applicant or an authorized representative should attend public hearing(s) pertaining to his/her request, prepared to present his/her case and to answer any relevant questions from Planning Commission or City Council members.

I/We the undersigned acknowledge that the information provided above is true and correct.

Owner Name (Print): <u>Ricardo S Sepulveda JR</u>	Signature: <u>[Signature]</u>	Company/Organization (If Applicable):	Date: <u>3-07-18</u>
<u>Alfredo Perez Jr.</u>	<u>[Signature]</u>		<u>3-07-18</u>
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 3, 7, 2018Case No.: Z 18 -09Fully-dimensional site plan: ☐Nonrefundable fee: \$ 500.00Receipt #: 284659 Date paid: / /

Sign Deposit \$37.50

Receipt #: Date paid: / / Affidavit attached? ☐ Yes ☐ No ☒ N/A Applicant's signature on information sheet? ☐ Yes ☐ NoPrevious Zone Change Inquiry? ☐ Yes ☒ No If yes, ZCI case no.: - River Corridor Commission? ☐ Yes ☒ No If yes, REC meeting date: / / Planning Commission hearing date: 4, 16, 2018 Date notifications due: / / City Council hearing date: 5/15/18 and 6/5/18 Packets due date: / / Publication date: / / Reviewed/Accepted by: J. Fisher Date: 3, 7, 2018

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 AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **401 WEST 34TH STREET; COMPRISING 1.01 ACRES**; FROM THE GENERAL COMMERCIAL / HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT AND SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; **405 WEST 34TH STREET; COMPRISING 1.01 ACRES**; FROM THE GENERAL COMMERCIAL / HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT AND SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; AND, **409 WEST 34TH STREET; COMPRISING 1.01 ACRES**; FROM THE GENERAL COMMERCIAL / HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT TO THE SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

RE: Z18-09: Sepulveda & Perez / City of San Angelo

WHEREAS, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Single-Family Residential Zoning District (RS-1) and,

WHEREAS, on the 15th day of May, 2018, City Council held a public hearing on Z18-09, 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 property permanently zoned SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT:

The real property generally located at 401, 405, and 409 West 34th Street, being Lots 3, 4, and 5 in Block 5 of the S. B. Ratliff Subdivision, and comprising a total of 3.03 acres, City of San Angelo, Tom Green County, Texas, shall henceforth be permanently zoned as follows: Single-Family Residential Zoning District (RS-1).

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 (RS-1 Boundary Map).

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

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

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

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

INTRODUCED on the 15th day of May, 2018, and finally PASSED, APPROVED AND ADOPTED on this the 5th day of June, 2018.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Parks and Recreation, 325-657-4450

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Consider approving a funding plan for the North Concho River Bank Stabilization Project and directing staff to coordinate related matters on the first section of Phase II of the project (Johnson Dam to the railroad crossing), including: authorizing staff to negotiate an agreement with the Upper Colorado River Authority to apply for grants, obtain permits and oversee the implementation of the project and to enter into agreement with Kinney-Franke Architects under IDIQ (PUR-03-14) to finalize design for the work for the first section of Phase II, as identified in the funding plan - (Presentation made by Parks & Recreation Director Carl White)

Summary/History:

The purpose of this item is to consider directing staff to continue the much-needed work of stabilizing the banks of the Concho River. Significant erosion of the banks persists and we would like to continue to address the need to protect them and prevent further erosion.

As part of this item, we seek Council's approval of a funding plan for the project with a City match of \$250,000 for the grant. These funds are proposed to come from the current fiscal year sales tax surplus in the amount of \$125,000 and from the Storm Water fund in the amount of \$125,000.

We seek Council's direction to negotiate an agreement with the Upper Colorado River Authority (UCRA) to apply for a Texas Commission on Environmental Quality (TCEQ) grant (as we successfully did in Phase I of the river project) in the amount of \$250,000. The UCRA has some confidence that our application will be successful.

In addition, we seek Council's direction to enter into agreement with the UCRA to obtain permits for the project and oversee implementation as well as enter into agreement with Kinney-Franke architects under IDIQ (PUR-03-14) to finalize design for the work.

A summary of the funding and expenditure plan can be found in the "Fiscal" section of this memo.

Should this grant be successful, funds would be available towards the end of this calendar year, although the results of the grant would be announced around September. Our intention is to implement the project the winter of 2018/9 when the trees are dormant.

The longer term plan, associated with this item, is to continue to apply for this and similar grants, with matching City funds, every year or 2 so that we can continue to make progress to stabilize the banks. Staff will develop a funding plan for these matching funds with Council's direction.

Financial Impact:

Here is a summary of the proposed funding and expenditure plan:

Revenue, \$500,000:
\$250,000 TCEQ grant
\$125,000 City sales tax surplus for fiscal year 18
\$125,000 Storm Water funds

Expenditures, (\$500,000):
(\$10,000) UCRA to apply for permits and oversee the implementation
(\$40,000) Kinney-Franke Architects to finalize the design for the project
(\$25,000) required permits and flood map impact analysis
(\$425,000) implementation of the physical improvements and stabilization

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Presentation on river bank stabilization continued work | Presentation on river bank stabilization continued work.pptx |
|----|---|--|

Presentation:

Approvals/Reviews:

Carl White	Created/Initiated
Rick Weise	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Mitchell Gatlin, Project Engineer, Engineering Services, 325 657-

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Consider a resolution awarding RFB ES-04-18, 2018 Annual Sealcoat Project, to Ronald R. Wagner & Co., LP and authorizing the City Manager to negotiate and execute a services agreement in the amount of \$4,084,995.12 - (Presentation made by City Engineer Russell Pehl)

Summary/History:

Sealcoat services are performed on an annual basis as a preventative maintenance procedure for city streets. Sealcoat is one component of a comprehensive street maintenance plan that provides the sealing of cracks and fissures in the pavement to alleviate water penetration and eventual failure of the base material through the application of a thin layer of liquid asphalt overlayed with a layer of coated rock.

City Council priorities set in 2014 established a comprehensive street maintenance schedule that meets an eight-year rotation as its Number Two priority. The 2018 sealcoat service will be another step toward this goal.

Ronald R. Wagner & Co., L.P. was contracted in 2010, 2015, 2016, and 2017 to perform sealcoat services for the City of San Angelo, and performed the requested services to specification with no quality or warranty issues.

Financial Impact:

Fiscal Year 2018 Sealcoat services under the Operations budget. Ronald R. Wagner & Co. base bid total is \$3,257,478.35, with Alternates A1, A3, B4, B6, and B7 having totals of \$562,730.14, \$92,110.46, \$3,996.10, \$55,784.05, and \$112,896.02, respectively. This leads to a total sum in the amount of \$4,084,995.12.

Other Information/Recommendation:

Staff recommends authorizing City Staff to negotiate and execute a contract with Ronald R. Wagner & Co., L.P. to provide sealcoat services.

Attachments:

- | | | |
|----|---------------------------|-------------------------------|
| 1. | ES-04-18 Bid Tab 04 27 18 | ES-04-18 Bid Tab 04 27 18.pdf |
| 2. | Bid Breakdown | Bid Breakdown.pdf |
| 3. | 2018 Sealcoat Resolution | 2018 Sealcoat Resolution.pdf |

Presentation:

Approvals/Reviews:

Mitchell Gatlin
Russell Pehl

Created/Initiated
Approved

Theresa James
Anthony Wilson
Candice Blake
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Approved
Approved
Approved
Final Approval



CITY OF SAN ANGELO
RFB ES-04-18 2018 SEALCOAT PROJECT

Base Bid				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	10,820
2	0316 6048	ASPH (AC-20-5TR)	GAL	476,061
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	2,000
4	0662 6110	WK ZN PAV MRK SHT TERM (TAB) TY Y	EA	3,000
5	0666 6005	REFL PAV MRK TY I (W) 4" (BRK) (120MIL)	LF	2,345
6	0666 6027	REFL PAV MRK TY I (W) 8" (SLD) (120MIL)	LF	1,189
7	0666 6078	REFL PAV MRK TY I (W)(WORD 'ONLY')(120MIL)	EA	6
8	0666 6123	REFL PAV MRK TY I (Y) 4" (BRK) (120MIL)	LF	4,608
9	0666 6123	REFL PAV MRK TY I (Y) 4" (SLD) (120MIL)	LF	23,578
10	0666 6042	REFL PAV MRK TY I (W) 12" (SLD) (120MIL)	LF	863
11	0666 6048	REFL PAV MRK TY I (W) 24" (SLD) (120MIL)	LF	1,328
12	0666 6054	PREFAB PAV MRK TY C (W) (ARROW)	EA	12
13	0666 6093	PREFAB PAV MRK TY C (W) (RR XING)	EA	10
14	0672 6017	TRAFFIC BUTTON TY Y	EA	2,600
15	0672 6016	TRAFFIC BUTTON TY W	EA	100
16	0672 6007	REFL PAV MRKR TY I-C	EA	50
17	0672 6013	REFL PAV MRKR TY II-A-A	EA	2,000
18	-	TOWING	EA	10
19	0500 6001	MOBILIZATION(10%)	LS	1
20	0502 6025	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	3
21	-	CONTINGENCY(10%)	LS	1
TOTAL:				

Ronald Wagner & Co.	
Unit Price	Final Cost
\$ 71.51	\$ 773,738.20
\$ 3.30	\$ 1,571,001.30
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 1,289.75
\$ 1.20	\$ 1,426.80
\$ 400.00	\$ 2,400.00
\$ 0.55	\$ 2,534.40
\$ 0.55	\$ 12,967.90
\$ 5.00	\$ 4,315.00
\$ 10.00	\$ 13,280.00
\$ 250.00	\$ 3,000.00
\$ 500.00	\$ 5,000.00
\$ 3.50	\$ 9,100.00
\$ 3.50	\$ 350.00
\$ 3.50	\$ 175.00
\$ 3.50	\$ 7,000.00
\$ 250.00	\$ 2,500.00
\$ 575,000.00	\$ 575,000.00
\$ 2,000.00	\$ 6,000.00
\$ 266,400.00	\$ 266,400.00
	\$ 3,257,478.35

Lipham Asphalt & Paving Co.	
Unit Price	Final Cost
\$ 100.00	\$ 1,081,956.46
\$ 3.75	\$ 1,785,228.17
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
\$ 1.50	\$ 3,517.50
\$ 3.00	\$ 3,567.00
\$ 500.00	\$ 3,000.00
\$ 1.50	\$ 6,912.00
\$ 1.10	\$ 25,935.80
\$ 5.00	\$ 4,315.00
\$ 7.00	\$ 9,296.00
\$ 400.00	\$ 4,800.00
\$ 700.00	\$ 7,000.00
\$ 4.00	\$ 10,400.00
\$ 10.00	\$ 1,000.00
\$ 10.00	\$ 500.00
\$ 5.00	\$ 10,000.00
\$ 2,000.00	\$ 20,000.00
\$ 317,500.00	\$ 317,500.00
\$ 7,500.00	\$ 22,500.00
\$ 266,400.00	\$ 266,400.00
	\$ 3,583,827.93

Fuquay Inc.	
Unit Price	Final Cost
\$ 107.00	\$ 1,157,693.42
\$ 3.15	\$ 1,499,591.66
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
\$ 0.94	\$ 2,204.30
\$ 1.87	\$ 2,223.43
\$ 391.39	\$ 2,348.34
\$ 0.94	\$ 4,331.52
\$ 0.88	\$ 20,748.64
\$ 9.54	\$ 8,233.02
\$ 14.61	\$ 19,402.08
\$ 325.24	\$ 3,902.88
\$ 810.34	\$ 8,103.40
\$ 4.58	\$ 11,908.00
\$ 4.58	\$ 458.00
\$ 6.34	\$ 317.00
\$ 6.34	\$ 12,680.00
\$ 150.00	\$ 1,500.00
\$ 140,000.00	\$ 140,000.00
\$ 7,500.00	\$ 22,500.00
\$ 266,400.00	\$ 266,400.00
	\$ 3,184,545.68

Alternate Bid A				
2013 Sealcoat - East Concho/Lake View Sealcoat Area C				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	2,334
2	0316 6048	ASPH (AC-20-5TR)	GAL	102,706
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	435
4	0662 6110	WK ZN PAV MRK SHT TERM (TAB) TY Y	EA	150
5	0666 6005	REFL PAV MRK TY I (W) 4" (BRK) (120MIL)	LF	1,715
6	0666 6123	REFL PAV MRK TY I (Y) 4" (BRK) (120MIL)	LF	4,385
7	0666 6123	REFL PAV MRK TY I (Y) 4" (SLD) (120MIL)	LF	1,540
8	0666 6027	REFL PAV MRK TY I (W) 8" (SLD) (120MIL)	LF	270
9	0666 6042	REFL PAV MRK TY I (W) 12" (SLD) (120MIL)	LF	154
10	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate A2				
2013 Sealcoat - Southland Sealcoat Area D				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	3,570
2	0316 6048	ASPH (AC-20-5TR)	GAL	157,097
3	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate A3				
2013 Sealcoat - Oxford St				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	386
2	0316 6048	ASPH (AC-20-5TR)	GAL	16,972
3	-	CONTINGENCY(10%)	LS	1
TOTAL:				

Ronald Wagner & Co.	
Unit Price	Final Cost
\$ 71.51	\$ 166,904.34
\$ 3.30	\$ 338,929.80
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 943.25
\$ 0.55	\$ 2,411.75
\$ 0.55	\$ 847.00
\$ 1.20	\$ 324.00
\$ 5.00	\$ 770.00
\$ 51,600.00	\$ 51,600.00
	\$ 562,730.14
Lipham Asphalt & Paving Co.	
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
No Bid	
No Bid	
No Bid	
No Bid	
No Bid	
\$ 51,600.00	\$ 51,600.00
	No Bid
Fuquay Inc.	
Unit Price	Final Cost
\$ 110.00	\$ 256,764.00
\$ 3.30	\$ 338,928.48
SUBSIDIARY	SUBSIDIARY
SUBSIDIARY	SUBSIDIARY
\$ 2.52	\$ 4,321.80
\$ 2.52	\$ 11,050.20
\$ 2.42	\$ 3,726.80
\$ 6.93	\$ 1,871.10
\$ 11.03	\$ 1,698.62
\$ 51,600.00	\$ 51,600.00
	\$ 669,961.00

Alternate Bid B				
Producer's Park Parking Lot				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	25
2	0316 6048	ASPH (AC-20-5TR)	GAL	1,112
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	62
4	0666 6006	REFL PAV MRK TY I (W) 4" (SLD) (120MIL)	LF	2,465
5	-	PREFAB PAV MRKR TY C (W) (HANDICAP)	EA	6
6	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B2				
El Paseo Parking Lot				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	48
2	0316 6048	ASPH (AC-20-5TR)	GAL	2,104
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	67
4	0666 6006	REFL PAV MRK TY I (W) 4" (SLD) (120MIL)	LF	2,697
5	-	PREFAB PAV MRKR (HANDICAP)	EA	8
6	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B3				
Sports Complex Parking Lot				
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	263
2	0316 6048	ASPH (AC-20-5TR)	GAL	11,588
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	360
4	0666 6006	REFL PAV MRK TY I (W) 4" (SLD) (120MIL)	LF	13,961
5	-	REFL PAV MRK TY I (R) 4" (SLD) (120MIL)	LF	1,551
6	0666 6042	REFL PAV MRK TY I (W) 12" (SLD) (120 MIL)	LF	108
7	-	PREFAB PAV MRKR (HANDICAP)	EA	18

Ronald Wagner & Co.	
Unit Price	Final Cost
\$ 71.51	\$ 1,787.75
\$ 3.30	\$ 3,669.60
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 1,355.75
\$ 500.00	\$ 3,000.00
\$ 1,000.00	\$ 1,000.00
	\$ 10,813.10
Lipham Asphalt & Paving Co.	
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
No Bid	
\$ 1,000.00	\$ 1,000.00
	No Bid
Fuquay Inc.	
Unit Price	Final Cost
\$ 425.00	\$ 10,740.91
\$ 10.00	\$ 11,120.00
SUBSIDIARY	SUBSIDIARY
\$ 3.36	\$ 8,282.40
\$ 315.00	\$ 1,890.00
\$ 1,000.00	\$ 1,000.00
	\$ 33,033.31

Ronald Wagner & Co.	
Unit Price	Final Cost
\$ 71.51	\$ 3,432.48
\$ 3.30	\$ 6,943.20
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 1,483.35
\$ 500.00	\$ 4,000.00
\$ 1,600.00	\$ 1,600.00
	\$ 17,459.03
Lipham Asphalt & Paving Co.	
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
No Bid	
\$ 1,600.00	\$ 1,600.00
	No Bid
Fuquay Inc.	
Unit Price	Final Cost
\$ 425.00	\$ 20,318.86
\$ 10.00	\$ 21,036.00
SUBSIDIARY	SUBSIDIARY
\$ 3.62	\$ 9,763.14
\$ 315.00	\$ 5,220.00
\$ 1,600.00	\$ 1,600.00
	\$ 55,238.00

Ronald Wagner & Co.	
Unit Price	Final Cost
\$ 71.51	\$ 18,807.13
\$ 3.30	\$ 38,240.40
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 7,678.55
\$ 0.55	\$ 853.05
\$ 5.00	\$ 540.00
\$ 500.00	\$ 9,000.00
Lipham Asphalt & Paving Co.	
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
No Bid	
No Bid	
No Bid	
Fuquay Inc.	
Unit Price	Final Cost
\$ 175.00	\$ 46,087.05
\$ 4.50	\$ 52,144.20
SUBSIDIARY	SUBSIDIARY
\$ 2.65	\$ 36,996.65
\$ 0.80	\$ 1,240.80
\$ 2.65	\$ 286.20
\$ 300.00	\$ 5,400.00

8	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B4		Lone Wolf Bridge Parking Lot		
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	10
2	0316 6048	ASPH (AC-20-5TR)	GAL	439
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	40
4	0666 6042	REFL PAV MRK TY I (W) 12" (SLD) (120MIL)	LF	22
5	0666 6006	REFL PAV MRK TY I (W) 4" (SLD) (120MIL)	LF	586
6	-	PREFAB PAV MRKR (HANDICAP)	EA	2
7	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B5		Farmer's Market Parking Lot		
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	82
2	0316 6048	ASPH (AC-20-5TR)	GAL	3,630
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	303
4	0666 6006	REFL PAV MRK TY I (W) 4" (SLD) (120MIL)	LF	5,445
5	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B6		Foster Road		
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	125
2	0316 6048	ASPH (AC-20-5TR)	GAL	5,486
3	0662 6110	WK ZN PAV MRK SHT TERM (TAB) TY Y	EA	84
4	0666 6123	REFL PAV MRK TY I (Y) 4" (SLD) (120MIL)	LF	3,340
5	0310 6004	PRIME COAT (AC)	GAL	4,801
6	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B7		Operations Parking Lot		
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	262
2	0316 6048	ASPH (AC-20-5TR)	GAL	11,518
3	0666 6123	PRIME COAT (AC)	GAL	10,078
4	-	CONTINGENCY(10%)	LS	1
TOTAL:				
Alternate B8		Avenue N		
Item No	Desc Code	Item Description	Units	Est Qty
1	0316 6126	AGGR(TY-PB GR-4 SAC-A) or SAC-B (Circle one)	CY	510
2	0316 6048	ASPH (AC-20-5TR)	GAL	22,452
3	0662 6109	WK ZN PAV MRK SHT TERM (TAB) TY W	EA	1,500
4	0662 6110	WK ZN PAV MRK SHT TERM (TAB) TY Y	EA	2,000
5	0666 6005	REFL PAV MRK TY I (W) 4" (BRK) (120MIL)	LF	553
6	0666 6123	REFL PAV MRK TY I (Y) 4" (BRK) (120MIL)	LF	26
7	0666 6123	REFL PAV MRK TY I (Y) 4" (SLD) (120MIL)	LF	18,850
8	0666 6042	REFL PAV MRK TY I (W) 12" (SLD) (120MIL)	LF	138
9	0666 6048	REFL PAV MRK TY I (W) 24" (SLD) (120MIL)	LF	230
10	0666 6054	PREFAB PAV MRK TY C (W) (ARROW)	EA	6
11	0672 6007	REFL PAV MRKR TY I-C	EA	200
12	0672 6013	REFL PAV MRKR TY II-A-A	EA	350
13	0666 6093	PREFAB PAV MARK TY C (W) (RR XING)	EA	8
14	-	CONTINGENCY(10%)	LS	1
TOTAL:				

\$ 7,500.00	\$ 7,500.00
	\$ 82,619.13
Unit Price	Final Cost
\$ 71.51	\$ 715.10
\$ 3.30	\$ 1,448.70
SUBSIDIARY	SUBSIDIARY
\$ 5.00	\$ 110.00
\$ 0.55	\$ 322.30
\$ 500.00	\$ 1,000.00
\$ 400.00	\$ 400.00
	\$ 3,996.10
Unit Price	Final Cost
\$ 71.51	\$ 5,863.82
\$ 3.30	\$ 11,979.00
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 2,994.75
\$ 2,100.00	\$ 2,100.00
	\$ 22,937.57
Unit Price	Final Cost
\$ 71.51	\$ 8,938.75
\$ 3.30	\$ 18,103.80
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 1,837.00
\$ 4.50	\$ 21,604.50
\$ 5,300.00	\$ 5,300.00
	\$ 55,784.05
Unit Price	Final Cost
\$ 71.51	\$ 18,735.62
\$ 3.30	\$ 38,009.40
\$ 4.50	\$ 45,351.00
\$ 10,800.00	\$ 10,800.00
	\$ 112,896.02
Unit Price	Final Cost
\$ 71.51	\$ 36,470.10
\$ 3.30	\$ 74,091.60
SUBSIDIARY	SUBSIDIARY
\$ 0.55	\$ 304.15
\$ 0.55	\$ 14.30
\$ 0.55	\$ 10,367.50
\$ 5.00	\$ 690.00
\$ 10.00	\$ 2,300.00
\$ 250.00	\$ 1,500.00
\$ 3.50	\$ 700.00
\$ 3.50	\$ 1,225.00
\$ 500.00	\$ 4,000.00
\$ 12,600.00	\$ 12,600.00
	\$ 144,262.65

\$ 7,500.00	\$ 7,500.00
	No Bid
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
No Bid	
No Bid	
\$ 400.00	\$ 400.00
	No Bid
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
\$ 2,100.00	\$ 2,100.00
	No Bid
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
\$ 5,300.00	\$ 5,300.00
	No Bid
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
\$ 10,800.00	\$ 10,800.00
	No Bid
Unit Price	Final Cost
No Bid	
No Bid	
SUBSIDIARY	SUBSIDIARY
No Bid	
\$ 12,600.00	\$ 12,600.00
	No Bid

\$ 7,500.00	\$ 7,500.00
	\$ 149,654.90
Unit Price	Final Cost
\$ 950.00	\$ 9,482.73
\$ 25.00	\$ 10,980.00
SUBSIDIARY	SUBSIDIARY
\$ 11.55	\$ 254.10
\$ 11.55	\$ 6,768.30
\$ 315.00	\$ 630.00
\$ 400.00	\$ 400.00
	\$ 28,515.13
Unit Price	Final Cost
\$ 250.00	\$ 20,622.73
\$ 5.50	\$ 19,962.80
SUBSIDIARY	SUBSIDIARY
\$ 3.05	\$ 16,607.25
\$ 2,100.00	\$ 2,100.00
	\$ 59,292.78
Unit Price	Final Cost
\$ 195.00	\$ 24,314.73
\$ 4.25	\$ 23,317.20
SUBSIDIARY	SUBSIDIARY
\$ 2.42	\$ 8,082.80
\$ 5.25	\$ 25,203.15
\$ 5,300.00	\$ 5,300.00
	\$ 86,217.88
Unit Price	Final Cost
\$ 175.00	\$ 45,810.23
\$ 4.00	\$ 46,072.00
\$ 4.00	\$ 40,313.00
\$ 10,800.00	\$ 10,800.00
	\$ 142,995.23
Unit Price	Final Cost
\$ 112.00	\$ 57,149.53
\$ 3.35	\$ 75,212.86
SUBSIDIARY	SUBSIDIARY
\$ 3.15	\$ 1,741.95
\$ 3.15	\$ 81.90
\$ 0.89	\$ 16,776.50
\$ 6.30	\$ 869.40
\$ 10.50	\$ 2,415.00
\$ 367.50	\$ 2,205.00
\$ 5.25	\$ 1,050.00
\$ 5.25	\$ 1,837.50
\$ 367.50	\$ 2,940.00
\$ 12,600.00	\$ 12,600.00
	\$ 174,879.64

Total Base Bid + Alternates:

\$ 5,214,797.40

\$ 3,583,827.93

\$ 5,680,431.92

Note: Should there be any differences between the unit price and the extended pricing calculations, the unit price will prevail.

Totals of Bids Recevied

2013 Sealcoat
2013 Sealcoat
2013 Sealcoat
Producers Park
El Paseo
Sports Complex
Lone Wolf
Farmer's Market
Foster Rd.
Operations
Avenue N

Wagner		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,257,478.35
Alternate A1	256,764	\$ 562,730.14
Alternate A2	392,743	\$ 851,710.80
Alternate A3	42,429	\$ 92,110.46
Alternate B1	2,780	\$ 10,813.10
Alternate B2	5,259	\$ 17,459.03
Alternate B3	28,969	\$ 82,619.13
Alternate B4	1,098	\$ 3,996.10
Alternate B5	9,074	\$ 22,937.57
Alternate B6	13,716	\$ 55,784.05
Alternate B7	28,795	\$ 112,896.02
Alternate B8	56,129	\$ 144,262.65
TOTALS:	2,027,909	5,214,797.40

Fuquay		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,184,545.68
Alternate A1	256,764	\$ 669,961.00
Alternate A2	392,743	\$ 989,163.10
Alternate A3	42,429	\$ 106,935.28
Alternate B1	2,780	\$ 33,033.31
Alternate B2	5,259	\$ 55,238.00
Alternate B3	28,969	\$ 149,654.90
Alternate B4	1,098	\$ 28,515.13
Alternate B5	9,074	\$ 59,292.78
Alternate B6	13,716	\$ 86,217.88
Alternate B7	28,795	\$ 142,995.23
Alternate B8	56,129	\$ 174,879.64
TOTALS:	2,027,909	5,680,431.93

Lipham		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,583,827.93
Alternate A1	NO BID	
Alternate A2		
Alternate A3		
Alternate B1		
Alternate B2		
Alternate B3		
Alternate B4		
Alternate B5		
Alternate B6		
Alternate B7		
Alternate B8		
TOTALS:	1,190,153	\$ 3,583,827.93

Totals of Base + Selected Alternates

2013 Sealcoat
2013 Sealcoat
Lone Wolf
Foster Rd.
Operations

Wagner		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,257,478.35
Alternate A1	256,764	\$ 562,730.14
Alternate A3	42,429	\$ 92,110.46
Alternate B4	1,098	\$ 3,996.10
Alternate B6	13,716	\$ 55,784.05
Alternate B7	28,795	\$ 112,896.02
TOTALS:	1,532,955	4,084,995.12

Fuquay		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,184,545.68
Alternate A1	256,764	\$ 669,961.00
Alternate A3	42,429	\$ 106,935.28
Alternate B4	1,098	\$ 28,515.13
Alternate B6	13,716	\$ 86,217.88
Alternate B7	28,795	\$ 142,995.23
TOTALS:	1,532,955	4,219,170.20

Lipham		
Section	Area (SY)	Cost
Base Bid	1,190,153	\$ 3,583,827.93
Alternate A1	NO BID	
Alternate A3		
Alternate B4		
Alternate B6		
Alternate B7		
TOTALS:	1,190,153	\$ 3,583,827.93

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AWARDING RFB NO. ES-04-18, "ENGINEERING SERVICES 2018 ANNUAL SEALCOAT PROJECT" TO RONALD R. WAGNER & CO., LP, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SERVICES AGREEMENT THEREFORE.

WHEREAS, the City of San Angelo issued a Request for Bid, RFB No. ES-04-18 "Engineering Services 2018 Annual Sealcoat Project", for construction of a sealcoat surface treatment composed of a single application of asphaltic material and aggregate constructed on existing pavement surfaces within the corporate limits of the City of San Angelo, Texas, including a number of alternative bid items (the "Project"); and,

WHEREAS, RONALD R. WAGNER & CO., LP. submitted a bid pursuant to the request, which response has been determined to be the lowest responsible bidder for the Project;

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

The City Council hereby awards RFB No. ES-04-18 "Engineering Services 2018 Annual Sealcoat Project" for construction of a sealcoat surface treatment composed of a applications of asphaltic material and aggregate constructed on existing pavement surfaces within the corporate limits of the City of San Angelo, including a number of alternative bid items, to Ronald R. Wagner & Co., LP, and authorizes the City Manager or his designee to negotiate and execute a construction services agreement and any related documents with Ronald R. Wagner & Co., LP, and related documents, in accordance with said bid award in a in the amount of FOUR MILLION EIGHTY-FOUR THOUSAND NINE HUNDRED NINETY-FIVE AND 12/100 DOLLARS (\$4,084,995.12).

PASSED, APPROVED, and ADOPTED on this the 15th day of May, 2018.

CITY OF SAN ANGELO

ATTEST:

By: _____
Brenda Gunter, Mayor

Bryan Kendrick, City Clerk

Approved as to Content:

Approved as to Form:

Russell Pehl, City Engineer

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Tina Dierschke, Finance Director, Finance, 325-657-4268

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Update on Sales Tax revenue performance - (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Sales Tax Revenue has performed as follows this fiscal year:

October - increase of 14.77%
November - increase of 7.03%
December - increase of 17.48%
January - increase of 12.46%
February - increase of 19.71%
March - increase of 14.93%
April - increase of 8.67%
May - increase of 10.45%

Year to date, revenue is approximately \$1,013,304 more than budgeted.

Financial Impact:

Sales Tax revenue for fiscal year 2018 is over budget by 8.89% and \$1,013,304 after May 2018 receipts.

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------------|---------------------------------------|
| 1. Monthly Revenue Trends 2018 - May | Monthly Revenue Trends 2018 - May.pdf |
| 2. 180515 Sales Tax Update | 180515 Sales Tax Update.pptx |

Presentation:

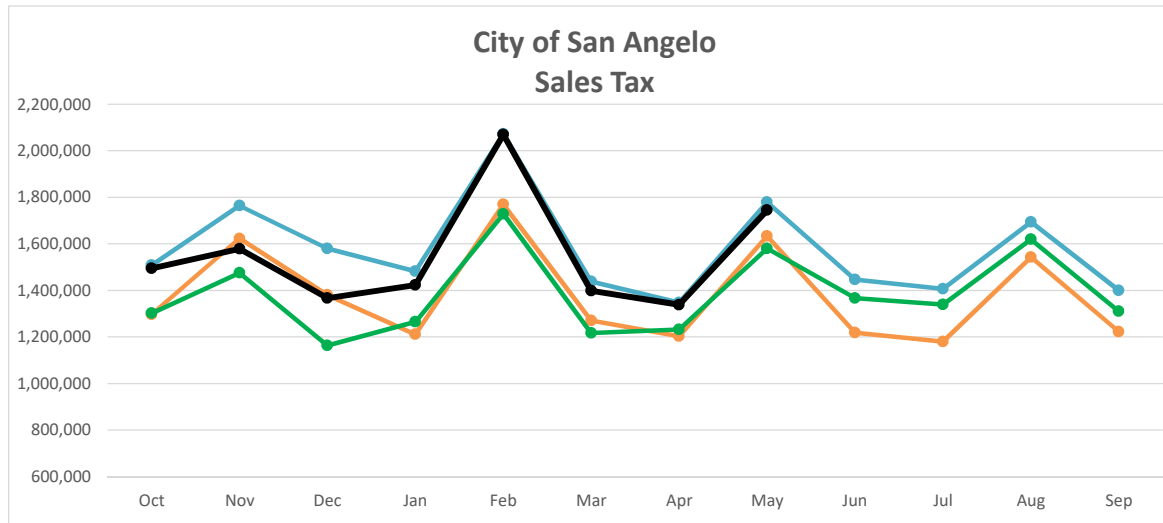
Tina Dierschke

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Becky Dunn	Approved
Bryan Kendrick	Final Approval

City of San Angelo Sales Tax - General Fund

Month	2013	2014	2015	2016	2017	2018	Budget Allocation	Difference from Budget Allocation	% Change Year over Year	Over / (Under) FY2017
Oct	1,264,349	1,388,436	1,508,233	1,296,733	1,301,852	1,494,126	1,323,838	170,288	14.77%	192,274
Nov	1,325,810	1,582,107	1,764,518	1,622,933	1,474,872	1,578,605	1,512,847	65,758	7.03%	103,733
Dec	1,285,109	1,308,812	1,579,718	1,380,463	1,162,763	1,366,024	1,317,665	48,359	17.48%	203,260
Jan	1,182,268	1,314,856	1,482,453	1,210,786	1,265,207	1,422,829	1,277,239	145,590	12.46%	157,622
Feb	1,679,307	1,829,723	2,071,878	1,768,937	1,728,678	2,069,325	1,805,910	263,415	19.71%	340,647
Mar	1,242,578	1,304,418	1,438,299	1,270,043	1,216,505	1,398,172	1,268,663	129,509	14.93%	181,667
Apr	1,227,766	1,423,130	1,347,047	1,202,841	1,231,345	1,338,067	1,272,625	65,443	8.67%	106,722
May	1,548,822	1,684,129	1,779,019	1,633,849	1,579,360	1,744,518	1,619,576	124,942	10.46%	165,159
Jun	1,309,232	1,457,046	1,446,101	1,217,893	1,367,061		1,332,674			
Jul	1,300,467	1,421,110	1,405,787	1,180,024	1,339,373		1,313,593			
Aug	1,556,125	1,814,100	1,693,299	1,542,217	1,619,370		1,611,891			
Sep	1,322,921	1,519,457	1,400,015	1,222,722	1,310,654		1,343,480			
Total	16,244,755	18,047,324	18,916,368	16,549,442	16,597,040	12,411,667	17,000,000	1,013,304	13.24%	1,451,084
Orig Budget	14,888,588	16,075,699	18,427,862	19,200,000	17,200,000	17,000,000				
				2,650,558	602,960					



Projection - Flat	18,048,124
Over/(Under) Budget - Flat	1,048,124

YTD Collections	12,411,667
PYTD Collections	10,960,583
% increase	13.24%

YTD Original Budget	11,398,363
YTD Collections	12,411,667
YTD Over/ (Under) Budget	1,013,304
YTD % Over/ (Under) Budget	8.89%



City Council

May 15, 2018



Sales Tax Revenue

- Up 10.45% in May compared with the same month in prior year
- Collections for May are \$124,942 over the original budget for April
- Over budget for revenue by \$1,013,304 year to date





City Council

May 15, 2018



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bryan Kendrick, City Clerk, City Clerk,

Meeting Date: May 15, 2018

Item type: Regular Item

Caption:

Consider three appointments to the San Angelo Performing Arts Coalition (SAPAC) Facility Maintenance Improvement Fund (FMIF) Board - (Presentation made by City Clerk Bryan Kendrick)

Summary/History:

As part of the first amendment to the SAPAC agreement a Facility Maintenance Improvement Fund Board needs to be created to determine how the \$2 collected per ticket should be spent. The board should be made up of 3 Council appointees and 3 SAPAC board officers and should be making annual reports to City Council.

Financial Impact:

Other Information/Recommendation:

Staff recommends the appointment of Council Member SMD3 (Harry Thomas), Mayor (Brenda Gunter) and City Manager Designee (Assistant City Manager Rick Weise)

Attachments:

Presentation:

Approvals/Reviews:

Bryan Kendrick
Becky Dunn
Bryan Kendrick

Created/Initiated
Approved
Final Approval

From: info@cosatx.us [mailto:info@cosatx.us]
Sent: Monday, April 30, 2018 9:31 AM
To: Kendrick, Bryan <bryan.kendrick@cosatx.us>; Antilley, Julia <julia.antilley@cosatx.us>
Subject: City of San Angelo, TX: Boards and Commissions application

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

Form Name: Boards and Commissions application
Date & Time: 04/30/2018 7:31 AM
Response #: 83
Submitter ID: 24079
IP address: 74.197.62.106
Time to complete: 25 min. , 37 sec.

Survey Details

Page 1

NOTE: This application is information of public record.

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

1. Personal information

Name: Ryan Todd Dalgliesh
Address: [REDACTED]
ZIP code: 76904
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since (year): 2002
City Council Single-Member District in which you reside: SMD 5
Registered San Angelo voter? (yes or no) Yes
Occupation/business affiliation: Artist
Occupation/business address: 520 Orient St
Title/position: Artist/Painter
Email: [REDACTED]

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

(o) Yes

3. Date

04/30/2018

4. Applying for:

NOTE: Specific membership requirements apply to boards/commissions marked with an asterisk. See the bottom page at [this link](#) for more details.

(o) Public Art Commission*

5. Recommended by:

(Name): Bryan Kendrick

6. Based on your board selection, do you meet the membership criteria?

(o) Yes

7. If so, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

I took private art lessons through high school. Studied art at Texas Tech university 1993-1995. Spent the next twenty years traveling all over Texas and the US preaching as an itinerant pastor. I've been practicing art again for the last 7 years and have had a small studio gallery in Old Town since January 1, 2017. I regularly teach art classes to students at private schools and teach art at summer camps in my studio. I also open up my studio for private and group art lessons, classes, and art parties.

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

None

Previous municipal experience (positions, dates, where):

None

What personal qualifications can you bring to the board?

I am an emerging professional artist specializing in acrylic painting on canvas. I am a member of Downtown San Angelo. My studio gallery participates monthly in the downtown stroll. I donate paintings yearly to fundraisers for West Texas Rehab, Ambleside School, ASU alum, and ZZZZZ.

I have a deep love for art and want to see it grow here in San Angelo.

What is your personal vision for the City?

My wife was born and raised here. San Angelo is home for us. We are here indefinitely. This community is our home. I regularly run the Red Arroyo trail and delight in the installations there by Art In Uncommon Places. But San Angelo has fantastic pockets of art all over the place. Still unless you're already plugged in to the art world you may never even know what's going on. For Downtown Stroll last month I invited dozens of people and only two or three had heard of it. I would love to see the area near the museum developed into an art district and I'd love to see our city really take hold of the beautiful art here. It's happening but I think we could do more. There are amazing artists here. The ceramics show last weekend brought people from all over the state into our city for the weekend. People from Houston, Dallas, Austin. Think about that. Those cities do art well and San Angelo brought them to our city for a weekend to enjoy the art here. I would love to see more tourism, but also more involvement in the arts from our local community.

Why do you want to serve on this board?

I love art. Anything I can do to bring more of it to our city I'd want to be part of.

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

I'm sold on San Angelo and the art here. I'd love to be an active part of this board in continuing to develop the arts here.

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 at 325-657-4405.

Thank you,
City of San Angelo, TX

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