



City Council Agenda 09/04/2018

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on September 4, 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. Legislative Prayer

3. Pledges

4. Proclamations/Recognitions

- a. Proclamation of September 2018 as National Childhood Cancer Awareness Month

5. 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.

6. Consent Agenda

- a. Consider approving the August 21, 2018 City Council regular meeting and August 28, 2018 special meeting and budget workshop minutes (Kendrick)
- b. Consider authorizing the sale of the following Lake Nasworthy properties to current residential lot leaseholder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the properties (Preas):
1. 1616 Canal Road (\$25,877)
 2. 2586 Sleepy Hollow (\$99,987)
 3. 2602 Sleepy Hollow (\$96,707)
- c. Consider acceptance of a non-warranty deed conveying to the City of San Angelo the following properties (Preas):
1. "Park Area" as designated out of Block 3, Section 1, Meadowcreek Addition
 2. "Park Area" as designated out of Block 6, Section 1, Meadowcreek Addition
 3. "Park Area" as designated out of Block 6, Section 4, Meadowcreek Addition
 4. "Park Area" as designated out of Block 10, Section 5, Meadowcreek Addition
 5. "Park Area" as designated out of Block 22, Section 8, Meadowcreek Addition
- d. Consider approving the Federal Aviation Administration's FY-2018 Grant No. 37 (AIP Project No. 3-48-0191-037-2018) for improvements at San Angelo Regional Airport and Task Order No. 110 with KSA Engineers, Inc. (awarded under AP-02-15) in the amount of \$173,000 and authorizing City Manager to negotiate and execute all related documents (Sprunger)

- e. Consider awarding RFP WU-08-18 Lake Water Pumping System to Barco Pump, budgeted in FY18 and FY19, and authorizing the City Manager to execute any related documents (Overstreet)
- f. Consider modifying a resolution by the City of San Angelo authorizing the City Manager or his designee to accept the Homeland Security Grant #3534001 in the amount of \$67,537.62 for a communications trailer/satellite equipment. Also, a written assurance that in the event of loss or misuse of grant funds, the governing body will return the funds to HSGD (Dunn)
- g. Second reading of an ordinance for the abandonment and vacation of a 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Rd public right-of-way and a 10-foot wide, 0.061-acre (2,678-square foot) public alley, located immediately east and between Lots 1-5 and 22-27 within Block 4 of the Monterrey Addition (J. James)
- h. Second reading of ordinances approving:
 - 1. Case CP18-05, an amendment to the Comprehensive Plan, changing the Future Land Use designation from "Neighborhood" to "Neighborhood Center," being 0.36 acres located at 320 W. Ave O
 - 2. Case Z18-14, a rezoning from the Single-Family Residential (RS-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.36 acres located at 320 W. Ave O (J. James)

7. Regular Agenda

- a. Discussion of possible options for the curbside recycling program and any possible amendments - (Requested by Republic Services)
- b. Second reading and public hearing on an ordinance for Case Z18-13, a rezoning from the General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) Zoning Districts to the Heavy Commercial (CH) Zoning District, or alternatively to the Planned Development (PD18-04) Zoning District, being 2.053 acres located at 3014 Grape Creek Rd - (Presentation made by Planning & Development Services Director Jon James)
- c. Consider an appeal from a denial by the Design and Historic Review Commission (DHRC) regarding exterior improvements to a building located at 220B N. Chadbourne St - (Presentation made by Planning and Development Services Director Jon James)
- d. Consider ratifying a resolution by COSADC authorizing the use of sales and use tax funds in an amount not to exceed \$121,000 to provide master planning services for a business and industrial park located at the City of San Angelo Airport (Mathis Field) with participation by the City of San Angelo for a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporations - (Presentation made by Economic Development Director Guy Andrews)
- e. Consider ratifying a resolution by COSADC authorizing the use of sales and use tax funds in an amount not to exceed \$46,435 to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations with participation by the City for a Project authorized under the Texas Economic Development Corporation Act - (Presentation made by Economic Development Director Guy Andrews)

- f. Consider ratifying a resolution by COSADC making application to the City Council for approval of Second Amendment to the Articles of Incorporation providing for term limits of its board members - (Presentation made by Economic Development Director Guy Andrews)
- g. Discussion and consideration of matters related to the fiscal year 2018-2019 operating budget including:
 - 1. First public hearing and introduction of an ordinance of the City of San Angelo approving and adopting the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019. This budget will raise more total property taxes than last year's budget by \$626,546 (1.67%), and of that amount, \$383,414 is tax revenue to be raised from new property added to the tax roll.
 - 2. Conduct a separate record vote to ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 18, 2018, regular meeting of the City Council as an action item - (Presentation made by Finance Director Tina Dierschke)
- h. Consider second public hearing and introduction of an ordinance levying property taxes for the City of San Angelo for the 2018 tax year:
An ordinance fixing and levying ad valorem taxes for the current tax year for use and support of the municipal government of the City of San Angelo, Texas, for the 2018-2019 budget year; providing for the assessment and collection thereof; providing when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated web site; and, providing for an effective date - (Presentation made by Finance Director Tina Dierschke)
- i. First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018 for equipment replacement, grants, reimbursed expenses, and obligations - (Presentation made by Finance Director Tina Dierschke)
- j. Consider increasing award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$736,080, for the purchase of 24 additional units, and authorizing the City Manager to execute any related documents - (Presentation made by Fleet Superintendent Ryan Kramer)

8. 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 551.087(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiation relating to MedHab, LLC
- b. Section 551.072 Deliberations about Real Property regarding 30 W. Twohig

9. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Consider approving the following board nomination:
Design and Historic Review Commission: Clay Engdahl (SMD1/Downtown Development Organization) to an unexpired term ending September 2019
- c. Announcements and consideration of Future Agenda Items

10. 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 31st day of August 2018, at 4:52 p.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

Families, caregivers, charities and research groups across the United States, as well as our national government, are observing the month of September as "National Childhood Cancer Awareness Month" to memorialize the young lives that have been taken too soon, and to honor those fighting and those that have survived but yet face major health challenges associated with this disease.

Approximately 13,500 children under the age of 18 will be diagnosed with cancer in 2018, and approximately one in five children diagnosed with cancer will die within the first five years. Childhood cancer is the leading cause of death among children under the age of 18 according to the most recent statistics provided the Centers for Disease Control.

While progress against some childhood cancers has been made, cure rates for many forms of childhood cancer remain less than fifty percent. The incidence of childhood cancers is increasing at a more rapid rate than any other age group and crosses all racial, ethnic, geographic and social backgrounds.

Finally, gold has been the official ribbon color for childhood cancer awareness since 1977.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim the month of September 2018, as

"National Childhood Cancer Awareness Month"

In San Angelo, Texas, and urge all citizens to wear gold to show their support and to honor the children fighting the fight, their families and caregivers, the researchers and healthcare professionals, concerned citizen advocates and private philanthropies, who collaborate to provide hope and assistance to the children and their families affected by childhood cancer.

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 4th day of September, 2018.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, August 21, 2018

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 8:31 a.m. on August 21, 2018, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Legislative Prayer

Council Member Thompson provided the invocation.

3. Pledges

The pledges were led by the Bandits Youth Football Team and Cheerleading Squad.

4. Proclamations/Recognitions

August 30, 2018 was proclaimed as RSVP Volunteer Recognition Day.

5. Public Comment

Mayor Gunter made public comments noting this meeting will not include the Overlay related Zoning Ordinances that were discussed at the City Council Meeting on July 17, 2018 and prior to these items coming back to City Council for consideration, new notices will be sent out to advise of the subject and meeting information.

Assistant Water Utilities Director Lance Overstreet made public comments related to the recent security breach with online water billing payments.

Citizen Steve Hampton expressed concern related to the City's dependence on the electrical grid.

Council Member Gonzales, Mayor Gunter and City Engineer Russell Pehl made public comments related to the sealcoating and street sweeping activities.

6. Consent Agenda

- a. Approval of the August 7, 2018 regular meeting and August 14, 2018 special meeting minutes
- b. Approval of authorizing the Fire Department to participate in the 2018 Muscular Dystrophy Association (MDA) Fill the Boot Campaign
- c. Approval of authorizing the sale of the following Lake Nasworthy property to the current residential lot leaseholder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the property: 1918 Shady Point Drive (\$90,800)

- d. Ratification of notice of default of Commercial Lease and Option Agreement as amended for Solar Electric Generating Facility with OE Renewables Texas, LLC, and authorizing the City Manager to execute all documents in consultation with the City Attorney for purposes of terminating the lease agreement and taking possession of the leased premises
- e. Approval of awarding RFB CE-03-18 Linen Rental Service to Ameripride Services Inc. for one year with two additional one-year extensions, budgeted for purchase annually, and authorizing the City Manager to execute any related documents
- f. Approval of an interlocal agreement between the City and Tom Green County regarding the Joint Operation of Office of Emergency Management
- g. Second reading and adoption of an ordinance to change "Harbor Court" to "Ener Tel Way" over the complete 325-foot length of the street's right-of-way, beginning at West Avenue N and continuing south to the cul-de-sac terminus (Pg. 336, 2018-096)

Motion: Council Member Carter made a motion, seconded by Council Member Thompson, to approve the consent agenda, as presented. The motion carried unanimously (7) ayes to (0) nays.

7. Regular Agenda

- a. Presentation of annual actuarial analysis regarding the Risk Fund - (Introduction made by Risk Manager Charles Hagan and presentation made by Jason A. Martin Senior Consultant at Willis Towers Watson)

No action taken on this item.

- b. Public hearing and first reading of an ordinance for Case Z18-13, a rezoning from the General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) Zoning Districts to the Heavy Commercial (CH) Zoning District, being 2.053 acres located at 3014 Grape Creek Rd - (Presentation made by Planning & Development Services Director Jon James)

Citizen Randy Bannert spoke regarding current usage of the property.

Motion: Council Member Thompson made a motion, seconded by Council Member Gonzales, to approve the zoning change to a Planned Development with a requirement of no outdoor storage or heavy construction activities on the eastern 55 feet of the property. The motion carried unanimously (7) ayes to (0) nays.

- c. First reading and public hearing of ordinances approving:
 - 1. Case CP18-05, an amendment to the Comprehensive Plan, changing the Future Land Use designation from "Neighborhood" to "Neighborhood Center," being 0.36 acres located at 320 W. Ave O
 - 2. Case Z18-14, a rezoning from the Single-Family Residential (RS-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.36 acres located at 320 W. Ave O (Presentation made by Planning & Development Services Director Jon James)

Citizen Jesse Calloway clarified the planned usage of the property.

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

- d. Public hearing and first reading of an ordinance for the abandonment and vacation of a 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Rd public right-of-way

and a 10-foot wide, 0.061-acre (2,678-square foot) public alley, located immediately east and between Lots 1-5 and 22-27 within Block 4 of the Monterrey Addition - (Presentation made by Planning & Development Services Director Jon James)

Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve the ordinance, as presented with the stipulation that only 15 feet of the Ben Ficklin Rd ROW be abandoned. The motion carried unanimously (7) ayes to (0) nays.

- e. Second reading and adoption of an ordinance deleting and replacing Chapter 10, "Traffic Controls", Article 10.01 "General Provisions", Section 10.01.014 "Bicycle Lanes" of the Code of Ordinances, City of San Angelo, Texas, providing for severability, and providing for an effective date - (Presentation made by City Engineer Russell Pehl) (Pg. 337, 2018-097)

Citizens Suzanne Daniel, Rocky Templin, and Steve Hampton spoke in opposition to the ordinance.

Motion: Mayor Gunter made a motion, seconded by Council Member DeWitt, to approve the ordinance, making the change from City Manager approval to the City Council. The motion failed (3) ayes to (4) nays, with Council Members Hiebert, Thompson, Thomas, and Gonzales casting the dissenting votes.

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the ordinance as presented, adding the stipulation for the ordinance to become effective after the approval of a new bicycle plan. The motion carried (5) ayes to (2) nays, with Council Member Carter and Mayor Gunter casting the dissenting votes.

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

No action taken on this item.

- g. Consider first public hearing of the property tax rate for the City of San Angelo for the 2018 tax year- (Presentation made by Finance Director Tina Dierschke)

No action taken on this item.

8. 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 regarding:
 1. Lot 9D, Block 2, Section 9A, Red Arroyo Hills Addition
 2. 21.536 acres located at 2838 College Hills Blvd
- b. 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.

9. Follow Up and Administrative Issues

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

Motion: Council Member Carter made a motion, seconded by Council Member Hiebert, to approve the City Manager to negotiate an assignment to the lease agreement located on 21.536 acres located at 2838 College Hills Blvd and expand the use of the leased premises. The motion carried unanimously (7) ayes to (0) nays.

b. Approval of the following Board nomination:

Public Art Commission: Richard Round (Mayor) to an unexpired term ending April 2019

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

c. Consider the schedule for City Council Meetings in September

Motion: Mayor Gunter made a motion, seconded by Council Member Thompson, to move the first meeting in September from the 4th to the 6th. The motion carried unanimously (7) ayes to (0) nays.

Consensus: Upon clarification of the publication of public notice, the City Council rescinded the previous action and the September meetings will continue as originally scheduled (9/4/18 and 9/18/18).

d. Announcements and consideration of Future Agenda Items

Council Member Thompson asked for a study of the use of savings to improve, maintain, or add event venues.

10. Adjournment

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

There being no further business, the meeting adjourned at 11:23 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.)

City of San Angelo, Texas
Special City Council Meeting
Tuesday, August 28, 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 special session of the San Angelo City Council to order at 8:37 a.m. on Tuesday, August 28, 2018, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Special Agenda

- a. Consider a resolution supporting Tom Green County in their efforts to amend the defense economic adjustment assistance grant supporting Goodfellow Air Force Base

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

3. Adjournment

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

There being no further business, the meeting adjourned at 8:40 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.)

City of San Angelo, Texas
Special City Council Meeting – Budget Workshop
Tuesday, August 28, 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 special session of the San Angelo City Council to order at 8:40 a.m. on Tuesday, August 28th, 2018, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Special Agenda

a. Discussion of matters regarding the fiscal year 2018-2019 budget preparation including but not limited to:

1. General Fund revenue and expenditures;
2. Priorities and goals; and
3. Other items needing Council direction

Finance Director Tina Dierschke and Assistant City Manager Michael Dane provided an overview and answered questions related to the following discussions:

- Police personnel – (Presentation made by Police Chief Frank Carter and Budget Analyst Nolan Sosa)
- Fire personnel and SAFER grant – (Presentation made by Fire Chief Brian Dunn and Mason Matthews)

Note: Council Member Thomas left the meeting at 11:41 a.m.

- General Fund contribution to Employee Health Insurance – (Presentation made by HR Director Lisa Marley)

3. Adjournment

There being no further business, the meeting adjourned at 12:03 p.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.)

DRAFT

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider authorizing the sale of the following Lake Nasworthy properties to current residential lot leaseholder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the properties (Preas):

1. 1616 Canal Road (\$25,877)
2. 2586 Sleepy Hollow (\$99,987)
3. 2602 Sleepy Hollow (\$96,707)

Summary/History:

If the sales are approved at the appraised values, title examinations will be performed and legal staff will prepare Real Estate Contracts of Sale, Special Warranty Deeds, and Surrenders of Leases.

Sale of the surface estate of city-owned Lake Nasworthy residential lots is governed by City of San Angelo Code of Ordinances, Article 9.03, Sec. 9.03.004.

Financial Impact:

Upon approval, proceeds from the sale of residential lots will be placed in the Lake Nasworthy Trust Fund.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|--|---|
| 1. 1616 Canal Rd Appraisal Summary | 1616 Canal Rd Appraisal Summary.pdf |
| 2. 2586 Sleepy Hollow Rd Appraisal Summary | 2586 Sleepy Hollow Rd Appraisal Summary.pdf |
| 3. 2602 Sleepy Hollow Rd Appraisal Summary | 2602 Sleepy Hollow Rd Appraisal Summary.pdf |

Presentation:

Approvals/Reviews:

Cynthia Preas
Theresa James
Anthony Wilson

Created/Initiated
Approved
Approved

Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Final Approval

APPRAISAL OF REAL PROPERTY

LOCATED AT

1616 Canal Rd
San Angelo, TX 76904-7759
Lot 80, Block 5, Section 1, Group Shady Point, Lake Nasworthy Addition

FOR

City of San Angelo
72 W. College Ave
San Angelo, TX 76903

AS OF

08/02/2018

BY

Kevin J. Halfmann
Crystal N. Bancroft
Halfmann Appraisals
133 W Concho Ave Ste 110
San Angelo, TX 76903-6462
(325) 655-1278
www.halfmannrealty.com

Halfmann Appraisals
133 W Concho Ave Ste 110
San Angelo, TX 76903-6462
(325) 655-1278
www.halfmannrealty.com

08/27/2018

City of San Angelo
Real Estate Division
72 W. College Ave
San Angelo, TX 76903

Re: Property: 1616 Canal Rd
San Angelo, TX 76904-7759
Borrower: Alfred Gonzales
File No.: R18-0270

Opinion of Value: \$ 25,877
Effective Date: 08/02/2018

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as unimproved, in Leased Fee ownership per the hypothetical condition given by the City of San Angelo stated in the Addenda.

This report is based on a physical analysis of the site only, an analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Real Estate Uniform Standards of Professional Appraisal Practice.

The value conclusions reported, are as of the effective date stated in the body of the report. This is contingent upon the certification and limiting conditions, as well as the hypothetical condition given by the City of San Angelo.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Respectfully Submitted,



Crystal N. Bancroft
Appraiser Trainee
License or Certification #: 1340109
State: TX Expires: 05/31/2020
niki@halfmannrealty.com



Kevin J. Halfmann
License or Certification #: 1320469-G
State: TX Expires: 04/30/2019
(325)655-1278
kevin@halfmannrealty.com

Supplemental Addendum

File No. R18-0270

Borrower	Alfred Gonzales				
Property Address	1616 Canal Rd				
City	San Angelo	County	Tom Green	State	TX Zip Code 76904-7759
Lender/Client	City of San Angelo				

ADDENDA:

Stated Hypothetical Condition

Hypothetical condition is defined by The Dictionary of Real Estate Appraisal, fifth edition, copyright 2010, page 97, as being "That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

You are requested to estimate the value of City of San Angelo's (City) interest (leased fee - subject to a current lease which will be furnished to Appraiser by City, or fee simple) in the subject property. The value of the City's interest should be developed under the hypothetical condition that annual rent is based upon the formula, fee simple market value x 0.08 = annual rent, rather than the current ordinance that states annual rent will be based on fee simple market value x 0.015 = annual rent. Because the City will agree to sell these lots only under circumstances in which the Lessee has 15 or fewer years remaining (which may require additional legal instruments to be executed), consideration (i.e., discount) shall be given to any stated lease terms that are remaining up to 15 years or until the point that the annual payment would be based on fee simple market value of the lot. No consideration shall be given to improvements made by Lessee, with the exception of grass and trees. The appraisal shall take into consideration the value of public improvements (including, but not limited to, water, sewer, streets, street lights).

The City acknowledges that using the hypothetical condition results in a value for the City's interest that is much greater than the value of City's interest without the hypothetical condition.

Comments on Market Data

Please note that the sales price for the Comparable Sales in the sales grid is for the Fee Simple Interest of the Land Only. If any building or site improvements were found on the comparable sale property, the contributory value of these improvements was subtracted from the total sales price to arrive at a Land Only value for the sale. Based upon the analysis of these Comparable Sales to the subject property, it is my opinion that the market value of the Fee Simple Interest - Land Only of the subject property is \$27,200.

Comments & Conditions of Appraisal

As authorized by the City of San Angelo this appraisal is being conducted to determine the value of the unimproved Land Only - Leased Fee Interest owned by the City of San Angelo. To obtain the value of the Leased Fee Interest, the unimproved Land Only - Fee Simple value (\$27,200) was first calculated. The Land Only - Fee Simple value adjustments were made to the comparable sales for dissimilarities when compared to the subject property. The factors of comparison adjusted for in this appraisal were location, site/view, site size, topography, lake frontage and access. The exact dollar amount of each adjustment is shown in the preceding market data analysis section of this report. After making these adjustments for dissimilarities between the subject and the comparable sales, an indicated market value of the Land Only - Fee Simple Interest was obtained.

This Fee Simple Interest value is utilized in calculating the reversionary value of the lot based upon the lease as of the effective date of this appraisal. The reversionary value of this lot (\$24,757) is then combined with the present value (\$1,120) of the lease to reach the value of the Leased Fee Interest owned by the City of San Angelo.

Final Reconciliation

It is my opinion that the market value of the unimproved Land Only - Leased Fee Interest in the subject property as of August 2, 2018, was:

\$25,877

Definitions:

Fee Simple Estate:	Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.
Leased Fee Interest:	An ownership interest owned by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.
Leasehold Interest:	The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.
Reversionary Value:	The right to repossess and resume full and sole use and ownership of real property that has been temporarily alienated by a lease, an easement, etc.; may become effective at a stated time under certain conditions, e.g., the termination of a leasehold, the abandonment of a right of way, the end of the estimated economic life of the improvements.

*The Dictionary of Real Estate Appraisal by The American Institute of Real Estate Appraisers, copyright 1984.

APPRAISAL OF REAL PROPERTY

LOCATED AT

2586 Sleepy Hollow Rd
San Angelo, TX 76904-7877
Lot 31, Block 1, Section 1, Group Fishermans Road, Lake Nasworthy Addition

FOR

City of San Angelo
72 W. College Ave
San Angelo, TX 76903

AS OF

08/02/2018

BY

Kevin J. Halfmann
Crystal N. Bancroft
Halfmann Appraisals
133 W Concho Ave Ste 110
San Angelo, TX 76903-6462
(325) 655-1278
www.halfmannrealty.com

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(325) 655-1278
www.halfmannrealty.com

08/27/2018

City of San Angelo
Real Estate Division
72 W. College Ave
San Angelo, TX 76903

Re: Property: 2586 Sleepy Hollow Rd
San Angelo, TX 76904-7877
Borrower: Tom Tate
File No.: R18-0290

Opinion of Value: \$ 99,997
Effective Date: 08/02/2018

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as though unimproved, in Leased Fee ownership per the hypothetical condition given by the City of San Angelo stated in the Addenda.

This report is based on a physical analysis of the site only, an analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Real Estate Uniform Standards of Professional Appraisal Practice.

The value conclusions reported, are as of the effective date stated in the body of the report. This is contingent upon the certification and limiting conditions, as well as the hypothetical condition given by the City of San Angelo.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Respectfully Submitted,



Crystal N. Bancroft
Appraiser Trainee
License or Certification #: 1340109
State: TX Expires: 05/31/2020
niki@halfmannrealty.com



Kevin J. Halfmann
License or Certification #: 1320469-G
State: TX Expires: 04/30/2019
(325)655-1278
kevin@halfmannrealty.com

Supplemental Addendum

File No. R18-0290

Borrower	Tom Tate					
Property Address	2586 Sleepy Hollow Rd					
City	San Angelo	County	Tom Green	State	TX	Zip Code 76904-7877
Lender/Client	City of San Angelo					

ADDENDA:

Stated Hypothetical Condition

Hypothetical condition is defined by The Dictionary of Real Estate Appraisal, fifth edition, copyright 2010, page 97, as being "That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

You are requested to estimate the value of City of San Angelo's (City) interest (leased fee - subject to a current lease which will be furnished to Appraiser by City, or fee simple) in the subject property. The value of the City's interest should be developed under the hypothetical condition that annual rent is based upon the formula, fee simple market value x 0.08 = annual rent, rather than the current ordinance that states annual rent will be based on fee simple market value x 0.015 = annual rent. Because the City will agree to sell these lots only under circumstances in which the Lessee has 15 or fewer years remaining (which may require additional legal instruments to be executed), consideration (i.e., discount) shall be given to any stated lease terms that are remaining up to 15 years or until the point that the annual payment would be based on fee simple market value of the lot. No consideration shall be given to improvements made by Lessee, with the exception of grass and trees. The appraisal shall take into consideration the value of public improvements (including, but not limited to, water, sewer, streets, street lights).

The City acknowledges that using the hypothetical condition results in a value for the City's interest that is much greater than the value of City's interest without the hypothetical condition.

Comments on Market Data

Please note that the sales price for the Comparable Sales in the sales grid is for the Fee Simple Interest of the Land Only. If any building or site improvements were found on the comparable sale property, the contributory value of these improvements was subtracted from the total sales price to arrive at a Land Only value for the sale. Based upon the analysis of these Comparable Sales to the subject property, it is my opinion that the market value of the Fee Simple Interest - Land Only of the subject property is \$121,400.

Comments & Conditions of Appraisal

As authorized by the City of San Angelo this appraisal is being conducted to determine the value of the unimproved Land Only - Leased Fee Interest owned by the City of San Angelo. To obtain the value of the Leased Fee Interest, the unimproved Land Only - Fee Simple value (\$121,400) was first calculated. The Land Only - Fee Simple value adjustments were made to the comparable sales for dissimilarities when compared to the subject property. The factors of comparison adjusted for in this appraisal were location, site/view, site size, topography, lake frontage and access. The exact dollar amount of each adjustment is shown in the preceding market data analysis section of this report. After making these adjustments for dissimilarities between the subject and the comparable sales, an indicated market value of the Land Only - Fee Simple Interest was obtained.

This Fee Simple Interest value is utilized in calculating the reversionary value of the lot based upon the lease as of the effective date of this appraisal. The reversionary value of this lot (\$95,772) is then combined with the present value (\$4,275) of the lease to reach the value of the Leased Fee Interest owned by the City of San Angelo.

Final Reconciliation

It is my opinion that the market value of the unimproved Land Only - Leased Fee Interest in the subject property as of August 2, 2018, was:

\$99,997

Definitions:

Fee Simple Estate:	Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.
Leased Fee Interest:	An ownership interest owned by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.
Leasehold Interest:	The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.
Reversionary Value:	The right to repossess and resume full and sole use and ownership of real property that has been temporarily alienated by a lease, an easement, etc.; may become effective at a stated time under certain conditions, e.g., the termination of a leasehold, the abandonment of a right of way, the end of the estimated economic life of the improvements.

*The Dictionary of Real Estate Appraisal by The American Institute of Real Estate Appraisers, copyright 1984.

APPRAISAL OF REAL PROPERTY

LOCATED AT

2602 Sleepy Hollow Rd
San Angelo, TX 76904-7879
Lot 35, Block 1, Section 1, Group Fishermans Rd, Lake Nasworthy Addition

FOR

City of San Angelo
72 W. College Ave
San Angelo, TX 76903

AS OF

08/02/2018

BY

Kevin J. Halfmann
Crystal N. Bancroft
Halfmann Appraisals
133 W Concho Ave Ste 110
San Angelo, TX 76903-6462
(325) 655-1278
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08/27/2018

City of San Angelo
Real Estate Division
72 W. College Ave
San Angelo, TX 76903

Re: Property: 2602 Sleepy Hollow Rd
San Angelo, TX 76904-7879
Borrower: James & Janice Cain
File No.: R18-0280

Opinion of Value: \$ 96,707
Effective Date: 08/02/2018

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as though unimproved, in Leased Fee ownership per the hypothetical condition given by the City of San Angelo stated in the Addenda.

This report is based on a physical analysis of the site only, an analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Real Estate Uniform Standards of Professional Appraisal Practice.

The value conclusions reported, are as of the effective date stated in the body of the report. This is contingent upon the certification and limiting conditions, as well as the hypothetical condition given by the City of San Angelo.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Respectfully Submitted,



Crystal N. Bancroft
Appraiser Trainee
License or Certification #: 1340109
State: TX Expires: 05/31/2020
niki@halfmannrealty.com



Kevin J. Halfmann
License or Certification #: 1320469-G
State: TX Expires: 04/30/2019
(325)655-1278
kevin@halfmannrealty.com

Supplemental Addendum

File No. R18-0280

Borrower	James & Janice Cain				
Property Address	2602 Sleepy Hollow Rd				
City	San Angelo	County	Tom Green	State	TX Zip Code 76904-7879
Lender/Client	City of San Angelo				

ADDENDA:

Stated Hypothetical Condition

Hypothetical condition is defined by The Dictionary of Real Estate Appraisal, fifth edition, copyright 2010, page 97, as being "That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

You are requested to estimate the value of City of San Angelo's (City) interest (leased fee - subject to a current lease which will be furnished to Appraiser by City, or fee simple) in the subject property. The value of the City's interest should be developed under the hypothetical condition that annual rent is based upon the formula, fee simple market value x 0.08 = annual rent, rather than the current ordinance that states annual rent will be based on fee simple market value x 0.015 = annual rent. Because the City will agree to sell these lots only under circumstances in which the Lessee has 15 or fewer years remaining (which may require additional legal instruments to be executed), consideration (i.e., discount) shall be given to any stated lease terms that are remaining up to 15 years or until the point that the annual payment would be based on fee simple market value of the lot. No consideration shall be given to improvements made by Lessee, with the exception of grass and trees. The appraisal shall take into consideration the value of public improvements (including, but not limited to, water, sewer, streets, street lights).

The City acknowledges that using the hypothetical condition results in a value for the City's interest that is much greater than the value of City's interest without the hypothetical condition.

Comments on Market Data

Please note that the sales price for the Comparable Sales in the sales grid is for the Fee Simple Interest of the Land Only. If any building or site improvements were found on the comparable sale property, the contributory value of these improvements was subtracted from the total sales price to arrive at a Land Only value for the sale. Based upon the analysis of these Comparable Sales to the subject property, it is my opinion that the market value of the Fee Simple Interest - Land Only of the subject property is \$117,500.

Comments & Conditions of Appraisal

As authorized by the City of San Angelo this appraisal is being conducted to determine the value of the unimproved Land Only - Leased Fee Interest owned by the City of San Angelo. To obtain the value of the Leased Fee Interest, the unimproved Land Only - Fee Simple value (\$117,500) was first calculated. The Land Only - Fee Simple value adjustments were made to the comparable sales for dissimilarities when compared to the subject property. The factors of comparison adjusted for in this appraisal were location, site/view, site size, topography, lake frontage and access. The exact dollar amount of each adjustment is shown in the preceding market data analysis section of this report. After making these adjustments for dissimilarities between the subject and the comparable sales, an indicated market value of the Land Only - Fee Simple Interest was obtained.

This Fee Simple Interest value is utilized in calculating the reversionary value of the lot based upon the lease as of the effective date of this appraisal. The reversionary value of this lot (\$93,412) is then combined with the present value (\$3,295) of the lease to reach the value of the Leased Fee Interest owned by the City of San Angelo.

Final Reconciliation

It is my opinion that the market value of the unimproved Land Only - Leased Fee Interest in the subject property as of August 2, 2018, was:

\$96,707

Definitions:

Fee Simple Estate:	Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.
Leased Fee Interest:	An ownership interest owned by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.
Leasehold Interest:	The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.
Reversionary Value:	The right to repossess and resume full and sole use and ownership of real property that has been temporarily alienated by a lease, an easement, etc.; may become effective at a stated time under certain conditions, e.g., the termination of a leasehold, the abandonment of a right of way, the end of the estimated economic life of the improvements.

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REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider acceptance of a non-warranty deed conveying to the City of San Angelo the following properties (Preas):

1. "Park Area" as designated out of Block 3, Section 1, Meadowcreek Addition
2. "Park Area" as designated out of Block 6, Section 1, Meadowcreek Addition
3. "Park Area" as designated out of Block 6, Section 4, Meadowcreek Addition
4. "Park Area" as designated out of Block 10, Section 5, Meadowcreek Addition
5. "Park Area" as designated out of Block 22, Section 8, Meadowcreek Addition

Summary/History:

The Real Estate Division of the City Attorney's Office requests that City Council accept conveyance of the following properties by non-warranty deed:

1. "Park Area" as designated out of Block 3, Section 1, Meadowcreek Addition
2. "Park Area" as designated out of Block 6, Section 1, Meadowcreek Addition
3. "Park Area" as designated out of Block 6, Section 4, Meadowcreek Addition
4. "Park Area" as designated out of Block 10, Section 5, Meadowcreek Addition
5. "Park Area" as designated out of Block 22, Section 8, Meadowcreek Addition

The lots are identified on Meadowcreek Addition plats as "Park". The lots have never been maintained as a Park and Real Estate staff is unable to locate a document dedicating the lots to the public. The Tom Green Appraisal District identifies the lots as city-owned; therefore, they are not on the tax rolls.

The Real Estate Dept. received a request from an adjacent property owner to purchase a "Park" lot. In accepting the lots by non-warranty deed, staff can recommend the small narrow lot be conveyed to the adjacent property owner, thus placing the lots on the tax roll and releasing city from maintenance.

Financial Impact:

The small narrow lots may be sold to the adjacent property owners and placed on the tax rolls and released from city maintenance.

Other Information/Recommendation:

Staff recommends acceptance of a non-warranty deed conveying the following lots to the City of San Angelo.

1. "Park Area" as designated out of Block 3, Section 1, Meadowcreek Addition
2. "Park Area" as designated out of Block 6, Section 1, Meadowcreek Addition
3. "Park Area" as designated out of Block 6, Section 4, Meadowcreek Addition
4. "Park Area" as designated out of Block 10, Section 5, Meadowcreek Addition
5. "Park Area" as designated out of Block 22, Section 8, Meadowcreek Addition

Attachments:

1. Map Meadowcreek Addtn Park lots

Map Meadowcreek Addtn Park lots.pdf

Presentation:

None

Approvals/Reviews:

Cynthia Preas

Created/Initiated

Cynthia Preas

Approved

Theresa James

Approved

Anthony Wilson

Approved

Tina Dierschke

Approved

Theresa James

Approved

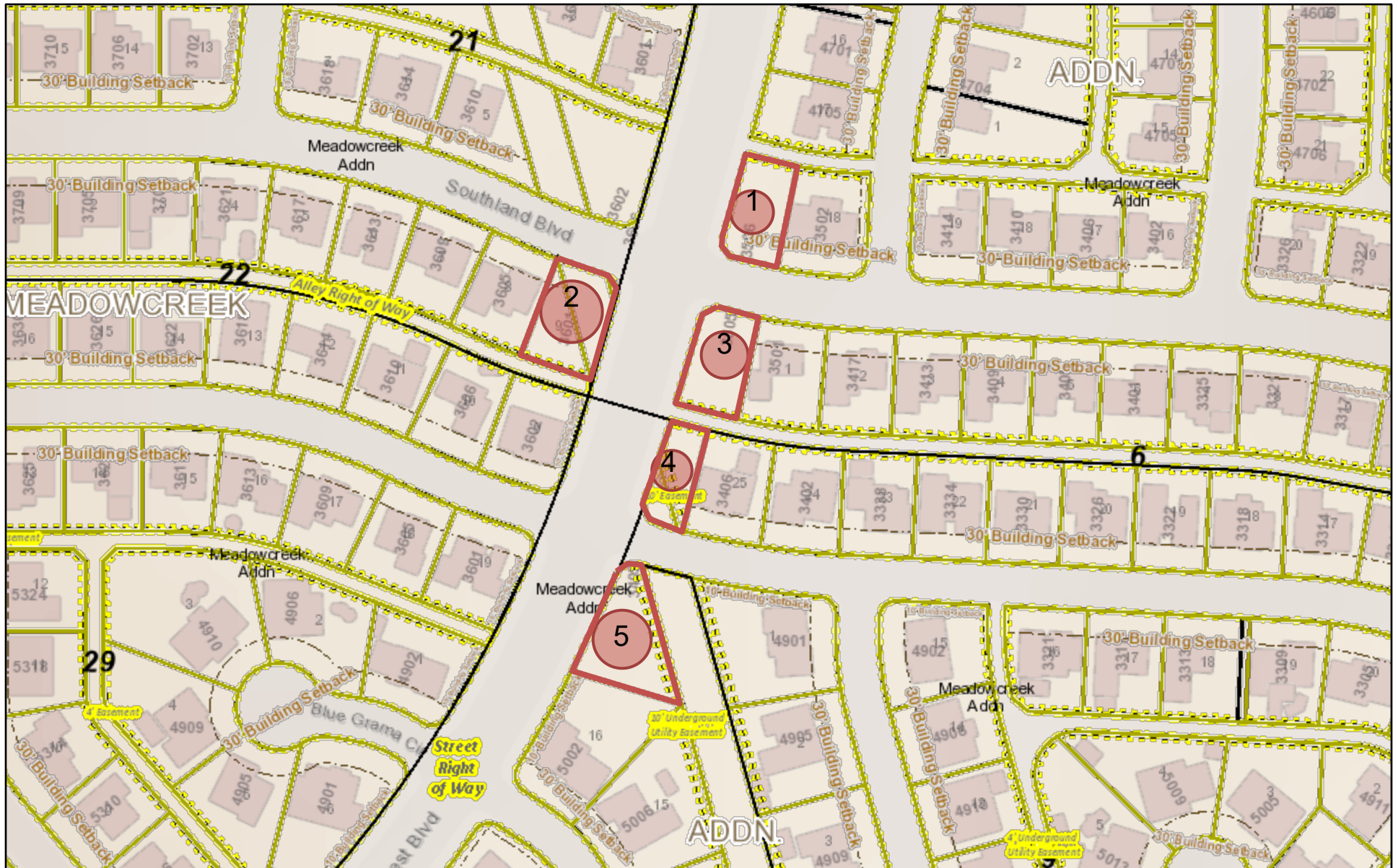
Becky Dunn

Approved

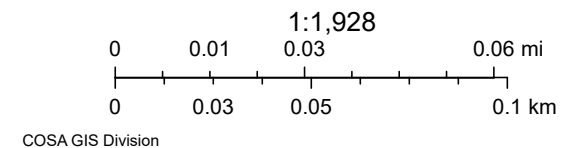
Bryan Kendrick

Final Approval

Meadowcreek Addition "Park" lots



August 27, 2018



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Mitch Sprunger, Interim Airport Director, Airport, 325-659-6409

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider approving the Federal Aviation Administration's FY-2018 Grant No. 37 (AIP Project No. 3-48-0191-037-2018) for improvements at San Angelo Regional Airport and Task Order No. 110 with KSA Engineers, Inc. (awarded under AP-02-15) in the amount of \$173,000 and authorizing City Manager to negotiate and execute all related documents (Sprunger)

Summary/History:

Each year the airport applies for grants under the Federal Aviation Administration's (FAA) Airport Improvement Program (AIP). The AIP is authorized by Title-49 of the United States Code. The AIP's objective is to provide funding for airport capital improvement projects.

Grant No.: 3-48-0191-037-2018 is for the engineering designs for a commercial apron and runway rehabilitation project that is scheduled for construction in FY-2019. The purpose of this project is to improve and increase the longevity of these surfaces. The designs will meet the standards of all Federal Aviation Administration requirements.

Additionally, The City is currently under contract with KSA Engineering, Inc., AP-02-15, for architectural and engineering services. Staff is recommending entering into Task Order No. 110 with KSA Engineering, Inc. for the services associated with the commercial apron and runway 18/36 rehabilitation designs.

Financial Impact:

Grant No.: 3-48-0191-037-2018 generates federal funds (\$155,700) that are augmented by Passenger Facility Charges (\$17,300) for a total of (\$173,000) for the City of San Angelo. No general fund monies will be used on this project.

The FAA requests that the grant be accepted, attorney certified, and executed prior to September 14, 2018.

Other Information/Recommendation:

Attachments:

- | | |
|------------------------|--------------------------|
| 1. Grant 37 Resolution | Grant 37 Resolution.docx |
| 2. Task Order 110 | Task Order 110.pdf |

Presentation:

Approvals/Reviews:

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

A RESOLUTION OF THE CITY OF SAN ANGELO CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE ACCEPTANCE OF FEDERAL AVIATION ADMINISTRATION FY-2018 GRANT PROJECT NO. 3-48-0191-037-2018, FOR PROFESSIONAL ENGINEERING DESIGN SERVICES RELATING TO REHABILITATION OF RUNWAY 18/36 AND AN APRON.

WHEREAS, the City of San Angelo owns and operates the San Angelo Regional Airport—Mathis Field (“Airport”); and,

WHEREAS, the City of San Angelo participates in the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) toward funding ninety percent (90%) of large-scale capacity projects at the Airport; and,

WHEREAS, the City has demonstrated to FAA a need for 2018 AIP funding for engineering designs for a Runway 18/36 and apron rehabilitation project; and,

WHEREAS, the FAA has proposed AIP 2018 Grant No. 3-48-0191-037-2018, in the sum of ONE HUNDRED AND FIFTY-FIVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$155,700.00) for airport Runway 18/36 and apron rehabilitation designs, to be augmented with SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$17,300) from passenger facility charges, for a total project cost of ONE HUNDRED AND SEVENTY-THREE THOUSAND AND NO/100 DOLLARS (\$173,000.):

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

That the City Manager or his designee is hereby authorized and directed to execute FAA AIP 2018 Grant No. 3-48-0191-037-2018, in the sum of ONE HUNDRED AND FIFTY-FIVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$155,700.00) for necessary engineering design services for Runway 18/36 and apron rehabilitation at the Airport to be augmented with SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$17,300) from passenger facility charges, for a total project cost of ONE HUNDRED AND SEVENTY-THREE THOUSAND AND NO/100 DOLLARS (\$173,000.) and all related documents.

PASSED and APPROVED this 4th day of September, 2018.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Bryan Kendrick, City Clerk

APPROVED AS TO CONTENT

APPROVED AS TO FORM

Mitch Sprunger, Interim Airport Director

Theresa James, City Attorney

TASK ORDER FORM

This is Task Order No. 110,
consisting of 9 pages,
dated _____.

KSA Project Number: SAN.075

Owner Project (or Purchase Order) Number:

Project Name: Runway 18-36 & Commercial Apron Rehabilitation

In accordance with paragraph 1.01 of the Standard Form of Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated October 27, 2015 ("Agreement"), Owner and Engineer agree as follows:

1. Specific Project Data

- A. Owner: City of San Angelo, San Angelo Regional Airport
- B. Title: Runway 18-36 & Commercial Apron Rehabilitation
- C. Description:
 - A. Rehabilitation of Runway 18-36 to repair longitudinal and transverse cracking, perform minor pavement repairs and protect and preserve existing pavement surface course by sealing the surface. Anticipated design to include routing, cleaning, sterilizing, and sealing existing cracks, removing vegetation encroachment; minor pavement repairs; application of pavement rehabilitation surface treatment, and application of new permanent pavement markings.
 - B. Rehabilitation of the Commercial Services Apron to remove failing joint sealant, replace with new sealant, and protect and preserve existing pavement. Anticipated design to include removal of existing backer rod and joint sealant, reshape joints, installing new backer rod and self-leveling joint sealant, clean, route and seal cracks, rehabilitating any areas of spalling, and application of new permanent pavement markings affected by the project.
- D. Number of Construction Contracts: 1

2. Services of Engineer

- A. Provide the services in Exhibit A – Schedule of Engineer's Services as outlined below:
 - a. *Study and Report Phase:*
Engineer shall provide the services outlined in Paragraph A1.01 of the Agreement.
 - b. *Preliminary Design Phase:*
Engineer shall provide the services outlined in Paragraph A1.02 of the Agreement for the Runway 18-36 rehabilitation. Preliminary Design Phase Services are not included for the Commercial Services Apron Rehabilitation.
 - c. *Final Design Phase:*
Engineer shall provide the services outlined in Paragraph A1.03 of the Agreement.
 - d. *Bidding or Negotiating Phase:*
Engineer shall provide the services outlined in Paragraph A1.04 of the Agreement.

- e. Construction Phase:*
NOT INCLUDED
- f. Commissioning Phase (or Operational Phase):*
NOT INCLUDED

- B. Additional Services of ENGINEER: As noted below, the ENGINEER is hereby authorized to perform the following additional services as outlined in Exhibit A – Paragraphs 2.01 and 2.02:

Included	Excluded		
☐	☐	a.	Design Survey
☐	☐	b.	Grant or Loan Application
☐	☐	c.	Storm Water Pollution Prevention Plan
☐	☐	d.	Environmental Assessment
☐	☐	e.	Environmental Information Document
☐	☐	f.	Resident Project Representative Services
☐	☐	g.	Construction Survey (Baselines and Benchmarks)
☐	☐	h.	Geotechnical Investigation
☐	☐	i.	Materials Testing
☐	☐	j.	Analytical Testing
☐	☐	k.	Reimbursable Expenses (Mileage, Printing, Postage & etc.)
☐	☐	l.	Easement or Boundary Surveys
☐	☐	m.	Easement or Boundary Descriptions
☐	☐	n.	Land Acquisition Services
☐	☐	o.	TxDOT Utility Installation Request Applications
☐	☐	p.	Operation and Maintenance Manual
☐	☐	q.	Other:
☐	☐	r.	Other:
☐	☐	s.	Other:
☐	☐	t.	Other:
☐	☐	u.	Other:
☐	☐	v.	Other:
☐	☐	w.	Other:

3. **Owner's Responsibilities**

Owner shall have those responsibilities set forth in Article 2 and in Exhibit B, except as modified by this Task Order.

4. **Times for Rendering Services**

Item	Calendar Days To Complete Each Phase
Notice to Proceed from Owner to KSA	0
Complete Study and Report Phase	60
Complete Preliminary Design Phase	45
Complete Final Design Phase	45
Submit Plans & Specs for Review by Owner/Reviewing Agency	As Needed
Approval of Plans & Specs by Owner	As Needed
Approval of Plans & Specs by Reviewing Agency	As Needed
Advertise for Bids (minimum 2 notices)	As Needed
Pre-Bid Conference	As Needed
Open Bids	As Needed
Award Bid	As Needed
Execute Construction Contract	N/A
Pre-Construction Conference; Issue Notice to Proceed	N/A
Start Construction Phase	N/A
Complete Construction Phase	N/A

Note:

Should review times exceed those identified above, the project schedule will be extended accordingly.

5. Payments to Engineer

A. Owner shall pay Engineer for services rendered for the A. Runway 18-36 Rehabilitation project as follows:

Work Task	Study & Report Phase	Preliminary Design Phase	Final Design Phase	Bidding Phase	Construction Phase (See Note Two)	Commissioning Phase	Total	Payment Method (See Note 1)
Basic Services	\$30,930.00	\$44,250.00	\$37,310.00	\$11,310.00			\$123,800.00	Lump Sum
Subtotal	\$30,930.00	\$44,250.00	\$37,310.00	\$11,310.00			\$123,800.00	

								Hourly Rate and Reimbursable Expenses
Subtotal								
Total	\$30,930.00	\$44,250.00	\$37,310.00	\$11,310.00			\$123,800.00	

Owner shall pay Engineer for services rendered for the B. Commercial Apron Rehabilitation project as follows:

Work Task	Study & Report Phase	Preliminary Design Phase	Final Design Phase	Bidding Phase	Construction Phase (See Note Two)	Commissioning Phase	Total	Payment Method (See Note 1)
Basic Services	\$11,720.00	\$0.00	\$22,930.00	\$9,960.00			\$44,610.00	Lump Sum
Subtotal	\$11,720.00	\$0.00	\$22,930.00	\$9,960.00			\$44,610.00	

								Hourly Rate and Reimbursable Expenses
Subtotal								
Total	\$11,720.00	\$0.00	\$22,930.00	\$9,960.00			\$44,610.00	

6. Hourly Rates and Reimbursable Expenses Schedule

Rates for hourly work and reimbursable expenses effective on the date of this Agreement are:

Principal	\$250.00/hour
Senior Environmental Planner	\$210.00/hour
Environmental Planner	\$160.00/hour
Senior Aviation Planner	\$190.00/hour
Aviation Planner	\$150.00/hour
Senior Urban Design Planner	\$200.00/hour
Urban Design Planner	\$175.00/hour
Development Services Manager	\$185.00/hour
Electrical Engineer	\$195.00/hour
Mechanical Engineer	\$160.00/hour
Senior Project Manager	\$210.00/hour
Project Manager	\$175.00/hour
Senior Project Engineer	\$170.00/hour
Project Engineer	\$140.00/hour
Senior Design Engineer	\$125.00/hour
Design Engineer	\$115.00/hour
Senior Project Architect	\$155.00/hour
Project Architect	\$125.00/hour
Design Architect	\$100.00/hour
GIS Specialist	\$140.00/hour
Senior Engineering Technician	\$130.00/hour
Engineering Technician	\$ 95.00/hour
Senior Design Technician	\$125.00/hour
Design Technician	\$ 85.00/hour
Safety Specialist	\$ 80.00/hour
Project Assistant	\$ 90.00/hour
Senior CAD Technician	\$ 85.00/hour
CAD Technician	\$ 75.00/hour
Senior Project Representative	\$ 85.00/hour
Senior Project Representative - After Hours	\$105.00/hour
Project Representative	\$ 80.00/hour
Project Representative - After Hours	\$100.00/hour
Graphic Designer	\$ 60.00/hour
Grant Administrator	\$110.00/hour
Administrative Assistant	\$ 55.00/hour
Secretary	\$ 45.00/hour
Three-Man Survey Crew	\$165.00/hour
Two-Man Survey Crew	\$155.00/hour
Senior Registered Surveyor	\$135.00/hour
Registered Surveyor	\$110.00/hour
Senior Survey Technician	\$100.00/hour
Survey Technician	\$ 90.00/hour
Mileage	\$ 0.58/mile
ATV (4-Wheeler)	\$100.00/day
GPS	\$100.00/day

Reimbursable Expenses (Air Travel, Lodging,

Copies, Printing)

Actual Cost

Outside Consultants

Cost + 15%

NOTE: The Standard Hourly Rates and Reimbursable Expenses Schedule shall be adjusted annually as of January to reflect equitable changes in the compensation payable to Engineer.

7. Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____.

OWNER: City of San Angelo, San Angelo Regional Airport

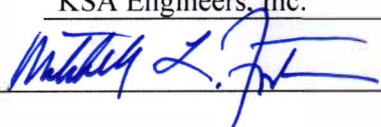
By: _____

Name: Daniel Valenzuela

Title: City Manager

Date Signed: _____

ENGINEER: KSA Engineers, Inc.

By: 

Name: Mitchell L. Fortner, P.E.

Title: President

Date Signed: 8-29-2018

Engineer License or Firm's Certificate No. F-1356

State of: Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Mitch Sprunger

Title: Interim Airport Director

Address: 8618 Terminal Circle, Suite 101
San Angelo, TX 76904

E-Mail Address: thomas.sprunger@cosatx.us

Phone: 325.659.6409

Fax: 325.703.6095

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Dan Neelley, P.E.

Title: Senior Project Manager

Address: 58 Buick St.
San Angelo, TX 76901

E-Mail Address: dneelley@ksaeng.com

Phone: 325.947.1555

Fax: 888.224.9418

TASK ORDER AGREEMENT BETWEEN THE CITY OF SAN ANGELO AND KSA ENGINEERS, INC.

Approved as to content

Mitch Sprunger, Interim Airport Director

DATE

Approved as to form

City Attorney

DATE

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Lance Overstreet, Assistant Water Utilities Director, Water Utilities, 325-657-4201

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider awarding RFP WU-08-18 Lake Water Pumping System to Barco Pump, budgeted in FY18 and FY19, and authorizing the City Manager to execute any related documents (Overstreet)

Summary/History:

Proposals have been received from two contractors that will provide services for leasing/rental of pumps and piping system necessary to facilitate the pumping of available water from Twin Buttes South pool to Nasworthy.

This operation will transfer water from the South Pool to the North Pool then if needed on to Lake Nasworthy. The system will consist of diesel powered pumps, suction piping and discharge piping. The pumping system will have a capacity of moving approximately 75 acre-feet/day.

Available water in Twin Buttes South Pool is trapped in dead storage. To recover this water, pumps must be utilized. Currently the North Pool contains about 9,000 acre-feet and the South Pool contains about 5,000 acre-feet. The available water in the North Pool is currently accessible but if levels continue to decline then the dead storage must be pumped into the channel leading to gates and into Lake Nasworthy, and the South Pool water must be pumped to the equalization channel flowing into the North Pool. In 2012 and 2013 water was pumped from the South Pool to the North Pool. In 2013 water levels in the North Pool declined to the point that pumping was required to transfer its water to Lake Nasworthy. This exercise was also performed in 2014. This operation has been conducted previously to help minimize evaporation losses.

Financial Impact:

Budgeted in FY18 and FY19

Other Information/Recommendation:

Evaluation of the proposals were conducted per the proposal criteria. The criteria evaluated cost, conformity to specifications, experience and availability. A selection committee evaluated each proposal and rated the proposals. It is recommended that Barco Pumps' proposal be accepted and staff be allowed to work with the vendor to select the most efficient pumping configuration method.

Attachments:

- | | | |
|----|---|---|
| 1. | WU-08-18 Pricing Worksheet | WU-08-18 Pricing Worksheet.pdf |
| 2. | WU-08-18 Acknowledgement Worksheets - Purch | WU-08-18 Acknowledgement Worksheets - Purch.pdf |

Presentation:

Approvals/Reviews:

Lance Overstreet
Allison Strube
Theresa James
Anthony Wilson
Candice Blake
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

[illegible]



CITY OF SAN ANGELO
PURCHASING DIVISION
 72 West College Avenue, San Angelo, Texas 76903
 Tel: (325) 657-4219

Pricing Worksheet – North Pool

Provide a detailed description and pricing for the proposed pumping system. The pricing must include a lease period for at least thirty (30) days and a lease period for at least sixty (60) days, both may be extended on a month-to-month basis thereafter. The pricing schedule shall include at a minimum the following:

System Pricing Worksheet – North Pool		
Monthly Lease Fee For Each Pump (4 Maximum)	Minimum 30-day Lease	Minimum 60-day Lease
Pump 1	\$ 6,000.00	\$ 6,000.00
Pump 2	\$ 6,000.00	\$ 6,000.00
Pump 3	\$ 6,000.00	\$ 6,000.00
Pump 4	\$ 6,000.00	\$ 6,000.00
Monthly Lease Fee Per Foot For Suction Piping		
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Monthly Lease Fee Per Foot For Discharge Pipe		
Size <u>24"</u> Discharge Piping	\$ 7.50	\$ 7.50
Size _____ Discharge Piping	\$	\$
Size _____ Discharge Piping	\$	\$
Size _____ Discharge Piping	\$	\$
Total Monthly Fee	\$ 35,820.00	\$ 35,820.00
Mobilization Fee: (To deliver and set the pumping system including pumps and piping)	21,246.00	21,246.00
De-mobilization Fee: (To disassemble and pick up the pump system)	13,145.00	13,145.00
Minimum Lease Term:	3 Months	3 Months
Availability of Pumps: (in calendar days)		
Pump 1	30	30
Pump 2	30	30
Pump 3	30	30
Pump 4	30	30
Trip Charge:	\$360.00	\$360.00
Maintenance Fee per pump per trip:	\$550.00	\$550.00
Monthly Lease of Additional Suction and/or Discharge Piping:		
Additional Suction Piping (per foot)	\$4.50	\$4.50
Additional Discharge Piping (per foot)	\$7.50	\$7.50



CITY OF SAN ANGELO
PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
Tel: (325) 657-4219

System Pricing Worksheet – North Pool		
Lease of Additional Pump(s): (per month)	\$6,000.00	\$6,000.00
Purchase Option Per Foot of Pipe		
Complete Suction Piping System (per foot)	\$40.00	\$40.00
Complete Discharge Piping System (per foot)	\$60.00	\$60.00



CITY OF SAN ANGELO
PURCHASING DIVISION
 72 West College Avenue, San Angelo, Texas 76903
 Tel: (325) 657-4219

Pricing Worksheet – South Pool

Provide a detailed description and pricing for the proposed pumping system. The pricing must include a lease period for at least thirty (30) days and a lease period for at least sixty (60) days, both may be extended on a month-to-month basis thereafter. The pricing schedule shall include at a minimum the following:

System Pricing Worksheet – South Pool		
Monthly Lease Fee For Each Pump (4 Maximum)	Minimum 30-day Lease	Minimum 60-day Lease
Pump 1	\$ 6,000.00	\$ 6,000.00
Pump 2	\$ 6,000.00	\$ 6,000.00
Pump 3	\$ 6,000.00	\$ 6,000.00
Pump 4	\$ 6,000.00	\$ 6,000.00
Monthly Lease Fee Per Foot For Suction Piping		
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Size <u>18"</u> Suction Piping	\$ 4.50	\$ 4.50
Monthly Lease Fee Per Foot For Discharge Pipe		
Size <u>24"</u> Discharge Piping	\$ 7.50	\$ 7.50
Size <u>24"</u> Discharge Piping	\$ 7.50	\$ 7.50
Size <u> </u> Discharge Piping	\$	\$
Size <u> </u> Discharge Piping	\$	\$
Total Monthly Fee	\$ 74,400.00	\$ 74,400.00
Mobilization Fee: (To deliver and set the pumping system including pumps and piping)	\$42,500.00	\$42,500.00
De-mobilization Fee: (To disassemble and pick up the pump system)	\$23,875.00	\$23,875.00
Minimum Lease Term:	3 Months	3 Months
Availability of Pumps: (in calendar days)		
Pump 1	30	30
Pump 2	30	30
Pump 3	30	30
Pump 4	30	30
Trip Charge:	\$360.00	\$360.00
Maintenance Fee per pump per trip:	\$550.00	\$550.00
Monthly Lease of Additional Suction and/or Discharge Piping:		
Additional Suction Piping (per foot)	\$4.50	\$4.50



CITY OF SAN ANGELO
PURCHASING DIVISION
72 West College Avenue, San Angelo, Texas 76903
Tel: (325) 657-4219

System Pricing Worksheet – South Pool		
Additional Discharge Piping (per foot)	\$7.50	\$7.50
Lease of Additional Pump(s): (per month)	\$6,000.00	\$6,000.00
Purchase Option Per Foot of Pipe		
Complete Suction Piping System (per foot)	\$40.00	\$40.00
Complete Discharge Piping System (per foot)	\$60.00	\$60.00

Ranking Worksheet
RFP Acknowledgment * WU-08-18/ Lake Water Pumping System

Committee Member: 1		Global Pump	Barco
Category	Max Pts		
Overall Cost	40	35.90	36.00
Conformity to Specifications/ Best Value for the City	25	15	25
Experience	5	3	5
Availability of Pumps	30	30	20
Total Score	100	83.90	86.00

Committee Member: 2		Global Pump	Barco
Category	Points		
Overall Cost	40	35.00	40.00
Conformity to Specifications/ Best Value for the City	25	15	25
Experience	5	5	5
Availability of Pumps	30	30	25
Total Score	100	85.00	95.00

Committee Member: 3		Global Pump	Barco
Category	Points		
Overall Cost	40	35.00	40.00
Conformity to Specifications/ Best Value for the City	25	20	25
Experience	5	5	5
Availability of Pumps	30	30	25
Total Score	100	90.00	95.00

Committee Member Summary		Total Points	
Category			
Overall Cost	120	105.90	116.00
Conformity to Specifications/ Best Value for the City	75	50	75
Experience	15	13	15
Availability of Pumps	90	90.00	70.00
Total Score	300	258.90	276.00
Ranking		2	1

Attach a Written Justification for each company's ranking and forward to Purchasing
 NOTE: Attached this form and the Written Justification to your Agenda Background Memo

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: James "Todd" Sanford, Assistant Chief, Fire Department, 325-657-4355

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider modifying a resolution by the City of San Angelo authorizing the City Manager or his designee to accept the Homeland Security Grant #3534001 in the amount of \$67,537.62 for a communications trailer/satellite equipment. Also, a written assurance that in the event of loss or misuse of grant funds, the governing body will return the funds to HSGD (Dunn)

Summary/History:

On June 5, 2018 the City Council approved a Resolution for the Office of Emergency Management to apply for an \$80,000 Homeland Security Grant for a Communications vehicle, satellite and related equipment to provide emergency communications services to the City and Tom Green County.

On July 25, 2018 the Office of Emergency Management was notified that they did receive the grant but it was for \$67,537.62 instead of the \$80,000 requested.

We were able to revise the grant request and still include everything originally requested in the original grant. The revisions were sent in and the grant was rewarded to the Office of Emergency Management.

On August 13, 2018 we received an email from the Homeland Securities Grant Division stating that to receive the grant funds that there needed to be a written assurance added to the Resolution. The written assurance required to be in the Resolution states, "in the event of loss or misuse of grant funds, the governing body will return all funds to HSGD".

With the added request of a written assurance and the decreased amount of the grant, we felt it would be best to bring this back to Council and inform you of the changes before we accepted the grant.

Financial Impact:

Grant proceeds of \$67,537.62

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 18-901 RES Homeland Security Grant Award | 18-901 RES Homeland Security Grant Award.docx |
|----|--|---|

Presentation:

James "Todd" Sanford

Approvals/Reviews:

James "Todd" Sanford
Brian Dunn
Theresa James
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Created/Initiated
Approved
Approved
Approved
Approved
Approved
Final Approval

A RESOLUTION BY THE SAN ANGELO CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT A SUBRECIPIENT GRANT AWARD UNDER THE HOMELAND SECURITY GRANT PROGRAM FROM THE HOMELAND SECURITY GRANTS DIVISION OF THE GOVERNOR'S OFFICE IN THE SUM OF \$67,537.62.

WHEREAS, the Homeland Security Grants Division (HSGD) of the Governor's Office has solicited applications for projects that support local efforts to prevent terrorism and other catastrophic events and prepare for threats and hazards that pose the greater risk to the security of Texas citizens; and

WHEREAS, the Office of Emergency Management serves the City of San Angelo and provides emergency management services in cooperation with county, state and federal agencies that assist the City and Tom Green County to be prepared for any disaster, helping to facilitate the resources necessary for first responders; and

WHEREAS, the Office of Emergency Management would like to obtain a Communications vehicle, satellite and related equipment to provide emergency communications services to the City and Tom Green County; and

WHEREAS, HSGD grant funds will assist the Office of Emergency Management in acquiring vehicle and satellite, along with related equipment necessary for the provision of emergency communications services; and

WHEREAS, there will be no matching requirement for the HSGD funds applied for or received.

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

Part 1. The City Manager for the City of San Angelo is hereby directed and authorized to execute any and all documents necessary to apply for and accept a sub recipient grant award under the federal Homeland Security Grant Program from the Homeland Security Grants Division of the Governor's Office in the sum of SIXTY-SEVEN THOUSAND, FIVE HUNDRED THIRTY-SEVEN AND 62/100 DOLLARS (\$67,537.62) to be used for the purchasing a vehicle and satellite along with related equipment for use by the Emergency Management Office.

Part 2. The City of San Angelo agrees and assures that in the event of loss or misuse of the Office of the Governor funds, the City of San Angelo will return all funds to the Office of the Governor in full.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2018.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Bryan Kendrick, City Clerk

Daniel Valenzuela, City Manager

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325.657.4210

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Second reading of an ordinance for the abandonment and vacation of a 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Rd public right-of-way and a 10-foot wide, 0.061-acre (2,678-square foot) public alley, located immediately east and between Lots 1-5 and 22-27 within Block 4 of the Monterrey Addition (J. James)

Summary/History:

The applicants have submitted applications for street and alley abandonments to acquire additional land for a future retail development on their properties. The applicants own the portion of Block 4 of the Monterrey Addition bounded by West Avenue Z to the north; Ben Ficklin Road to the east; San Jacinto Street to the south; and South Bryant Boulevard to the west, except for a small part of Lot 21 at the northwest corner. They are seeking to acquire a 25-foot wide strip of the public right-of-way of Ben Ficklin Road immediately east of the subject properties; and a 10-foot wide alley which extends horizontally along the full length of the properties.

Financial Impact:

N/A

Other Information/Recommendation:

On August 21, 2018, the City Council voted 7-0 to approve this item on first reading, as recommended by staff and the Planning Commission.

After the applications were submitted, the applicant agreed to revise their request to abandon 15 feet of the segment of the Ben Ficklin Rd public right-of-way (originally 25 feet) and all of the requested alley abandonment.

On July 16, 2018, the Planning Commission unanimously recommended APPROVAL of the abandonment and vacation of 15 feet of the segment of the Ben Ficklin Rd public right-of-way and all of the requested alley.

On August 21, 2018, City Council unanimously voted to APPROVE the abandonment and vacation of 15 feet of the segment of the Ben Ficklin Rd public right-of-way and all of the requested alley.

Attachments:

- | | | |
|----|-----------------|--|
| 1. | Staff Report | PL_Monterrey_Blk 4_ROW_Abandonment report_FINAL.docx |
| 2. | Draft Ordinance | PL_CC Monterrey Abandonments Ordinance_FINAL.docx |

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval



CITY COUNCIL – August 21 and September 4, 2018

STAFF REPORT

APPLICATION TYPE:		CASE:	
Street and Alley Right-of-Way Abandonment		Street & Alley Right-of-Way Abandonment: SKG Engineering	
SYNOPSIS:			
The applicants have submitted applications for street and alley abandonments to acquire additional land for a future retail development on their properties. The applicants own the portion of Block 4 of the Monterrey Addition bounded by West Avenue Z to the north; Ben Ficklin Road to the east; San Jacinto Street to the south; and South Bryant Boulevard to the west, except for a small part of Lot 21 at the northwest corner. They are seeking to acquire a 25-foot wide strip of the public right-of-way of Ben Ficklin Road immediately east of the subject properties; and a 10-foot wide alley which extends horizontally along the full length of the properties.			
LOCATION:		LEGAL DESCRIPTION:	
25-foot segment of west side of Ben Ficklin Road and 10-foot public alley southeast of South Bryant Boulevard and West Avenue Z		Being a 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Road public right-of-way, and a 10-foot wide, 0.061-acre (2,678-square foot) public alley as shown on the attached maps	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #3 – Harry Thomas Rio Vista Neighborhood	CN and CG/CH	Neighborhood Center	Street R.O.W: 0.162 acres Alley R.O.W: 0.061 acres
THOROUGHFARE PLAN:			
South Bryant Boulevard – Urban Arterial Street (TXDOT); Required: 80' ROW, 64' pavement; Provided: 150' ROW, 106' pavement with a sidewalk Ben Ficklin Road – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4-foot sidewalk; Provided: 100' ROW, 50' pavement and no sidewalk (complied at time of platting) West Avenue Z – Urban Local Street Required: 50' ROW, 40' pavement or 36' pavement with a 4-foot sidewalk; Provided: 40' ROW, 28' pavement and no sidewalk (complied at time of platting) San Jacinto Street – Urban Local Street Required: 50' ROW, 40' pavement or 36' pavement with a 4-foot sidewalk; Provided: 30' ROW, 28' pavement and no sidewalk (complied at time of platting)			
NOTIFICATIONS:			
10 notifications mailed within 200-foot radius on July 5, 2018 as required. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends PARTIAL APPROVAL of the Street Right-of-Way Abandonment request, and APPROVAL of the Alley Right-of-Way Abandonment request, subject to the two Conditions of Approval for each described below.			
PROPERTY OWNER/PETITIONER:			
<i>Owners: Bowman; Conn; Contreras;</i> <i>Frontier Real Estate Developments, Inc.</i> <i>Representative: Herb Hooker, SKG</i>			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information:

Planning Staff circulated all relevant municipal departments, as well as public and private utility companies. The following comments were received:

- Frontier Communications indicates there is a combination of aerial and underground fiber optic cables within the Ben Ficklin Road and San Jacinto Street public right-of-ways. The above ground fiber optic cables adjacent to Ben Ficklin Road run the full length of this frontage, and those adjacent to the San Jacinto Street frontage run the majority of this frontage, then underground along the far east portion. They are requiring a combination of aerial and unobstructed (ground) easements, 10 feet in width. The applicants will be required to dedicate these easements as part of a future subdivision plat.
- The Operations Department indicates that they are only willing to support abandonment of the west 15 feet of Ben Ficklin Road, not the entire 25 feet requested, to maintain additional right-of-way next to Ben Ficklin Road. This right-of-way would be maintained to allow for drainage and future utility/roadway projects.
- Engineering Services will require relocation of the existing sewer main located within the 10-foot alley, as well as extension of water and sewer mains in order to support the abandonment of the alley. As a condition of approval, the applicants will be required to dedicate easements for these utilities as part of the future subdivision plat should these utilities need to be located on private property.

The applicants are in agreement to abandoning only 15 feet of the originally requested 25 feet of the Ben Ficklin Road Right-of-Way (See Planning Commission Minutes below).

Analysis:

Planning Staff reviewed all relevant ordinances and policies, and conducted a site visit to the property on June 18, 2018 to determine the appropriateness of abandoning the said public street and alley right-of-ways. The Planning Division is in support of full abandonment of the public alley, and a partial abandonment of 15 feet of the Ben Ficklin Road right-of-way, consistent with the above comments and for the following reasons:

Site Analysis

The Planning Division supports full alley abandonment for several reasons: First, the applicants own all of the properties abutting the alley between Ben Ficklin Road, West Avenue Z, South Bryant Boulevard, and San Jacinto Street. The applicants are proposing to use the properties and abandoned alley for future retail development. Abandoning the alley should not impose any negative impacts as it is currently unpaved and no other property owner would use it once consolidated into the applicants' development project. Second, Engineering Services has indicated that the existing sewer main inside the alley could be relocated and extending along adjacent public right-of-ways. For instance, if 15 feet of Ben Ficklin Road was dedicated to the applicants, there would still be an additional 10 feet of right-of-way which could be used for an extension of the existing sewer main already in this area, a water main, and a public sidewalk

through the platting process. Extension of these mains along the San Jacinto Street side, which currently has a deficient right-of-way, could be provided through an easement as part of a required future subdivision plat.

The Planning Division also supports abandoning 15 feet of public right-of-way along Ben Ficklin Road for several reasons: First, this segment is substantially set back from the existing sewer main closest to Ben Ficklin Road, approximately 10 feet to the east. Abandonment would therefore not hinder any current or future location of utilities. Second, Ben Ficklin Road has an existing right-of-way width of 100 feet, with a 25-foot unpaved area west of the paved portion of Ben Ficklin Road. As a local street, Ben Ficklin Road only requires a paving width of 40 feet and is currently 50 feet wide, 10 feet greater than required. Maintaining this additional area would therefore provide no public benefit.

Finally, should any aerial and ground easements for Frontier Communications be located within the proposed abandonment area, Frontier has confirmed that said easements would still allow vehicular access and sidewalks to be located within them. For all of these reasons, the Planning Division is satisfied with abandoning the westerly 15 feet of Ben Ficklin Road and the entire alley.

Traffic Circulation Patterns

The Planning Division believes existing and anticipated traffic patterns would not be negatively affected if the street and alley right-of-way abandonments are approved. As indicated, the applicants own all of the land within the alley and will be the only parties using it once abandoned and consolidated into their development project. The street abandonment area is located immediately west from a daycare facility, Rio Vista Head Start, but as indicated, Ben Ficklin Road is 10 feet wider than required, and this segment acts as excess, unpaved right-of-way. Abandoning this portion would additional area for future commercial development, and taxable property, on the applicants' properties. Although much of this area along Ben Ficklin Road may be consumed with future easements for fiber optics and/or a sidewalk, this would not hinder abandoning a portion of land currently not being utilized. Finally, the requirement for a future subdivision plat as a condition of approval of the street and alley abandonments will ensure that property records are updated and adequate right-of-ways and infrastructure are in place for the proposed development. Through the platting process, additional right-of-ways and paving per City standards will best ensure that any future traffic generated from the commercial development will have adequate maneuvering and turning radiuses to and from the property.

Relevant Ordinances and Policies

The proposed abandonment would not contravene any applicable City Ordinance. As a condition of approval, the applicant will be required to replat the abandonment areas into the existing properties, creating a single property for future retail development. The associated replat would allow the City to obtain the necessary right-of-way and infrastructure improvements necessary for improved traffic safety and quality development within this block.

Planning Commission Recommendation:

On July 16, 2018, the Planning Commission recommended **APPROVAL of only the westerly 15 feet** of the proposed abandonment and vacation of the 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Road public right-of-way, and recommend **APPROVAL** of the proposed abandonment and vacation of the 10-foot wide, 0.061-acre (2,678-square foot) public alley. The following is the complete excerpt of the draft minutes from the July 16, 2018, meeting for this case:

Jeff Fisher, Senior Planner, presented the street and alley abandonment requests. He explained that the purpose of the requests are to provide the owners with additional land for a future retail development. Mr. Fisher displayed an aerial photo of the surrounding properties and the current right-of-way and paving widths of adjacent streets. He explained that as a condition of approval these properties will require a replat and this will include future easements for fiber optic cable lines for Frontier. He also explained that the current sewer line running horizontally within the alley would be relocated and that Engineering Services would be in support of this. Mr. Fisher concluded his presentation with Staff's rationale to approval of 15 feet of the Ben Ficklin street abandonment and the full alley on the grounds that the sewer line can be relocated; that the remaining 10 feet on Ben Ficklin Road is needed for the City for future drainage, utility and road projects; that traffic circulation will not be an issue as the owners own all of the lots; and that approval would not contravene any current ordinance as the additional land will be required to be replatted.

Vice Chair Spano indicated that he wanted to ensure that citizens understood the specifics of the request, including utility lines and future construction.

Mr. Fisher indicated that parking and sidewalks may be placed over any future Frontier fiber optic easements but that the owners would be responsible for any associated costs should Frontier need to access this area.

Vice Chair Spano opened the meeting for public comment.

Max Jacobs, one of the property owners, indicated his architect as aware of the proposed development that were needed and that he was available for any public comment.

Commissioner Uherik asked if Mr. Jacobs was okay with a 15-foot abandonment and not 25 feet. Mr. Jacobs indicated that while the owners preferred 25 feet, the owners were satisfied with a 15-foot abandonment.

Commissioner Jackson made a Motion to recommend APPROVAL of only the westerly 15 feet of the proposed abandonment and vacation of the 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Road public right-of-way. Commissioner Smith seconded the Motion. The Motion passed unanimously, 4-0.

Commissioner Smith made a Motion to recommend APPROVAL of the proposed abandonment and vacation of the 10-foot wide, 0.061-acre (2,678-square foot) public alley. Commissioner Jackson seconded the Motion. The Motion passed unanimously, 4-0.

Recommendation:

Staff's recommendation is for City Council to recommend **APPROVAL of only the westerly 15 feet being 0.097-acres (4,257 square feet)** out of the proposed abandonment and vacation of a 25-foot wide, 0.162-acre (7,096-square foot) segment of the Ben Ficklin Road public right-of-way located immediately east of Lots 1-5 and 22-27 of Block 4 of the Monterrey Addition, **And,**

Staff's recommendation is for City Council to recommend **APPROVAL** of the proposed abandonment and vacation of a 10-foot wide, 0.061-acre (2,678-square foot) public alley located between Lots 1-5 and 22-27 within Block 4 of the Monterrey Addition;

Both subject to following two Conditions of Approval:

1. Submit to the Planning Director for approval and official recording a subdivision replat and comply with the following:
 - a. Absorbing the westerly 15 feet of the proposed Ben Ficklin Road abandonment area to the subdivided parcels on the west side of Ben Ficklin Road, and absorbing the full alley right-of-way abandonment area from its centerline, into adjacent lots, Lots 1-5 and 22-27, respectively or as replatted, Block 4 of the Monterrey Addition, in compliance with the Land Division and Subdivision Ordinance;
 - b. Relocate, or make provision for the relocating of, the existing sewer main presently within the 10-foot alley right-of-way, and install and/or extend any required sewer mains, water mains, and sidewalks to adequately service the replatted property, designating on the replat any necessary easements to the satisfaction of the City Engineer. A performance guarantee for relocating the sewer main, water mains and sidewalks as needed shall be submitted to the Planning and Development Department in a form approved by the Planning Director; and
 - c. Reserving and designating on the plat nonexclusive easements for overhead and underground telecommunications lines and facilities in the vacated rights-of-way. The applicants shall obtain a letter of approval from Frontier Communications allowing paving for parking or a sidewalk over the easements and provide the letter of approval to Planning Staff as part of the future subdivision plat.
2. Remit payment for the assessment applicable under the City of San Angelo Code of Ordinances, Appendix "A", Fee Schedule for the entire abandoned areas, per the Code of Ordinances, Appendix "A", Section A9.008.

Attachments:

Aerial Map

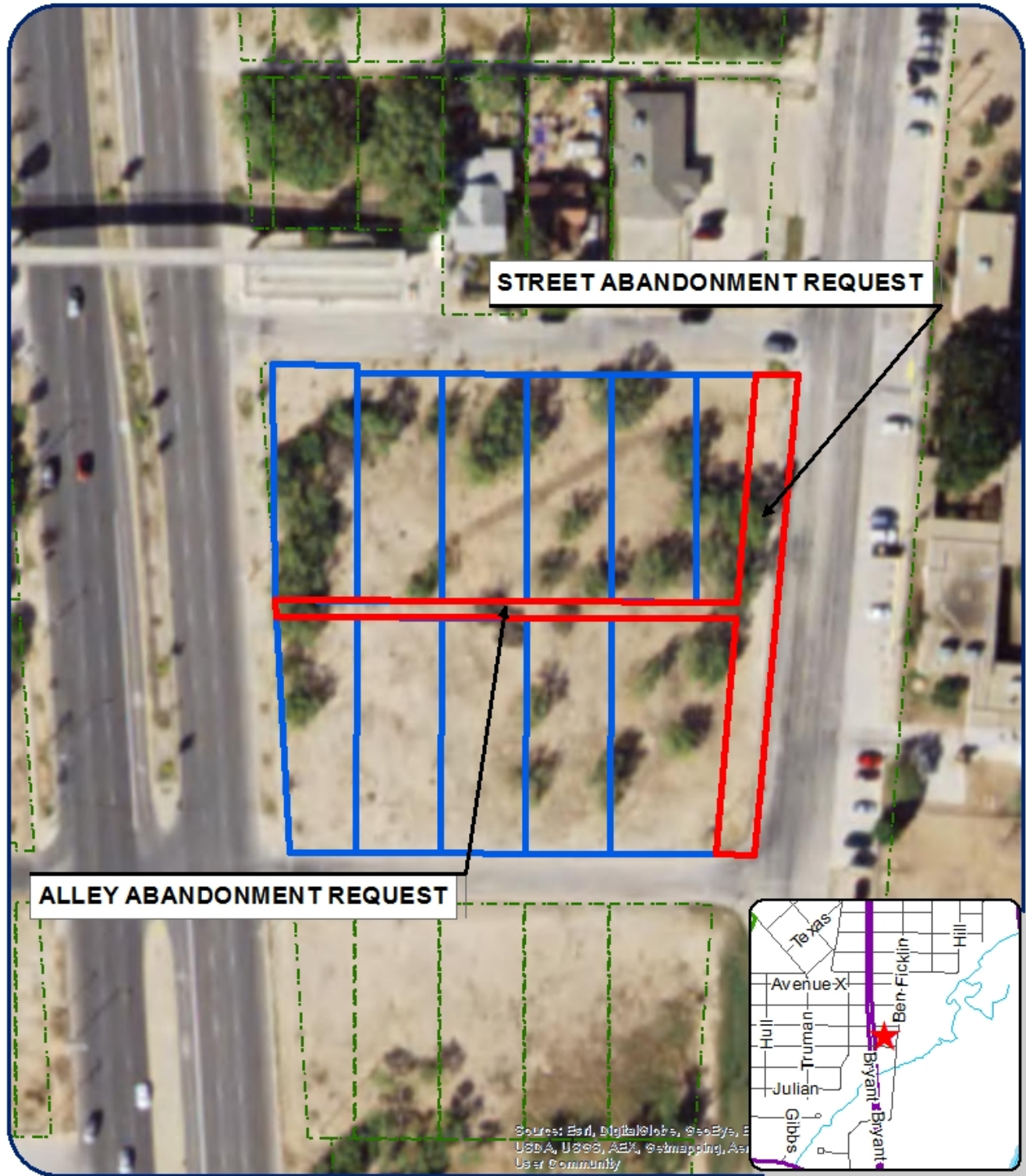
Future Land Use Map

Zoning Map

Street and Alley Abandonment Exhibit

Field Notes

Applications

**Right-Of-Way Abandonment Case File****SKG Engineering, LLC**

Council District: Harry Thomas (SMD#3)

Neighborhood: Rio Vista

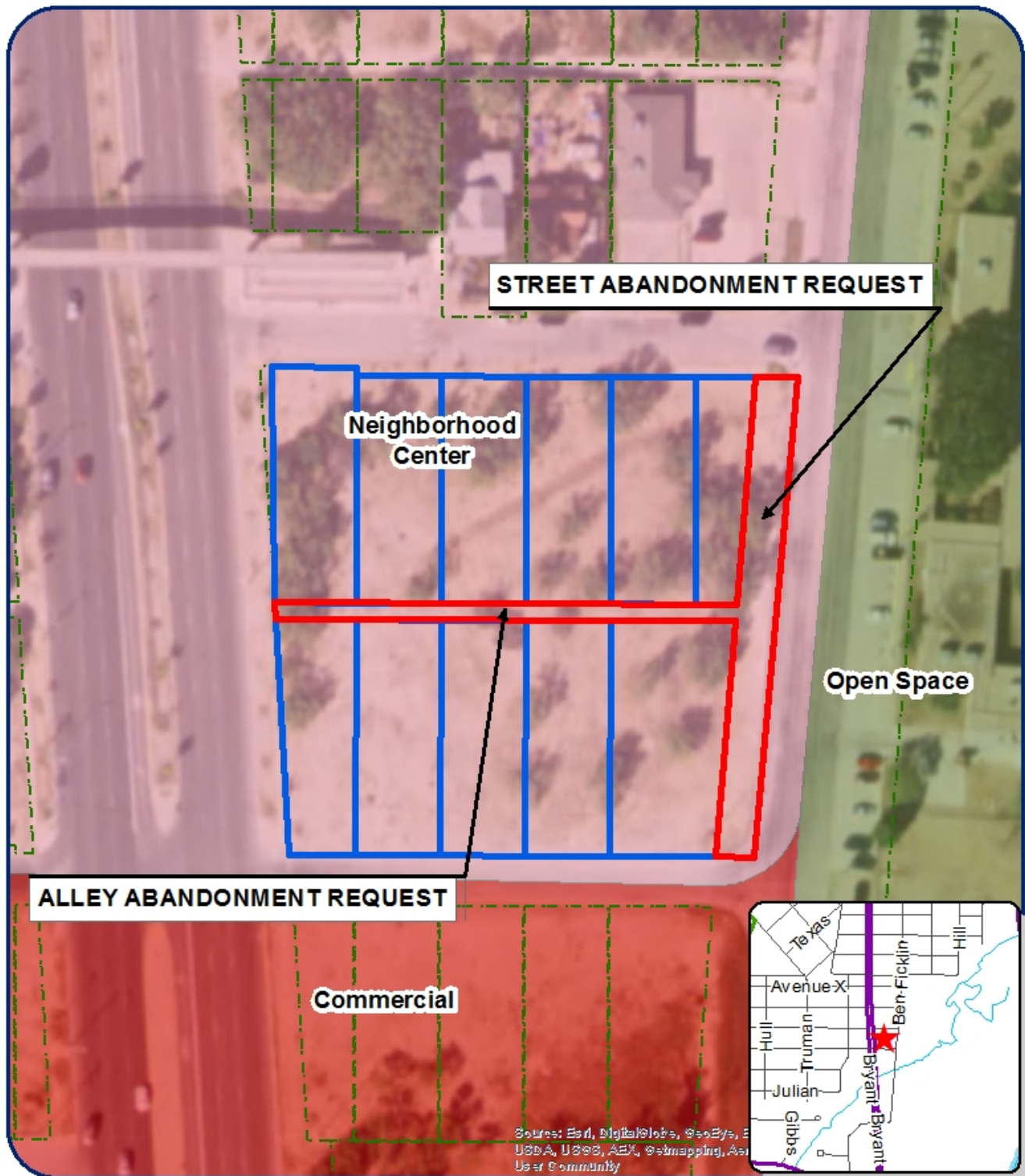
Scale: 1" approx. = 75 ft

25-ft Ben Ficklin R.O.W. and 10-ft alley between Lots 1-5, 22-27, Blk 4, Monterrey Add'n

Legend

Subject Properties:

Current Zoning: **CN and CG/CH**Requested Zoning Change: **N/A**Vision: **Neighborhood Center**

**Right-Of-Way Abandonment Case File****SKG Engineering, LLC**

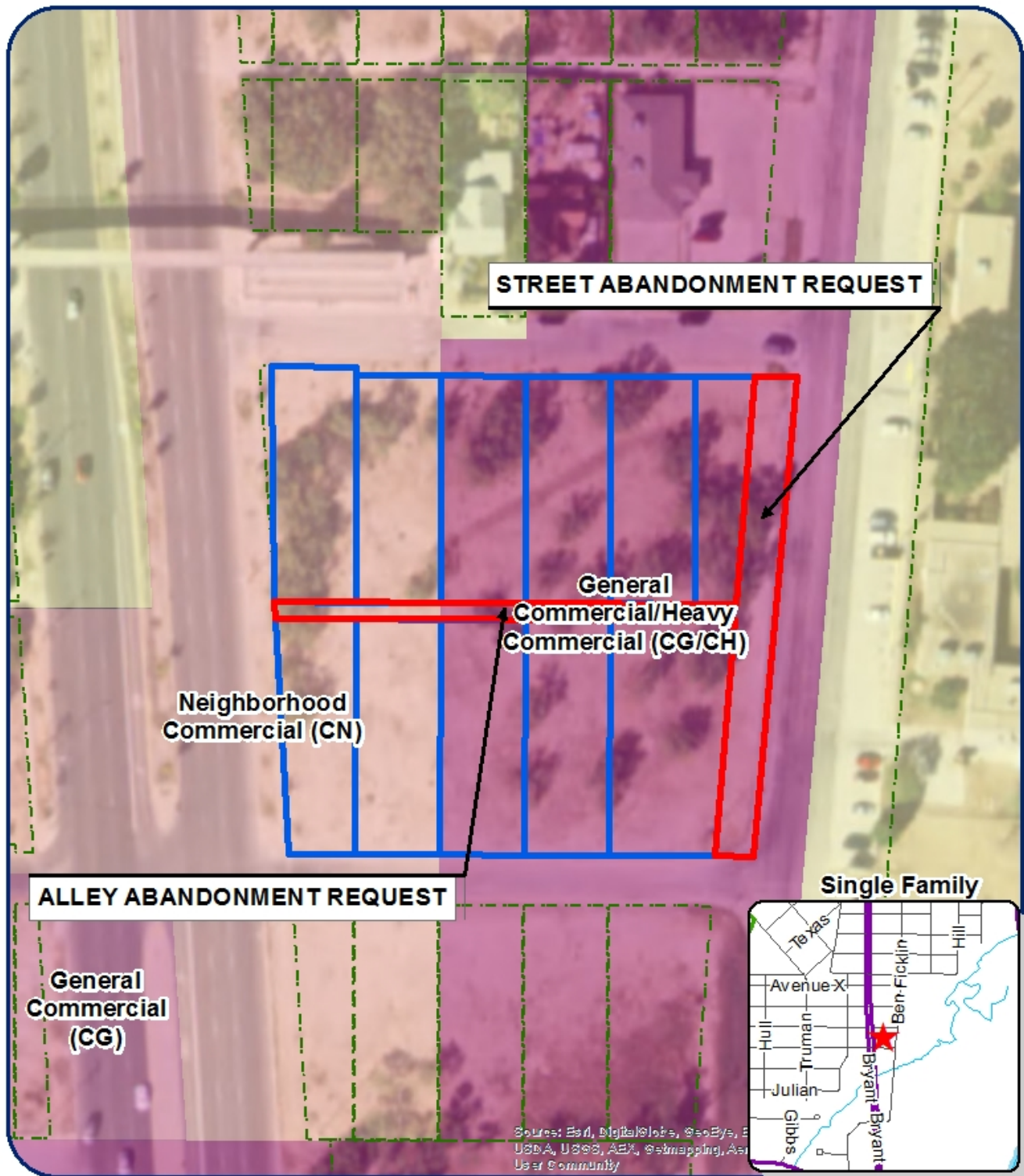
Council District: Harry Thomas (SMD#3)

Neighborhood: Rio Vista

Scale: 1" approx. = 75 ft

25-ft Ben Ficklin R.O.W. and 10-ft alley between Lots 1-5, 22-27, Blk 4, Monterrey Add'n

LegendSubject Properties: —Current Zoning: CN and CG/CHRequested Zoning Change: N/AVision: Neighborhood Center

**Right-Of-Way Abandonment Case File****SKG Engineering, LLC**

Council District: Harry Thomas (SMD#3)

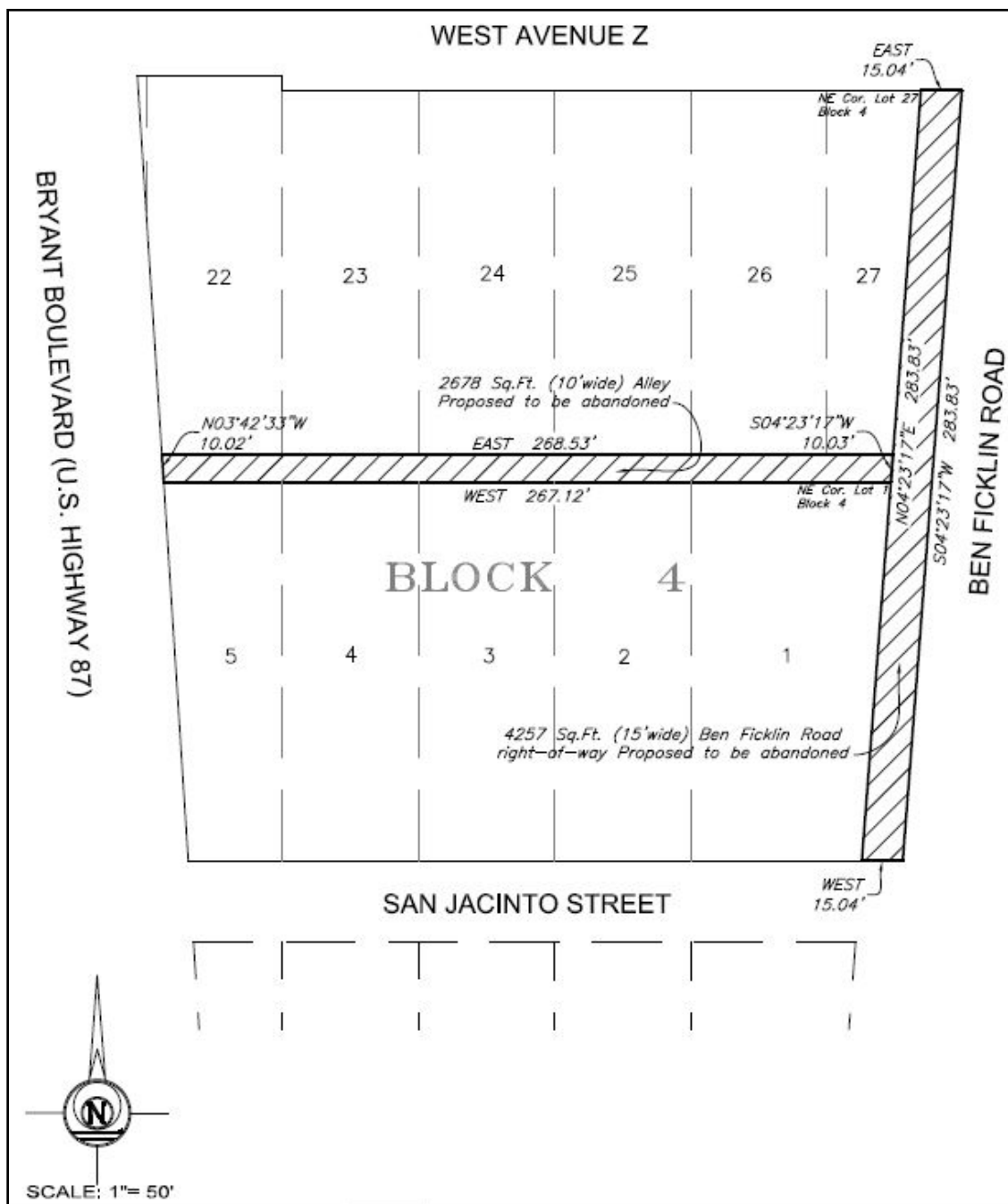
Neighborhood: Rio Vista

Scale: 1" approx. = 75 ft

25-ft Ben Ficklin R.O.W. and 10-ft alley between Lots 1-5, 22-27, Blk 4, Monterrey Add'n

LegendSubject Properties: —Current Zoning: CN and CG/CHRequested Zoning Change: N/AVision: Neighborhood Center

Street and Alley Abandonment Exhibit



FIELD NOTES

4257 Square Feet

June 19, 2018

18-S-0839e

Being an area of 4257 Square Feet of land out of Ben Ficklin Road adjoining the east line of Block 4, Monterrey Addition, City of San Angelo, Tom Green County, Texas and said 4257 Square Feet being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of certain Lot 27 of said Block 4 and being the intersection of the south line of West Avenue Z and the west line of Ben Ficklin Road;

Thence with the north line of this tract and across said Ben Ficklin Road, East 15.04 feet to the northeast corner of this tract;

Thence with the east line of this tract, S. 04° 23' 17" W. 283.83 feet to the southeast corner of this tract;

Thence with the south line of this tract, West 15.04 feet to the southwest corner of this tract and the southeast corner of certain Lot 1 of said Block 4 and being the intersection of the west line of said Ben Ficklin Road and the north line of San Jacinto Street;

Thence with the west line of this tract and said Ben Ficklin Road and the east line of said Lot 1 and said Lot 27 and said Block 4, N. 04° 23' 17" E. 283.83 feet to the place of beginning and containing an area of 4257 Square Feet of land.

FIELD NOTES

2678 Square Feet

June 19, 2018

18-S-0839w

Being an area of 2678 Square Feet of land out of a 10.00 feet wide Alley across Block 4, Monterrey Addition, City of San Angelo, Tom Green County, Texas and said 2678 Square Feet also adjoining Lots 1 – 5 and Lots 22 – 27 of said Block 4 and said 2378 Square Feet being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of this tract and southeast corner of said Lot 27 and being the intersection of the north line of said Alley and the west line of Ben Ficklin Road;

Thence with the east line of this tract and west line of said Ben Ficklin Road, S. 04° 23' 17" W. 10.03 feet to the southeast corner of this tract and the northeast corner of said Lot 1 and being the intersection of the west line of said Ben Ficklin Road and the south line of said Alley;

Thence with the south line of this tract and said Alley and the north line of said Lots 1 - 5, West 267.12 feet to the southwest corner of this tract and being the intersection of the south line of said Alley and the east line of Bryant Boulevard (U. S. Highway 87);

Thence with the west line of this tract and the east line of said Bryant Boulevard (U. S. Highway 87), N. 03° 42' 33" W. 10.02 feet to the northwest corner of this tract and the intersection of the east line of said Bryant Boulevard (U. S. Highway 87) and north line of said Alley;

Thence with the north line of this tract and said Alley and the south line of said Lots 22 – 27, East 268.53 feet to the place of beginning and containing an area of 2678 Square Feet of land.



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

Application to Abandon Right-of-way for Street(s) and/or Alley(s)



Section 1: Basic Information

Name of Applicant(s): Frontier Real Estate Investments, Inc.

☒ Owner ☐ Representative (Affidavit Required)

901 S. Abe St. San Angelo TX 76903

Mailing Address City State Zip Code

325.650.1115 frontier@wcc.net

Contact Phone Number Contact E-mail Address

2900 Blk. Ben Ficklin Rd. San Angelo TX 76901

Subject Property Address City State Zip Code

The West 25' of Ben Ficklin Rd. Right-of-Way adjoining the east line of Block 4, Monterrey Addition

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

Lot Size: 25' wide (east-west) x 288' north-south Zoning: CG/CH

Section 2: Site Specific Details

Subdivision Name: Monterrey Addition

Lots and/or Blocks Affected*: Block 4

General Description of Location*: The west 25' of Ben Ficklin Rd. Right-of-Way adjoining Block 4, Monterrey Addition
Generally that 25' portion of Ben Ficklin Rd ROW south of W. Ave Z, north of San Jacinto St., and lying
immediately east and adjoining Block 4, Monterrey Addition

Reason for Abandonment*: Ben Ficklin Rd. in this area is classified as a "local street" which only requires 50' right-of-way width.
The existing right-of-way is approximately 100' width so the incremental reduction in the right-of-way width to achieve the 50' would be 25' for the
west side. This would allow for a development to utilize the additional land and would be a benefit to the development and the tax base.

*Use attachment if necessary.

Section 3: Applicant's acknowledgement

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

Signature of licensee or authorized representative
affirming the truth of the above statement.

Date

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: 6 / 18 / 2018

Non-Refundable Fee: \$ 450.00

Receipt #: 284726

Date paid: 5 / 18 / 2018

Date of hearing by Planning Commission: 7 / 16 / 2018

Date of hearing by City Council: 8 / 21 / 18

Reviewed/Accepted by: J. Fisher



City of San Angelo, Texas – Planning Division
52 West College Avenue
**Application to Abandon Right-of-way for
Street(s) and/or Alley(s)**

**Section 1: Basic Information**Name of Applicant(s): Frontier Real Estate Investments, Inc.☒ Owner☐ Representative (Affidavit Required)901 S. Abe St. San Angelo TX 76903

Mailing Address City State Zip Code

325.650.1115 frontier@wcc.net

Contact Phone Number Contact E-mail Address

2900 Blk. S. Bryant Blvd. San Angelo TX 76901

Subject Property Address City State Zip Code

Lots 1 - 5 and Lots 22 - 27, Block 4, Monterrey AdditionLegal Description (can be found on property tax statement or at www.tomgreenead.com)Lot Size: 50'x 139' (typ.) Zoning: CN & CG/CH**Section 2: Site Specific Details**Subdivision Name: Monterrey AdditionLots and/or Blocks Affected*: Lots 1 - 5 and Lots 22 - 27, Block 4

General Description of Location*: That east - west 10' wide alley lying between Lots 1 - 5 and Lots 22 - 27, Block 4, Monterrey Addition
Generally that 10' alley south of W. Ave Z, north of San Jacinto St., East of S. Bryant Blvd. and west of Ben Ficklin Rd.

Reason for Abandonment*: To allow for the development of the entire block into a retail development.

*Use attachment if necessary.

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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

Signature of licensee or authorized representative
affirming the truth of the above statement.

Date

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: 6 / 18 / 2018

Non-Refundable Fee: \$ 450.00

Receipt #: 284725

Date paid: 6 / 18 / 18

Date of hearing by Planning Commission: 7 / 16 / 2018

Date of hearing by City Council: 8 / 21 / 2018

Reviewed/Accepted by: J. Fisher

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A 15-FOOT WIDE, 0.097-ACRE (4,257-SQUARE FOOT) STRIP OF THE RIGHT-OF-WAY ON THE WEST SIDE OF BEN FICKLIN ROAD BETWEEN WEST AVENUE “Z” AND SAN JACINTO STREET; ABANDONMENT AND CLOSING OF A 10-FOOT WIDE, 0.061-ACRE (2,678-SQUARE FOOT) PUBLIC ALLEY RIGHT-OF-WAY, RUNNING EAST TO WEST BETWEEN BRYANT BOULEVARD AND BEN FICKLIN ROAD, SOUTH OF AVENUE “Z” AND NORTH OF SAN JACINTO STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, acting pursuant to law, is of the opinion that a 15-foot wide, 0.097-acre (4,257-square foot) strip of the right-of-way on the west side of Ben Ficklin Road between West Avenue “Z” and San Jacinto Street; a 10-foot wide, 0.061-acre (2,678-square foot) public alley right-of-way, running east to west between Bryant Boulevard and Ben Ficklin Road, south of avenue “Z” and north of San Jacinto Street ,are no longer needed for public use and therefore deems it advisable to abandon said portion of street and alley rights-of-way; and,

WHEREAS, the City Council of the City of San Angelo is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned portion of Ben Ficklin Road right-of-way to the abutting property owners on the west side of the street; and conveying the underlying abandoned alley right-of-way from the centerline to owners of abutting property to the north and south of said right-of-way;

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

SECTION 1: The public street and alley rights-of-way located in the City of San Angelo, Tom Green County, Texas, generally described as a 15-foot wide, 0.097-acre (4,257-square foot) strip of right-of-way on the west side of Ben Ficklin Road between West Avenue “Z” and San Jacinto Street; and, a 10-foot wide, 0.061-acre (2,678-square foot) public alley right-of-way, running east to west between Bryant Boulevard and Ben Ficklin Road, south of avenue “Z” and north of San Jacinto Street, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same are hereby vacated, abandoned and closed insofar as the

right, title and easement of the public are concerned; subject however, to the conditions and restrictions hereinafter more fully set out.

SECTION 2: The abandonments and conveyances provided for herein are made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or not, aerial, surface, underground or otherwise.

SECTION 3: The abandonments and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of San Angelo may legally and lawfully abandon and vacate.

SECTION 4: As conditions precedent to the abandonments and as part of the consideration for conveyance by quitclaim deed of the underlying tracts of land to owners of abutting properties, said property owners shall:

1. Submit to the Planning Director for approval and official recording a subdivision replat and comply with the following:
 - a) Absorbing the westerly 15 feet of the proposed Ben Ficklin Road abandonment area to the subdivided parcels on the west side of Ben Ficklin Road, and absorbing the full alley right-of-way abandonment area from its centerline, into adjacent lots, Lots 1-5 and 22-27, respectively or as replatted, Block 4 of the Monterrey Addition, in compliance with the Land Division and Subdivision Ordinance;
 - b) Relocate, or make provision for the relocating of, the existing sewer main presently within the 10-foot alley right-of-way, and install and/or extend any required sewer mains, water mains, and sidewalks to adequately service the replatted property, designating on the replat any necessary easements to the satisfaction of the City Engineer. A performance guarantee for relocating the sewer main, water mains and sidewalks as needed shall be submitted to the Planning and Development Department in a form approved by the Planning Director; and
 - c) Reserving and designating on the plat nonexclusive easements for overhead and underground telecommunications lines and facilities in the vacated rights-of-way. The applicants shall obtain a letter of approval from Frontier Communications allowing paving for parking or a sidewalk over the easements and provide the letter of approval to Planning Staff as part of the future subdivision plat.

2. Remit payment for the assessment applicable under the City of San Angelo Code of Ordinances, Appendix "A", Fee Schedule for the entire abandoned areas [*Code of Ordinances, Appendix "A", Section A9.008*].

SECTION 5: The terms and conditions set forth hereinabove shall be applicable to the conveyances of right's-of-way herein provided for, and shall be binding upon Grantees thereof and their heirs, successors and assigns.

SECTION 6: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the Mayor of the City of San Angelo is hereby authorized to execute and deliver quit claim deeds conveying the subject tracts of abandoned rights-of-way described and depicted in **Exhibit "A,"** to the owners of the designated abutting properties.

SECTION 7: The City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **21th day of August 21, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit "A"
FIELD NOTES

FIELD NOTES

4257 Square Feet

June 19, 2018

18-S-0839e

Being an area of 4257 Square Feet of land out of Ben Ficklin Road adjoining the east line of Block 4, Monterrey Addition, City of San Angelo, Tom Green County, Texas and said 4257 Square Feet being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of certain Lot 27 of said Block 4 and being the intersection of the south line of West Avenue Z and the west line of Ben Ficklin Road;

Thence with the north line of this tract and across said Ben Ficklin Road, East 15.04 feet to the northeast corner of this tract;

Thence with the east line of this tract, S. $04^{\circ} 23' 17''$ W. 283.83 feet to the southeast corner of this tract;

Thence with the south line of this tract, West 15.04 feet to the southwest corner of this tract and the southeast corner of certain Lot 1 of said Block 4 and being the intersection of the west line of said Ben Ficklin Road and the north line of San Jacinto Street;

Thence with the west line of this tract and said Ben Ficklin Road and the east line of said Lot 1 and said Lot 27 and said Block 4, N. $04^{\circ} 23' 17''$ E. 283.83 feet to the place of beginning and containing an area of 4257 Square Feet of land.

Exhibit "A"
FIELD NOTES

FIELD NOTES

2678 Square Feet

June 19, 2018
18-S-0839w

Being an area of 2678 Square Feet of land out of a 10.00 feet wide Alley across Block 4, Monterrey Addition, City of San Angelo, Tom Green County, Texas and said 2678 Square Feet also adjoining Lots 1 – 5 and Lots 22 – 27 of said Block 4 and said 2378 Square Feet being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of this tract and southeast corner of said Lot 27 and being the intersection of the north line of said Alley and the west line of Ben Ficklin Road;

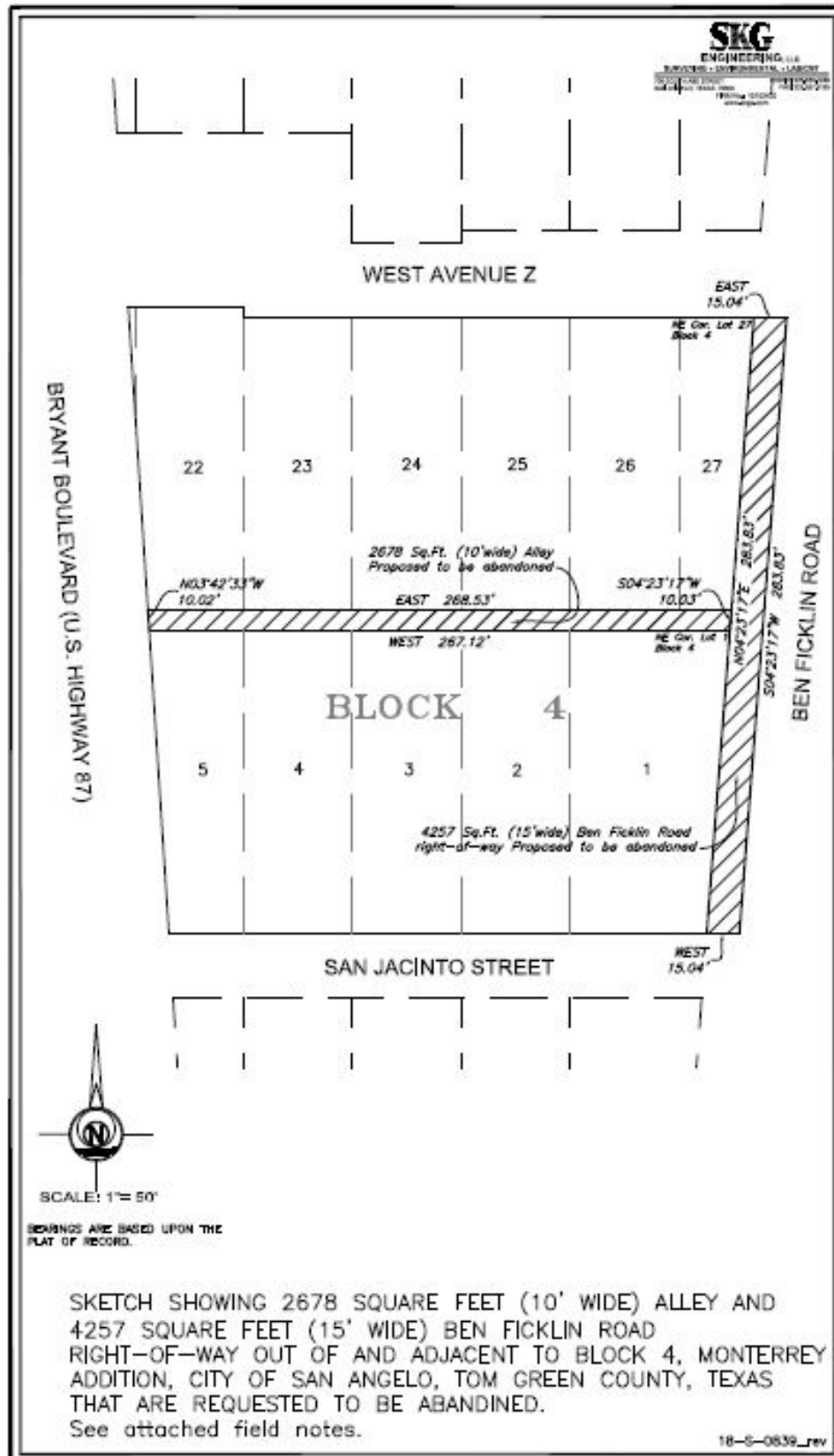
Thence with the east line of this tract and west line of said Ben Ficklin Road, S. 04° 23' 17" W. 10.03 feet to the southeast corner of this tract and the northeast corner of said Lot 1 and being the intersection of the west line of said Ben Ficklin Road and the south line of said Alley;

Thence with the south line of this tract and said Alley and the north line of said Lots 1 - 5, West 267.12 feet to the southwest corner of this tract and being the intersection of the south line of said Alley and the east line of Bryant Boulevard (U. S. Highway 87);

Thence with the west line of this tract and the east line of said Bryant Boulevard (U. S. Highway 87), N. 03° 42' 33" W. 10.02 feet to the northwest corner of this tract and the intersection of the east line of said Bryant Boulevard (U. S. Highway 87) and north line of said Alley;

Thence with the north line of this tract and said Alley and the south line of said Lots 22 – 27, East 268.53 feet to the place of beginning and containing an area of 2678 Square Feet of land.

Exhibit "A"
SURVEY PLAN



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Second reading of ordinances approving:

1. Case CP18-05, an amendment to the Comprehensive Plan, changing the Future Land Use designation from "Neighborhood" to "Neighborhood Center," being 0.36 acres located at 320 W. Ave O
2. Case Z18-14, a rezoning from the Single-Family Residential (RS-1) Zoning District to the Office Commercial (CO) Zoning District, being 0.36 acres located at 320 W. Ave O (J. James)

Summary/History:

The applicant has submitted two concurrent applications to rezone and amend the Future Land Use of two vacant lots located on the corner of West Avenue O and Ben Ficklin Road. West Avenue O is a residentially zoned street. There are actually three vacant lots that are adjoining at this intersection, however the applicant is proposing to only develop the two on the end of the street, which will leave a buffer between the proposed commercial building and the residents of that street. This area was platted in 1905 and the majority of the homes built on this street section were built in the 1950s. There has been no recent residential development in this area, and the applicant is proposing to build a small office building for his business on the two western lots. Rezoning this property to Office Commercial, with a Future Land Use of Neighborhood Center will be the least impactful commercial zoning district to the surrounding residents, while still allowing the intersection to develop in a commercial capacity, as is currently developed.

Financial Impact:

N/A

Other Information/Recommendation:

On August 21, 2018, the City Council voted to approve this item on First Reading by a vote of 7-0.

On July 16, 2018, the Planning Commission unanimously recommended APPROVAL of the Comprehensive Plan Amendment and the Rezoning.

Attachments:

- | | |
|---------------------------|---|
| 1. Staff Report (CP & RZ) | PL_Staff Report CP18-05 & Z18-14_CALOWAY.docx |
| 2. Draft Ordinance (CP) | 18-XXX_PL_CP18-05_FINAL.docx |
| 3. Draft Ordinance (RZ) | 18-XXX_PL_Z18-14_FINAL.docx |

Presentation:

Jon James

Approvals/Reviews:

Jon James

Created/Initiated

Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

**CITY COUNCIL– AUGUST 21, & SEPTEMBER 4, 2018
STAFF REPORT**



APPLICATION TYPE:		CASES:	
Rezoning & Comprehensive Plan Amendment		Z18-14: Caloway & CP18-05: Caloway	
SYNOPSIS:			
The applicant has submitted two concurrent applications to rezone and amend the Future Land Use of two vacant lots located on the corner of West Avenue O and Ben Ficklin Road. West Avenue O is a residentially zoned street. There are actually three vacant lots that are adjoining at this intersection, however the applicant is proposing to only develop the two on the end of the street, which will leave a buffer between the proposed commercial building and the residents of that street. This area was platted in 1905 and the majority of the homes built on this street section were built in the 1950s. There has been no recent residential development in this area, and the applicant is proposing to build a small office building for his business on the two western lots. Rezoning this property to Office Commercial, with a Future Land Use of Neighborhood Center will be the least impactful commercial zoning district to the surrounding residents, while still allowing the intersection to develop in a commercial capacity, as is currently developed.			
LOCATION:		LEGAL DESCRIPTION:	
320 West Avenue O; generally located at the northeast corner of the intersection of West Avenue O and Ben Ficklin Road		Being 0.36 acres out the Fort Concho Addition, Block 126, Lots 13-14, City of San Angelo, Texas.	
SM DISTRICT /	ZONING:	FLU:	SIZE:
SMD District #3 – Harry Thomas Rio Vista Neighborhood	RS-1 Single-Family Residential	Neighborhood	0.36 acres
THOROUGHFARE PLAN:			
West Avenue O – Urban Local Street, Required 50' min. ROW, 36' min. pavement width with sidewalks, or 40' without. Actual 65' ROW, 30' pavement width, without sidewalks. Ben Ficklin Road – Urban Local Street, Required 50' min. ROW, 36' min. pavement width with sidewalks, or 40' without. Actual 90' ROW, 50' pavement width, with sidewalks.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Rezoning from the Single-Family Residential (RS-1) Zoning District to the Office Commercial (CO) Zoning District, and APPROVAL of the Comprehensive Plan Amendment, changing lands from the "Neighborhood" Future Land Use category to the "Neighborhood Center" Future Land Use category.			
PROPERTY			
<i>Petitioner:</i> Jesse Caloway			
STAFF CONTACT:			
Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 kristina.heredia@cosatx.us			

CITY COUNCIL

Staff Report – Z18-14 & CP18-05 Caloway

August 21, & September 4, 2018

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 calls for areas of low-intensity commercial corridors to be located adjacent to residential areas. Office Commercial (CO) is the least intense commercial zoning district and limits the type of commercial businesses allowed. For example, the land use of Retail Sales & Services is not allowed in the CO zoning district. This will protect the residential street from a noticeable increase in vehicular traffic, while also providing a transitional zone and Future Land Use that will buffer the local residents from the heavier commercial activity along this section of Ben Ficklin Road.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The Zoning Ordinance allows for concessions to be made when alternative zoning districts are more compatible with a specific area. This section of West Avenue O was developed as a residential street over 60 years ago, with these corner lots never being built out. Since the adjacent section of Ben Ficklin Road has developed in a commercial capacity, it would be consistent with the Zoning Ordinance to allow these lots to also develop commercially, albeit with a less intense land use that is more compatible with the surrounding homes. Office Commercial is the best commercial zoning district for this property.
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 above, the subject properties are located adjacent to a commercial corridor along Ben Ficklin, and also a residential corridor along West Avenue O. Office Commercial would be the least intense zoning district that would give the property a chance to develop in a commercial capacity, since historically the land has failed to develop as a residential property.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The conditions have changed from what was originally intended by City Council as an area saturated with industrial development to an area that caters to both large sections of industrial and commercial development. Allowing the rezoning and the amendments to the Comprehensive Plan would allow the City to recognize the growth patterns that this particular corridor portrays.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There is potential for temporary environmental effects as construction on the new office building is commencing. However once the property is developed, there is no anticipated detrimental effect to the area as the land use is considered low-intensity.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* When West Avenue O had homes constructed on it in the 1950s there was a community need for additional housing options. However since these particular lots failed to develop as residences, there is evidence that the community need has changed. Granting the property owner the ability to develop these lots commercially allows for a changing community need to be met.

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.* There are many vacant lots on the residentially zoned West Avenue O. This is an indication that development patterns have changed and the likelihood of additional homes been built in this immediate area is minimal. Rather, Ben Ficklin is showing development of commercial businesses, and allowing this intersection to continue to have commercial growth is reflective of the development patterns of this area.

Notifications:

15 notifications were sent out to property owners within 200 feet on July 2, 2018. Staff has received one response in favor and zero responses in opposition.

Planning Commission Recommendation:

On July 16, 2018 the Planning Commission recommended APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the Office Commercial (CGO) Zoning District, and APPROVAL of an Amendment to the Comprehensive Plan, changing lands from the “Neighborhood” Future Land Use category to the “Neighborhood Center” Future Land Use category. The following is the complete excerpt of the minutes from the meeting for this case:

Kristina Heredia, Planner, presented the Comprehensive Plan Amendment and Rezoning request. She explained that the reason for the Comprehensive Plan Amendment to “Neighborhood Center” is that it was lower intensity and because West Avenue O is a local street. Ms. Heredia also explained that the Rezoning request to Office Commercial (CO) would be most appropriate for the applicant’s proposed use of “office.” She indicated that the property has not developed in a residential manner and the adjacent homes were built in the 1950s. She concluded her presentation that the proposed use will be compatible with surrounding commercial uses and that Planning Staff was in support of the request.

Vice Chair Spano opened the meeting for public comment.

Mr. Jesse Caloway, the applicant indicated that he was available for public comment or questions.

Mr. David Rios, representing the owner of property to the east and south of the subject properties, asked if taxes would go up on his properties.

Vice Chair Spano stated that a new business on the subject property should not increase his taxes but referred Mr. Rios to the applicant, Mr. Caloway, to respond to this question.

Commissioner Jackson made a Motion to recommend APPROVAL of an amendment to the Comprehensive Plan changing the Future Land Use designation from “Neighborhood” to “Neighborhood Center,” being 0.36 acres located at 320 West Avenue O. Commissioner Uherik seconded the Motion. The Motion passed unanimously, 4-0.

Commissioner Jackson made a Motion to recommend APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District the Office Commercial (CO) Zoning District, being 0.36 acres located at 320 West Avenue O. Commissioner Smith seconded the Motion. The Motion passed unanimously, 4-0.

Attachments:

Aerial Map
Zoning Map
Future Land Use Map
Notification Map
Photographs



Aerial Map

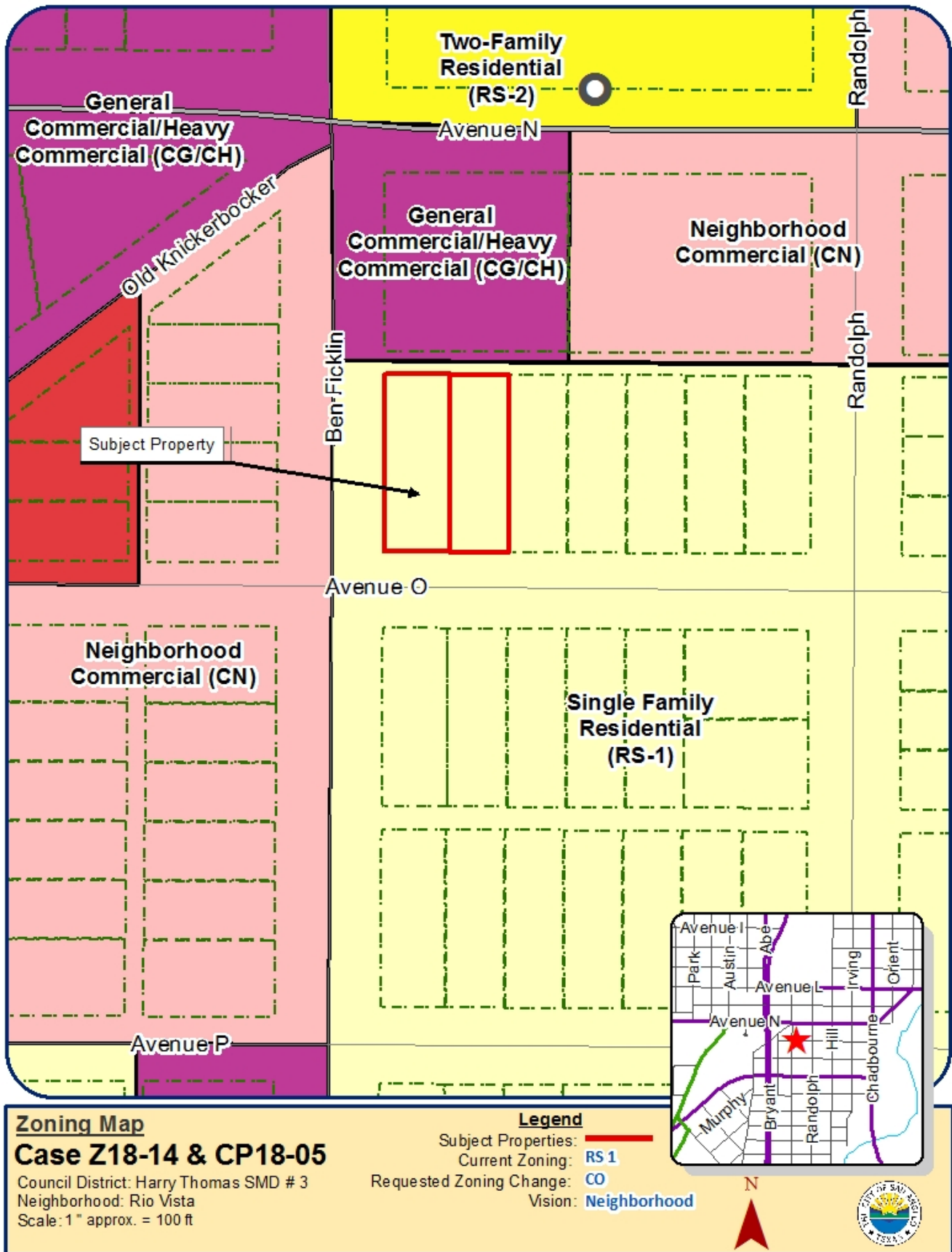
Case Z18-14 & CP18-05

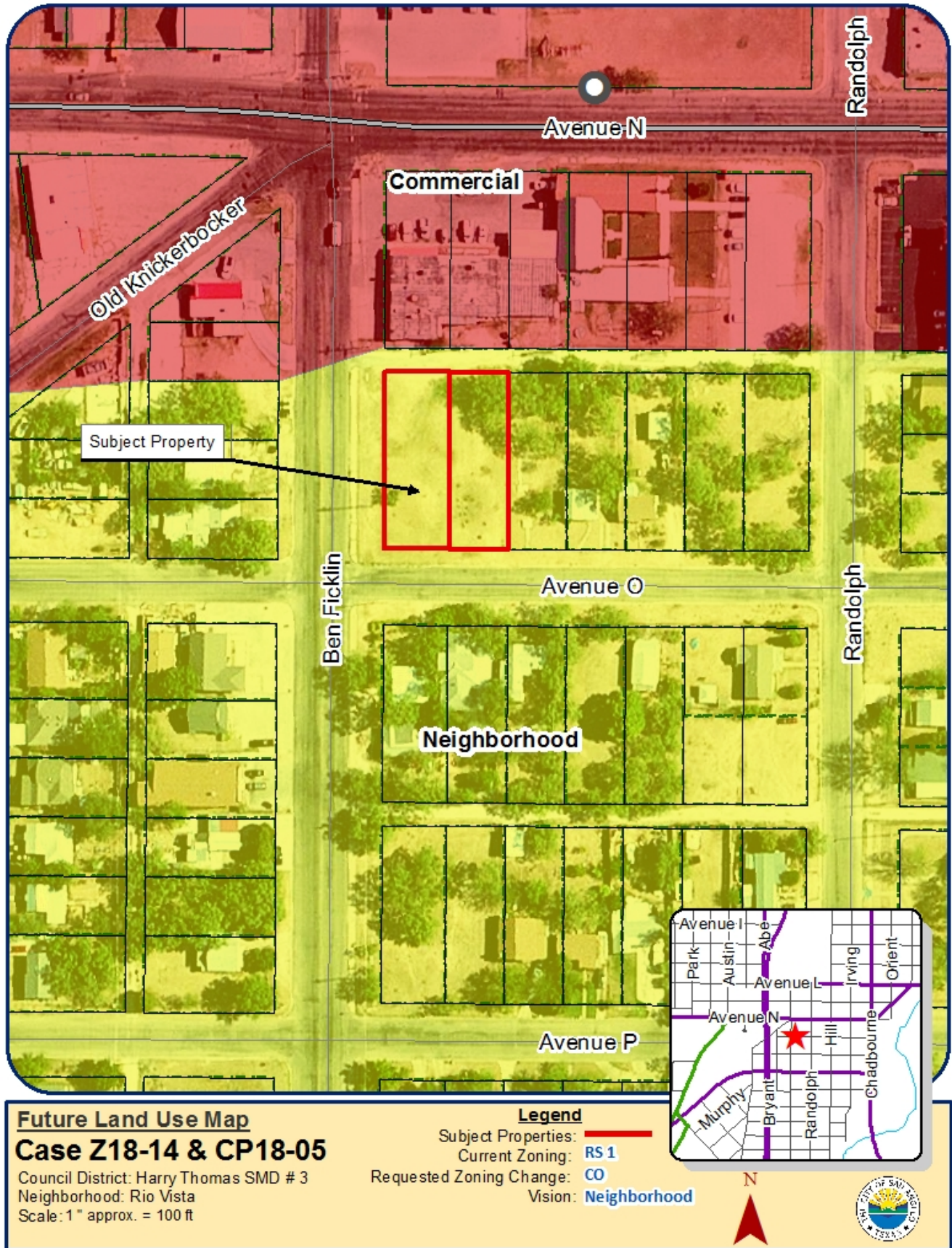
Council District: Harry Thomas SMD # 3
Neighborhood: Rio Vista
Scale: 1" approx. = 100 ft

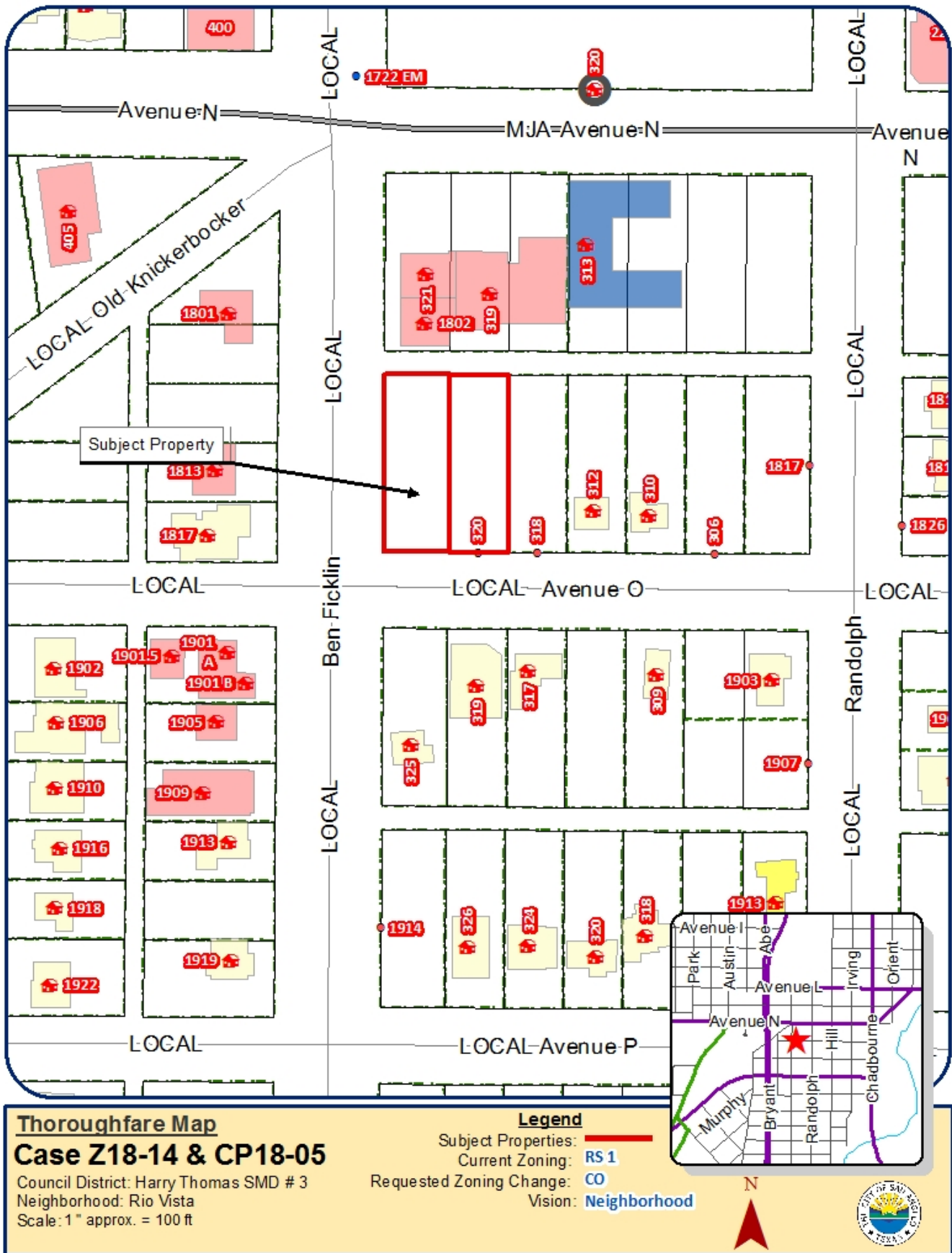
Legend

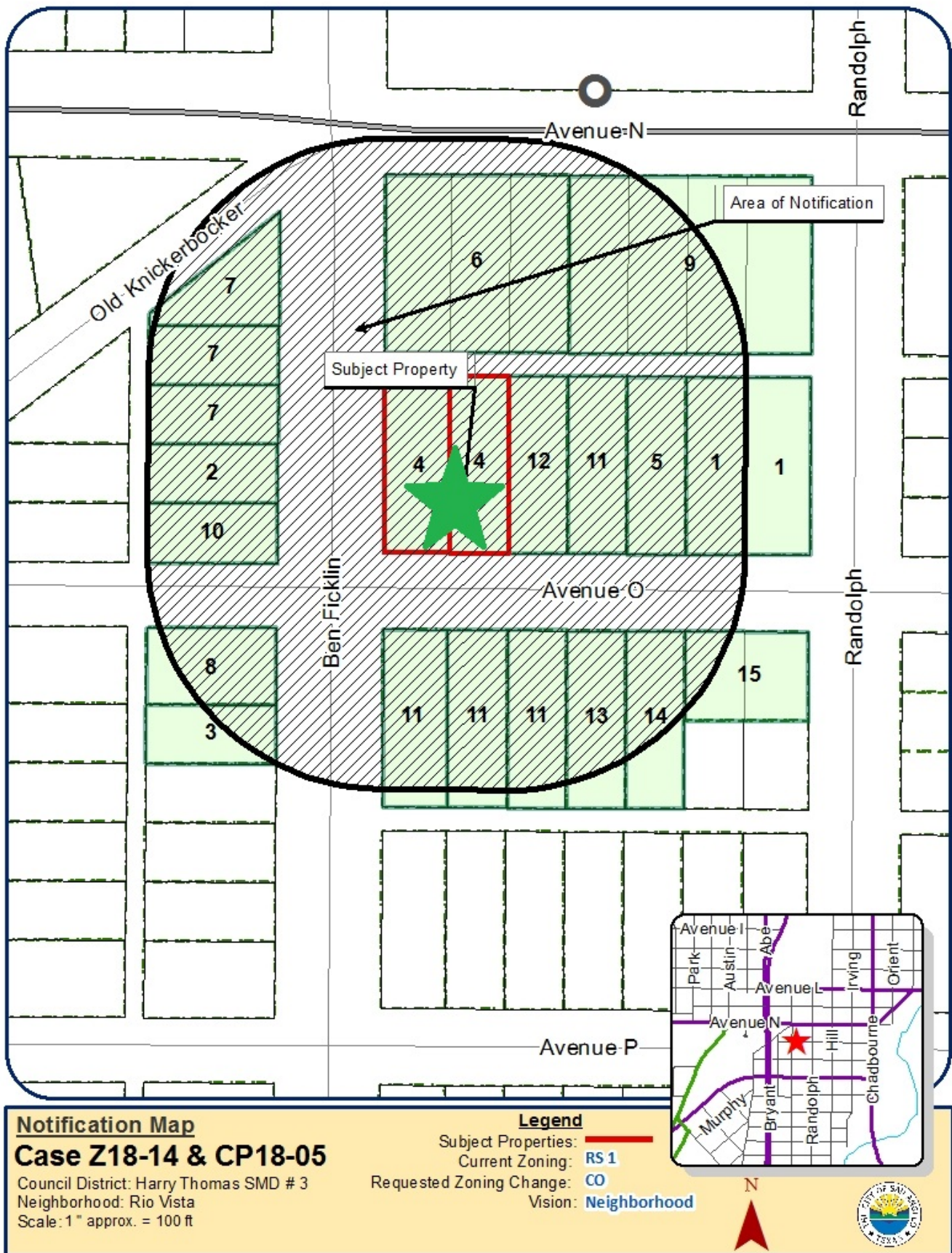
Subject Properties: —
Current Zoning: RS 1
Requested Zoning Change: CO
Vision: Neighborhood











Site Photos

Intersection to be Rezoned to CO, Looking North-East



Looking North-West on Ben Ficklin at Commercial Businesses



Looking South-West on Ben Ficklin at Commercial Businesses



Looking East on Ben Ficklin toward Adjacent Vacant Lot and Residential Homes



Looking South on Ben Ficklin toward Residential Home



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 **320 West Avenue "O," City of San Angelo, Texas, compromising a total of 0.36 acres**, FROM "NEIGHBORHOOD" TO "NEIGHBORHOOD CENTER;" PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

CP-18-05

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:

320 West Avenue “O,” comprising 0.36 acres in Fort Concho Addition, Block 126, lots 13 and 14, City of San Angelo, Texas, from “Neighborhood” to “Neighborhood Center;”

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 **21st day of August, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit A



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: **320 West Avenue "O," City of San Angelo, Texas, compromising a total of 0.36 acres**, FROM SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO OFFICE COMMERCIAL (CO) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z18-14

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 Office Commercial District (CO); and,

WHEREAS, on the 21st day of August, 2018, City Council held a public hearing on Z18-14, 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 OFFICE COMMERCIAL (CO) District:

The real property located at 320 West Avenue "O," compromising a total of 0.36 acres in Fort Concho Addition, Block 126, Lots 13 and 14, City of San Angelo, Tom Green County, Texas.

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

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

SECTION 4. The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended 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 **21st day of August, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

Exhibit A





Mayor and City Council
72 West College Ave
San Angelo TX 76903

Re: Petition for Curbside Recycling Amendment 8-21-18

Honorable Mayor and City Council:

Due to unforeseen changes in the recycling industry worldwide, Republic Waste Services of Texas, Ltd., a Limited Partnership, dba Republic Services of San Angelo is requesting an amendment to the curbside recycling portion of the agreement due to continuing rising costs of material collection, transport, as well as processing.

In 2017, China allowed 12-15% contamination rate and has since dropped that limit down to 0.5%, sending the recycling industry down a path of unknowns. Prior to this change, China received more than 50% of the Worlds recycled material. Currently, China is taking less than 10% of the Worlds material and no longer takes mixed paper.

August 1st, 2018 the agreement with the local Material Recovery Facility (MRF), Butts recycling, expired and is no longer a long term viable option for residential single stream recycling. Mr. Kevin Butts from Butts Recycling has agreed to allow Republic to utilize the MRF and accept the material from the curbside program for a couple weeks longer at a cost nearly four times greater than previous months. Currently Republic Services is paying \$150.00 per ton of recyclables taken in as well as paying for the disposal of the contaminated items.

Republic would like to request an item be put on the next council meeting to discuss possible options for the San Angelo curbside recycling program and any possible amendments.

Sincerely,



Joe Spano

Manager of Municipal Services

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Second reading and public hearing on an ordinance for Case Z18-13, a rezoning from the General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) Zoning Districts to the Heavy Commercial (CH) Zoning District, or alternatively to the Planned Development (PD18-04) Zoning District, being 2.053 acres located at 3014 Grape Creek Rd - (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

UPDATE: Per the recommendation of Council on first reading, the attached ordinance has been updated to a Planned Development district ordinance which includes rezoning the property to a base district of Heavy Commercial (CH), as requested by the applicant, but places additional restrictions and conditions on the property as part of the planned development ordinance.

Those restrictions include a prohibition on buildings, structures, and outdoor storage in the area 55' from the east property line. In addition, staff has suggested the following additional restrictions for consideration based on similar planned developments and concerns raised at the meeting:

- No vehicular access from West 31st Street
 - A limit on the hours of operation on the property to coincide with the City's existing noise ordinance, 7am to 10:30pm.
 - Requiring that any site lighting within the 55' setback area be shielded from the neighboring residential properties.
-

The applicant has applied for a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Heavy Commercial (CH) Zoning District to allow the storage and shipping of fabricated steel on the entire property. The 100-foot by 423.5-foot CG/CH west portion of the property allows these uses by right. The remaining RS-1 portion which comprises approximately half of the property, does not. In early May 2018, the City's Code Compliance Division received a complaint by the adjacent neighbor at 209 West 31st Street about the applicant storing steel pipes on the RS-1 portion of their property near the shared property fence. The applicant subsequently applied for this rezoning to allow the uses on the entire site, and has temporarily moved all storage items onto the CG/CH portion of the property.

Financial Impact:

N/A

Other Information/Recommendation:

On August 21, 2018, the City Council voted 7-0 to approve a Planned Development district, instead of the requested CH zoning, that would prohibit outdoor storage within 55' of the east property line on the property.

On June 18, 2018, the Planning Commission unanimously recommended APPROVAL of the proposed Rezoning.

Attachments:

- | | | |
|----|--------------|-----------------------|
| 1. | Staff Report | PL_Z18-13 report.docx |
| 2. | PD Ordinance | PD Ordinance.pdf |

Presentation:

Jon James

Approvals/Reviews:

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

CITY COUNCIL – August 21, and September 4, 2018
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z18-13: Hirschfeld Properties, L.P.		
SYNOPSIS:			
The applicant has applied for a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Heavy Commercial (CH) Zoning District to allow the storage and shipping of fabricated steel on the entire property. The 100-foot by 423.5-foot CG/CH west portion of the property allows these uses by right. The remaining RS-1 portion which comprises approximately half of the property, does not. In early May 2018, the City's Code Compliance Division received a complaint by the adjacent neighbor at 209 West 31st Street about the applicant storing steel pipes on the RS-1 portion of their property near the shared property fence. The applicant subsequently applied for this Rezoning to allow the uses on the entire site, and has temporarily moved all storage items onto the CG/CH portion of the property.			
LOCATION:		LEGAL DESCRIPTION:	
3014 Grape Creek Road; located at the southeast corner of Grape Creek Road and West 31 st Street		Being 2.053 acres in Block 9, Mather Addition No. 1	
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)	I - Industrial	2.053 ac.
THOROUGHFARE PLAN:			
Grape Creek Road – Urban Collector Street Required: 60' right-of-way, 50' pavement Provided: 110' right-of-way, 40' pavement (complied with subdivision standards at time of platting) West 31st Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' with a 4-foot sidewalk Provided: 50' right-of-way, 30' pavement and no sidewalk (complied with subdivision standards at time of platting)			
NOTIFICATIONS:			
15 notifications mailed within 200-foot radius on June 6, 2018. To date, one letter was received in support and three letters were received in opposition of the request (see attached).			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Heavy Commercial (CH) Zoning District on the subject property.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Mr. Jeremy Bartz, Hirschfeld Properties, L.P.			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information:

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 property has had a Future Land Use designation of “Industrial” since the City’s original 2003 Comprehensive Plan (CP). The 2009 Strategic Plan update to the CP defines Industrial areas as “areas where industry and agricultural are suitable” and calls to “cluster industrial and intensive agricultural businesses into several large areas by specifying boundaries within which such uses may be incentivized to locate, remain and thrive, while establishing increased business diversity.” Although there is no record of any permits on the property, historical aerial photography confirms there has been non-residential storage on the property since 1996. This industrially-designated cluster comprises mainly of the Hirschfeld properties in the area, which extend north to West 32nd Street, west of Grape Creek Road, and south to West 28th Street, east of Martin Luther King Drive. The existing uses of steel storage and shipping are compatible with the “Industrial” Future Land Use designation policies. A Rezoning to CH would allow these uses by right on the entire property, including the Single-Family Residential (RS-1) portion.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** As indicated previously, the easterly RS-1 portion of the property never allowed steel storage or shipping by right. The proposed CH zoning is the least intense zoning district that would allow steel storage and shipping. These uses would fall under the “Industrial Service” category of the CH zoning district, which allows “sales, repair and/or storage of heavy machinery, metal and building materials.” Heavier industrial uses such as manufacturing and production that may include processing and fabrication are not be allowed in the CH zone. The Planning Division believes that the CH zoning is the preferred alternative given the property faces residential homes to the north and east. Section 509 of the Zoning Ordinance requires a minimum 6-foot high opaque privacy fence along the east property line abutting a residential use and zoning district, and there is an existing 6-foot high metal fence along the east property line and extending around most of the property. In addition, Section 504.E of the Zoning Ordinance requires that no outdoor storage shall be allowed within required side yards. The CH zone requires a 10-foot side yard setback if abutting a residential district or use, and therefore, any outdoor storage will be required to be setback a minimum of 10 feet from the east property line. The Planning Division believes this required setback will assist in mitigating the adjacent property owner’s concerns about steel piping being placed against his west property line. Finally, the 2.053-acre property with a lot width of 175 feet and a lot depth

of 423.5 feet 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 CH zone. The property will comply with all applicable CH zoning provisions. Prior to any future construction on the property, the applicant will be required to pave any required parking, maneuvering, and driveway approaches, as the property currently has a caliche surface.

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 City's Comprehensive Plan has designated the future land use of the subject property "Industrial," as well as the residential properties immediately to the east. Utilization of the property for steel shipping and storage would be compatible with the other Hirschfeld steel properties to the west and south. The existing 6-foot high privacy fence adjacent to the east property line and the outdoor storage setback requirement of 10 feet from this property line will mitigate any effects on the residential property to the east. The 6-foot high fence also screens the north side of the property facing residential development north of West 31st Street. As indicated above, the Planning Division believes that the CH zone is the preferred option - it allow the existing steel storage use to continue, but ensure any intensive industrial uses including manufacturing and processing remain prohibited to protect the residential properties to the north and east.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The RS-1 zone, formerly R-1 before the current 2000 Zoning Ordinance, prohibits commercial or industrial storage. However, the City's Comprehensive Plan has designated the property "Industrial" since at least 2003, and there has been non-residential storage on the property since at least 1996. Therefore, the Planning Division believes that a rezoning on the east portion of the property from RS-1 to CH is appropriate and reflects the changed conditions of the property.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* The entire property contains a caliche surface and is used exclusively for outdoor storage of steel piping and related equipment. Since the CH zoning does not allow manufacturing or processing, the Planning Division does not believe there will be any negative effects on the natural environment. There is no entrance from West 30th Street, a local street, to the property and vehicles are required to use Grape Creek Road or West 30th Street to enter and exit the site. This will improve traffic safety by ensuring that commercial traffic will enter the site from streets already surrounded by commercial and industrial uses, away from predominantly residential streets.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The Planning Division believes that the CH zone in this area addresses a demonstrated community need. The property is located next to the existing Hirschfeld steel business which provides employment to San Angelo residents and has been in operation for over 30 years. The CH zoning in this case is compatible with the future land use of the area and property of “Industrial.” This zoning designation will allow the existing steel storage operation, but ensure that more intense industrial and heavy commercial uses are prohibited.
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.* There are no anticipated changes to existing development patterns. The existing lot configuration will not change, and as indicated previously, commercial traffic would enter from either Grape Creek Road or West 30th Street next to the existing Hirschfeld operation and away from residential properties.

Planning Commission Recommendation:

On June 18, 2018, the Planning Commission recommended **APPROVAL** of the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the **Heavy Commercial (CH) Zoning District** on the subject property. The following is the complete excerpt of the draft minutes from the June 18, 2018, meeting for this case:

Public hearing and consideration of a request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Heavy Commercial (CH) Zoning District, being 2.053 acres located at 3014 Grape Creek Road.

Jeff Fisher, Senior Planner, presented the rezoning request. He indicated that the west half of the property is zoned General Commercial/Heavy Commercial (CG/CH) and the east half is zoned Single-Family Residential (RS-1). He explained that Hirschfeld applied for the rezoning to CH to allow their existing industrial storage of steel pipes across the entire property which is not allowed on the RS-1 portion. Mr. Fisher further explained that if rezoned to CH, storage would be allowed, but not manufacturing, production or processing reserved for heavier zoning districts. He indicated that all storage had been moved back onto the CG/CH portion of the property after the adjacent neighbor to the east complained of outdoor steel storage being placed against the shared fence. He also indicated that the CH zone, if approved, would require a 10-foot east side yard setback adjacent to a residential zone and use, ensuring that the storage was not placed again up to the shared property line. A 6-foot high privacy fence would also be required along this side which had already been installed. Mr. Fisher outlined Staff’s rationale to approve the Rezoning on the grounds that the Future Land Use designation in the City’s Comprehensive Plan was “Industrial” which supported industrial storage and had remained in effect since 2003; that the property would comply with all CH zoning standards; that the use was compatible with the surrounding area facing other Hirschfeld properties to the west and south and had existed since at least 1996; that there were no anticipated effects on the natural environment; and that there would be no adverse effects on existing development patterns as the lot was already platted in its configuration and that there are

access points from Grape Creek Road and West 30th Street adjacent to the existing Hirschfeld facilities.

Chair Stribling asked how long Hirschfeld has used this property for industrial storage. Mr. Fisher responded since at least 1996, based on aerial photography.

Vice Chair Spano asked when the adjacent resident to the east moved in. Mr. Fisher indicated the adjacent resident was in attendance to answer questions.

Chair Stribling opened the meeting for public comment.

Mr. Raymond Bannert, owner and resident of the adjacent property at 209 West 31st Street, indicated that he had lived next to the property since 1963. He explained that when he returned from military service in 1997 after 22 years of service, the storage use was there. He outlined his primary concern that the steel pipes were placed against his fence, as well as the leaking of oil that ended up on his property. He explained that he was not opposed to the rezoning but wanted the steel away from his house.

Commissioner Brooks III asked Mr. Bannert if he would consider other remedies to resolve the issue. Mr. Bannert indicated he was considering other remedies.

Mr. Jeremy Bartz, representative for Hirschfeld Steel, spoke on behalf of the request. He indicated that he understood Mr. Bannert's concerns, including noise. He explained that they would not operate within the prohibited noise ordinance hours. He also explained that Hirschfeld had no concerns about complying with the required setback, and that they agreed to only storage on the property, and no welding or cutting. He concluded by telling the Commission that Hirschfeld did not want to be bad neighbors and would be willing to move back the storage as necessary for the adjacent owner.

Chair Stribling asked if the privacy fence runs all four sides. Mr. Bannert responded that there was fencing on three sides, but not the south side.

Chair Stribling asked Mr. Fisher to confirm that the zoning ordinance had a 10-foot setback requirement. Mr. Fisher responded this was correct but only when a non-residential use was adjacent to a residential use or district, which in this case was from the east side yard facing Mr. Bannert's property.

Chair Stribling asked Mr. Bannert if he was okay with this setback. Mr. Bannert responded that he would have to wait and see.

Vice Chair Spano made a Motion to recommend APPROVAL of the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Heavy Commercial (CH) Zoning District on the subject property. Commissioner Uherik seconded the Motion. The Motion passed unanimously, 5-0.

Recommendation:

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

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Photographs

Response Letters

Applicant's Response to Zoning Criteria

Application



Zoning Case File

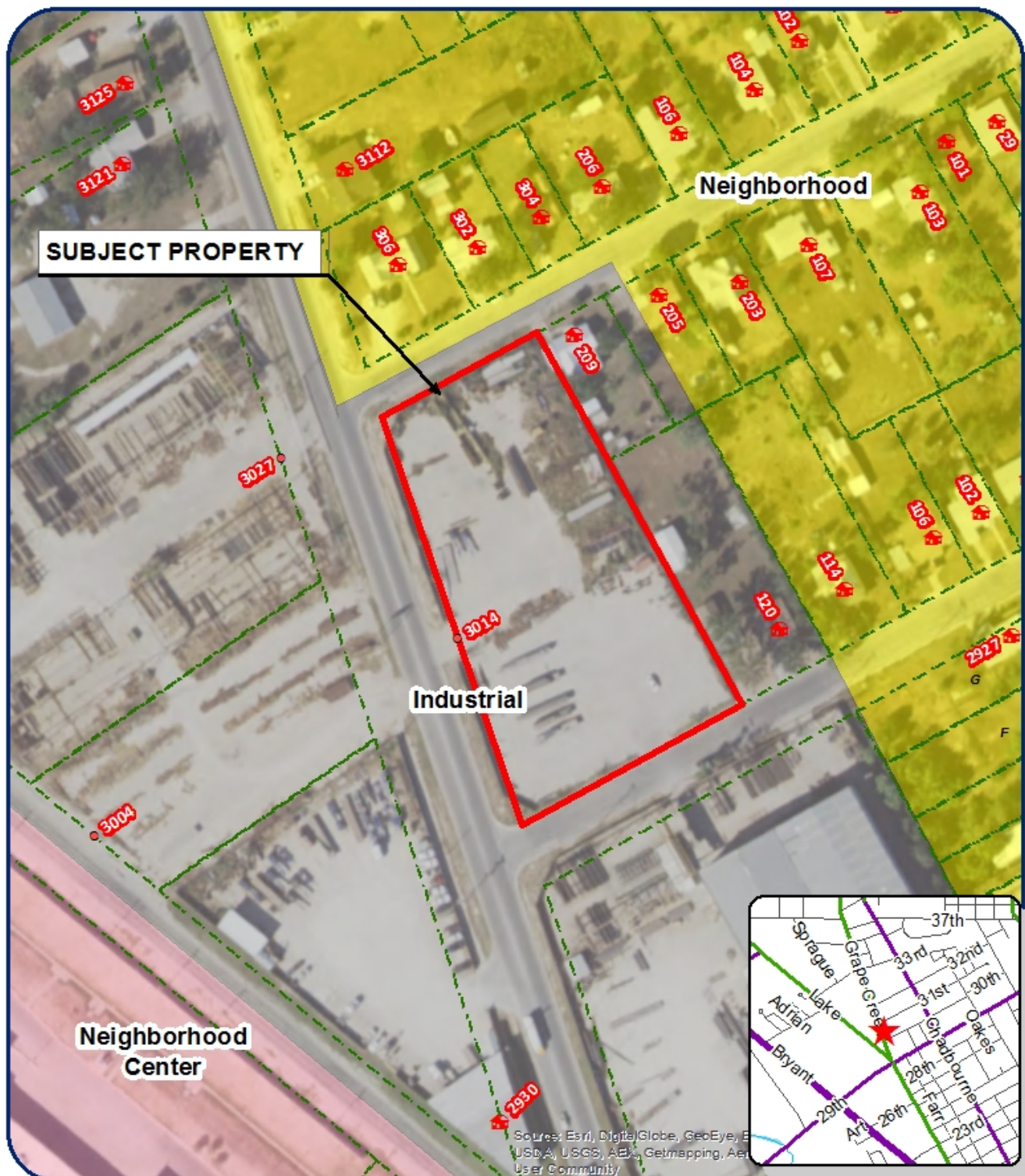
Case Z18-13: Hirschfeld

Council District: Tom Thompson (SMD#2)
Neighborhood: Riverside
Scale: 1" approx. = 125 ft
Subject Property: 3014 Grape Creek Road

Legend

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





Zoning Case File

Case Z18-13: Hirschfeld

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

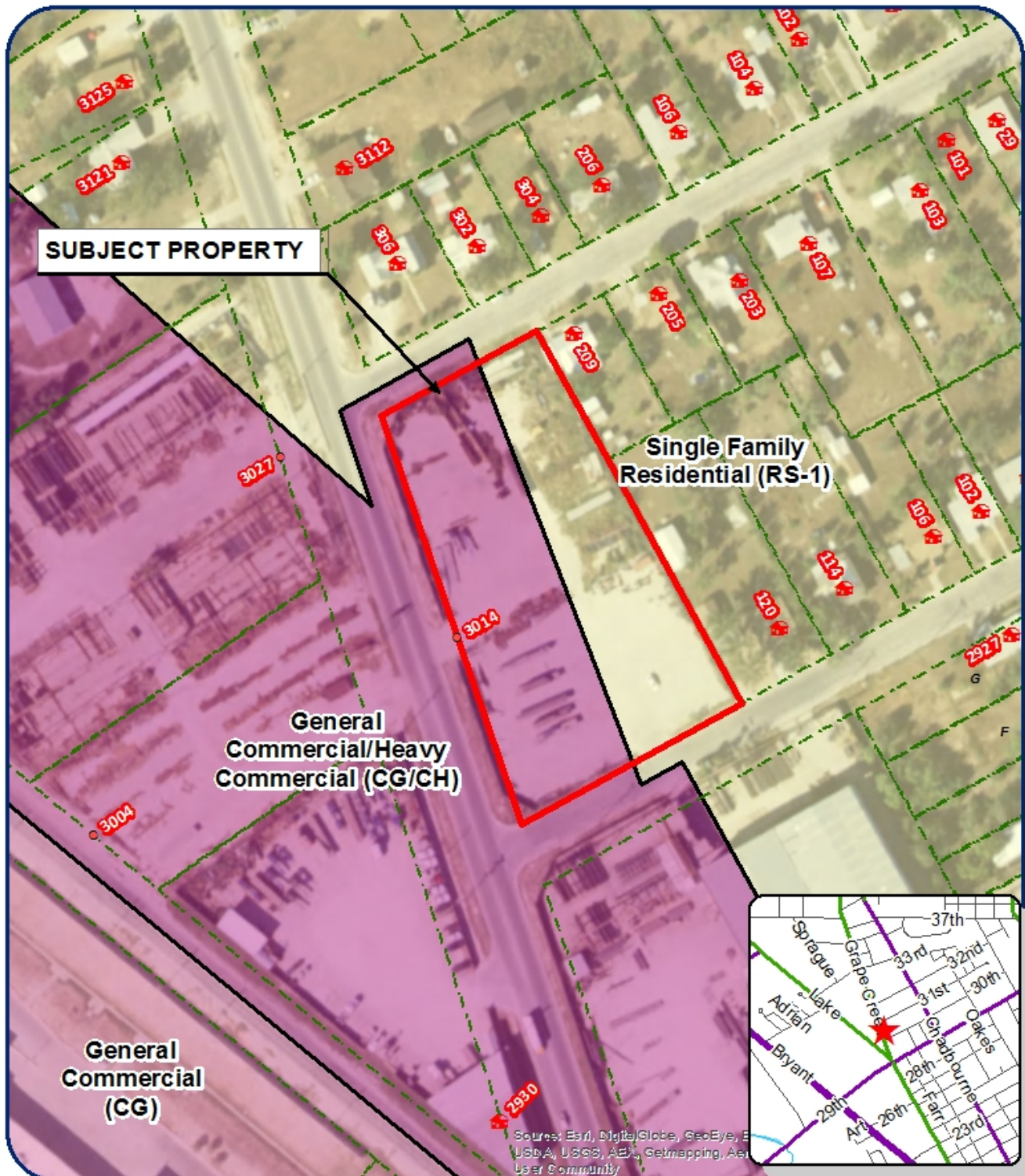
Scale: 1" approx. = 125 ft

Subject Property: 3014 Grape Creek Road

Legend

Subject Properties: —
Current Zoning: CG/CH and RS-1
Requested Zoning Change: CH
Vision: Industrial





Zoning Case File

Case Z18-13: Hirschfeld

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Subject Property: 3014 Grape Creek Road

Legend

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



Photos of Site and Surrounding Area

NORTH



WEST



EAST



SOUTH AT 209 WEST 31ST STREET



Photos of Site and Surrounding Area

LOOKING WEST AT GRAPE CREEK ROAD



INSIDE PROPERTY LOOKING SOUTH



INSIDE PROPERTY LOOKING NORTH



INSIDE PROPERTY LOOKING SOUTH



Response Letters

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.

(X) IN FAVOR

() IN OPPOSITION

REASON(S) More jobs and oportunties
for people in San Angelo.

NAME: Elizabeth Colding, Villeda Antonio

ADDRESS: 302 W. 31st Street
San Angelo, Tx. 76903

SIGNATURE: Elizabeth Colding Antonio Villeda

Z18-13: Hirschfeld Properties, L.P.

property owner number: 13

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

(Note: Response Letter from owner of 209 West 31st Street is total of 19 pages including photos). Copies of written pages follow below. Copies of entire document will be provided to Council Members at the meeting).

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

(X) IN OPPOSITION

REASON(S)

1. Health hazard, they spilled oil every where and covered it up with rock so you can't see it. Ask me, I'll show you a how to dig.

2. They put the steel right next to my house. ever since last 10-12 years lightning has struck it so less that it is costing me more than \$20,000. All I have ever asked them to do is move the steel away from my house, but every time it is put so less than 10 feet from my house and that is right on the property line.

NAME:

ADDRESS:

SIGNATURE:

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

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.

2

() IN FAVOR

(X) IN OPPOSITION

REASON(S) 1. The road cutting when and it turns into
mosquito hell. Not to mention the wild animals that
stay in the lot. They store loose petroleum
products in there and they have leaked on the
ground. There have been fires in there
that have gotten close to my house, but never
once was the fire dept called.
If they are a blight on the neighborhood.
The fence looks like crap with graffiti on it.
They throw trash every where. They only
want to use this one lot to harass me.

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

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

(X) IN OPPOSITION

REASON(S) Yes, I am the person who submitted the
H & P permit at Hirschfeld, and he has been harassing
me ever since. They are the "Neighbors from
Hell."

4. There is no boundary. There is an area
and then there is the tank yard. There is no defined
boundary it just is. According to your vision plan this
is incompatible use within a residential area. Any other use
would mean that you have double standards and have
turned your backs on our neighbor hood. Again they
are a incompatible neighbor here.

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

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) To use one of your own terms, Hirschfeld is
a "hole" and should be "moved" to the River Area
when they have successfully destroyed the area there.

So when they moved the steel the other
day they retaliated again. Sec 7.02.033
my steel trees were cut down, my post trees were
cut. All without my consent.

6. 7.02.062 when I saw junk yard (really
mean junk yard. they throw, trash, glass, dead animals

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

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() IN FAVOR

(~~/~~) IN OPPOSITION

REASON(S) hope deals, junk metal, junk vehicles, you
want it it ends up next to my house.

7.02.063 only last month when they covered
up the oil spills did they finally cut the weeds
down in them. some were 10' tall.

7.02.064 Junk unsightly metal. After
it turns into a junk yard, the only
reason they want to use it is to retaliate at me.

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

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() IN FAVOR

(X) IN OPPOSITION

REASON(S)

7.02.068 ANIMAL CARCASSES
I have the vet bills due to the wild animals from the lot being thrown into my lot by employee of Hirschfeld. We also have violations of section 7.02.061 health, safety, public health. When they don't place the dead animals into my yard, they just let the lie and rot there. We have kids / families here. 8.01.068 noise, it never stops

NAME:

ADDRESS:

SIGNATURE:

Z18-13: Hirschfeld Properties, L.P.

property owner number: 2

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() IN FAVOR

(X) IN OPPOSITION

REASON(S)

This Property is directly Next To
peoples Homes and should not be changed
to Heavy Commercial. The noise and dust from
Heavy Equipment should not be in a RS-1 zoning
district. I would ask the City, Why
was this allowed to begin with?

NAME:

Donald A Spadley

ADDRESS:

304 W. 3rd St

SIGNATURE:

Donald A Spadley

Z18-13: Hirschfeld Properties, L.P.

property owner number: 12

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

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

(X) IN OPPOSITION

REASON(S)

I don't think this type of commercial business should be allowed up against residential property. We were here first.

1. Noise

2. Dust

3. Reduced Property Value

NAME: Donald A. Spradley

ADDRESS: 304 W. 31st

SIGNATURE:

Donald A. Spradley

Z18-13: Hirschfeld Properties, L.P.

property owner number: 12

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

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

(X) IN OPPOSITION

REASON(S)

It is noisy & dirt is always blowing. This is a Residential Zone and we want to keep it that way

NAME: Thelma Nalley

ADDRESS: 206 W. 31st. Street
San Angelo, Tx. 76903

SIGNATURE: Thelma Nalley

Z18-13: Hirschfeld Properties, L.P.

property owner number: 8

If you have any questions about these proceedings, please call Mr. Jeff Fisher, 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.

THE AMENDMENT OF ZONING THIS PARCEL OF PROPERTY WOULD
ALLOW FOR CONSISTENT USE OF SAID PROPERTY AS A MATERIAL
STORAGE YARD, AND DISTRIBUTION LOCATION FOR SHIPMENT OF MATERIAL.
THIS MATERIAL IS STRUCTURAL STEEL, AND IS COMPATIBLE WITH
ALL OTHER PROPERTIES OWNED/OPERATED BY HIRSCHFELD IN SAN
ANGELO.

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

THERE SHOULD BE NO CONFLICTS WITH ZONING ORDINANCE,
AS WE (HIRSCHFELD) SHALL COMPLY WITH ALL REQUIREMENTS
OF THE ZONE CHANGE AMENDMENT.

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 PARCEL OF LAND IN QUESTION IS COMPATIBLE WITH THE
SURROUNDING AREA.

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

THERE ARE NO CHANGED CONDITIONS

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

THERE SHALL BE NO EFFECT ON THE NATURAL ENVIRONMENT
AND HIRSCHFELD SHALL COMPLY WITH ALL STATE, LOCAL AND
FEDERAL LAWS FROM AN ENVIRONMENTAL PROTECTION
STANDPOINT.

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

THE COMMUNITY NEED, IN THIS CASE, WOULD BE CONTINUED
EMPLOYMENT OF SAN ANGELO RESIDENTS WHO WORK
FOR HIRSCHFELD

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.

NOT KNOWN.

LIVEWIRE 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): HIRSCHFELD PROPERTIES, L.P.

☒ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 112 W. 27th STREET City: SAN ANGELO State: TX Zip Code: 76903

Contact Phone Number: 325-486-4415 Contact E-mail Address: JOSEPHY.BARTZ@HIRSCHFELD.COM

Subject Property Address: Block 7, SUBD MATHER ADDITION NO. 1, 2.0530 ACRES, SAN ANGELO, TX City: SAN ANGELO State: TX Zip Code: 76903

Legal Description (can be found on property tax statement or at www.tamraencad.com): Block 7, SUBD MATHER ADDITION NO. 1, 2.0530 ACRES

Existing Zoning: PARTIAL CGH / PARTIAL RS-1 Proposed Zoning: CH Lot size: 2.0530 ACRES

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

Section 2: Site Specific Details

Existing Use of Property: FABRICATED STEEL STORAGE/SHIPPING

*Proposed Use of Property: SAME

*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.

Staff Report – Z18-13: Hirschfeld Properties, L.P.
August 21 and September 4, 2018

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.

HIRSCHFELD PROPERTIES, LP
Owner Name (Print)

Signature

HIRSCHFELD
Company/Organization (If Applicable)

5/18/18
Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 5/18/2018

Case No.: Z 18-13

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$ 625.00

Receipt #: _____ Date paid: 5/21/2018

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: 6/18/2018

Date notifications due: 6/7/2018

City Council hearing date: 7/17/2018

Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher

Date: 5/18/2018

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: **3014 Grape Creek Road; generally located at the southeast corner of Grape Creek Road and West 31st Street; being 2.053 acres**, FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT AND SINGLE-FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR USES PERMITTED IN THE HEAVY COMMERCIAL (CH) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY

RE: PD18-04: HIRSCHFELD PROPERTIES, L.P.

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 Z18-13, a zoning change from General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) to Heavy Commercial (CH) Zoning District; and,

WHEREAS, on August 21, 2018, on first reading of the ordinance, staff revised its recommendation and Council directed that the ordinance be amended for second reading to provide for a Planned Development Zoning District to permit uses allowed in the CH Zoning District; and,

WHEREAS, on the 4th day of September, 2018, City Council held a public hearing on PD18-04, pursuant to published notice, and has considered the application as amended for Planned Development Zoning District, 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 to allow for uses permitted in the Heavy Commercial (CH) Zoning District.

3014 Grape Creek Road; generally located at the southeast corner of Grape Creek Road and West 31st Street; being 2.053 acres in Block 9 of the Mather Addition No. 1, City of San Angelo, Texas; zoned General Commercial/Heavy Commercial (CG/CH) and Single-Family Residential (RS-1) Zoning District, shall henceforth be permanently zoned as follows: Planned Development (PD18-04) Zoning District to allow for uses permitted in the Heavy Commercial (CH) 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 (PD Boundary Map).

SECTION 3: Except as otherwise specified or limited below, the use and development of the subject property shall generally conform to the **Heavy Commercial (CH)** Zoning District standards.

SECTION 4: Overall site use shall be in accordance with the **Site Plan** shown in **Exhibit “A”** 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 5: 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.

SECTION 6: All buildings, structures, and outdoor storage shall maintain a minimum 55-foot setback from the east property line.

SECTION 7: There shall be no driveways or vehicular access to the property from West 31st Street.

SECTION 8: Hours of operation shall be limited to between 7:00 a.m. and 10:30 p.m. All occupancy and use on the property shall comply with all relevant City Ordinances with respect to offenses and nuisances including Section 8.01.004 making unlawful the storing or keeping of material classified as junk in close proximity to residences; and Section 8.01.005 making it unlawful to make, create or cause to be created any unnecessary, loud, unusual or prolonged noise which disturbs or is calculated to disturb persons in the immediate vicinity thereof.

SECTION 9: Any new site lighting within 55 feet of the east property line shall be shielded, downward emitting, and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto adjacent properties within a residential zoning district. Any illuminated signage visible from properties within a residential zoning district shall be turned off between the hours of 10:30 p.m. and 7:00 a.m.

SECTION 10: 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 11: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended herein shall remain in full force and effect.

SECTION 12: 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 13: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **21st day of August, 2018**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2018**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

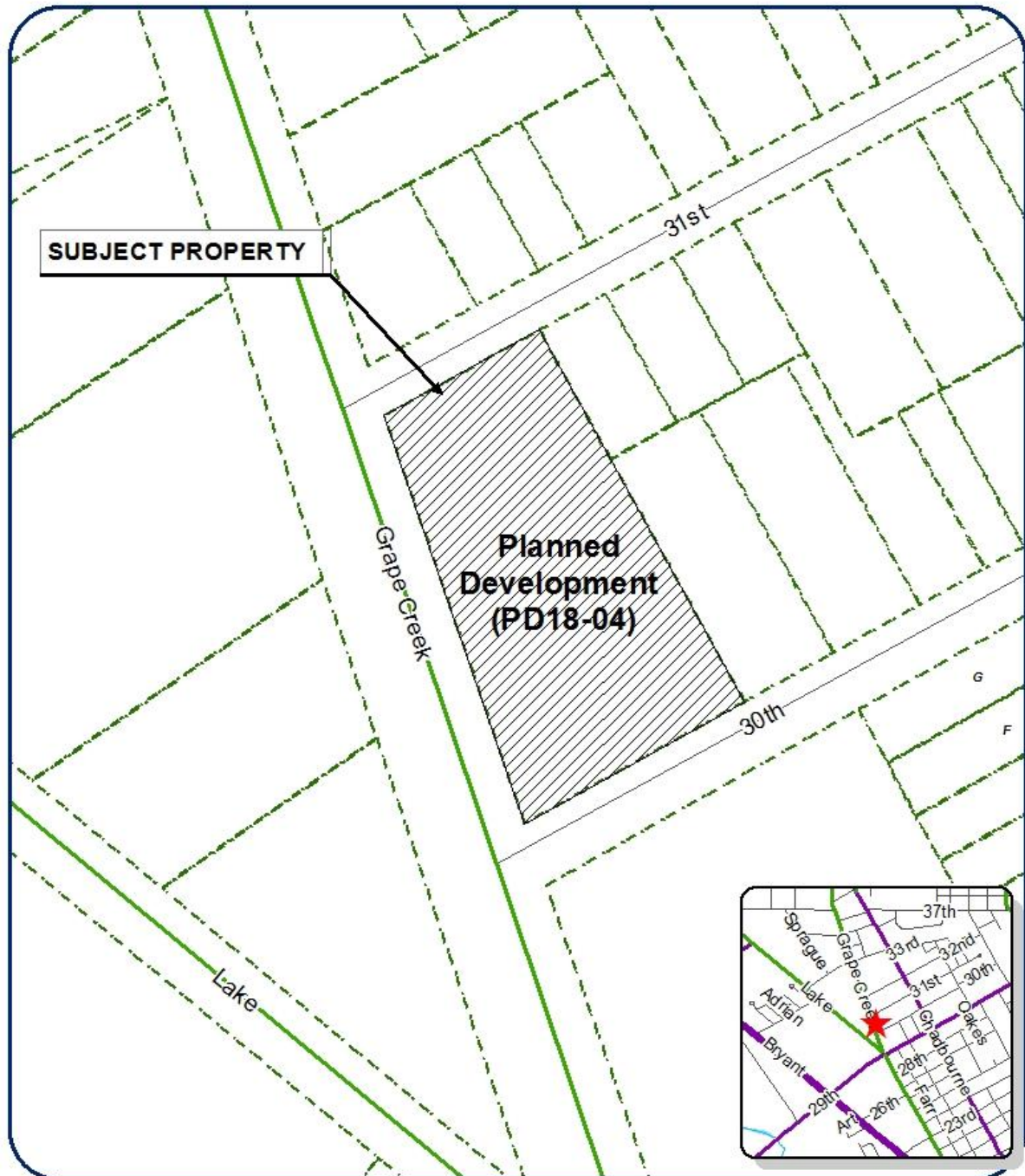
APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

PD Boundary Map



Zoning Case File

Case PD18-04: Hirschfeld

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Subject Property: 3014 Grape Creek Road

Legend

Subject Properties: —

Current Zoning: CG/CH and RS-1

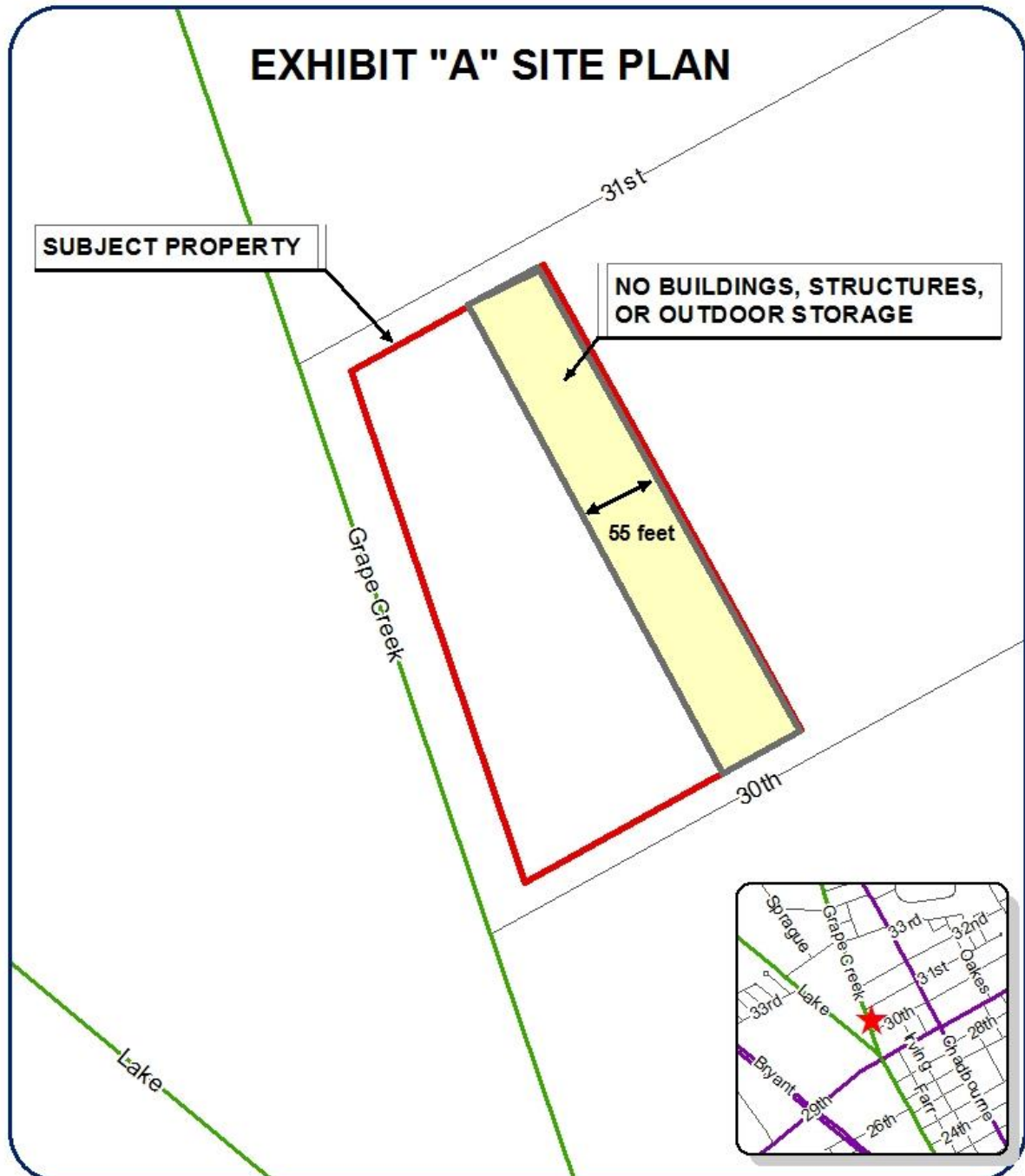
Requested Zoning Change: N/A

Vision: Industrial



EXHIBIT "A"

Site Plan



Zoning Case File

Case PD18-04: Hirschfeld

Council District: Tom Thompson (SMD#2)

Neighborhood: Riverside

Scale: 1" approx. = 100 ft

Subject Property: 3014 Grape Creek Road

Legend

Subject Properties: —

Current Zoning: CG/CH and RS-1

Requested Zoning Change: N/A

Vision: Industrial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325.657.4210

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Consider an appeal from a denial by the Design and Historic Review Commission (DHRC) regarding exterior improvements to a building located at 220B N. Chadbourne St - (Presentation made by Planning and Development Services Director Jon James)

Summary/History:

This is an appeal from a denial by the Design and Historic Review Commission (DHRC) under Section 12.06.003(g) of the City Code of Ordinances of a request for approval for the repainting and tiling of the western façade, new windows and door, new metal exterior sconce lights, and new landscape planters on property located at 220B North Chadbourne Street.

The DHRC had approved the applicant's initial request on July 20, 2017 for a new glass door and two windows, a new metal framed canopy, two sconce lights and landscape planters.

On February 16, 2018, City staff discovered that the applicant had altered the construction from what was in the original approval, installing two additional windows, new hexagonal tiling on the lower portion of the building façade, and painting the area above the windows a different color, and not installing a canopy.

On April 13, 2018, the applicant applied to amend her previous River Corridor Review approval (RCC17-21) to allow for the above changes.

On June 21, 2018, the DHRC unanimously denied her request for all proposed improvements. The decision to deny was based on the applicant failing to provide the DHRC with specifications for the hexagonal tiling, or appropriate alternative(s) that demonstrate unification and quality of all materials on the front building façade. While the Commission was largely supportive of most of the changes, they had significant concerns about the tiling. Those concerns included questions about whether or not the tile used was exterior grade tiling, as well as concerns that the style and color were not consistent and compatible with surrounding buildings and the architectural style of the subject building.

On July 17, 2018, the applicant appealed the DHRC decision to City Council for a final decision. No specific reasons for appeal were given.

Financial Impact:

N/A

Other Information/Recommendation:

On July 20, 2017, the Design and Historic Review Commission approved exterior facade improvements on the

subject building.

On June 21, 2018, the Design and Historic Review Commission unanimously denied a request for changes to the original approval.

On July 17, 2018, the applicant appealed the the Commission's decision to the City Council for a final decision.

Attachments:

- | | | |
|----|-------------------------------------|--|
| 1. | PL_Appeal_Amendment_RCC17-21 report | PL_Appeal_Amendment_RCC17-21 report.docx |
| 2. | RIVER CORRIDOR REVIEW HANDOUT | RIVER CORRIDOR REVIEW HANDOUT.DOCX |

Presentation:

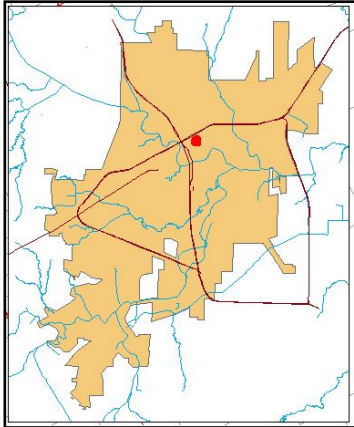
Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

CITY COUNCIL – September 4, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
Appeal of a River Corridor Review Decision by the DHRC		Amendment to RCC17-21: Chapa	
SYNOPSIS:			
On June 21, 2018, the Design and Historic Review Commission (DHRC) <u>denied</u> the applicant's request for proposed exterior improvements on the building's west (front) elevation. The DHRC's decision to deny was based on the applicant failing to provide the DHRC with specifications for the hexagonal tiling, or appropriate alternative(s) that demonstrate unification and quality of all materials on the west (front) building façade. The white hexagonal tiling was installed without DHRC approval and did not match the original approval from July 20, 2017 for a new glass door and two windows, as well as a new metal framed canopy. On July 17, 2018, the applicant appealed the DHRC decision to deny under Section 12.06.003(g) of the City Code of Ordinances, River Corridor Development. City Council will make the final decision on this matter (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
220B North Chadbourne Street; generally located approximately 155 feet southeast of the intersection of North Chadbourne Street and West 3 rd Street		Being Lot 7 in Block 27 of the Bailey and Paul Addition, comprising a total of 0.074 acres	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
SIZE:			
0.074 acres			
THOROUGHFARE PLAN:			
North Chadbourne Street – Urban Arterial Street Required: 80' right-of-way, 64' pavement Provided: 100' right-of-way, 70' pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an Amendment to RCC17-21 for all proposed improvements on the subject property, subject to two Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner and Applicant:</i> Michelle Chapa (Bella + Olivia Interiors)			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information:

Original Building before Alterations (June 2017)



- July 20, 2017 – The DHRC approved the applicant’s original request for a new glass door and windows with clear anodized aluminum frames, and a 138-square foot metal-framed cloth canopy. Conditions of approval included:
 - The applicant shall paint the front of the building color(s) to coordinate with the new canopy, install a minimum of two (2) exterior sconce lights to coordinate with the new door and windows, and install new landscape planters. The applicant shall submit a revised elevation rendering to the Planning and Development Services Director delineating these improvements.
 - The colors and materials of all items shall be consistent with the revised renderings to be approved by the Planning and Development Services Director.
 - The applicant shall obtain a Building Permit for all improvements as required.
 - The applicant shall obtain a Right-Of-Way Encroachment approval from City Council for the canopy which encroaches into the public right-of-way.

Previous Approval “(RCC17-21) – July 20, 2017”



Staff Report – Amendment to RCC17-21: Chapa
September 4, 2018

- September 20, 2017 - a Building Permit 17-4290 was issued for the new door and two windows, and included an additional two windows that were issued in error.
- February 16, 2018 - the Planning Division discovered that the applicant had altered the original approval, installing the additional two windows, new hexagonal tiling on the lower portion of the building façade, and painting the area above the windows a turquoise color that was not reviewed nor approved. Moreover, the canopy was not installed. The Planning Division contacted the applicant and indicated that an amendment to the existing approval was required as the changes made were not approved.
- On April 13, 2018 - the applicant applied to amend her previous River Corridor Review approval (RCC17-21) to allow for the following improvements on the building's front (west) elevation: 1) repainting the façade above the doors and windows from the existing turquoise to a Halcyon (dark) green; 2) installing hexagonal tiling on the lower portion of the façade next to the door and windows; 3) two new metal exterior sconce lights; and 4) two new landscape planters. This request included the two additional windows that were not part of the original application.



- On May 21, 2018 - the Design and Historic Review Commission (DHRC) tabled the applicant's request until the June 21, 2018 DHRC Meeting to allow sufficient time to provide alternative(s) to the hexagonal tiling.
- June 6, 2018 - the Planning Division met with the applicant to discuss potential alternatives. The applicant indicated that she wanted to maintain her current proposal which included the hexagonal tiling.
- June 21, 2018 - the Design and Historic Review Commission (DHRC) denied the applicant's request for proposed exterior improvements on the building's west (front) elevation. The DHRC's decision to deny was based on the applicant failing to provide the DHRC with specifications for the hexagonal tiling, or appropriate alternative(s) that demonstrate unification and quality of all materials on the west (front) building façade.
- July 17, 2018 - the applicant appealed the DHRC decision to deny under Section 12.06.003(g) of the City Code of Ordinances, River Corridor Development.

Amendment to RCC17-21 Analysis

River Corridor Master Development Plan (RCMDP): Section 12.06.003(b)(1) and (2) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure and remodeling of any existing structure in the River Corridor. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* for commercial properties outside of the Historic City Center of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies:

(1) Repainting the façade above the doors and windows from the existing turquoise to a Halcyon (dark) green

The RCMDP states that “Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.” The Planning Division believes that the proposed halcyon (dark) green color will blend with the surrounding buildings along this portion of North Chadbourne Street. The proposed paint color is within an earth tone range of solid, neutral colors and the Division is satisfied this is an acceptable color for the property, per the RCMDP.

(2) Hexagonal tiling on the lower portion of the façade next to the door and windows

Historical records indicate that this block of North Chadbourne Street from 202-230 was originally of brick construction in the early part of the 20th Century. In addition, the RCMDP policies for commercial properties outside the Historic City Center state that “materials such as stone, brick, and precast concrete, cast stone and architectural metals can be combined to enrich the appearance of a building and highlight specific architectural features. The River Corridor Commission is generally opposed to prefabricated and/or metal buildings, as well as reflective glass, shiny metal siding, pre-finished hardboard and Masonite used as exterior building materials. Consistent with our previous recommendation with the original case RCC17-21, *the Planning Division is concerned with setting a negative precedent in approving building materials inconsistent with the historical character of a building*. The original proposal sought to maintain stucco across the entire façade which was not one of the original building materials. Similarly, the new white porcelain tiling is a new material being added that is not one of the traditional materials used.

3) Two new metal exterior sconce lights

The RCMDP indicates that “Integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill.” The Planning Division believes the new metal exterior sconce lights are in keeping with this policy, and their traditional gooseneck design is consistent with other buildings in the River Corridor including 32 North Chadbourne Street (RCC17-07). The light fixtures are designed to shine down avoiding any spillover glare, also consistent with the above policy. The Planning Division would recommend however, that the light fixtures be shifted higher along the main floor wall consistent with light fixtures on adjacent buildings.

4) Two new landscape planters

The RCMDP policies for landscaping indicates that “that character of landscaping should vary from informal planting arrangements bordering natural open space areas, transitioning to more formal landscape arrangements closer to buildings and developed areas.” The Planning Division is satisfied that the two landscape planters are in keeping with the above policy. The planters are also consistent with the adjacent building immediately north at 220A North Chadbourne Street.

Minutes from June 21, 2018, DHRC Meeting (Amendment to RCC17-21):

Amendment to RCC17-21 was read into the record by Vice-Chair McLaughlin before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project’s location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with staff’s recommendation along with the basis for the recommendation.

Sandra Morris began the questions to staff by asking what the purpose of the Commission was if an applicant could receive an approval and then change the design and have no consequences. Commissioner Morris continued with asking if the tile was an outdoor tile, because if it was not frost proof, it would not last through the winter. Mr. Fisher explained that the applicant had not been willing to provide building material information. Mr. Fisher further explained that if the amendment was denied, Code Compliance could issue a citation for noncompliance. Jon James, Planning Director, explained that since the applicant was nonresponsive to repeated staff contact, the Commission could use the lack of knowledge of building materials as a factor in their decision. Commissioner Morris stated that there should be two reasons for denial. One would be based on the lack of building material information and second on the disregard for the previous approval. Commissioner Morris asked why staff was not checking for compliance prior to completion. Mr. Fisher stated that staff had flagged the issue before completion of the current improvements, but the applicant decided to complete the work disregarding staff’s recommendations.

Vice-chair McLaughlin opened the floor for public comments. Seeing no one come forward to speak, he closed the public comment portion of the hearing.

Commissioner Morris stated that she was not comfortable approving pieces of the front façade without seeing the final product as a whole.

Commissioner Morris made a Motion to DENY an Amendment to RCC17-21. The decision to deny was based on the applicant failing to provide the DHRC with specifications for the hexagonal tiling, or appropriate alternative(s) that demonstrate unification and quality of all materials on the west (front) building façade. Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

Minutes from May 17, 2018, DHRC Meeting (Amendment to RCC17-21):

Amendment to RCC17-21 was read into the record by Chair Young-Turner before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case history. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation to the commission along with the basis for his recommendation.

Chair Young-Turner began the questions for staff by asking if the applicant had any ideas for the replacement of the tile along the bottom of the building. Mr. Fisher stated that she wanted to leave the material in its current state. Commissioner McLaughlin asked if the applicant had looked into removing the stucco previously. Mr. Fisher stated that she had been given that option but chosen not to. Chair Young-Turner stated that she believed the material behind the stucco was inaccessible but the applicant was going to paint the bottom a different color. Commissioner Carter asked to clarify staff's recommendations. Rebeca Guerra, Planning Manager, explained that with this case staff was presenting the applicant's proposal and looking to the board for their recommendations. Ms. Guerra further reiterated that the colors, windows and fixtures seem to be consistent with policies but the tiling was not consistent. Commissioner Stribling asked if the pictures were of the current building and if the improvements had been done despite the DHRC approval. Mr. Fisher explained they were current pictures and the improvement had been completed. Mr. Fisher further explained that under certain circumstances window replacements can be done without building permits, but staff was unsure if this instance needed a permit or not. Jon James, Planning & Community Services Director, stated that the applicant had previously come to the commission for approval and as such should have known that subsequent changes would require additional commission approval. Commissioner McLaughlin asked to clarify how the historic consistency was determined for the tile. Mr. Fisher explained staff had looked at the site specific area and the changes over time in the surrounding area. Ms. Guerra explained the current tile would normally be used indoor due to the size and shape. Hearing no questions, she opened the hearing for public comment.

David Mazur explained that there was most likely brick behind the stucco but his main problem was the improvements were not historically correct. The smaller size tile would not have been historically used. Mr. Mazur explained that something had to be done at staff level to ensure compliance with DHRC approvals. Commissioner Stribling agreed with Mr. Mazur and explained the applicant should come back to the board with a new proposal. Mr. James clarified that some citizens don't understand the process but the applicant had been through the process and should have known the updates would need to be reapproved. Mr. Mazur stated that he would recommend a fine for non-conformance with previous approvals and follow up site visits should be applied to all projects. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Carter explained that he believed the board was ok with all the improvements except for the tile. Ms. Guerra stated the new color, windows and door, and new light fixtures were consistent with policies. Commissioner Stribling stated the applicant should be given 30 day to come back to the board. Chair Young-Turner reopened the floor for public comment.

David Mazur stated that he would recommend approving all aspects together instead of individual pieces to insure cohesiveness. Ms. Guerra recommended the board table the item till next month to allow the applicant to come back before the commission with a complete proposal. Ms. Guerra asked if the commission would allow the applicant to come to the next meeting in case that was greater than 30 days.

Staff Report – Amendment to RCC17-21: Chapa
September 4, 2018

Commissioner Carter made a Motion to TABLE case Amendment to RCC17-21; Commissioner Stribling seconded the Motion. The Motion passed unanimously, 6-0.

Minutes from July 20, 2017, DHRC Meeting (Original RCC17-21):

On Thursday, July 20, 2017, the Design and Historic Review Commission recommended **APPROVAL** for the following improvements: 1) installation of a new glass door and windows with clear anodized aluminum frames onto the front building façade; and 2) installation of a 138-square foot metal-framed cloth canopy onto the front building façade; subject to the following four conditions of approval: 1. The applicant shall paint the front of the building color(s) to coordinate with the new canopy, install a minimum of two (2) exterior sconce lights to coordinate with the new door and windows, and install new landscape planters. The applicant shall submit a revised elevation rendering to the Planning and Development Services Director delineating these improvements; 2. The colors and materials of all items shall be consistent with the revised renderings to be approved by the Planning and Development Services Director; 3. The applicant shall obtain a Building Permit for all improvements as required; and 4. The applicant shall obtain a Right-Of-Way Encroachment approval from City Council for the canopy which encroaches into the public right-of-way. The following is the complete excerpt of the draft minutes from the March 19, 2018, meeting for this case:

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation of approval, subject to four conditions of approval, along with the basis for his recommendation.

Commissioner Mazur asked if the applicant was going to paint the building or if the intent was to leave it blue. Mr. Fisher stated that the applicant was present to answer questions, but his understanding was that they were keeping it the same. Commissioner McLaughlin asked for clarification of the applicant's proposal and staff recommendations. Mr. Fisher explained that staff was seeking more articulation with the stone along the bottom of the building. Commissioner Carter asked if the applicant could just change the color. Commissioner Morris asked if the rendering of the door would be representative of the actual color. Mr. Fisher explained that that was his understanding.

Chairperson Young-Tuner confirmed there were no further questions for Mr. Fisher and opened the floor for public comments.

Michelle Chapa, the owner of the property, stated that when she bought the property, she bought both buildings as one with a connecting door. She stated that she didn't like the existing stone and would be open to painting the building. She also would add potted plants with the addition of the new door and canopy. She also explained that there was not brick under the stucco.

Commissioner Morris asked if the applicant was expanding the current business or adding a tenant. Mrs. Chapa answered she would be looking to add a retail tenant. Ms. Guerra asked for clarification of the canopy color and Mrs. Chapa stated it would be gray and white. The applicant stated the canopy would have an angle and metal framing. Commissioner Morris discussed the stepped parapet option to keep it from looking plain. Mrs. Chapa discussed her desire to improve the building and downtown economy, but disagreed with it being plain. Commissioner Morris stated that part of being in downtown was creating the sense of a historic downtown. A discussion followed about the use of the existing stucco and the history of the building.

Hearing no further questions for the applicant, Chairperson Young-Turner closed the public hearing portion. She

Staff Report – Amendment to RCC17-21: Chapa
September 4, 2018

followed with discussion of what was the Commission's recommendation. Commissioner Mazur asked to revise Condition #1 to remove the stone recommendation and add the painting of the building a different color that was consistent with the awning and downtown color schemes. He further stated he wanted Condition 1# to include exterior lighting fixtures to the coordinate with the proposed improvements and landscape planters.

Commissioner Mazur made a Motion to APPROVE Case RCC17-21, with amended Condition #1. Commissioner Carter seconded the Motion. The Motion passed unanimously, 7-0.

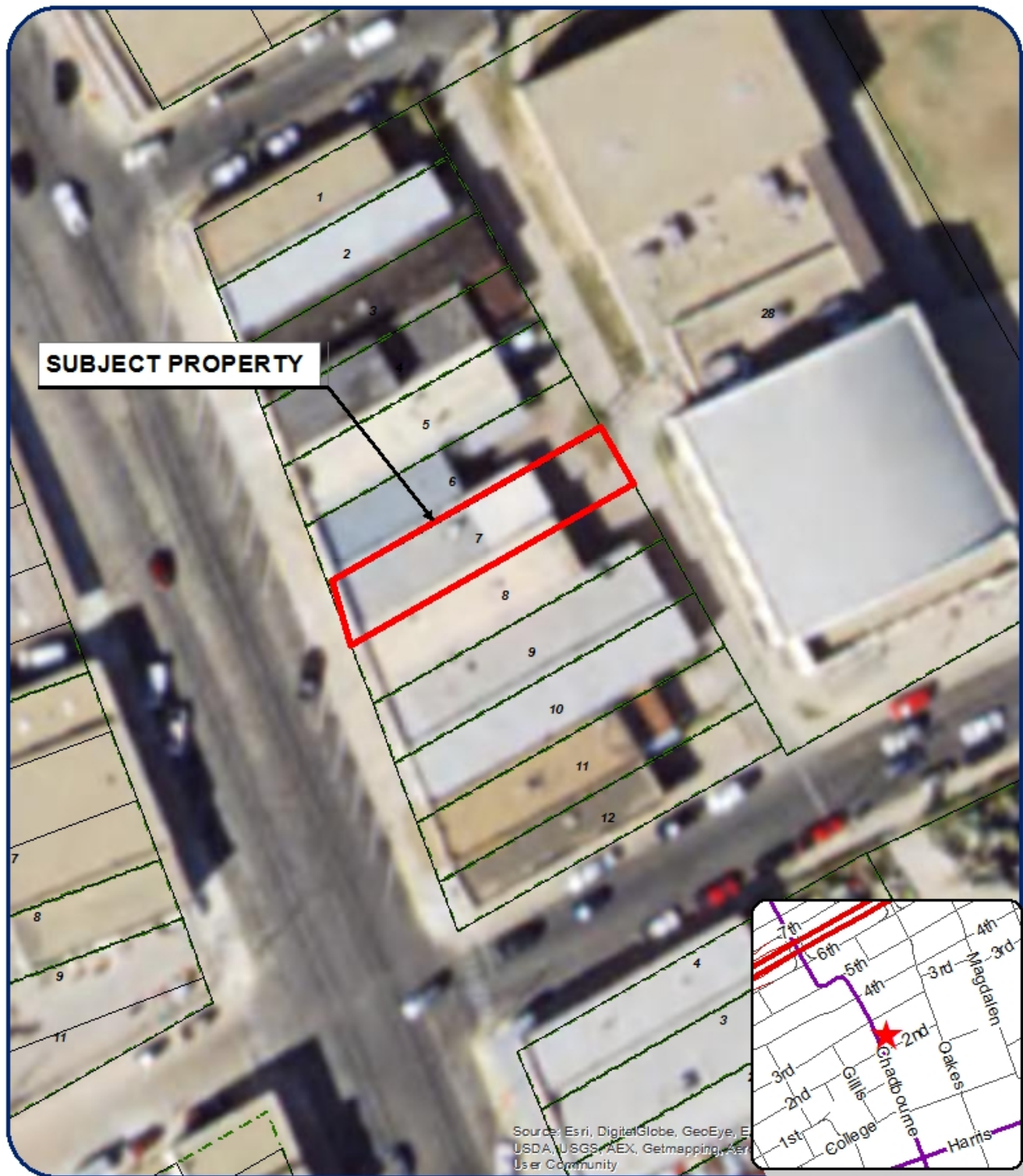
Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** an Amendment to Case RCC17-21 for exterior improvements, with any changes deemed necessary by the Commission, **subject to the following two Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings as revised by the Design and Historic Review Commission. Any smaller, non-substantial revisions shall be first reviewed and approved by the Planning and Development Services Director prior to their commencement.
2. The applicant shall obtain a building permit from the Permits and Inspections Division, if necessary, for all improvements that are required to be permitted.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Appeal Letter (July 17, 2018)
Proposed Request with Colors and Materials (June 21, 2018)
Previous Approval (July 20, 2017)
Application



River Corridor Case File

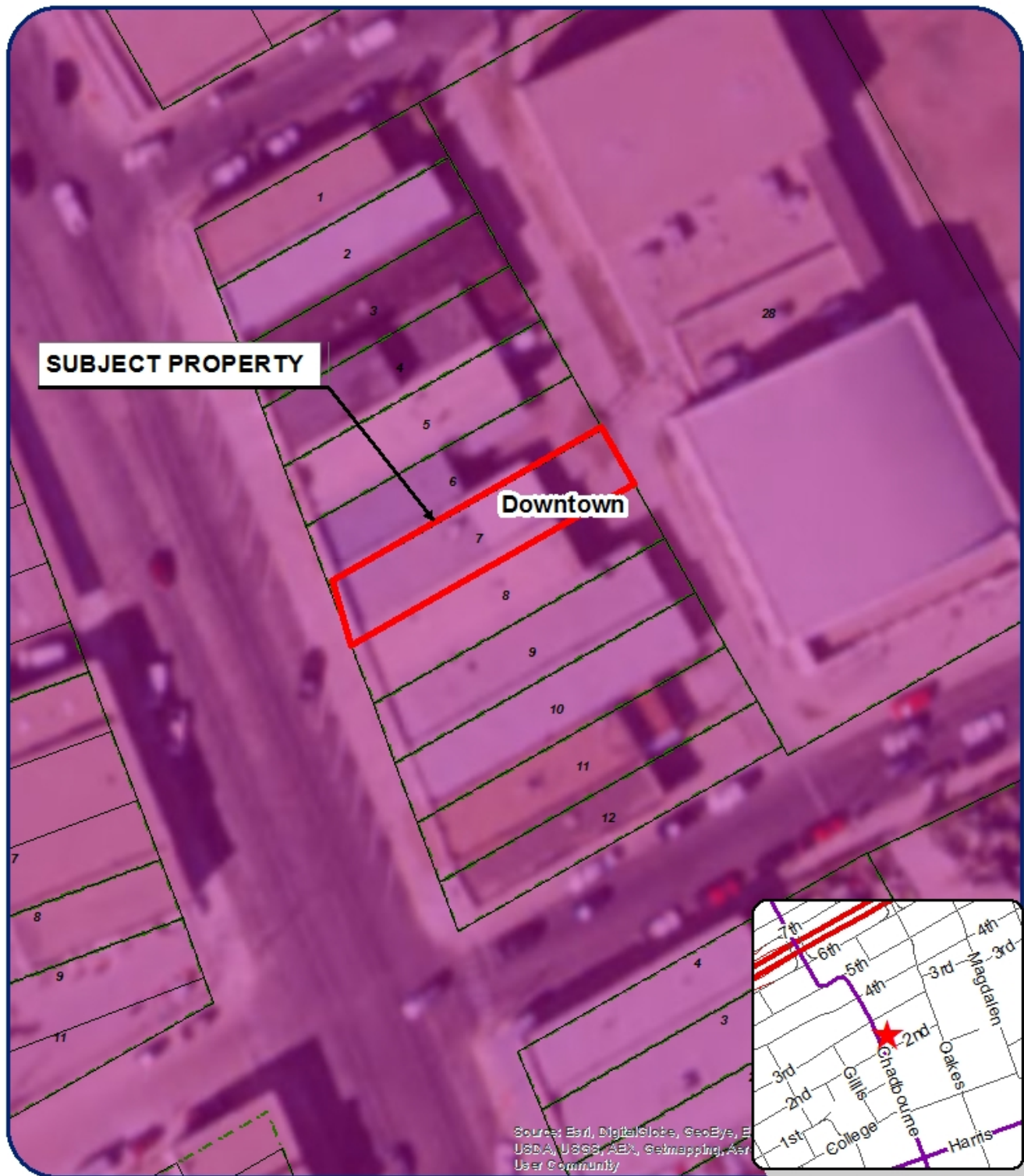
Amendment to RCC17-21: Chapa

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 220-B N. Chadbourne St.

Legend

Subject Properties: —
 Current Zoning: CBD
 Requested Zoning Change: N/A
 Vision: Downtown





River Corridor Case File

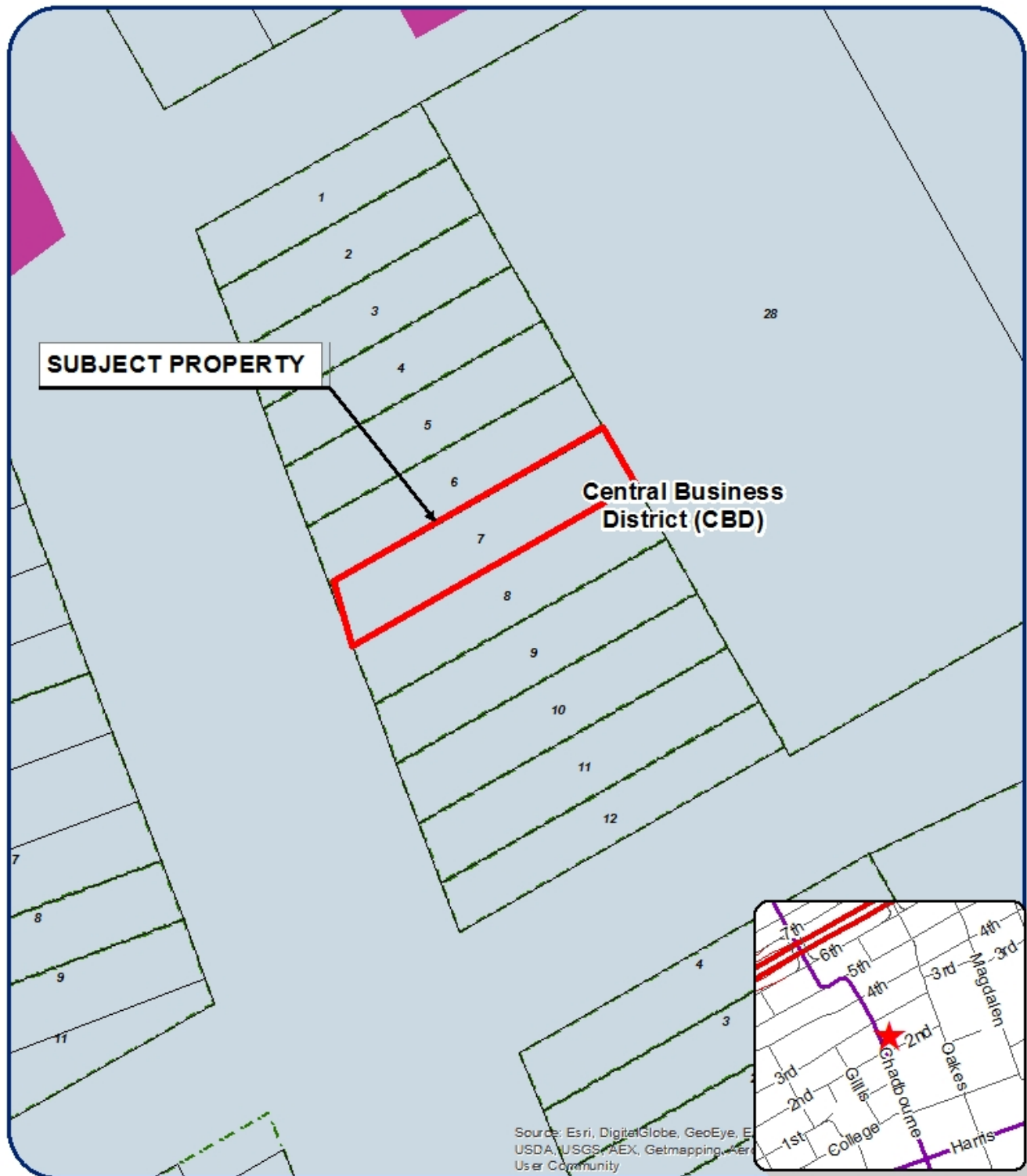
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Council District: Harry Thomas (SMD #3)
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Subject Property: 220-B N. Chadbourne St.

Legend

Subject Properties: —
Current Zoning: CBD
Requested Zoning Change: N/A
Vision: Downtown





River Corridor Case File

Amendment to RCC17-21: Chapa

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 220-B N. Chadbourne St.

Legend

Subject Properties: —
 Current Zoning: CBD
 Requested Zoning Change: N/A
 Vision: Downtown



Photos of Site and Surrounding Area

WEST



NORTH



SOUTH



EAST AT EXISTING BUILDING



**LOOKING SOUTH ON NORTH
CHADBOURNE STREET**



**LOOKING NORTH ON NORTH
CHADBOURNE STREET**



Fisher, Jeff

From: Bella and Olivia Interiors <designingblinds@gmail.com>
Sent: Tuesday, July 17, 2018 11:05 AM
To: Fisher, Jeff
Subject: Re: 2208 N. Chadbourne St

Jeff,

I am appealing the decision by the DHRC. I would like to meet at the next meeting.

Michelle Chapa

On Mon, Jul 2, 2018 at 5:53 PM, Fisher, Jeff <jeff.fisher@cosatx.us> wrote:
Michelle,

Please see copy of denial letter attached with correct date. Also, please advise as soon as possible if you still wish to appeal. The appeal needs to be received by July 21, 2018 or the decision is final and binding.

Thank you,
Jeff

Let us know how we are doing; please take a quick survey.

Jeff Fisher, AICP
Senior Planner
325-657-4210, Ext. 1550
City of San Angelo
52 West College Avenue
San Angelo, Texas 76903

Proposed Request “(Amendment to RCC17-21)”



SW6213 Halcyon Green

Proposed color for the building.



Previous Approval “(RCC17-21) – July 20, 2017”



New canopy



New door and windows

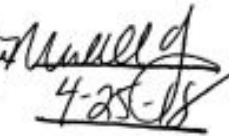


Fisher, Jeff

RCC 17-21 Amendment

From: info@cosatx.us
Sent: Friday, April 13, 2018 2:42 PM
To: Guerra, Rebeca; Fisher, Jeff; Heredia, Kristina; Bueker, Hillary
Subject: City of San Angelo, TX: River Corridor Review application

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

Applicant signature 
date 4-25-18

Form Name: River Corridor Review application
Date & Time: 04/13/2018 12:42 PM
Response #: 10
Submitter ID: 23967
IP address: 74.195.121.131
Time to complete: 4 min. , 39 sec.

Survey Details

Page 1

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call 325-657-4210.

1. Applicant info:

Name of applicant(s): Michelle Chapa
Owner, tenant or representative (affidavit required for the latter two): Michelle Chapa
Mailing address (street, city, state, ZIP): 220 N Chadbourne
Telephone: 325-659-2222
Email: Stylishchapa@gmail.com

2. Location info:

Subject property address: 220 N Chadbourne
Name of building or site: 220 A
Legal description: Lot 6, Blk 27 bailey & Paul addition.

3. Proposed work:

☒ Request for subdivision approval of any kind within the Corridor

4. Specific details of request:

Paint color and tile

5. I acknowledge the information provided above is true and correct.

(o) Yes

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.
6. Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor.

N/a

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Thank you,
City of San Angelo, TX

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Planning Division
52 W College Ave.
San Angelo, TX 76903
(325) 657-4210, #2
www.cosatx.us/planning

PLANNING

Planning is a Division of the Department of Planning & Development Services

RIVER CORRIDOR REVIEWS

What is the River Corridor?

The River Corridor is an overlay district that requires certain exterior construction to obtain approval from the Design & Historic Review Commission (DHRC) or the Planning Director. The River Corridor area extends to areas along and near the Concho River, as well as portions of downtown. The precise boundaries of the River Corridor, types of construction allowed, and review procedures are outlined in the River Corridor Development Ordinance, Section 12.06 of the City Code of Ordinances. The purpose of the River Corridor Review Process as outlined in Section 12.06 includes:

- Protection, preservation, and promotion of the River Corridor area;
- Enhancement of quality of life of residents and visitors;
- Protection of the public investment and future investment in this area;
- Encouragement of public enjoyment of the area;
- Regulation of the use of land in the area to be compatible with the river;
- Protection of property values; and,
- Promotion of tourism

Administrative Approvals vs. DHRC Approvals

The River Corridor Development Ordinance requires certain construction requiring a building permit to obtain a River Corridor approval. Construction not requiring a permit such as changing a paint color is exempt from River Corridor Approval. Certain requests may be approved administratively by the Planning Director, including temporary structures or signs in place for more than 10 days; fences; construction under 1,200 square feet; unlit signs no larger than 50 square feet; construction for safety and access; or reroofing or remodeling that does not materially change the appearance of the structure. In all cases, applications may be approved, denied, or approved with conditions. Applications not eligible for administrative approval must be approved by the DHRC.

Review Criteria

The Planning Division, Planning Director, and DHRC review several documents to ensure that each application meets the objectives outlined above:

- **River Corridor Master Development Plan (RCMDP)** – This Plan is a set of guidelines to assist staff, developers, design professionals, the Planning Director, and DHRC Members in reviewing and making decisions on River Corridor applications. These guidelines include specific policy objectives for various areas within the River Corridor, and include what building



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materials, colors, and design standards are appropriate for these areas. Construction located within the designated Historic City Center generally has a higher design standard than construction outside of the City Center.

- **Historic Preservation Design Guidelines (HPD) – Old Town District and Central Business District** - These design guidelines include more specific policies for the **Old Town District**, a designated historical district, and the **Central Business District**, an area encompassing most of Downtown San Angelo and which includes severally historically designated properties. This document includes guidelines for building alterations, mass, size and form, building materials, and historic color palettes.

Review Process

The following is a summary of the review process for River Corridor Applications:

Administrative Approvals by Planning Director (Approximately 10 days)

1. Building permit submitted to the Permits and Inspections Division
2. Application submitted to the Planning Division, which includes application form, required fee, site plan, renderings, and color and material samples
3. Review by Planning Division and Planning Director
4. The Planning Director may approve, approve with conditions, deny the request, thereby denying permit, or may forward the application to the DHRC for consideration.
5. Denials may be appealed within 30 days to the DHRC. A denial by the DHRC may be appealed within 30 days to the City Council.

Approvals by DHRC (Approximately 1 month)

1. Building permit submitted to the Permits and Inspections Division
2. Application submitted to the Planning Division, which includes application form, required fee, site plan, renderings, and color and material samples
3. Review by Planning Division and Planning Director
4. Planning Division prepares Staff Report outlining recommendations
5. The Commission hold a public hearing
6. The Commission may approve, approve with conditions, or deny the request, thereby denying permit.
7. Denials may be appealed within 30 days to City Council.

For additional information you are encouraged to call us at 325-657-4210, option 2 or come see us in person in the Planning & Development Services Department at 52 West College.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Consider ratifying a resolution by COSADC authorizing the use of sales and use tax funds in an amount not to exceed \$121,000 to provide master planning services for a business and industrial park located at the City of San Angelo Airport (Mathis Field) with participation by the City of San Angelo for a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporations - (Presentation made by Economic Development Director Guy Andrews)

Summary/History:

The San Angelo Regional Airport / Mathis Field issued a Request for Qualifications (RFQ No. AP-01-18) May 8, 2018 with responses due May 30, 2018. Staff review of the responses resulted in Centurion Planning & Design being selected. The RFQ included master planning services for the entire airport property including both aviation and non-aviation areas. Staff anticipates the Federal Aviation Administration (FAA) via a grant with matching funds from the City will fund the aviation related portion of the master plan. The non-aviation related functions are not eligible for FAA funding.

As a result of certain changes to the runway / taxiway system, additional land at the airport will become available for development. One land use under consideration would be the development of a business park. Staff has requested a proposal from Centurion to 1) prepare an inventory and assessment of current assets including a Location Quotient assessment (LQ) as recommended by Economic Development Administration staff ; 2) prepare a market assessment of relevant commercial and industrial uses and potential demand; 3) prepare a proposed land use plan based on market assessment; 4) prepare an assessment of the potential need, feasibility and cost of reactivating the water and wastewater treatment plants located at the airport currently not in use. This item will also include analysis and incorporation of the results of the Sewer collection system study currently underway by the City Water Utilities Department.

The intent is to contract with Centurion for both the aviation and non-aviation related facilities with the provision that the non-aviation related portion will be funded by COSADC. Attached are the proposal by Centurion and a conceptual plan showing the areas available for development.

COSADC approved the resolution authorizing the project and associated expenditure at its meeting on August 22, 2018 by a 7-0 vote.

Financial Impact:

\$121,000 from Future Projects Acct. No. 452-900 to new project number; Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | 18-804_COSADC_CITY_AP_MP_POJECT_RESO (002) | 18-804_COSADC_CITY_AP_MP_POJECT_RESO (002) |
| | Final | Final.pdf |
| 2. | Concept Plan 2 | Concept Plan 2.pdf |
| 3. | SJT.LUMSscope.070818 | SJT.LUMSscope.070818.pdf |

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS, AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$121,000, TO PROVIDE MASTER PLANNING SERVICES FOR A BUSINESS AND INDUSTRIAL PARK LOCATED AT THE CITY OF SAN ANGELO AIRPORT (MATHIS FIELD) WITH PARTICIPATION BY THE CITY OF SAN ANGELO (CITY) FOR A PROJECT AUTHORIZED UNDER CHAPTER 505 OF THE LOCAL GOVERNMENT CODE FOR TYPE B DEVELOPMENT CORPORATIONS.

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, CITY is the owner and operator of the San Angelo Regional Airport-Mathis Field located at 8618 Terminal Circle, San Angelo, Texas (“Airport”); and,

WHEREAS, the City of San Angelo issued a Request for Qualifications, RFQ AP-01-18 “Professional Services—Airport Planning Services”, for professional consultant services relating to airport planning; and,

WHEREAS, the FAA has proposed an AIP 2018 Grant No. 3-48-0191-038-2018, in the maximum sum of up to SEVEN HUNDRED FORTY-THREE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$743,700.) for payment of ninety percent of allowable costs (\$826,334.00) for that part of professional consulting services needed relating to a project to update the Airport Master Plan and the Airport Layout Plan (hereinafter “Master Plan”); and,

WHEREAS, consulting services not allowable under the FAA AIP 218 Grant, but ancillary thereto and relating to planning and economic development of additional areas of the San Angelo Regional Airport were anticipated; and

WHEREAS, at their meeting of August 7th, 2018 City Council approved the selection of CENTURION PLANNING & DESIGN, LLC for provision of professional consulting services relating to updating the Airport Master Plan, airport layout, and ancillary airport planning and economic development consulting services; and.

WHEREAS CENTURION PLANNING & DESIGN, LLC has submitted a Scope of Work and Cost Proposal to perform said ancillary airport planning and economic development consulting services for development of a business and industrial park on airport property in the amount not to exceed ONE HUNDRED TWENTY ONE THOUSAND NINE HUNDRED NINETY ONE DOLLARS (\$120,991.) (the Project).

WHEREAS, COSADC wishes to enter into an economic development project funding and performance agreement (EDA) with the City of San Angelo for purposes of funding a portion of City’s engagement of CENTURION PLANNING & DESIGN, LLC to perform ancillary airport planning and economic development consulting services for development of a business and industrial park on airport property under a separate task order from that for updating the Master Plan; and.

WHEREAS, the board of directors of COSADC has determined that the Project and provision of Project funding to be incorporated into the EDA are in compliance with the requirements and purposes of the Act, COSADC Articles of Incorporation, and the COSADC Business Retention and Expansion Program

(BREP) approved by City Council; and, that the Project and direct incentives serve the public purposes set forth in the Act; and

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code and

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

The City of San Angelo Development Corporation offers this Resolution; finding that the foregoing recitals are true and correct and incorporating them as part of the resolution; authorizing the use of sales and use tax funds not to exceed \$121,000, for ancillary airport planning and economic development consulting services for development of a business and industrial park on property of the San Angelo Regional Airport—Mathis Field, pursuant to the terms of an Economic Development Project Funding and Performance Agreement (EDA) by and between COSADC, and the City of San Angelo; authorizing the Director of Economic Development to prepare and negotiate the EDA in a form approved by the City Attorney; and recommending to the City Council that it approve and authorize the Project and preparation of the EDA.

PASSED, APPROVED, and ADOPTED on this the 22nd day of August, 2018.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Edward Carrasco, President

ATTEST:

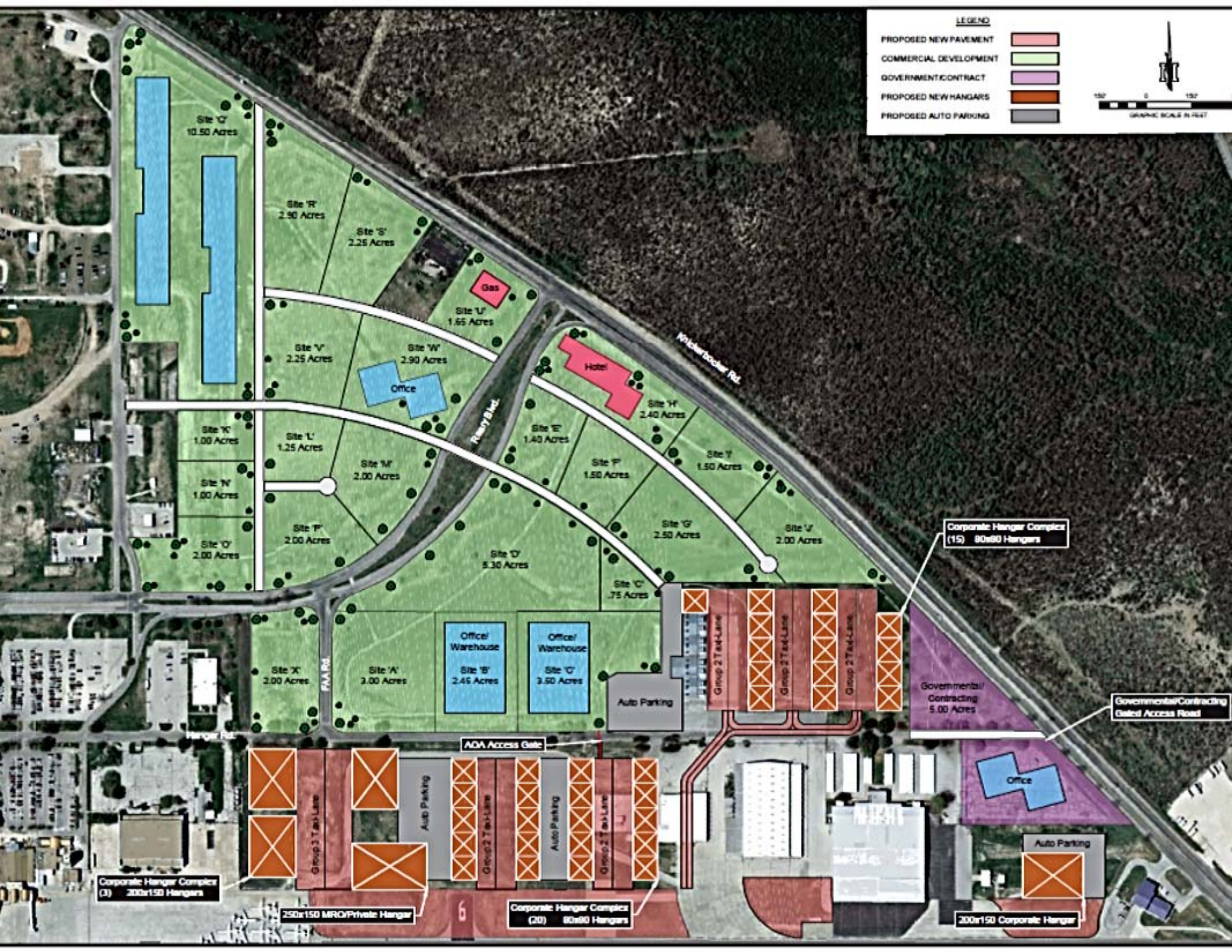
Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

APPROVED AS TO CONTENT

Dan Saluri, City Attorney

Guy Andrews, Director of Economic
Development





SCOPE OF WORK
AIRPORT BUSINESS/INDUSTRIAL PARK PLANNING
San Angelo Regional Airport / Mathis Field
San Angelo, Texas
July, 2018

Tasks outlined below provide professional real estate planning, advisory and consulting services in connection with developing an airport real estate development strategy for San Angelo Regional Airport. The approach is based on an understanding of the City's desire to promote portions of the airport for industrial or business park development. Understanding the potential for commercial (i.e. office, industrial/flex, convenience retail) and aviation-related development on residual land not needed for aeronautical use, the deployment of such land for market-based and economic development utilization can both better serve the needs of customers, employees, passengers and the community as well as diversify and enhance airport revenue sources to support sustainable operations of the Airport.

Information gathered during this Element will support future applications for EDC-related grants to facilitate the upgrade of utilities necessary to attract tenants.

The airport does not plan to release any of the property for sale; therefore, the property will require tenants willing to lease versus buy.

Task 1 - Real Estate Portfolio Review & Analysis, Community Context and Stakeholder Engagement

Building upon the inventory tasks of the upcoming Airport Master Plan Update, the project team will work with airport staff to gain an understanding of the Airport's real estate portfolio and its current performance along with any existing leaseholds, options, etc. that may constrain or provide opportunities for airport real estate assets. This task anticipates working with the client to identify specific parcels/development sites ("subject properties") and attributes such as existing appraisals, acreage, existing improvements, etc. to evaluate for market potential.

Existing, relevant documentation, as identified by the EDC, Airport and the consultant team, will be reviewed as part of the evaluation of baseline conditions. This information will include previous state and local economic development incentives and program initiatives, and other documentation as deemed necessary including the Master Plan which will be underway. The consultant will research and explore the local market dynamics and context for the subject properties.

The consultant will prepare for and conduct an on-site kickoff meeting with Airport staff to define goals and objectives for the project, as well as to discuss any specific opportunities and/or constraints known to exist on the subject property. An important outcome of this meeting is to identify the airport's preferences and priorities for future development to occur on its property, which will help guide Tasks 2 and 3. Additionally, the consultant will conduct local, in-market fieldwork to gain a market overview of development centers and nodes, prevailing development forms and investment patterns.

This task also includes outreach to community stakeholders. Working with Airport staff, we will identify parties to be interviewed by the consultant team. These interviews generally engage representatives of local government/economic development agencies and community economic anchors as well as real estate professionals to understand their various development plans and programs, share the general process being conducted relative to the airport's property, and identify potential real estate needs of the stakeholders which may impact local trade area demand and/or provide potential synergies with the Airport. We will conduct up to five (5) such interviews to be scheduled/coordinated by the client and conducted over a two (2) day period.

This task may include outreach to local developers/commercial brokers regarding the market context of the property and demonstrated interests in developing at the airport to date.

A location quotient (LQ) assessment will be conducted to identify industries with concentrated employment ("industry clusters") in Tom Green County, relative to elsewhere in the State of Texas. The assessment will utilize the most recent yearly average employment data available through the Bureau of Labor Statics or equivalent source. Industries will be assessed at or above the North American Industry Classification System (NAICS) three digit code level, and will be limited to industries for which data are available. LQ values for Tom Green County will be compared against values for other counties within the region, in order to better understand their context.

As an outcome, this task will identify appropriate land uses to be tested for market supportability as part of Task 2 as well as background data collection for same. At this time, we anticipate commercial uses such as office, industrial/flex, limited retail/restaurant/services, as well as aviation-related development may be appropriate for analysis. No residential uses will be analyzed as part of this scope of services.

Task 2 – Market Assessment of Relevant Commercial Uses and Aviation-related Benchmarking

The consultant team will conduct a market assessment of relevant commercial uses for the identified vacant parcels/(re)development sites in the Airport's portfolio. Using market analytics, staff expertise and local fieldwork, we will assess market supportability of uses within the airport submarket/trade area to project demand for specific relevant land uses (e.g. office, industry retail/restaurant/services, etc.). A fair share allocation of demand analysis will then be conducted to estimate demand for Airport commercial properties. This effort will result in the quantification of the nature (office, industrial, retail, etc.), scale (square feet, rooms), timing, and orientation (employees, residents, visitors, etc.) of commercial demand by land use type at the Airport.

Research activities under this task could include, as deemed appropriate:

- Analyzing year-built inventory for the subject trade area by relevant use using public records data/trusted third party data sources
- Evaluating market dynamics through local fieldwork
- Establishing the Airport's regional context relative to population, employment, economic generators, etc.
- Analyzing submarket/local trade area demographic data
- Identifying key economic anchors within the community
- Identifying prevailing intensities/densities where possible
- Considering development orientation to relevant populations
- Other key attributes contributing to the prevailing development pattern and success or lack of success in the market
- Identifying general availability of comparable/competitive land substitutes to Airport property assets within the relevant trade area
- Identifying planned, proposed and under construction projects within the competitive trade area

This task also includes staff time to conduct aviation-related industry benchmarking to identify prevailing regional or national trends that may present opportunities relative to the airport's

real estate holdings. This will include research of aviation-related development at and adjacent to peer airports in order to identify key attributes, site requirements, terms and conditions, and other considerations including economic development programs and associated incentives leveraged to attract similar successful developments. This goal for this task is to help identify and align Airport and City efforts in responding to and working to attract aviation-related development pursuits at the Airport.

Task 3 – Asset Positioning, Conceptual Land Use Diagram and Presentation of Findings

Once commercial market demand has been quantified by phase and orientation, the consultant team will evaluate how to best position available residual Airport property assets to capture said demand on-site. The consultant will further qualify real estate product forms of development eligible for available sites and/or explore economic development programs, if applicable. A conceptual land use diagram will be developed to illustrate findings of the study. This land use diagram will be developed with the end customer being potential development partners.

As part of this task, we will provide the client information which can be used to support decision-making as real estate opportunities arise or become apparent; this information will serve as a roadmap such that near-term decisions do not preclude achieving long-term portfolio goals.

This task includes staff time to conduct a project coordination/work session with Airport staff via conference call or video conference, if deemed necessary, to discuss preliminary findings, etc. of the study. Finally, this task includes an on-line presentation of findings to the client.

Task 4 – On-Airport Water Treatment Plant Evaluations

The City of San Angelo is in the process of preparing a study to assess the demands of water and wastewater needs in the southwestern portions of the city. Considering the timing of this master study, and the potential for development at the airport, alternate means for providing water and wastewater service to the airport should to be investigated to ensure that existing and potential tenant's needs can be met.

The City owns a water treatment plant (WTP) and a wastewater treatment plant (WWTP) serving the San Angelo Regional Airport and the surrounding area. This task will investigate developing options for bringing the treatment plants back on line.

Items that would be investigated to determine the feasibility of re-commissioning the water treatment plant (WTP) would include:

- Raw water quality sampling and analysis to determine if it has changed since the WTP was taken offline
- Review of Water Rights
- Treatment capacity review
- Physical condition assessment

Areas of investigation for the wastewater treatment plant will include

- Treatment capacity review
- Physical condition assessment
- Review of effluent reuse and disposal options

To facilitate this investigation the project team will attend a kick off meeting with the City to discuss the objectives and schedule of the evaluation. This will be followed by a field investigation and condition assessment of the mechanical, electrical and instrumentation and control systems of the treatment systems. Specific efforts will include:

- Develop a raw water testing and analysis plan. Review the results.
- Review the Water Rights for the water treatment plant raw surface water source.
- Analyze the historical plant information including three (3) years' worth of plant operating data and operations and maintenance records for both the WTP and WWTP.
- For the WWTP: Evaluate the historic effluent quality performance, and the capability of treatment plant to handle the anticipated flows and loads.
- For the WTP: Determine the capability of the WTP to treat the current raw water.
- Based on the facility record drawings, perform a desktop review of the treatment capacity of each treatment plant.
- Determine if any modifications or upgrades are required or recommended to improve the operability and reliability of the facility or are needed to meet the current conditions and permit limitations.
- Develop a scope of work for bringing the treatment plants back on-line.
- Develop preliminary cost estimate for the selected plan to bring the treatment plants back on-line.

The findings will be documented within a memo and presented to staff during an onsite meeting.

Task 5 – Documentation

Findings of Tasks 1 through 4 will be documented and a draft report will be sent to Airport and City staff for review and comment. The document will summarize all findings, provide recommendations for next steps, and include graphic materials that are suitable for marketing and/or communicating with interested parties. High level cost estimates will be provided for any identified infrastructure needs and the document will contain information that can be used for further grant applications, etc.

Estimated Project Cost		
Task 1	Real Estate Portfolio Review & Analysis, Community Context and Stakeholder Engagement	\$ 32,471.00
Task 2	Market Assessment of Relevant Commercial Uses and Aviation-related Benchmarking	\$ 52,708.00
Task 3	Asset Positioning, Conceptual Land Use Diagram and Presentation of Findings	\$ 18,572.00
Task 4	On-Airport Water Treatment Plant Evaluations	\$ 13,130.00
Task 5	Documentation	\$ 4,110.00
	Total	\$ 120,991.00

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Consider ratifying a resolution by COSADC authorizing the use of sales and use tax funds in an amount not to exceed \$46,435 to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations with participation by the City for a Project authorized under the Texas Economic Development Corporation Act - (Presentation made by Economic Development Director Guy Andrews)

Summary/History:

This item is for work to present a proposal to an airport tenant, Customs and Border Protection Air & Marine Operations (CBPAMO). The proposal is for improvements adjacent to an existing hanger in hopes of incentivizing a potential retention & expansion of the current CBPAMO operations. The tenant currently occupies the City-owned hangar located at 8092 Hangar Road, at the San Angelo Regional Airport. Such a proposal has the potential to expand their current mission to include additional personnel. For this to occur certain equipment currently installed on a temporary basis will require more permanent foundations, and the current ramp paved areas will require expansion to accommodate additional aircraft movements.

Engineering design services and cost estimates are necessary to provide the required facilities. The estimated cost of the Engineering and Design services is \$46,435.00 (see attached).

The proposal has the potential to add up to 62 additional jobs at an average salary of \$120,000, and maintenance of additional numbers and types of aircraft.

COSADC approved the resolution authorizing the project and the expenditure at its meeting on August 22, 2018 by a 7-0 vote.

Financial Impact:

\$46,435.00 from Business Retention & Expansion Projects, Acct No. 440200. Budget amendment required for new project.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 18-804_COSADC_CITY_CBPAMO_MOU_RESO Final | 18-804_COSADC_CITY_CBPAMO_MOU_RESO Final.pdf |
| 2. | Centurion Proposal STJ1804D.COSADCtransmittal | Centurion Proposal STJ1804D.COSADCtransmittal.pdf |
| 3. | Overhead | Overhead.pdf |

Presentation:

Approvals/Reviews:

Robert Schneeman

Guy Andrews

Theresa James

Anthony Wilson

Candice Blake

Tina Dierschke

Theresa James

Becky Dunn

Bryan Kendrick

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS, AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$46,435, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO U.S. CUSTOMS & BORDER PROTECTION AIR AND MARINE OPERATIONS, (CBPAMO) WITH PARTICIPATION BY THE CITY OF SAN ANGELO (CITY) FOR A PROJECT AUTHORIZED UNDER CHAPTERS 501 AND 505 OF THE LOCAL GOVERNMENT CODE FOR TYPE B DEVELOPMENT CORPORATIONS.

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, City is the owner and operator of the San Angelo Regional Airport-Mathis Field located at 8618 Terminal Circle, San Angelo, Texas (“Airport”); and,

WHEREAS, the U.S. Customs and Border Protection Air and Marine Operations (CBPAMO) presently operates an aviation operations & maintenance facility for research, testing and development of governmental use of unmanned aerial vehicles and systems on Airport premises that includes a hangar, located at 8210 Hangar Road, San Angelo Regional Airport—Mathis Field (said hangar hereinafter referred to as “Hangar”) and adjacent paved areas under a lease agreement with the CITY; and,

WHEREAS, CBPAMO currently employs sixty (60) employees at their locations at the Airport and proposes to continuously retain at the Hangar at least sixty (60) full time employees in Primary Jobs as defined under the Texas Development Corporation Act, Chapter 501 of the Texas Local Government Code, at current hourly wage rates and pay levels (hereinafter “FTE positions”); and,

WHEREAS, CBPAMO as a part of their mission provides operations and maintenance space for research, testing development and operation of Unmanned Aircraft Systems (UAS) which mission is anticipated to be expanded requiring the accommodation of additional personnel and equipment ; and,

WHEREAS CBPAMO is currently operating certain equipment required for the UAS mission installed on temporary foundations and operating UAS aircraft on less than adequate parking and ground maneuver paved area; and

WHEREAS, COSADC desires to enter into an economic development project funding and performance agreement (EDA) with City for purposes of providing funding to assist in the acquisition and installation of adequate foundation and ground maneuver pavement to accommodate the current mission as well as potential additional personnel and electronic equipment required for the UAS operation at 8210 Hangar Road (hereinafter “Project”) and to

support the retention at the Hangar of at least sixty (60) FTE positions at current hourly wage rates and pay levels; and,

WHEREAS, CITY must provide for the provision of adequate support facilities at and adjacent to the Hangar and,

WHEREAS, the board of directors of COSADC has determined that the Project and provision of Project funding to be incorporated into the EDA are in compliance with the requirements and purposes of the Act, COSADC Articles of Incorporation, and the COSADC Business Retention and Expansion Program (BREP) approved by City Council; and, that the Project and direct incentives serve the public purposes set forth in the Act; and

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code and

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

The City of San Angelo Development Corporation offers this Resolution; finding that the foregoing recitals are true and correct and incorporating them as part of the resolution; authorizing the use of sales and use tax funds not to exceed \$46,435, as an economic development incentive for CBPAMO. with participation by the City of San Angelo to provide funding for the design, acquisition and installation of permanent equipment foundations and adequate ground maneuver pavement adjacent to the described Hangar pursuant to terms of an Economic Development Project Funding and Performance Agreement (EDA) by and between COSADC, and the City of San Angelo; authorizing the Director of Economic Development to prepare and negotiate the EDA in a form approved by the City Attorney; and recommending to the City Council that it approve and authorize the project and preparation of the EDA.

PASSED, APPROVED, and ADOPTED on this the 22nd day of August, 2018.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Edward Carrasco, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

Dan Saluri, Deputy City Attorney

APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development

August 13, 2018

Mr. Robert Schneeman
Business Retention Expansion Coordinator
City of San Angelo Economic Development Department
69 N. Chadbourne Street
San Angelo, TX 76903

**Re: Services for Design of Proposed Antennae Installations and Paving at the USCBP Facility
At San Angelo Regional Airport, San Angelo, Texas**

Dear Mr. Schneeman:

Centurion Planning & Design, LLC (Centurion) is pleased to present this letter detailing our scope of services to provide professional services associated with the above referenced project at the San Angelo Regional Airport. We appreciate the opportunity to provide professional engineering services to the City of San Angelo Development Corporation (COSADC). Based upon preliminary meetings on site, Centurion has a good working understanding of the project.

Please find attached to this letter Centurion's understanding of the scope of services. In general, we understand that the City, if approved by the COSADC Board, intends to provide antennae foundations, antennae towers, and paving near the U.S. Customs and Border Protection (USCBP) hangar at the San Angelo Regional Airport in order to support the USCBP mission in San Angelo. The attached scope of services includes all of the work to provide the design of above referenced items.

We appreciate the opportunity to work with COSADC and the City of San Angelo on this project. If you have any questions, please do not hesitate to contact me or David Alexander at (325) 812-8430.

Thank you,



Molly Waller
Chief Executive Officer



SCOPE OF WORK

Antennae and Paving Installation

San Angelo Regional Airport

San Angelo, Texas

August 2018

The following Scope of Work (SOW) describes the Consultant work effort required to provide basic and additional professional engineering services for the design of antennae foundations, antennae towers, and associated paving at the U.S. Customs and Border Protection (USCBP) facility at the San Angelo Regional Airport.

The design will be in accordance with Federal regulations, Advisory Circulars (ACs), City and State regulations and industry practice, including, among others:

- AC 150/5300-13A, Change 1, *Airport Design*
- Foundation and Tower Design will be conducted by a Licensed Professional Engineer in the State of Texas and in accordance with industry practice and standards.

The general scope of work includes the following:

- Design for the rehabilitation of HMA pavement located adjacent to the south side of the USCBP hangar facility. An area will be expanded to accommodate aircraft loads and the remaining areas will be paved to reduce maintenance and erosion in the areas around the foundations.
- Structural design of shallow foundations to support antennae and steel framed towers. Foundation design will be subject to the recommendations provided by the geotechnical investigation.
- If requested, structural design of tower facilities consisting of steel members. The towers are to support line of site antennae.

To accomplish the scope of work the following project elements and tasks will be undertaken.

ELEMENT 1 – Geotechnical Investigation

A detailed geotechnical investigation will be conducted in the project area. The geotechnical investigation will provide structural design parameters for shallow footings and will be utilized to determine an appropriate pavement section for the paved portion of the work.

ELEMENT 2 – Engineering Topographic Survey

An engineering topographic survey will be conducted for use in the design of the pavement and location of the foundations. The survey will include elevations and project mapping for purposes of evaluating the drainage of the new and existing pavement and providing elevations for the foundations.

ELEMENT 3 – Foundation Design

Design of shallow foundations to support two towers and two ground-based satellite dishes. The foundations will be designed in accordance with industry standards and be signed and sealed by a licensed professional engineer in the State of Texas.

ELEMENT 4 – Tower Design (if requested)

Design of steel towers to support two antennae. The towers will be designed in accordance with industry standards and be signed and sealed by a licensed professional engineer in the State of Texas.

ELEMENT 5 – Basic Services – 90% Design Submittal**Task 5.1 – Prepare 90% Design**

Preparation of 90% design drawings utilizing appropriate design criteria. The drawings will show scope, extent, and character of the work to be performed and submitted to the City for review. Consultant anticipates the plans to consist of approximately seven (7) to ten (10) plan sheets and related specifications. The plan sheets will consist of a cover, a safety and phasing plan, and sheets depicting the layout and sections of the project.

Task 5.2 – Opinion of Probable Project Cost

Based upon the information derived from the 90% design submittal, an opinion of probable project cost (OPPC) will be generated for construction of proposed improvements.

Task 5.3 – Conduct 90% Design Review Meeting

A 90% design review meeting will be held to discuss the submittal in detail with the City. The City shall submit comments back to the consultant within 14 days after the meeting.

Task 5.4 – Submit Document via FAA’s OE/AAA

This item is not included. The project has already been submitted to the FAA OE/AAA.

Task 5.5 – Additional Information

Advise the City if any additional information is required other than what is requested in this task. Centurion requests additional information be provided by the City concerning the antennae for use in foundation and tower design. The weight and dimensions of each antennae type are required to ensure the design will meet the structural loading requirements. If approved by the City, Centurion could coordinate directly with the USCBP to acquire appropriate documentation.

Consultants services under the 90% design submittal phase will be considered complete when the 90% design submittal is delivered to the City.

ELEMENT 6 – Final 100% Design Submittal

Task 6.1 – Preparation of Final 100% Design Submittal

Address City comments from the 90% design submittal. Prepare 100% final design submittal documents including plans and specifications in accordance with FAA requirements. The documents will provide for the construction of the improvements including the scope, extent, and character of the work to be performed by a Contractor. The documents will be submitted to the City.

Task 6.2 – Opinion of Probable Project Cost (OPPC)

Based upon the information derived from the 100% design submittal an OPPC will be generated for construction of proposed improvements.

Task 6.3 – Final Documents

Submit 2 copies of final plans and specifications ready for pricing or bidding to the City.

Consultant’s services under the 100% Design Submittal Phase will be considered complete when final copies are submitted to the City.

ELEMENT 7 – Bidding Support (if requested)

If requested and authorized by the City in writing, after acceptance of the issue for bidding documents, the City will advertise or request quotes from Contractors to complete the work. The Consultant will conduct a pre-bid meeting hosted by the City. The Consultant will issue addenda if required, issue clarifications, or adjust bidding documents as needed. The Consultant will consult with the City on the acceptance of Contractors, subcontractors,

suppliers, materials, etc. for parts of the project where those items are required by the specifications or other parts of the documents.

The bidding phase will be considered complete when the construction phase of the project begins.

ELEMENT 8 – Construction Phase Services (if requested)

If requested and authorized by the City in writing, the Consultant will perform general administration of the construction contract. The Consultant shall have the authority to act on behalf of the City in dealings with the Contractor. Consultant will conduct a preconstruction meeting prior to the commencement of the work. Consultant will make periodic construction site visits and observations as the Consultant deems necessary in order to observe, as a qualified design professional, the progress and quality of the work on the project. The site visit is not intended to be an exhaustive or extend to every detail of the work, but to provide a check upon the current status of the project and provide professional feedback as to the quality and progress of the works general conformance with the plans and specifications. Consultant will issue clarifications and interpretations that may require minor deviations in the plans and specifications, recommend change orders as needed, and review shop drawings or material submittals in order to define conformance with the specifications. The review of material submittals does not extend to Contractor means and methods for construction. Materials testing is recommended and would be provided under this element in accordance with industry standards. Pay application review and approval. Substantial completion walk through and notifications. Consultant will provide final acceptance of the project. Consultant shall not be liable or responsible for the acts or omissions of any Contractor, or of any of the subcontractors, suppliers, or of any individual or entity performing or furnishing any of the work on the project. Consultant shall not be responsible for failure of any Contractor to perform or furnish the work in accordance with the Contract Documents.

Compensation

Element	Description	Fee
1	Geotechnical Investigation	\$9,085
2	Engineering Topographic Survey	\$1,725
3	Foundation Design	\$4,025
4	Tower Design (if requested)	\$4,600
5	90% Design Submittal (Excludes Geotechnical, Survey, Structural)	\$15,000
6	100% Design Submittal	\$5,000
7	Bidding Support (if requested)	\$1,500
8	Construction Phase Services (if requested)	\$5,500
	TOTAL	\$46,435

Excluded items of work

- Substantial redesign resulting from cost-reducing exercises or “value engineering”
- Asbestos or hazardous material studies
- Environmental documentation
- Conceptual renderings
- Permit fees
- Preliminary Planning Meetings

GDT PADS HAVE BEEN MARKED
OUT ON THE GRASSY AREA
WITH STAKES AS A VISUAL
REFERENCE.

GDT Pads are Approx. 40ft into the grassy
area and are spread 50ft apart

Towers are approx.
120ft from centerline
of taxiway

12x12
GDT
Pad

GDT Towers with
antennas attached
will be approx. 30ft
in height.

12x12
GDT
Pad

Ku Antennas are
approx. 30ft in height

Wash
Rack

17x17 Ku
Pad

17x17 Ku
Pad

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Consider ratifying a resolution by COSADC making application to the City Council for approval of Second Amendment to the Articles of Incorporation providing for term limits of its board members - (Presentation made by Economic Development Director Guy Andrews)

Summary/History:

This item is intended to revise the current COSADC Articles of Incorporation to provide for three (3) two year terms for each director and to provide for the staggering of terms to preclude the eventuality of all Board members terms beginning and /or ending at the same time, to help ensure the continuity of experience of the Board.

Financial Impact:

No fiscal impact, change is administrative only.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | 18-657_COSADC_2ND_ART_AMEND_BOARD_RESO | 18-657_COSADC_2ND_ART_AMEND_BOARD_RESO.pdf |
| 2. | 18-657_COSADC_2D_ARTICLES_OF_AMENDMENT
(002) | 18-657_COSADC_2D_ARTICLES_OF_AMENDMENT
(002).pdf |

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

**A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MAKING APPLICATION TO THE CITY COUNCIL FOR
APPROVAL OF SECOND ARTICLES OF AMENDMENT TO THE ARTICLES OF
INCORPORATION PROVIDING FOR STAGGERED TERM LIMITS OF ITS BOARD
MEMBERS.**

WHEREAS, on March 9 1999, the City Council for the City of San Angelo, Texas, caused to be filed with the Texas Secretary of State Articles of Incorporation forming the City of San Angelo Development Corporation, a Type B Corporation; and,

WHEREAS, on July 5, 2005, the City Council adopted a resolution authorizing the Mayor to execute a first Amendment to the Articles of Incorporation, which were filed with the Secretary of State on July 8, 2005; and,

WHEREAS, the Texas Development Corporation Act, Subtitle C1 of Chapter 12 of the Texas Local Government Code, permits the city as authorizing unit of Type B Corporation to amend the Articles of Incorporation by approving application for amendment made by the board of directors of the corporation; and,

WHEREAS, the board of directors has determined that it serves the public purposes of the corporation and is beneficial to the corporation to adopt Second Articles of Amendment that provide for staggered board member term limits thereby permitting broader community participation and leadership on the board through regular appointments by City Council;

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

Application is hereby made to the City Council for the City of San Angelo, Texas, that Second Articles of Amendment providing for staggered board member term limits, in the form attached hereto as **Exhibit "A"**, be approved, and that City Council direct the Mayor to execute and file the same with the Texas Secretary of State to become immediately effective upon filing.

PASSED, APPROVED, and ADOPTED on this the 22nd day of August, 2018.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST:

BY: _____
Edward Carrasco, President

BY: _____
Nora Nevarez, Corporate Secretary

SECOND ARTICLES OF AMENDMENT
CITY OF SAN ANGELO DEVELOPMENT CORPORATION

The City of San Angelo Development Corporation, a Texas 4B Economic Development Corporation, acting by and through the City Council of the City of San Angelo, Texas, pursuant to application by resolution of the Board of Directors for the Corporation and as authorization under the Development Corporation Act, Title 12, Subtitle C-1 of the Texas Local Government Code, has adopted this Second Articles of Amendment to its Articles of Incorporation filed on March 9, 1999, and previously amended by Articles of Amendment filed July 8, 2005, as stated hereinafter.

Section 1. Article Eight of the corporations Articles of Incorporation is amended by deleting the paragraph under Article Eight that reads:

“Each director shall hold office for a term of two (2) years unless sooner removed or resigned. Each director, including the initial directors, shall be eligible for reappointment. A director may be removed from office by a majority vote of the City Council at any time without cause.”

and restating said paragraph in its entirety to read as follows:

“Each director shall hold office for a term of two (2) years unless sooner removed or resigned. From and after September 4, 2018, no director shall serve more than three consecutive two-year terms. For the purposes of this section the City Council for the City of San Angelo shall have authority to make future appointments to the Board for terms less than two years in a manner that will staggered board member terms. A director may be removed from office by a majority vote of the City Council at any time without cause.”

Section 2. All provisions of Article Eight not amended as provided in Section 1 of these Second Articles of Amendment shall remain in full force and effect.

Section 3. These Second Articles of Amendment were duly adopted by resolution of the City Council for the City of San Angelo, on September 4, 2018, pursuant to Article Six of the Articles of Incorporation and as authorized under Section 501.302 of the Texas Local Government Code.

Section 4. These Second Articles of Amendment become effective when filed by the Texas Secretary of State.

EXECUTED this 18th day of September, 2018.

CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

BY: _____
Bryan Kendrick, City Clerk

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Coordinator, Budget, 325-657-6291

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Discussion and consideration of matters related to the fiscal year 2018-2019 operating budget including:

1. First public hearing and introduction of an ordinance of the City of San Angelo approving and adopting the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019. This budget will raise more total property taxes than last year's budget by \$626,546 (1.67%), and of that amount, \$383,414 is tax revenue to be raised from new property added to the tax roll.
2. Conduct a separate record vote to ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 18, 2018, regular meeting of the City Council as an action item - (Presentation made by Finance Director Tina Dierschke)

Summary/History:

Through the Council communications via memos and workshop discussions, staff has made progress towards preparing the 2018-19 budget. The following action items are necessary to proceed with adopting the 2018-19 budget.

1. This is the first public hearing and introduction of the budget ordinance for the fiscal year beginning October 1, 2018, and ending September 30, 2019. The ordinance appropriates funds for the 2018-2019 fiscal year (exhibit A) and approves the pay schedule for all City employees (exhibit B). It also determines and approves budget amendment authorizations.

The ordinance authorizes the City Manager to apply for and accept the routine, recurring grants listed in exhibit C and execute any documents related to these grants. Lastly, the staffing headcount is authorized in sections nine (for civil service) and ten (for civilians) with support in exhibit D.

The proposed 2018-2019 budget is balanced for all funds and meets all legal requirements.

2. The next item for the Council's consideration is to conduct a separate record vote to ratify the property tax revenue budgeted per truth in taxation guidelines. The motion must specifically be made to:
"Ratify the property tax revenue increase reflected in the budget and place the adoption of this tax rate on the agenda for the September 18, 2018, regular meeting of the City Council as an action item."

Financial Impact:

Total operating budget of \$150,080,643. See attached budget ordinance for specific funds.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

1. 180904 Budget Ordinance First Hearing
2. Budget Ordinance FY 2018-19_OPERATING
BGT_DRAFT TJ Comments 8 6 18
3. Budget

180904 Budget Ordinance First Hearing.pptx
Budget Ordinance FY 2018-19_OPERATING BGT_DRAFT
TJ Comments 8 6 18.pdf
Financial Summaries and Graphs DRAFT.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Created/Initiated
Approved
Approved
Approved
Final Approval



City Council

Sept. 4, 2018



Budget ordinance

1. First public hearing and introduction of an ordinance adopting the 2018-19 budget
2. Conduct a separate record vote to ratify the property tax revenue increase



Budget ordinance

1. First public hearing and introduction of an ordinance adopting the 2018-19 budget
 - Salary adjustments
 - Health insurance
 - Additional police officers



Other potential opportunities

- Health insurance options
 - 0% increase to employee / 3.7% increase to COSA
 - \$119,854 COSA expense
 - 2.9% increase to employee / 2.9% increase to COSA
 - \$95,292 COSA expense
 - 14.1% increase to employee / 0% increase to COSA
 - \$0 COSA expense



Budget ordinance

- The budget ordinance includes the following provisions:
- Authorizes employee compensation schedules;
- Provides for the general appropriation of funds;
- Reserves unto the City Council the authority to transfer appropriations budgeted, ratifying transfers of appropriations occurring in the 2017-2018 fiscal year and amending that budget ordinance accordingly;
- Provides for lapse of all unencumbered or unobligated funds for the prior fiscal year and for carryover of all appropriations of encumbered, obligated or restricted funds;



Budget ordinance

- Reserves unto the City Council the power, only as permitted by law, to amend or make changes in the budget for municipal purposes;
- Provides authority for the city manager or his designee to make certain adjustments from time to time in or between budgeted allocations;
- Authorizes the city manager or his designee to apply for and accept certain grants and execute any related documents; and,
- Provides for filing of the budget.



Budget ordinance

2. Conduct a separate vote to:

“Ratify the property tax revenue increase reflected in the budget and place the adoption of this tax on the agenda for the September 18, 2018 regular meeting of the City Council as an action item.”





City Council

Sept. 4, 2018



AN ORDINANCE OF THE CITY OF SAN ANGELO APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING EMPLOYEE COMPENSATION SCHEDULES; PROVIDING FOR THE GENERAL APPROPRIATION OF FUNDS; PROVIDING FOR LAPSE OF ALL UNENCUMBERED OR UNOBLIGATED FUNDS FOR THE PRIOR FISCAL YEAR AND FOR CARRY OVER OF ALL APPROPRIATIONS OF ENCUMBERED, OBLIGATED OR RESTRICTED FUNDS; RESERVING UNTO THE CITY COUNCIL THE POWER, ONLY AS PERMITTED BY LAW, TO AMEND OR MAKE CHANGES IN THE BUDGET FOR MUNICIPAL PURPOSES; PROVIDING AUTHORITY FOR THE CITY MANAGER OR HIS DESIGNEE TO MAKE CERTAIN ADJUSTMENTS FROM TIME TO TIME IN OR BETWEEN BUDGETED ALLOCATIONS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR CERTAIN GRANTS AND EXECUTE ANY RELATED DOCUMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY INTERLOCAL AGREEMENT THAT DOES NOT REQUIRE THE EXPENDITURE OF CITY FUNDS; AND, PROVIDING FOR FILING OF THE BUDGET.

WHEREAS, a budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, has been proposed and submitted by the City Manager to the City Council as required by law; and,

WHEREAS, the proposed budget has been filed with the City Clerk and has been posted on the website for the City of San Angelo, for inspection by any person for more than fifteen (15) days immediately prior to the public hearing upon said budget and more than thirty (30) days prior to a tax levy for the fiscal year; and,

WHEREAS, proper notice of public hearing upon this budget has been posted and published in accordance with applicable law; and,

WHEREAS, the City Council has conducted the necessary public hearings as required by law; and,

WHEREAS, after a full and final consideration of the financial condition and estimated revenues and proposed expenditures as set forth in the budget as filed and amended, it is the consensus of opinion of the Council that the budget as filed and amended should be approved.

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

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

SECTION 2 The proposed budget as filed with the City Clerk and as amended by the City Council, for the fiscal year October 1, 2018, through September 30, 2019, (hereinafter the "Budget") is hereby approved and adopted. A copy of the Budget, as amended, approved, and adopted, is attached hereto as **Exhibit "A"** and made a part hereof for all purposes.

SECTION 3 The Competitive Pay Plan Grade and Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees set forth in the Budget are attached hereto as **Exhibit “B”** and made a part hereof for all purposes. Employee compensation schedules that are in accordance with the Competitive Pay Plan and Grade Step Tables for Fire and Police Civil Service employees and the Salary Ranges for all other City employees as set forth are hereby authorized.

SECTION 4 By virtue of the adoption of the Budget, there are hereby appropriated out of available cash funds and out of the general and special revenues of the City that will be received in the treasury during the course of the 2018-2019 fiscal year, the amounts set forth in the Budget for the purposes therein stated.

SECTION 5. All unencumbered or unobligated funds for the prior fiscal year shall lapse at the end of the prior fiscal year. All appropriations for encumbered, obligated, or restricted funds shall carry over to the subsequent fiscal year and be considered committed in order to complete these transactions.

SECTION 6. The expenditures of the City shall be made in accordance with the financial summaries included within the Budget approved by this ordinance provided however:

1. The City Council may, from time to time and as permitted by law, amend this ordinance to authorize changes that increase or decrease the total appropriation of any fund or otherwise make changes in the budget for municipal purposes.
2. The City Manager or his designee is authorized to approve changes that move budgeted amounts between accounts within a fund.
3. The City Manager is authorized to approve budget amendments that reduce the total amount of budgeted revenues and expenditures in a fund. Under this authorization the reduction in budgeted expenditures must equal or exceed any reduction in budgeted revenues.

SECTION 7. Certain grants are identified in the Budget, as listed on **Exhibit “C”**, attached hereto and made a part hereof for all purposes. The City Manager or his designee is hereby authorized to apply for and accept those grants and execute any documents related thereto.

SECTION 8. The City Manager or his designee is hereby authorized to execute any documents necessary for the application and acceptance for any grants in which the City expenditure of funds is less than \$50,000.

SECTION 9. The City Manager is authorized to execute any Interlocal Agreement formed under Chapter 791 of the Texas Government Code that does not require the expenditure of City funds.

SECTION 10. The Classification plan for authorized police and fire positions are attached hereto as **Exhibit “D”** and are hereby authorized.

SECTION 11. The total number of civilian employees in place as shown on **Exhibit “D”** is hereby authorized. The City Manager or his designee is authorized to adjust compensation and position

titles for any non-civil service positions and hire all part-time positions deemed necessary to retain qualified individuals or for the efficient administration of the City.

SECTION 12. The Budget as amended and adopted shall be filed with the City Clerk and posted on the City's website. The City Clerk is hereby directed to provide a certified copy of this budget ordinance and the Budget as amended, approved and adopted to the County Clerk of Tom Green County for recording after final passage and adoption hereof.

SECTION 13. Should any section, provision, clause, or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

INTRODUCED on the 4th day of September, 2018, and finally PASSED, APPROVED and ADOPTED on this the 18th day of September, 2018

<u>YES</u>	<u>NO</u>	CITY OF SAN ANGELO, TEXAS
_____	_____	_____ Brenda Gunter, Mayor
_____	_____	_____ Tommy Hiebert, SMD #1
_____	_____	_____ Tom Thompson, SMD #2
_____	_____	_____ Harry Thomas, SMD #3
_____	_____	_____ Lucy Gonzales, SMD #4
_____	_____	_____ Lane Carter, SMD #5
_____	_____	_____ Billie DeWitt, SMD #6

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney

City of San Angelo

Consolidated Financial Schedule

Revenue and Expenditures, Fiscal Year Ending September 30, 2019

Fund No.	Fund Name	Beginning Balance	Operating Revenues	Transfers In	Amount Available	Operating Expenditures	Transfers Out	Total Expenditures	Rev Over/ (Under) Exp	Ending Balance
101	General	\$21,230,272	\$70,410,77	\$4,233,746	\$95,874,790	\$71,267,01	\$3,377,507	\$74,644,518	\$0	\$21,230,272
105	General Debt Service	1,780,962	4,691,199	2,909,822	9,381,983	7,601,021	0	7,601,021	0	1,780,962
501	Equipment Replacement	349,018	95,000	1,201,373	1,645,391	1,296,373	0	1,296,373	0	349,018
502	Capital Projects	144,468	2,852	247,148	394,468	250,000	0	250,000	0	144,468
103	Intergovernmental	587,650	1,990,463	393,821	2,971,934	2,287,111	97,173	2,384,284	0	587,650
106	TIRZ	1,648,787	795,630	0	2,444,417	795,630	0	795,630	0	1,648,787
453	Community Development Block	0	731,822	0	731,822	731,822	0	731,822	0	0
483	HOME Grant	0	430,042	0	430,042	430,042	0	430,042	0	0
601	Designated Revenue	118,938	45,130	0	164,068	47,790	0	47,790	(2,660)	116,278
605	Hotel Occupancy Tax	1,345,442	2,271,707	0	3,617,149	1,064,633	1,176,476	2,241,109	30,598	1,376,040
640	Lake Nasworthy Trust	14,884,883	751,000	0	15,635,883	50,000	175,500	225,500	525,500	15,410,383
203	Texas Bank Sports Complex	515,265	192,231	756,243	1,463,739	948,474	0	948,474	0	515,265
410	Civic Events	839,511	549,885	1,076,476	2,465,872	1,495,929	130,432	1,626,361	0	839,511
420	Fort Concho	239,395	675,848	480,238	1,395,481	1,156,086	0	1,156,086	0	239,395
440	Fairmount Cemetery	(62,582)	372,300	92,115	401,833	417,596	0	417,596	46,819	(15,763)
201	State Office Building	152,498	1,304,801	0	1,457,299	1,284,999	19,802	1,304,801	0	152,498
220	Airport Operating	148,222	1,554,304	0	1,702,526	1,471,626	82,678	1,554,304	0	148,222
529	Airport PFC	1,192,865	285,854	0	1,478,719	0	285,854	285,854	0	1,192,865
230	Solid Waste Enterprise	3,785,406	1,960,425	0	5,745,831	1,705,425	255,000	1,960,425	0	3,785,406
240	Stormwater	3,126,616	2,958,399	95,000	6,180,015	3,045,867	344,523	3,390,390	(336,991)	2,789,625
260	Water Operating	6,984,557	28,598,086	1,822,960	37,405,603	24,744,940	3,493,134	28,238,074	2,182,972	9,167,529
261	Water Debt Service	19,060	76,978	11,200,147	11,296,185	11,277,125	0	11,277,125	0	19,060
512	Water / Supply Capital Projects	7,856,537	4,771,169	200,000	12,827,706	3,166,402	1,804,767	4,971,169	0	7,856,537
270	Wastewater Operating	12,015,736	14,295,934	0	26,311,670	8,403,062	5,410,106	13,813,168	482,766	12,498,502
271	Wastewater Debt Service	246,317	6,521	3,810,636	4,063,474	3,817,157	0	3,817,157	0	246,317
520	Wastewater Capital Projects	7,492,832	1,784,431	0	9,277,263	1,324,522	459,909	1,784,431	0	7,492,832
Operating Totals		\$86,642,655	\$141,602,783	\$28,519,725	\$256,765,163	\$150,080,643	\$17,112,861	\$167,193,504	\$2,929,004	\$89,571,659
301	Vehicle Maintenance	\$623,148	\$6,475,647	\$0	\$7,098,795	\$6,455,493	\$0	\$6,455,493	\$20,154	\$643,302
305	Communications	184,949	770,499	0	955,448	770,499	0	770,499	0	184,949
310	Health Insurance	(19,109)	9,002,565	0	8,983,456	9,002,565	0	9,002,565	0	(19,109)
320	Property/Casualty	741,977	1,215,621	0	1,957,598	1,215,621	0	1,215,621	0	741,977
330	Workers' Compensation	(423,551)	1,222,071	0	798,520	929,304	0	929,304	292,767	(130,784)
Total Internal Service Funds		\$1,107,414	\$18,686,403	\$0	\$19,793,817	\$18,373,482	\$0	\$18,373,482	\$312,921	\$1,420,335

City of San Angelo

Development Corporation

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
REVENUES:				
Ballot	7,868,410	5,656,000	6,560,455	904,455
Economic Development	1,795,047	2,556,250	2,695,515	139,265
Total Revenues	\$9,663,457	\$8,212,250	\$9,255,970	\$1,043,720
EXPENSES:				
Ballot	7,868,410	5,656,000	6,560,455	904,455
Economic Development	1,795,047	2,556,250	2,695,515	139,265
Total Expenditures	\$7,868,410	\$8,212,250	\$9,255,970	\$1,043,720
Revenues Over/ (Under) Expenditures	1,795,047	0	0	0
Unreserved Beginning Fund Balance	11,881,056	10,086,009	10,086,009	0
Unreserved Ending Fund Balance	\$10,086,009	\$10,086,009	\$10,086,009	\$0

Fund Balance Designated for existing projects

Ballot	241,231
Economic Development	7,199,412
Total Fund Balance	7,440,643

City of San Angelo
Salary Ranges
Effective 10-1-18

<u>Grade</u>	<u>Min</u>	<u>Mid</u>	<u>Max</u>
47	\$133,583	\$166,844	\$200,105
43	\$109,995	\$137,359	\$164,722
42	\$104,784	\$130,845	\$156,905
40	\$95,178	\$118,815	\$142,452
39	\$90,645	\$113,157	\$135,669
38	\$86,329	\$107,769	\$129,208
37	\$82,218	\$102,637	\$123,056
36	\$78,421	\$97,891	\$117,360
35	\$74,624	\$93,145	\$111,665
34	\$71,097	\$88,736	\$106,374
33	\$67,754	\$84,558	\$101,361
32	\$64,537	\$80,536	\$96,534
31	\$61,516	\$76,754	\$91,991
30	\$58,587	\$73,099	\$87,610
29	\$55,823	\$69,644	\$83,464
28	\$54,770	\$68,327	\$81,884
27	\$52,818	\$66,023	\$79,228
26	\$50,417	\$63,022	\$75,626
25	\$48,016	\$60,021	\$72,025
24	\$45,730	\$57,162	\$68,594
23	\$43,552	\$54,441	\$65,329
22	\$41,479	\$51,848	\$62,216
21	\$39,502	\$49,378	\$59,253
20	\$36,526	\$45,658	\$54,790
19	\$35,864	\$44,806	\$53,747
18	\$34,786	\$43,484	\$52,181
17	\$31,868	\$39,835	\$47,801
16	\$31,443	\$39,304	\$47,165
15	\$30,363	\$37,953	\$45,542
14	\$30,050	\$37,563	\$45,075
13	\$27,719	\$34,648	\$41,577
12	\$26,483	\$33,103	\$39,723
11	\$22,075	\$27,594	\$33,113

Non-Civil Service Public Safety

<u>Grade</u>	<u>Min</u>	<u>Max</u>
GR 30M	\$78,064	\$87,759
GR 29M	\$68,075	\$77,281
GR 27M	\$48,439	\$66,100

**City of San Angelo
Civil Service Pay Plan
Fire Department
Effective 10/1/18**

		<u>Monthly</u>	<u>Annually</u>
GR 24	Recruit	\$3,193.00	\$38,316
GR 26	Probationary FF	\$3,277.83	\$39,334
GR 27	Firefighter II	\$4,102.25	\$49,227
GR 28	Driver	\$4,687.17	\$56,246
GR 29	Lieutenant	\$5,390.25	\$64,683
GR 30	Captain	\$6,198.83	\$74,386
GR 31	Battalion Chief	\$7,128.58	\$85,543

City of San Angelo
Civil Service Grade and Step Plan
Police Department

Effective 10/1/2018

			<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
GR 23	Recruit	\$42,856						
GR 26	Probationary PO	\$45,500						
GR 27	Police Officer		\$48,500	\$50,500	\$52,500	\$54,500	\$56,500	\$62,500
GR 29	Sergeant		\$68,500	\$70,500				
GR 30	Lieutenant		\$78,500	\$83,000				

City Council authorizes application for and acceptance of the following grants:

1115 Healthcare Transformation Waiver

Atmos Energy Grant

Bureau of Justice Assistance Edward Byrne Memorial Local Justice Assistance Grant

Community Development Block Grant

Emergency Food and Shelter Program Grant

Emergency Management Performance Grant

Environmental Health Service and Bureau of Regional Local Health Operations Grant

Federal Aviation Administration Grants - Entitlements and Discretionary

Gang Initiative Grant

HOME Grant

Office of Justice Programs Bulletproof Vest Partnership

Office of the Governor Criminal Justice Division Body-Worn Camera Program

Hazards Grant

State and Federal Hazard Mitigation Grants

State and Federal Homeland Security Grants Programs

San Angelo Cultural Affairs Council Grant

State Events Trust Fund Grant

Texas Department of State Health Services Healthy Communities Grant

Texas Department of Transportation Routine Airport Maintenance Program

Texas Department of Transportation Click It or Ticket Grant

Title III C-1 Congregate Nutrition Services

Transit and Transportation Planning Grants - Federal and State

Women, Infant, and Children Grant

Fire Department – Civil Service

Fire Chief	1
Assistant Chief	2
Battalion Chief	4
Fire Captain	12
Fire Lieutenant	20
Fire Engineer (or Driver)	50
Fire Fighter	82

Total Fire Department – Civil Service	171
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Police Department – Civil Service

Police Chief	1
Assistant Chief	2
Police Lieutenant	7
Police Sergeant	28
Police Officer	137

Total Police Department – Civil Service	175
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All Others

Civilians	611
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Total All Others	611
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Grand Total Staffing Levels	957
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City of San Angelo, Texas

Operating Budget Fiscal Year 2018-2019

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$626,546 (1.67%), AND OF THAT AMOUNT, \$383,414 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR

City Council Record Vote
****September 18, 2018****

The members of the governing body voted on the adoption of the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Tax Rate	Adopted FY2018-19	Adopted FY2017-18
Property Tax Rate	0.7760 / \$100	0.7760 / \$100
Effective Tax Rate	0.7641 / \$100	0.8564 / \$100
Effective M&O Tax Rate	0.6707 / \$100	0.7463 / \$100
Rollback Tax Rate	0.8179 / \$100	0.9127 / \$100
Debt Tax Rate	0.0936 / \$100	0.0936 / \$100

The total amount of outstanding City debt obligations secured by property taxes is \$173,890,000. Of that amount, the total amount of outstanding debt obligations considered self-supporting is \$127,750,000. Self-supporting debt is currently secured by the 4B Sales Tax Corporation, Water/Sewer Funds, and State Office Building Lease Revenue. In the event such amounts are insufficient to pay debt service, the City will be required to assess an ad valorem tax to pay such obligations. Additionally, the City has one outstanding revenue bond in the amount of \$47,070,000 that is supported by the Water Fund and is not secured by the property tax.

City of San Angelo

Consolidated Financial Schedule

Revenue and Expenditures, Fiscal Year Ending September 30, 2019

Fund No.	Fund Name	Beginning Balance	Operating Revenues	Transfers In	Amount Available	Operating Expenditures	Transfers Out	Total Expenditures	Rev Over/ (Under) Exp	Ending Balance
101	General	\$21,230,272	\$70,410,772	\$4,233,746	\$95,874,790	\$71,267,011	\$3,377,507	\$74,644,518	\$0	\$21,230,272
105	General Debt Service	1,780,962	4,691,199	2,909,822	9,381,983	7,601,021	0	7,601,021	0	1,780,962
501	Equipment Replacement	349,018	95,000	1,201,373	1,645,391	1,296,373	0	1,296,373	0	349,018
502	Capital Projects	144,468	2,852	247,148	394,468	250,000	0	250,000	0	144,468
103	Intergovernmental	587,650	1,990,463	393,821	2,971,934	2,287,111	97,173	2,384,284	0	587,650
106	TIRZ	1,648,787	795,630	0	2,444,417	795,630	0	795,630	0	1,648,787
453	Community Development Block Grant	0	731,822	0	731,822	731,822	0	731,822	0	0
483	HOME Grant	0	430,042	0	430,042	430,042	0	430,042	0	0
601	Designated Revenue	118,938	45,130	0	164,068	47,790	0	47,790	(2,660)	116,278
605	Hotel Occupancy Tax	1,345,442	2,271,707	0	3,617,149	1,064,633	1,176,476	2,241,109	30,598	1,376,040
640	Lake Nasworthy Trust	14,884,883	751,000	0	15,635,883	50,000	175,500	225,500	525,500	15,410,383
203	Texas Bank Sports Complex	515,265	192,231	756,243	1,463,739	948,474	0	948,474	0	515,265
410	Civic Events	839,511	549,885	1,076,476	2,465,872	1,495,929	130,432	1,626,361	0	839,511
420	Fort Concho	239,395	675,848	480,238	1,395,481	1,156,086	0	1,156,086	0	239,395
440	Fairmount Cemetery	(62,582)	372,300	92,115	401,833	417,596	0	417,596	46,819	(15,763)
201	State Office Building	152,498	1,304,801	0	1,457,299	1,284,999	19,802	1,304,801	0	152,498
220	Airport Operating	148,222	1,554,304	0	1,702,526	1,471,626	82,678	1,554,304	0	148,222
529	Airport PFC	1,192,865	285,854	0	1,478,719	0	285,854	285,854	0	1,192,865
230	Solid Waste Enterprise	3,785,406	1,960,425	0	5,745,831	1,705,425	255,000	1,960,425	0	3,785,406
240	Stormwater	3,126,616	2,958,399	95,000	6,180,015	3,045,867	344,523	3,390,390	(336,991)	2,789,625
260	Water Operating	6,984,557	28,598,086	1,822,960	37,405,603	24,744,940	3,493,134	28,238,074	2,182,972	9,167,529
261	Water Debt Service	19,060	76,978	11,200,147	11,296,185	11,277,125	0	11,277,125	0	19,060
512	Water / Supply Capital Projects	7,856,537	4,771,169	200,000	12,827,706	3,166,402	1,804,767	4,971,169	0	7,856,537
270	Wastewater Operating	12,015,736	14,295,934	0	26,311,670	8,403,062	5,410,106	13,813,168	482,766	12,498,502
271	Wastewater Debt Service	246,317	6,521	3,810,636	4,063,474	3,817,157	0	3,817,157	0	246,317
520	Wastewater Capital Projects	7,492,832	1,784,431	0	9,277,263	1,324,522	459,909	1,784,431	0	7,492,832
Operating Totals		\$86,642,655	\$141,602,783	\$28,519,725	\$256,765,163	\$150,080,643	\$17,112,861	\$167,193,504	\$2,929,004	\$89,571,659
301	Vehicle Maintenance	\$623,148	\$6,475,647	\$0	\$7,098,795	\$6,455,493	\$0	\$6,455,493	\$20,154	\$643,302
305	Communications	184,949	770,499	0	955,448	770,499	0	770,499	0	184,949
310	Health Insurance	(19,109)	9,002,565	0	8,983,456	9,002,565	0	9,002,565	0	(19,109)
320	Property/Casualty	741,977	1,215,621	0	1,957,598	1,215,621	0	1,215,621	0	741,977
330	Workers' Compensation	(423,551)	1,222,071	0	798,520	929,304	0	929,304	292,767	(130,784)
Total Internal Service Funds		\$1,107,414	\$18,686,403	\$0	\$19,793,817	\$18,373,482	\$0	\$18,373,482	\$312,921	\$1,420,335

City of San Angelo

Budget Summary by Fund Type

FY 2018-19

	General Fund*	Special Revenue	Other Funds	Expendable Trust	Debt Service	Enterprise Funds	Internal Service	Grand Total
Funding Sources								
Property Taxes	34,356,663	871,259			4,566,476			39,794,398
Other Taxes	25,664,751	2,242,657	1,076,476					28,983,884
Development Services	695,300							695,300
Grants		2,879,782				200,679		3,080,461
Charges for Services	5,842,047	272,545	1,602,100	556,000		56,183,540	18,634,956	83,091,188
Fines & Forfeitures	3,200,267							3,200,267
Interest & Miscellaneous	706,744	89,747	29,450	195,000	87,999	1,268,541	51,447	2,428,928
Other Financing Sources	5,722,267	393,821	1,453,296		17,920,605	1,917,960		27,407,949
Total Revenues & Other Financing Sources	76,188,039	6,749,811	4,161,322	751,000	22,575,080	59,570,720	18,686,403	188,682,375
Beginning Fund Balances	21,723,758	3,700,817	1,531,589	14,884,883	1,780,962	43,020,646	1,107,414	87,750,069
Total Available Resources	97,911,797	10,450,628	5,692,911	15,635,883	24,356,042	102,591,366	19,793,817	276,432,444
Expenditures								
General Government	5,968,947	282,091				1,840,158		8,091,196
Human Resources & Risk Mgt.	2,550,783						11,147,490	13,698,273
Administrative Svcs.	3,294,154						770,499	4,064,653
Community & Eco. Develop.	2,400,944	986,105						3,387,049
Neighborhood & Family Svcs.	1,391,365	2,067,078						3,458,443
Police & Fire	39,342,000	7,250						39,349,250
Operations	11,242,088					1,960,425	6,455,493	19,658,006
Parks & Rec	4,663,686	305,263	4,148,517			1,132,276		10,249,742
Health	232,033	637,068						869,101
Water & Wastewater				225,500		48,806,842		49,032,342
Stormwater						3,390,390		3,390,390
Debt Service					22,559,946	152,723		22,712,669
Other	5,104,891	2,345,822			15,134	19,802		7,485,649
Total Expenditures	76,190,891	6,630,677	4,148,517	225,500	22,575,080	57,302,616	18,373,482	185,446,763
Ending Fund Balances	21,720,906	3,819,951	1,544,394	15,410,383	1,780,962	45,288,750	1,420,335	90,985,681
Total Fund Commitments & Fund Balances	97,911,797	10,450,628	5,692,911	15,635,883	24,356,042	102,591,366	19,793,817	276,432,444

*Note: includes General, Equipment Replacement, and Capital Project Funds

City of San Angelo

General Fund

Schedule of Revenues

Category	Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>101 REVENUES:</u>					
Taxes	Property Tax	32,201,381	33,753,546	34,356,663	603,117
	Sales Tax	17,263,828	17,417,526	18,547,556	1,130,030
	Franchise Tax	6,601,241	6,790,826	7,117,195	326,369
	Total Taxes	56,066,450	57,961,898	60,021,414	2,059,516
Charges for Services	Real Estate	220,262	129,126	148,126	19,000
	Construction Management	48,500	74,300	60,000	(14,300)
	Development Services	711,053	656,481	695,300	38,819
	Operations	236,126	211,500	211,500	0
	Parks & Recreation	543,220	566,200	599,600	33,400
	Neighborhood & Family Svcs	304,708	322,129	318,213	(3,916)
	Police	548,782	577,026	577,975	949
	Fire	5,748,538	3,624,837	3,795,000	170,163
	Other Charges	130,473	132,750	131,633	(1,117)
	Total Charges for Service	8,491,662	6,294,349	6,537,347	242,998
Fines and Forfeitures	Municipal Court	2,832,155	3,128,116	3,200,267	72,151
Other	Interest	275,990	418,466	508,523	90,057
	Miscellaneous	414,095	110,914	143,221	32,307
	Total Other	690,085	529,380	651,744	122,364
Transfers	Miscellaneous Transfers In	766,902	775,603	436,414	(339,189)
	Administrative Charges	3,694,180	3,813,981	3,797,332	(16,649)
	Total Transfers	4,461,082	4,589,584	4,233,746	(355,838)
Total General Fund Revenues		<u>\$72,541,434</u>	<u>\$72,503,327</u>	<u>\$74,644,518</u>	<u>\$2,141,191</u>

City of San Angelo

General Fund

Schedule of Expenditures

Category	Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>101 EXPENDITURES:</u>					
General Government	City Council	145,066	156,989	187,473	30,484
	City Manager	691,267	719,704	717,469	(2,235)
	Internal Auditor	74,781	76,863	76,834	(29)
	City Attorney/Legal	636,603	653,370	666,515	13,145
	Real Estate	169,146	175,450	186,924	11,474
	Public Information	250,792	456,417	454,859	(1,558)
	City Clerk	235,876	261,721	277,305	15,584
	Construction Management	178,565	127,791	113,545	(14,246)
	Municipal Court	2,296,994	2,565,208	2,602,886	37,678
	Facilities Maintenance	682,870	677,229	685,137	7,908
	Total General Government	5,361,960	5,870,742	5,968,947	98,205
Human Resources	Human Resources	386,358	2,402,668	2,430,266	27,598
	Crossing Guards	132,910	125,700	120,517	3,700
	Total Human Resources	519,268	2,528,368	2,550,783	31,298
Finance	Finance	1,596,055	1,666,864	1,727,375	60,511
	Billing & Receipts	675,521	704,861	740,675	35,814
	Information Technology	534,644	647,407	645,678	(1,729)
	Purchasing	155,819	169,287	180,426	11,139
	Total Finance	2,962,039	3,188,419	3,294,154	105,735
Economic Development	Development Corporation	405,137	489,934	436,414	(53,520)
	Total Development Corporation	405,137	489,934	436,414	(53,520)
Planning & Development Services	Administration	338,106	467,510	458,380	(9,130)
	Planning	290,729	296,139	301,518	5,379
	GIS	274,953	301,144	299,823	(1,321)
	Permits & Inspections	893,899	883,580	904,809	21,229
	Total Development Services	1,797,687	1,948,373	1,964,530	16,157
Neighborhood & Family Services	Code Compliance	487,604	453,434	464,156	10,722
	Animal Services	814,861	914,880	927,209	12,329
	Total Neighborhood & Family Services	1,302,465	1,368,314	1,391,365	23,051

City of San Angelo

General Fund

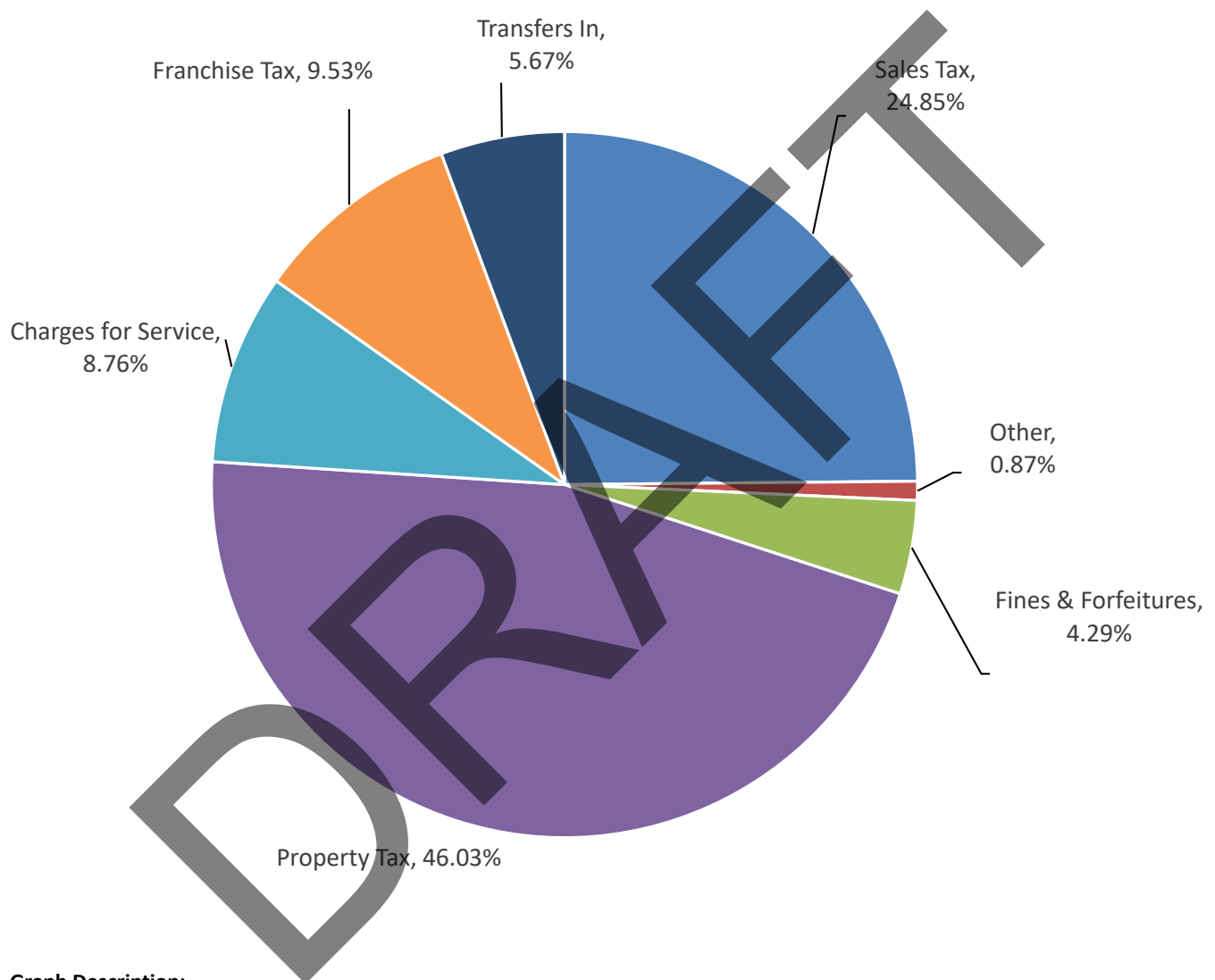
Schedule of Expenditures

Category	Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
Health Services	Administration	170,924	176,616	176,533	(83)
	MHMR Contribution	55,423	55,500	55,500	0
	Total Health Services	226,347	232,116	232,033	(83)
Police	Police	17,954,451	18,359,034	18,968,354	609,320
	Traffic Safety	287,090	247,878	247,878	0
	DWI Step	13,804	39,222	39,222	0
	Public Safety Communications	1,432,462	1,516,048	1,562,636	46,588
	Total Police	19,687,807	20,162,182	20,818,090	655,908
Fire	Fire	16,677,765	16,926,633	17,490,236	563,603
	Fire Prevention	781,001	737,993	783,674	45,681
	Total Fire	17,458,766	17,664,626	18,273,910	609,284
Public Works	Engineering	1,086,703	1,209,596	1,184,540	(25,056)
	Operations Admin	344,778	357,130	365,587	8,457
	Traffic/Signal Control	907,679	986,806	1,006,415	19,609
	Street and Bridge	4,748,911	6,346,045	6,270,344	(75,701)
	Street Lighting	1,057,184	1,118,829	1,118,829	0
	Total Public Works	8,145,255	10,018,406	9,945,715	(72,691)
Parks & Recreation	Parks	3,149,838	3,419,845	3,424,376	4,531
	Water Lily Garden	99,843	102,346	104,905	2,559
	Recreation	1,018,317	1,119,499	1,134,405	14,906
	Total Parks & Recreation	4,267,998	4,641,690	4,663,686	21,996
Other	Non-Departmental	368,328	1,113,502	1,727,384	613,882
	Transfers Out	3,281,094	3,276,655	3,377,507	4,047
	Total Other	3,649,422	4,390,157	5,104,891	714,734
Total General Fund Expenditures		\$65,784,151	\$72,503,327	\$74,644,518	\$2,141,191
Increase/(Decrease) in Fund Balance		6,757,283	0	0	0
Beginning Fund Balance		14,472,989	21,230,272	21,230,272	0
Ending Fund Balance		\$21,230,272	\$21,230,272	\$21,230,272	\$0

City of San Angelo

General Fund

Schedule of Revenues



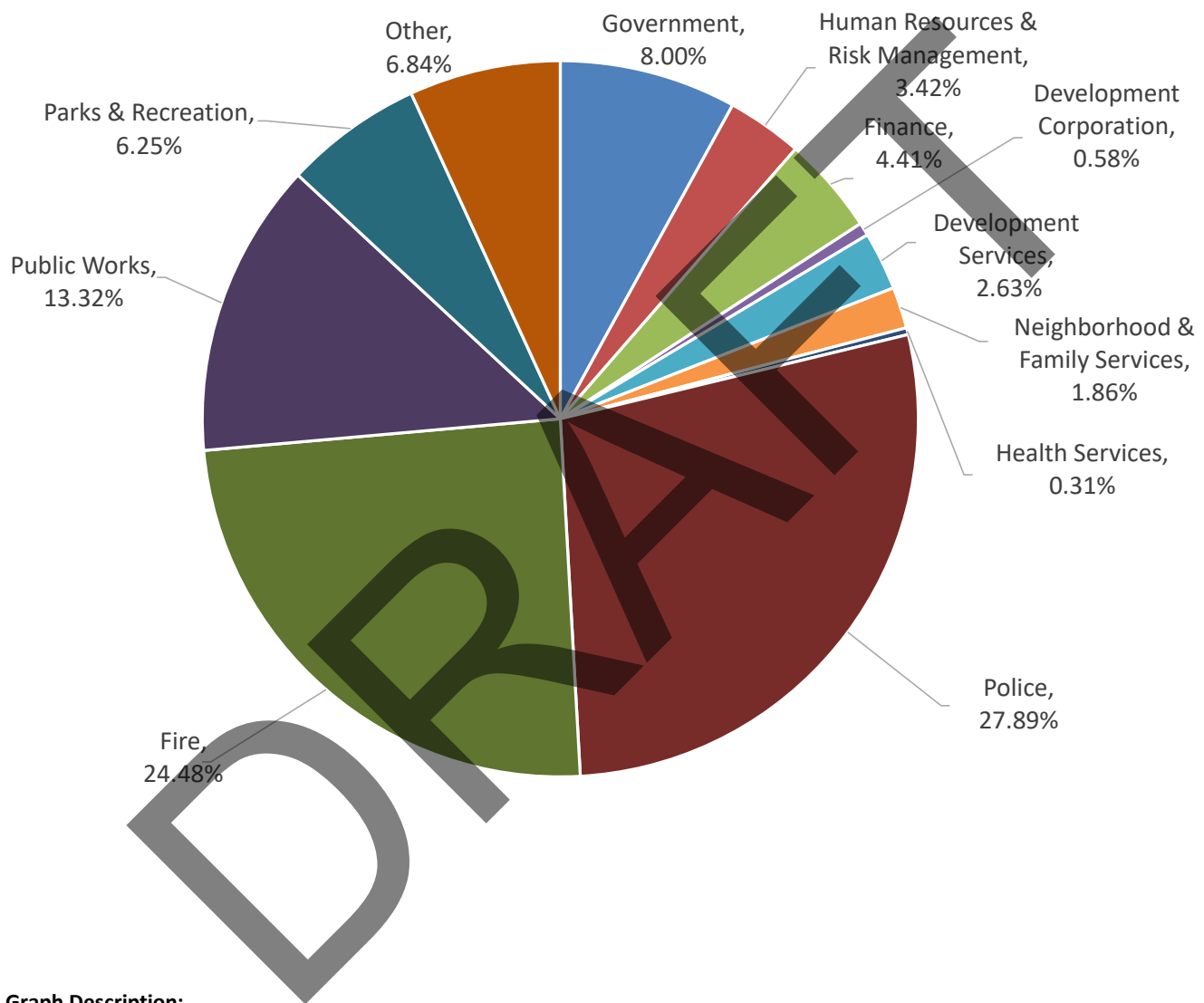
Graph Description:

The property tax, at a rate of 0.7760 per \$100 valuation, is the largest revenue source for the General Fund. Property, sales, and franchise taxes account for 80.41% of the General Fund's revenue. All other revenue sources combined total approximately 19.59% of General Fund Revenue.

City of San Angelo

General Fund

Schedule of Expenditures by Division



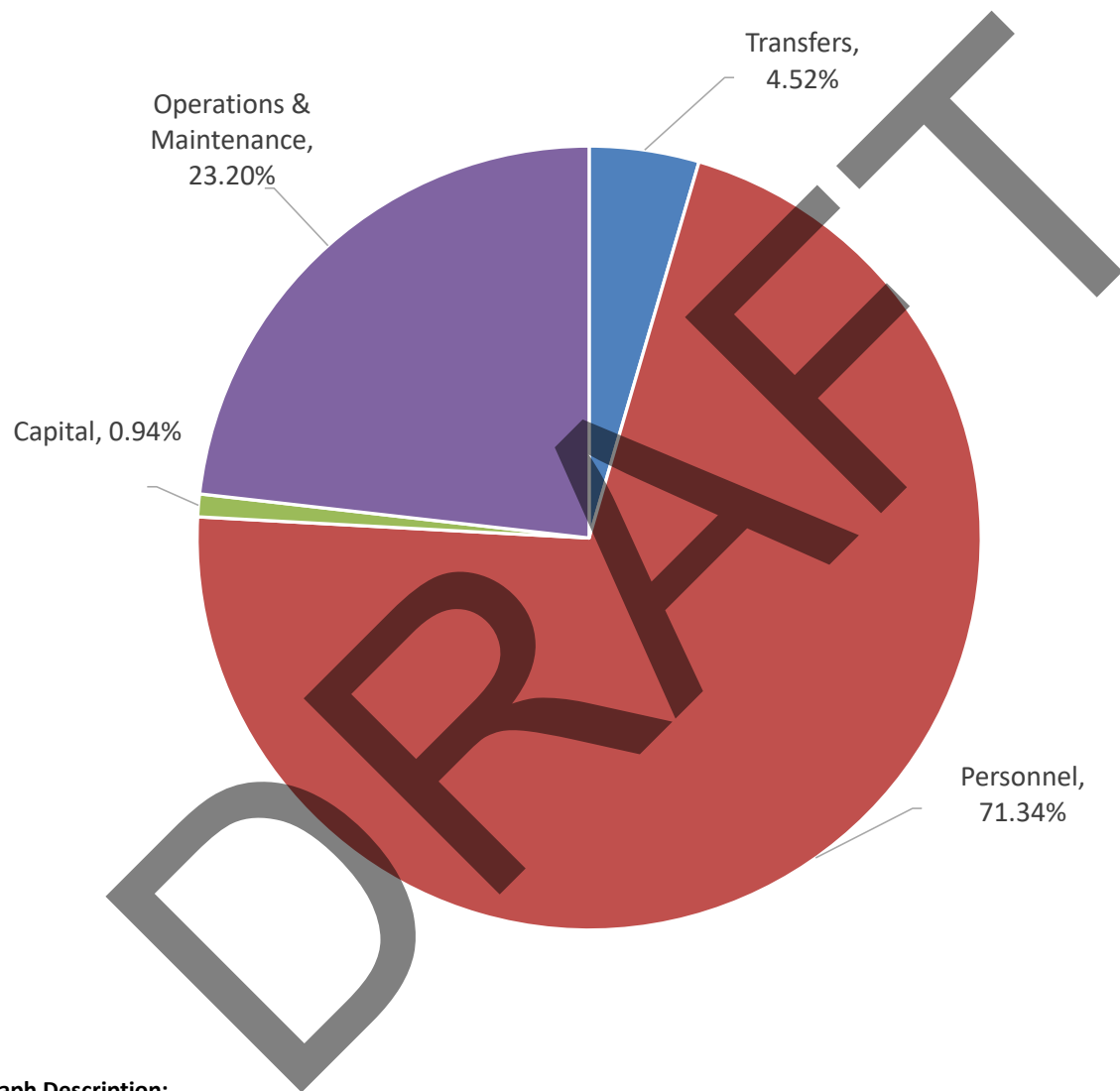
Graph Description:

The "Other" portion includes transfers and non-departmental (civil service leave payoffs, tax rebates, and transit contracts).

City of San Angelo

General Fund

Schedule of Expenditures by Category



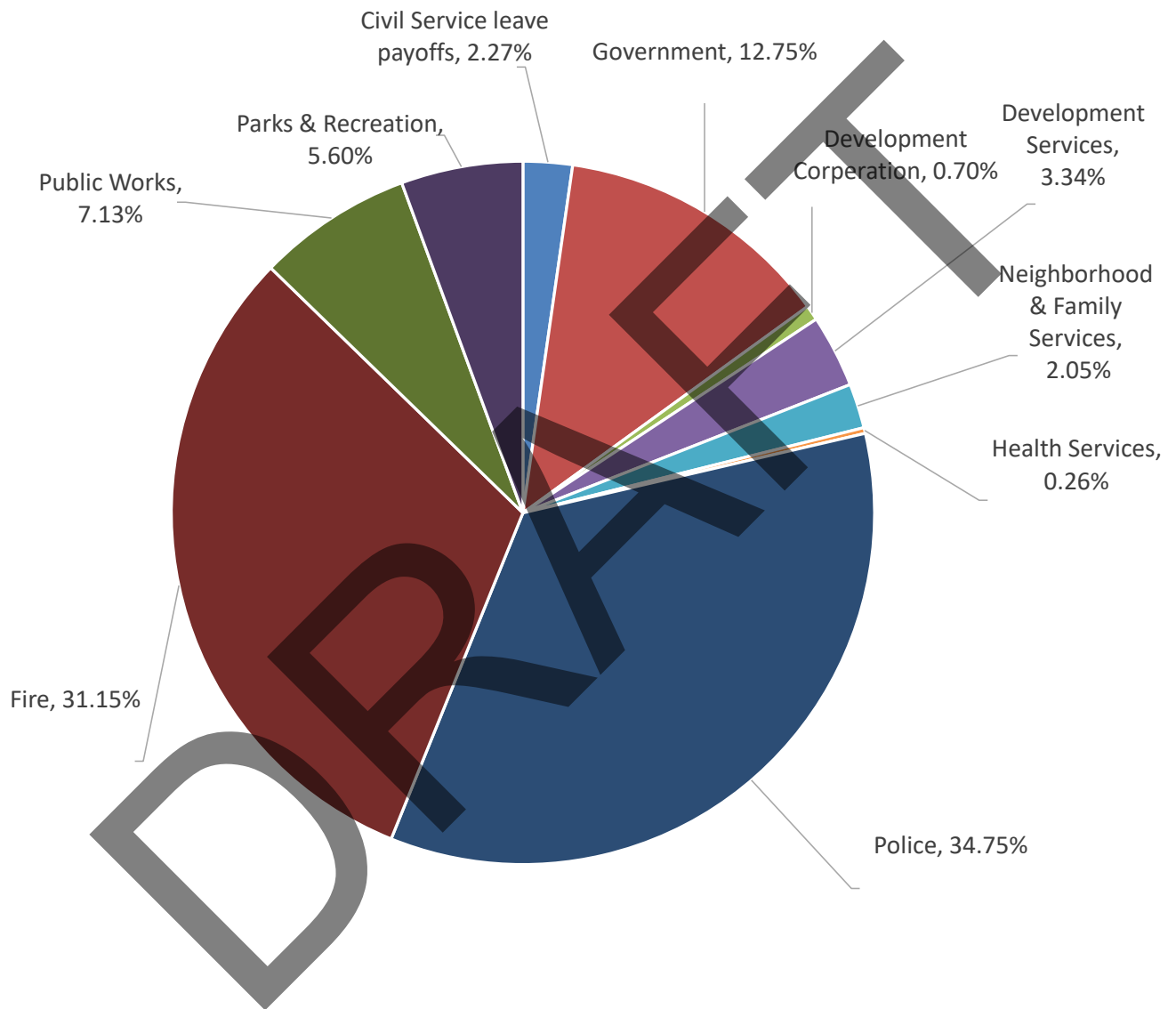
Graph Description:

The single largest General Fund expense for the City of San Angelo is personnel. This category consists of salary and benefits for employees. Operations & maintenance, capital, and transfers account for just over one-quarter of General Fund expenses.

City of San Angelo

General Fund

Schedule of Personnel Expenditures



City of San Angelo

General Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>105 REVENUES:</u>				
Current Taxes	4,563,051	4,519,800	4,595,373	75,573
Delinquent Taxes	58,184	46,676	46,676	0
Transfers In	3,810,860	2,909,822	2,909,822	0
Interest	3,937	4,500	49,150	44,650
Total Revenues	\$8,436,032	\$7,480,798	\$7,601,021	\$120,223
<u>105 EXPENSES:</u>				
Principal on Debt	8,385,000	5,324,696	4,945,000	(379,696)
Interest on Debt	2,402,022	2,140,968	2,449,944	308,976
Issue Costs	3,081	15,134	206,077	190,943
Total Expenditures	\$10,790,103	\$7,480,798	\$7,601,021	\$120,223
Revenues Over/ (Under) Expenditures	(2,354,071)	0	0	0
Beginning Fund Balance	4,135,033	1,780,962	1,780,962	0
Ending Fund Balance	\$1,780,962	\$1,780,962	\$1,780,962	\$0

City of San Angelo

General Equipment Replacement Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>501 REVENUES:</u>				
Transfers In	1,201,373	1,201,373	1,201,373	0
Sale of Fixed Assets	110,760	110,000	55,000	(55,000)
Other Revenue	35,047	40,000	40,000	0
Interest	1,562	0	0	0
Total Revenue	\$1,348,742	\$1,351,373	\$1,296,373	(\$55,000)
<u>501 EXPENDITURES:</u>				
Vehicles & Equipment	1,307,153	1,351,373	1,296,373	(55,000)
Total Expenditures	\$1,307,153	\$1,351,373	\$1,296,373	(\$55,000)
Revenues Over/ (Under) Expenditures	41,589	0	0	0
Beginning Fund Balance	307,429	349,018	349,018	0
Ending Fund Balance	\$349,018	\$349,018	\$349,018	\$0

City of San Angelo

General Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Current Budget *	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>502 REVENUES:</u>				
Transfers In	283,795	244,295	247,148	2,853
Other Revenue	98,307	3,906,685	0	(3,906,685)
Interest	15,622	5,705	2,852	(2,853)
Total Revenue	\$397,724	\$4,156,685	\$250,000	(\$3,906,685)
<u>502 EXPENDITURES</u>				
Vehicle Maintenance	61,291	0	0	0
Facilities	1,300	198,051	0	(198,051)
City Hall Plaza Rehabilitation	(156,708)	2,552	0	(2,552)
19th St. Sidewalks	0	0	0	0
Development Software	0	0	0	0
Transportation Enhancement	62,745	50,117	0	(50,117)
Street Improvements	121,635	49,358	0	(49,358)
Stormwater Improvements	0	2,080,000	0	(2,080,000)
Dog Park	4,449	7,551	0	(7,551)
Texas Bank Sports Complex	14,636	659,908	0	(659,908)
29th St Sports Complex	68,498	877,436	0	(877,436)
Fort Concho	22,564	2,846	0	(2,846)
Cemetery Improvements	1,321	1,042,699	0	(1,042,699)
Auditorium	4,504,118	148,320	0	(148,320)
Fire Station	0	1,249,991	0	(1,249,991)
Ambulance Replacement	0	0	250,000	250,000
Fire Mobile Data Terminals	28,392	0	0	0
Contingencies	0	0	0	0
Total Expenditures	\$4,734,241	\$8,050,331	\$250,000	(\$7,800,331)
Revenues Over/ (Under) Expenditures	(4,336,517)	(3,893,646)	0	3,893,646
Beginning Fund Balance	8,374,631	4,038,114	144,468	(3,893,646)
Ending Fund Balance	\$4,038,114	\$144,468	\$144,468	\$0

* Reporting amended budget due to numerous multi-year projects.

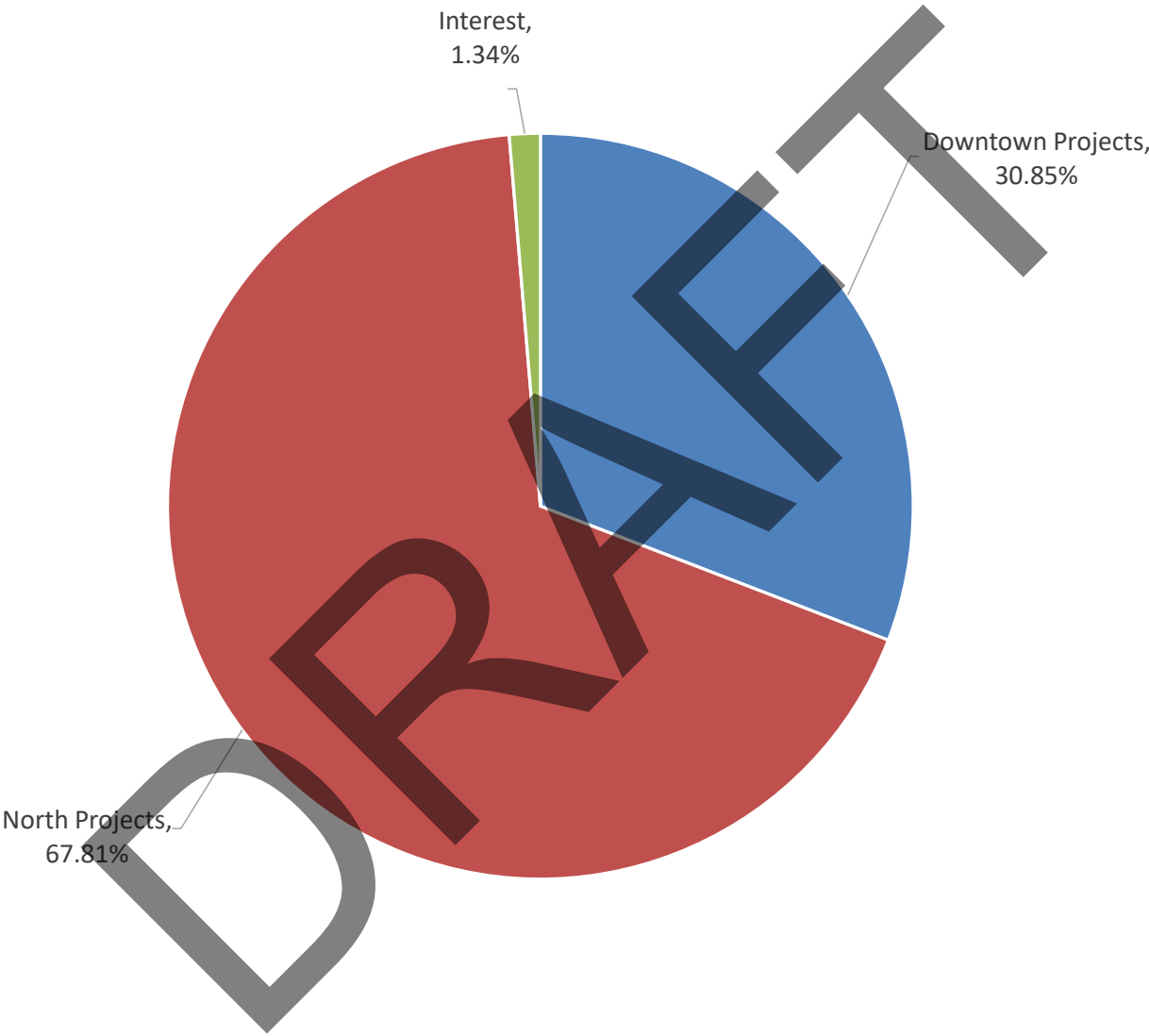
City of San Angelo

TIRZ Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>106 REVENUES:</u>				
Downtown Property Tax	297,972	315,758	245,448	(70,310)
North Property Tax	445,008	555,501	539,548	(15,953)
Interest	13,105	15,567	10,634	(4,933)
Total Revenues	\$756,085	\$886,826	\$795,630	(\$91,196)
<u>106 EXPENSES:</u>				
Downtown Projects	518,511	323,542	245,780	(77,762)
North Projects	90,917	563,284	549,850	(13,434)
Total Expenditures	\$609,428	\$886,826	\$795,630	(\$91,196)
Revenues Over/ (Under) Expenditures	146,657	0	0	0
Beginning Fund Balance	1,502,130	1,648,787	1,648,787	0
Ending Fund Balance	\$1,648,787	\$1,648,787	\$1,648,787	\$0

City of San Angelo
TIRZ Fund
Schedule of Revenues



Graph Description:
The purpose of this graph is to show that TIRZ funds are allocated in accordance with receipt, with resources in North exceeding resources in the Downtown area

City of San Angelo

Water Enterprise Fund

Schedule of Revenues and Expenditures

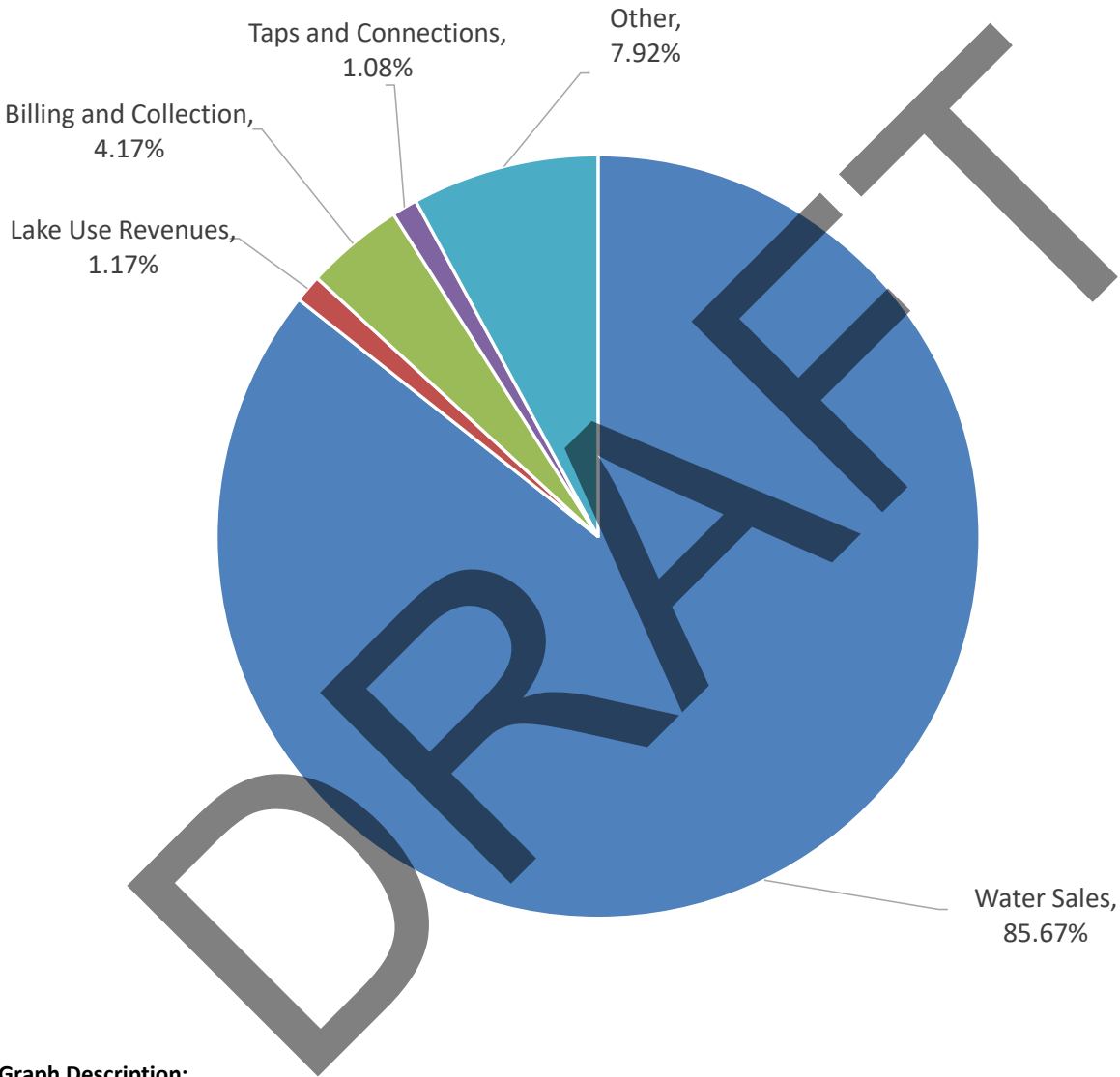
Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>260 REVENUES:</u>				
Water Sales	21,982,760	23,708,262	26,060,566	2,352,304
Lake Use Revenues	337,006	378,717	356,048	(22,669)
Billing and Collection	1,535,456	1,506,000	1,267,045	(238,955)
Taps and Connections	287,665	325,000	328,200	3,200
Other Operating Revenue	134,799	21,627	36,980	15,353
Misc	295,668	345,570	425,570	80,000
Transfers In	1,131,050	1,279,705	1,822,960	543,255
Interest	45,578	39,545	123,677	84,132
Total Revenues	\$25,749,982	\$27,604,426	\$30,421,046	\$2,816,620
<u>260 EXPENSES:</u>				
Personnel	6,330,358	6,224,876	6,407,681	182,805
Operations & Maintenance	8,672,919	14,245,862	14,769,867	524,005
Capital	476,714	2,839,682	3,567,392	727,710
Transfers Out	3,282,317	3,432,825	3,493,134	60,309
Total Expenses	\$18,762,308	\$26,743,245	\$28,238,074	\$1,494,829
Revenues Over/ (Under) Expenditures	6,987,674	861,181	2,182,972	3,044,153
Beginning Fund Balance	(864,298)	6,123,376	6,984,557	861,181
Ending Fund Balance *	\$6,123,376	\$6,984,557	\$9,167,529	\$2,182,972

* There is a contribution to fund balance as planned in the adopted water rate study to build an appropriate amount for 75 days of operating budget. The fund balance was drawn down in prior fiscal years due to water drought conservation.

City of San Angelo

Water Enterprise Fund

Schedule of Revenues



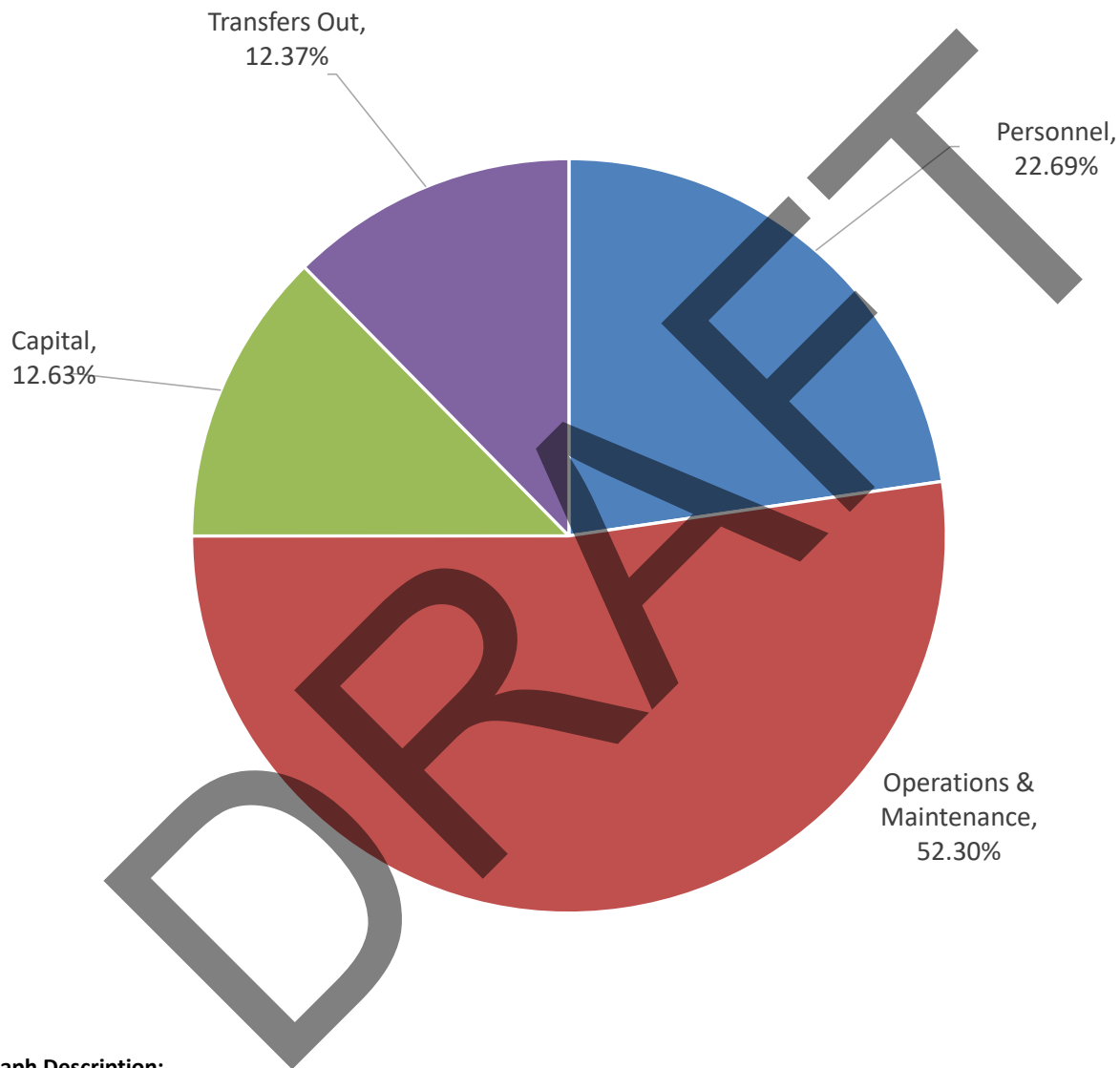
Graph Description:

The graph above shows that the sale of water to customers serves as the main source of revenue for the Water Enterprise Fund. The water rates are determined by a multi-year plan to build up fund balance to an appropriate level and for capital needs.

City of San Angelo

Water Enterprise Fund

Schedule of Expenditures



Graph Description:

The graph above shows that operations and maintenance is the principal expenditure category for the Water Enterprise Fund.

City of San Angelo

Water Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>261 REVENUES:</u>				
Development Corporation	3,331,217	3,527,574	2,700,000	(827,574)
Transfers In	7,835,607	7,946,647	8,500,147	553,500
Other	24,360	0	76,978	76,978
Total Revenues	\$11,191,184	\$11,474,221	\$11,277,125	(\$197,096)
<u>261 EXPENDITURES:</u>				
Debt Service	8,725,255	11,474,221	11,277,125	(197,096)
Total Expenses	\$8,725,255	\$11,474,221	\$11,277,125	(\$197,096)
Revenues Over/ (Under) Expenditures	2,465,929	0	0	0
Beginning Fund Balance	(2,446,869)	19,060	19,060	0
Ending Fund Balance	\$19,060	\$19,060	\$19,060	\$0

City of San Angelo

Water Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>512 REVENUES:</u>				
Water Sales	4,825,833	4,687,870	4,687,870	0
Transfers In	64,762	200,000	200,000	0
Interest	81,452	95,076	83,299	(11,777)
Total Revenues	\$4,972,047	\$4,982,946	\$4,971,169	(\$11,777)
<u>512 EXPENDITURES:</u>				
Capital Improvements	1,338,339	2,978,179	2,966,402	(11,777)
Franchise Fee	241,318	234,394	234,394	0
Transfers Out	1,568,523	1,570,373	1,570,373	0
Contract Services	641,542	200,000	200,000	0
Total Expenses	\$3,789,722	\$4,982,946	\$4,971,169	(\$11,777)
Revenues Over/ (Under) Expenditures	1,182,325	0	0	0
Beginning Fund Balance	6,674,212	7,856,537	7,856,537	0
Ending Fund Balance	\$7,856,537	\$7,856,537	\$7,856,537	\$0

City of San Angelo

Lake Nasworthy Trust Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
640 REVENUES:				
Lot Sales	619,112	700,000	520,000	(180,000)
Lake Lease Income	35,158	32,882	36,000	3,118
Interest	162,081	206,138	195,000	(11,138)
Total Revenues	\$816,351	\$939,020	\$751,000	(\$188,020)
640 EXPENDITURES:				
Professional Services	48,050	50,000	50,000	0
Transfers Out	145,873	185,524	175,500	(10,024)
Total Expenditures	\$193,923	\$235,524	\$225,500	(\$10,024)
Revenues Over/ (Under) Expenditures	622,428	703,496	525,500	(177,996)
Beginning Fund Balance	13,558,959	14,181,387	14,884,883	703,496
Ending Fund Balance	\$14,181,387	\$14,884,883	\$15,410,383	\$525,500

City of San Angelo

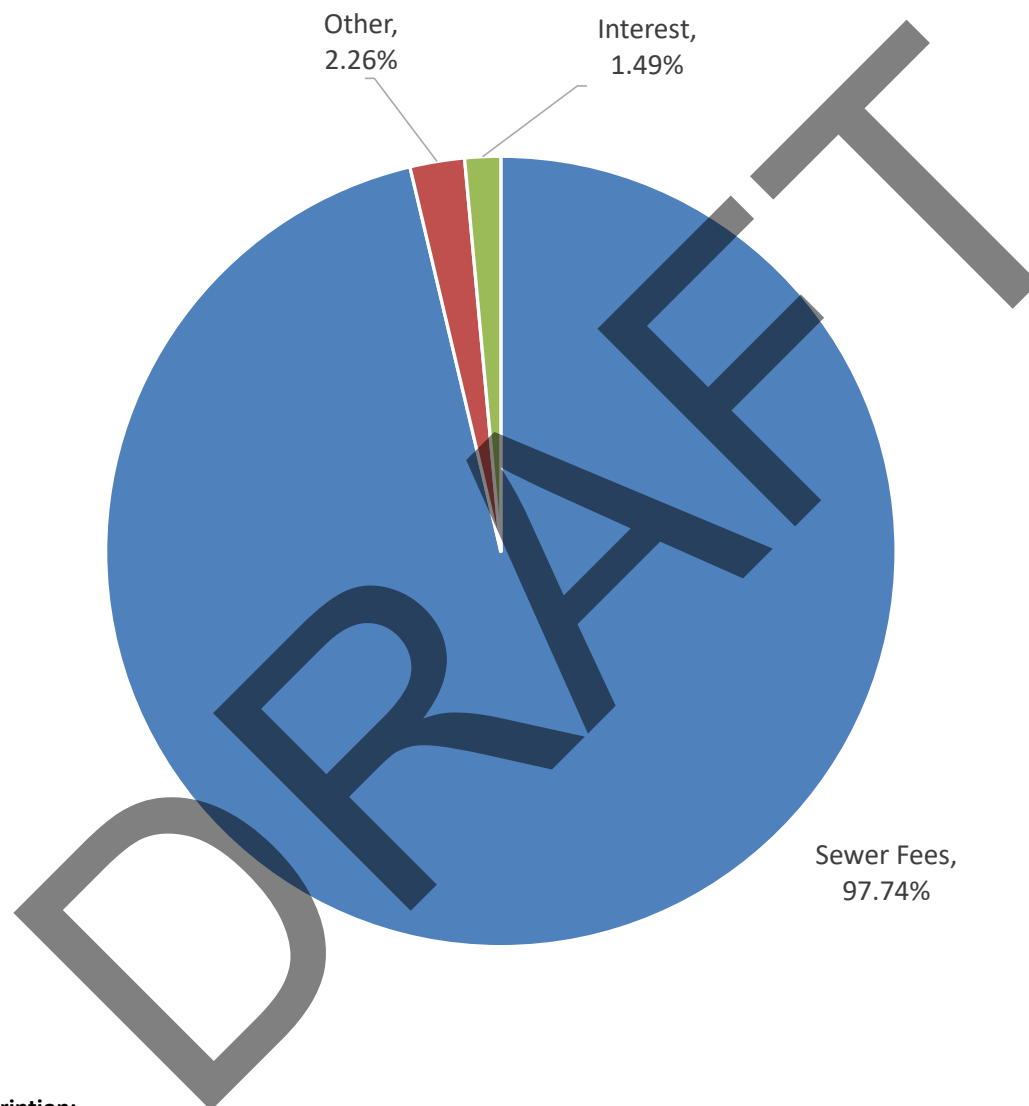
Wastewater Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>270 REVENUES:</u>				
Wastewater Charges	11,784,278	13,013,231	13,767,649	754,418
Farm Use Revenues	201,182	203,806	218,591	14,785
Connections	11,195	20,000	30,000	10,000
Paving Cuts	45,985	20,000	45,000	25,000
Non-Refundable Aid	0	0	0	0
Miscellaneous	87,725	20,000	25,000	5,000
Interest	73,060	115,396	209,694	94,298
Total Revenues	\$12,203,425	\$13,392,433	\$14,295,934	\$903,501
<u>270 EXPENSES:</u>				
Personnel	2,126,264	2,186,331	2,222,015	35,684
Operations & Maintenance	2,441,718	2,754,373	2,876,979	122,606
Capital	498,989	1,579,036	3,304,068	1,725,032
Transfers Out	3,635,192	5,119,108	5,410,106	290,998
Total Expenses	\$8,702,163	\$11,638,848	\$13,813,168	\$2,174,320
Revenues Over/ (Under) Expenditures	3,501,262	1,753,585	482,766	(1,270,819)
Beginning Fund Balance	6,760,889	10,262,151	12,015,736	1,753,585
Ending Fund Balance *	\$10,262,151	\$12,015,736	\$12,498,502	\$482,766

* Due to a restructuring of debt service payments, a surplus occurred in the Wastewater Enterprise Fund. Those dollars were earmarked for a specific future capital project.

City of San Angelo
Wastewater Enterprise Fund
Schedule of Revenues

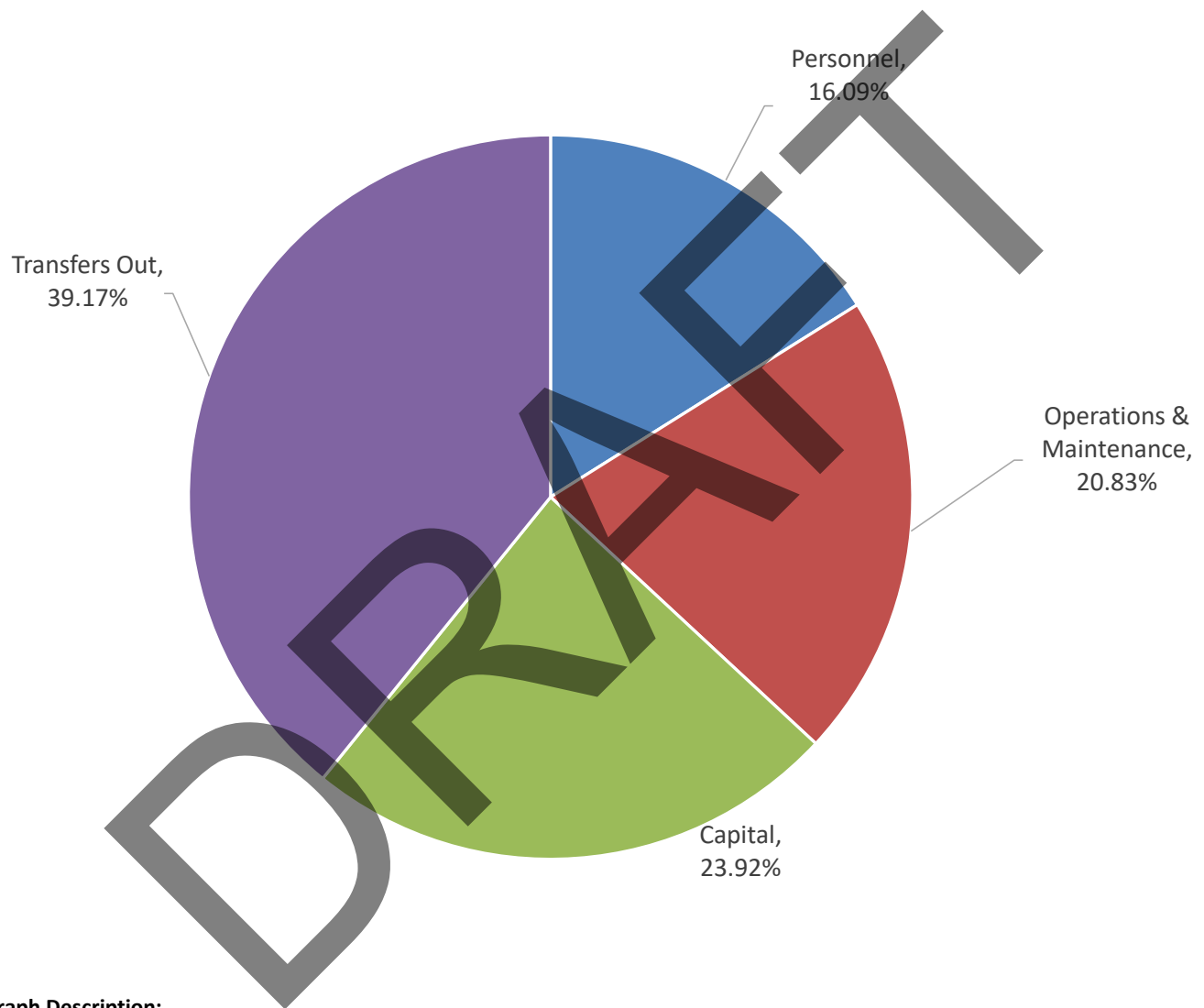


Graph Description:
The graph above shows that sewer fees serve as the main source of revenue for the Wastewater Enterprise Fund. Wastewater rates are determined by a multi-year plan to build up fund balance for capital needs.

City of San Angelo

Wastewater Enterprise Fund

Schedule of Expenditures



Graph Description:

The graph above shows that transfers out (primarily to debt service activities) is the principal expenditure category for the Wastewater Enterprise Fund.

City of San Angelo

Wastewater Debt Service Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>271 REVENUES:</u>				
Transfers In	4,162,688	4,014,333	3,810,636	(203,697)
Interest	1,100	0	6,521	6,521
Total Revenues	\$4,163,788	\$4,014,333	\$3,817,157	(\$197,176)
<u>271 EXPENDITURES:</u>				
Debt Service	11,875	4,014,333	3,817,157	(197,176)
Total Expenses	\$11,875	\$4,014,333	\$3,817,157	(\$197,176)
Revenues Over/ (Under) Expenditures	4,151,913	0	0	0
Beginning Fund Balance	(3,905,596)	246,317	246,317	0
Ending Fund Balance	\$246,317	\$246,317	\$246,317	\$0

City of San Angelo

Wastewater Capital Projects Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>520 REVENUES:</u>				
Wastewater Charges	1,743,079	1,727,496	1,727,496	0
Interest	72,086	78,506	56,935	(21,571)
Total Revenues	\$1,815,165	\$1,806,002	\$1,784,431	(\$21,571)
<u>520 EXPENDITURES:</u>				
Capital Projects	1,643,187	1,346,093	1,324,522	(21,571)
Franchise Fee	87,185	86,375	86,375	0
Transfers Out	395,187	373,534	373,534	0
Total Expenses	\$2,125,559	\$1,806,002	\$1,784,431	(\$21,571)
Revenues Over/ (Under) Expenditures	(310,394)	0	0	0
Beginning Fund Balance	7,803,226	7,492,832	7,492,832	0
Ending Fund Balance	\$7,492,832	\$7,492,832	\$7,492,832	\$0

City of San Angelo

Solid Waste Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>230 REVENUES:</u>				
Landfill Fees	1,265,933	968,106	1,002,920	34,814
Leases	598,828	602,450	606,075	3,625
Other	198,808	1,000	268,650	267,650
Interest	38,115	39,258	82,780	43,522
Total Revenues	\$2,101,684	\$1,610,814	\$1,960,425	\$349,611
<u>230 EXPENDITURES:</u>				
Personnel	267,998	261,999	220,363	(41,636)
Operations & Maintenance	218,832	335,346	1,279,620	944,274
Transfers Out	255,000	255,000	255,000	0
Capital	115,306	458,469	205,442	(253,027)
Debt Service	0	0	0	0
Total Expenditures	\$857,136	\$1,310,814	\$1,960,425	\$649,611
Revenues Over/ (Under) Expenditures	1,244,548	300,000	0	(300,000)
Beginning Fund Balance	2,240,858	3,485,406	3,785,406	300,000
Ending Fund Balance *	\$3,485,406	\$3,785,406	\$3,785,406	\$0

* There is a planned contribution to fund balance in an effort to fully fund the future expenditures associated with operating the City's landfill.

City of San Angelo

Stormwater Enterprise Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>240 REVENUES:</u>				
Stormwater Fee	2,556,864	2,786,000	2,786,000	0
Transfers In	95,000	95,000	95,000	0
Other	7,339	100,000	120,000	20,000
Interest	28,315	42,154	52,399	10,245
Total Revenues	\$2,687,518	\$3,023,154	\$3,053,399	\$30,245
<u>240 EXPENSES:</u>				
Personnel	1,290,844	1,313,538	1,304,724	(8,814)
Operations & Maintenance	171,862	656,475	685,325	28,850
Transfers Out	211,710	359,239	344,523	(14,716)
Capital	64,725	693,902	1,055,818	361,916
Total Expenses	\$1,739,141	\$3,023,154	\$3,390,390	\$367,236
Revenues Over/ (Under) Expenditures *	948,377	0	(336,991)	(336,991)
Beginning Fund Balance	2,178,239	3,126,616	3,126,616	0
Ending Fund Balance	\$3,126,616	\$3,126,616	\$2,789,625	(\$336,991)

* There is a planned use of fund balance to replace antiquated capital equipment.

City of San Angelo

Airport Operating Fund

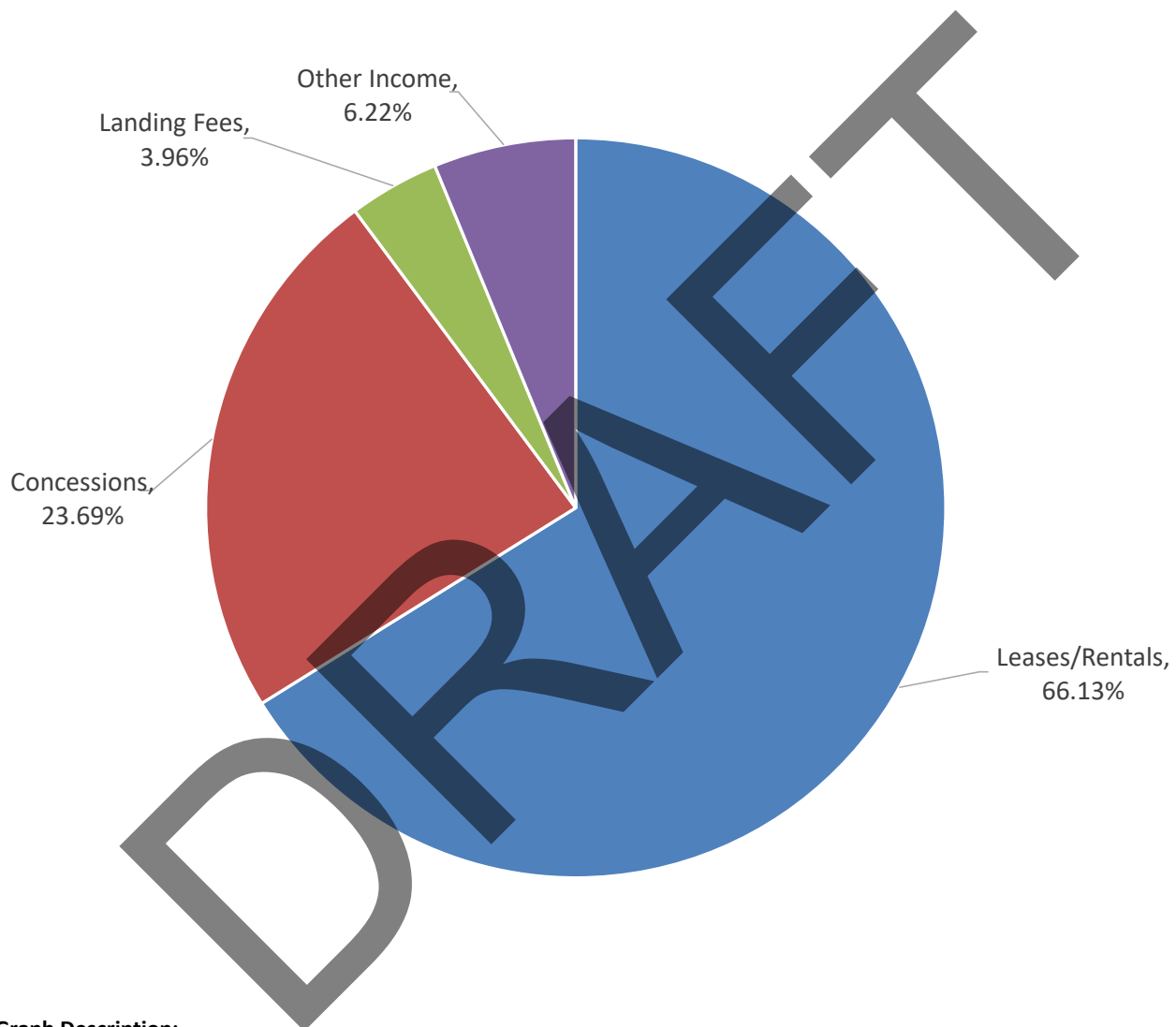
Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>220 REVENUES:</u>				
Leases/Rentals	1,035,786	1,010,758	1,027,913	17,155
Concessions	331,285	358,100	368,214	10,114
Landing Fees	41,917	52,682	61,523	8,841
Advertising	16,952	30,000	30,000	0
Grants	683	722	679	(43)
Transfers In	73,757	0	0	0
Other Income	55,565	20,658	62,232	41,574
Interest	675	1,172	3,743	2,571
Total Revenues	\$1,556,620	\$1,474,092	\$1,554,304	\$80,212
<u>220 EXPENSES:</u>				
Personnel	740,498	784,271	785,633	1,362
Operations & Maintenance	777,060	559,655	639,264	79,609
Capital	0	0	0	0
Transfers Out	79,829	84,200	82,678	(1,522)
Debt Service	0	45,966	46,729	763
Total Expenses	\$1,597,387	\$1,474,092	\$1,554,304	\$80,212
Revenues Over/ (Under) Expenditures	(40,767)	0	0	0
Beginning Fund Balance	188,989	148,222	148,222	0
Ending Fund Balance	\$148,222	\$148,222	\$148,222	\$0

City of San Angelo

Airport Operating Fund

Schedule of Revenues



Graph Description:

The graph above shows the majority of the City's Airport revenue comes from leases and rental income, such as hangar rentals.

City of San Angelo

Airport Passenger Facility Charges (PFC) Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>529 REVENUES:</u>				
Passenger Facility Charges	228,256	256,500	256,500	0
Interest	10,180	16,086	29,354	13,268
Total Revenues	\$238,436	\$272,586	\$285,854	\$13,268
<u>529 EXPENSES:</u>				
Transfer to Capital Fund	0	272,586	285,854	13,268
Miscellaneous	0	0	0	0
Total Expenses	\$0	\$272,586	\$285,854	\$13,268
Revenues Over/ (Under) Expenditures	238,436	0	0	0
Beginning Fund Balance	954,429	1,192,865	1,192,865	0
Ending Fund Balance	\$1,192,865	\$1,192,865	\$1,192,865	\$0

City of San Angelo

State Office Buildings Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>201 REVENUES:</u>				
Rental Income	1,232,054	1,240,000	1,250,300	10,300
Other Revenue	0	50,000	50,000	0
Interest	499	3,998	4,501	503
Total Revenues	\$1,232,553	\$1,293,998	\$1,304,801	\$10,803
<u>201 EXPENDITURES:</u>				
Personnel	134,969	122,952	125,030	2,078
Operations & Maintenance	624,244	926,532	957,158	30,626
Debt Service	31,141	171,573	152,723	(18,850)
Capital	5,924	50,000	50,088	88
Transfers Out	0	22,941	19,802	(3,139)
Total Expenditures	\$796,278	\$1,293,998	\$1,304,801	\$10,803
Revenues Over/ (Under) Expenditures	436,275	0	0	0
Beginning Fund Balance	(283,777)	152,498	152,498	0
Ending Fund Balance	\$152,498	\$152,498	\$152,498	\$0

City of San Angelo

Texas Bank Sports Complex Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>203 REVENUES:</u>				
Program Fees	102,205	98,000	105,000	7,000
Transfers In	754,143	751,728	756,243	4,515
Other Revenue	74,121	62,700	74,700	12,000
Interest	4,150	5,009	12,531	7,522
Total Revenues	\$934,619	\$917,437	\$948,474	\$31,037
<u>203 EXPENSES:</u>				
Personnel	351,108	390,227	398,388	8,161
Operations & Maintenance	333,409	527,210	550,086	22,876
Total Expenses	\$684,517	\$917,437	\$948,474	\$31,037
Revenues Over/ (Under) Expenditures	250,102	0	0	0
Beginning Fund Balance	265,163	515,265	515,265	0
Ending Fund Balance	\$515,265	\$515,265	\$515,265	\$0

City of San Angelo

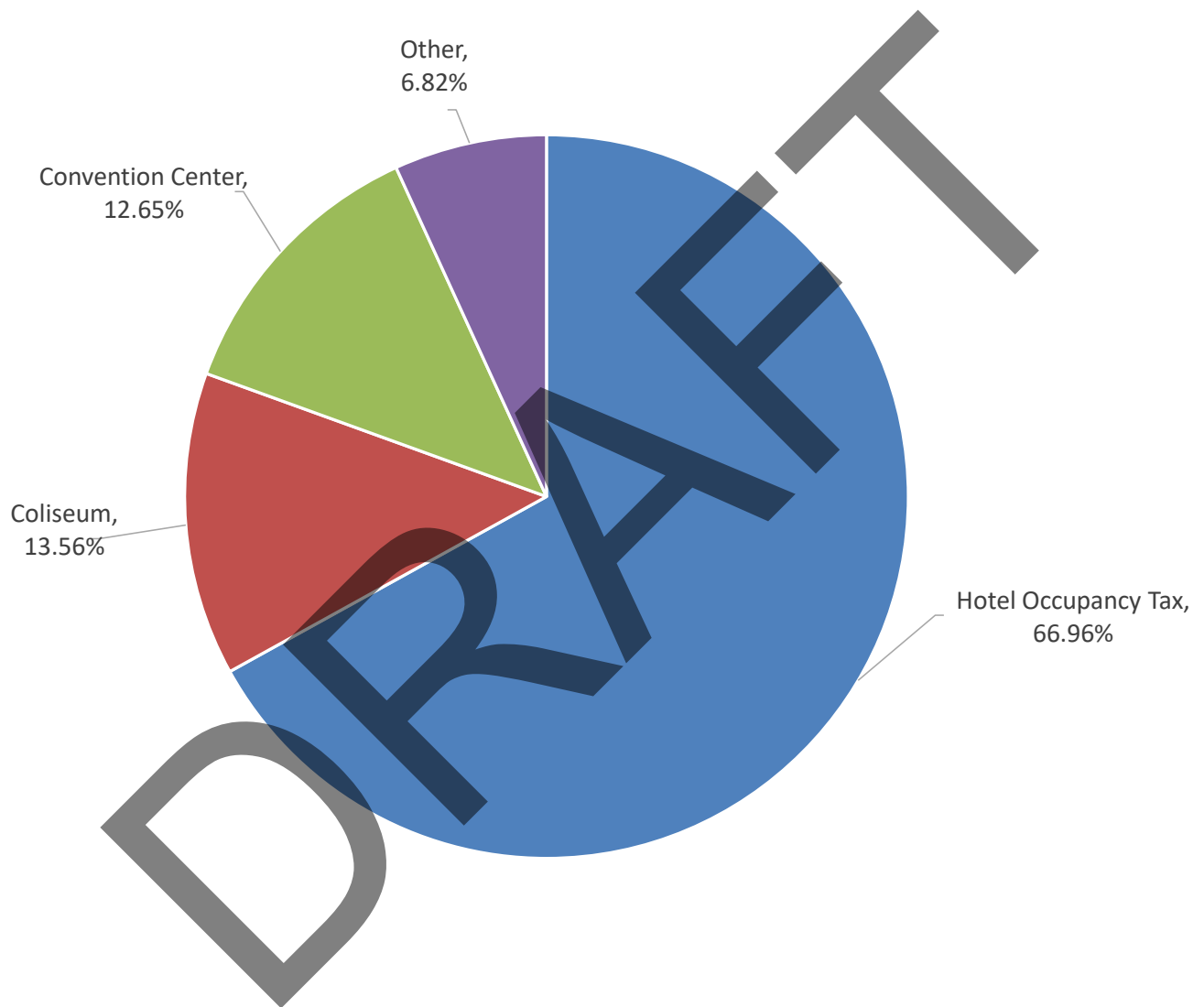
Civic Events Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
410 REVENUES:				
Hotel Occupancy Tax (Transfer In)	948,707	891,600	1,076,476	184,876
Coliseum Revenue	327,667	238,500	218,000	(20,500)
Auditorium Revenue	0	0	4,000	4,000
Convention Center Revenue	228,223	209,750	203,350	(6,400)
River Stage Revenue	30,662	22,500	17,500	(5,000)
Pavilion Revenue	9,028	11,200	11,200	0
Pecan Creek Revenue	3,781	5,000	5,000	0
Other	85,590	60,000	76,000	16,000
Interest	13,855	32,228	14,835	(17,393)
Total Revenues	\$1,647,513	\$1,470,778	\$1,626,361	\$155,583
410 EXPENDITURES:				
Personnel	720,283	772,267	778,954	6,687
Operations & Maintenance	513,593	590,946	569,321	(21,625)
Transfers Out	99,232	99,232	130,432	31,200
Capital	421,857	8,333	147,654	139,321
Total Expenditures *	\$1,754,965	\$1,470,778	\$1,626,361	\$155,583
Revenues Over/ (Under) Expenditures	(107,452)	0	0	0
Beginning Fund Balance *	841,495	734,043	839,511	105,468
Ending Fund Balance	\$734,043	\$734,043	\$839,511	\$105,468

* Total expenditures and fund balance have decreased due to the creation of the 605 Hotel Occupancy Tax Fund.

City of San Angelo Civic Events Fund Schedule of Revenues



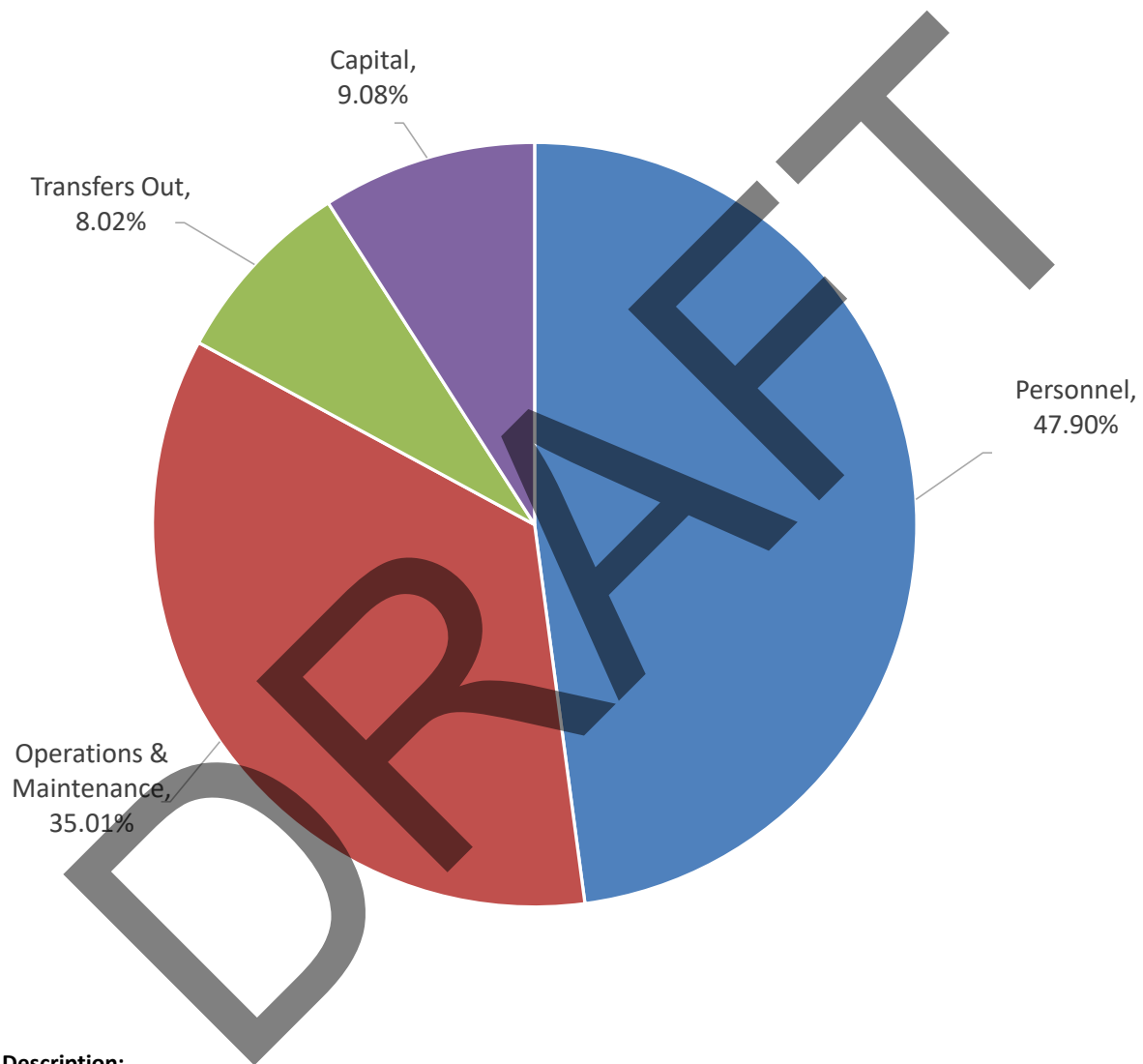
Graph Description:

The graph above shows that the hotel occupancy tax serves as the main source of revenue for the the Civic Events Fund.

City of San Angelo

Civic Events Fund

Schedule of Expenditures



Graph Description:

The graph above shows that personnel comprises the largest expense for the Civic Events Fund at over 47%, followed closely by operations and maintenance.

City of San Angelo

Fort Concho Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>420 REVENUES:</u>				
Rent & Donations	601,149	623,250	644,750	21,500
Transfers In	410,862	406,388	480,238	73,850
Other	22,456	24,450	24,450	0
Interest	1,886	3,567	6,648	3,081
Total Revenues	\$1,036,353	\$1,057,655	\$1,156,086	\$98,431
<u>420 EXPENDITURES:</u>				
Personnel	734,858	733,073	737,211	4,138
Operations & Maintenance	282,824	321,582	415,875	94,293
Capital	10,761	3,000	3,000	0
Total Expenditures	\$1,028,443	\$1,057,655	\$1,156,086	\$98,431
Revenues Over/ (Under) Expenditures	7,910	0	0	0
Beginning Fund Balance	231,485	239,395	239,395	0
Ending Fund Balance	\$239,395	\$239,395	\$239,395	\$0

City of San Angelo

Fairmount Cemetery Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>440 REVENUES:</u>				
Charges for Service	265,910	285,900	317,300	31,400
Trust Income	40,801	50,000	50,000	0
Transfers In	82,902	86,734	92,115	5,381
Other Revenue	7,375	5,000	5,000	0
Total Revenues	\$396,988	\$427,634	\$464,415	\$36,781
<u>440 EXPENDITURES:</u>				
Personnel	266,614	263,331	264,423	1,092
Operations & Maintenance	90,870	152,303	153,173	870
Capital	0	0	0	0
Total Expenditures	\$357,484	\$415,634	\$417,596	\$1,962
Revenues Over/ (Under) Expenditures	39,504	12,000	46,819	34,819
Beginning Fund Balance	(114,086)	(74,582)	(62,582)	12,000
Ending Fund Balance *	(\$74,582)	(\$62,582)	(\$15,763)	\$46,819

* Due to the negative fund balance the fund is budgeted revenue over expenditure.

City of San Angelo

Intergovernmental Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
103 REVENUES:				
Health Department Revenue	126,339	108,900	113,600	4,700
Health Department Grants	426,899	437,229	432,229	(5,000)
WIC Grant	783,871	854,620	851,686	(2,934)
Transportation Grant	139,418	205,528	208,695	3,167
Nutrition Program Revenue	122,663	158,945	158,945	0
Police Grants	57,224	0	0	0
Parks Grants and Donations	7,500	0	0	0
Emergency Management Grant	173,283	225,308	225,308	0
Other Grants	1,500,000	0	0	0
Interest	0	0	0	0
Transfers In	381,179	386,137	393,821	7,684
Total Revenue	\$3,718,376	\$2,376,667	\$2,384,284	\$7,617
103 EXPENDITURES:				
Health Department Grants	478,336	628,089	637,068	8,979
WIC Grant	732,545	811,755	782,763	(28,992)
Social Services	129,791	126,170	122,451	(3,719)
Transportation Planning Grant	118,311	190,838	190,475	(363)
Nutrition	252,400	271,264	272,263	999
Police Grants	66,044	0	0	0
Parks Grants	7,425	0	0	0
Emergency Management	190,706	280,966	282,091	1,125
Fire Grants	836,758	0	0	0
Transfers Out	89,554	67,585	97,173	29,588
Total Expenditures	\$2,901,870	\$2,376,667	\$2,384,284	\$7,617
Revenues Over/ (Under) Expenditures	816,506	0	0	0
Beginning Fund Balance	(228,856)	587,650	587,650	0
Ending Fund Balance	\$587,650	\$587,650	\$587,650	\$0

City of San Angelo

Community Development Block Grant Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>453 REVENUES:</u>				
Grant Income	644,349	688,898	699,822	10,924
Rehab Loans	(700)	32,000	32,000	0
Miscellaneous	61,000	0	0	0
Total Revenues	\$704,649	\$720,898	\$731,822	\$10,924
<u>453 EXPENDITURES:</u>				
Administration	251,004	269,000	271,364	2,364
Debt Service	147,695	146,048	144,154	(1,894)
Public Service Projects	105,988	177,850	100,304	(77,546)
Rehab Grants and Loans	164,147	90,000	178,000	88,000
Code Enforcement	38,000	38,000	38,000	0
Total Expenditures	\$706,834	\$720,898	\$731,822	\$10,924
Revenues Over/ (Under) Expenditures	(2,185)	0	0	0
Beginning Fund Balance	2,185	0	0	0
Ending Fund Balance	\$0	\$0	\$0	\$0

City of San Angelo

HOME Program Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
483 REVENUES:				
Grant Income	211,247	249,197	338,495	89,298
Rent	0	0	0	0
Loan Payments	2,796	24,000	23,000	(1,000)
Miscellaneous	85,622	68,547	68,547	0
Total Revenues	\$299,665	\$341,744	\$430,042	\$88,298
483 EXPENDITURES:				
Administration	37,590	95,867	104,696	8,829
Galilee CDC	88,000	99,450	110,000	10,550
MHMR Contribution	43,755	1,545	80,000	78,455
Homebuyers Assistance	85,658	144,882	135,346	(9,536)
Duplex Maintenance	26	0	0	0
Total Expenditures	\$255,029	\$341,744	\$430,042	\$88,298
Revenues Over/ (Under) Expenditures	44,636	0	0	0
Beginning Balance	(44,636)	0	0	0
Ending Balance	\$0	\$0	\$0	\$0

City of San Angelo

Designated Revenue Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
601 REVENUES:				
Police Donations	9,456	7,250	7,000	(250)
Parks Donations	2,285	3,000	3,000	0
Recreation Donations	30,428	30,000	30,000	0
Other Donations	0	0	0	0
Interest	12,878	2,440	5,130	2,690
Total Revenue	\$55,047	\$42,690	\$45,130	\$2,440
601 EXPENDITURES				
Police Projects	21,541	7,250	7,250	0
Parks Projects	78,205	3,000	3,000	0
Recreation Projects	39,850	30,000	30,000	0
Other	6,976	2,440	7,540	5,100
Total Expenditures	\$146,572	\$42,690	\$47,790	\$5,100
Revenues Over/ (Under) Expenditures	(91,525)	0	(2,660)	(2,660)
Beginning Fund Balance	210,463	118,938	118,938	0
Ending Fund Balance	\$118,938	\$118,938	\$116,278	(\$2,660)

City of San Angelo

Hotel Occupancy Tax Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
605 REVENUES:				
Hotel Occupancy Tax	1,976,473	1,857,500	2,242,657	385,157
Interest	6,126	27,394	29,050	1,656
Total Revenues	\$1,982,599	\$1,884,894	\$2,271,707	\$386,813
605 EXPENSES:				
San Angelo Performing Arts Center	8,333	50,000	50,000	0
San Angelo Chamber of Commerce	693,145	865,000	865,000	0
San Angelo Cultural Affairs Council	98,824	92,875	112,133	19,258
Down Town San Angelo	37,500	37,500	37,500	0
Transfer to Fort Concho	50,000	50,000	50,000	0
Transfer to Civic Events	948,707	891,600	1,076,476	184,876
Transfer to Sports Complex	50,000	50,000	50,000	0
Total Expenses	\$1,886,509	\$2,036,975	\$2,241,109	\$204,134
Revenues Over/ (Under) Expenditures	96,090	(152,081)	30,598	182,679
Beginning Balance	1,401,433	1,497,523	1,345,442	(152,081)
Ending Balance *	\$1,497,523	\$1,345,442	\$1,376,040	\$30,598

* This fund was created in fiscal year 2017 and fully enacted for fiscal year 2018. Fund balance was allocated from the Civic Events Fund. A use of the fund balance was necessary in the first year and will be reevaluated throughout the year.

City of San Angelo

Vehicle Maintenance Internal Service Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
301 REVENUES:				
Gas and Oil	1,491,449	4,121,154	3,761,301	(359,853)
Material	793,532	1,315,321	1,192,345	(122,976)
Labor	1,425,830	1,371,275	1,351,067	(20,208)
Rent	120,000	120,000	120,000	0
Other Revenue	20,271	32,159	30,781	(1,378)
Interest	511	0	20,153	20,153
Total Revenues	\$3,851,593	\$6,959,909	\$6,475,647	(\$484,262)
301 EXPENSES:				
Personnel	982,587	940,725	960,661	19,936
Operations & Maintenance	2,845,071	5,913,974	5,419,540	(494,434)
Capital	31,183	54,093	75,292	21,199
Total Expenses	\$3,858,841	\$6,908,792	\$6,455,493	(\$453,299)
Revenues Over/ (Under) Expenditures	(7,248)	51,117	20,154	(30,963)
Beginning Fund Balance	579,279	572,031	623,148	51,117
Ending Fund Balance	\$572,031	\$623,148	\$643,302	\$20,154

City of San Angelo

Communications Internal Service Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>305 REVENUES:</u>				
Radio	166,844	157,498	157,498	0
Voice Over IP	296,116	300,041	300,041	0
Internet	60,043	49,367	49,367	0
Cell Phones	282,129	240,788	258,788	18,000
Interest	2,407	2,737	4,805	2,068
Total Revenues	\$807,539	\$750,431	\$770,499	\$20,068
<u>305 EXPENSES:</u>				
Radio	108,765	132,309	136,207	3,898
Voice Over IP	166,075	216,543	212,248	(4,295)
Internet	64,445	49,151	49,136	(15)
Cell Phones	254,979	241,222	259,329	18,107
Capital	91,362	111,206	113,579	2,373
Total Expenses	\$685,626	\$750,431	\$770,499	\$20,068
Revenues Over/ (Under) Expenditures	121,913	0	0	0
Beginning Fund Balance	63,036	184,949	184,949	0
Ending Fund Balance	\$184,949	\$184,949	\$184,949	\$0

City of San Angelo

Health Insurance Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>310 REVENUES:</u>				
Clinic Revenue	103,267	101,200	101,200	0
Self Insurance Revenue	8,662,708	8,677,445	8,901,365	223,920
Interest	189	0	0	0
Total Revenues	\$8,766,164	\$8,778,645	\$9,002,565	\$223,920
<u>310 EXPENSES:</u>				
Personnel	143,538	122,165	162,041	39,876
Operations & Maintenance	1,006,674	1,031,750	2,009,709	977,959
Self Insurance Claims Liability	6,404,842	7,624,730	6,830,815	(793,915)
Capital	0	0	0	0
Total Expenses	\$7,555,054	\$8,778,645	\$9,002,565	\$223,920
Revenues Over/ (Under) Expenditures	1,211,110	0	0	0
Beginning Balance	(1,230,219)	(19,109)	(19,109)	0
Ending Balance	(\$19,109)	(\$19,109)	(\$19,109)	\$0

City of San Angelo

Property/Casualty Insurance Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>320 REVENUES:</u>				
Premium Contributions	466,818	523,154	778,025	254,871
Special Event Insurance	37,888	35,675	36,631	956
Insurance Proceeds	331,646	262,011	384,231	122,220
Interest	12,253	28,672	16,734	(11,938)
Total Revenues	\$848,605	\$849,512	\$1,215,621	\$366,109
<u>320 EXPENSES:</u>				
Personnel	140,432	158,089	136,340	155,742
Prior Year Indemnity	150,119	100,000	100,000	0
Claims	533,962	256,987	256,987	0
Insurance Premiums	101,743	118,699	508,907	390,208
Claims Management	41,978	204,987	204,533	(454)
Special Projects/Other	56,799	9,250	7,250	(2,000)
Capital	532	1,500	1,604	104
Total Expenses	\$1,025,565	\$849,512	\$1,215,621	\$366,109
Revenues Over/ (Under) Expenditures	(176,960)	0	0	0
Beginning Fund Balance	918,937	741,977	741,977	0
Ending Fund Balance	\$741,977	\$741,977	\$741,977	\$0

City of San Angelo

Workers' Compensation Insurance Fund

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>330 REVENUES:</u>				
Premium Contributions	1,350,410	1,350,667	1,201,602	(149,065)
Insurance Proceeds	263	34,465	10,714	(23,751)
Interest	2,407	0	9,755	9,755
Total Revenues	\$1,353,080	\$1,385,132	\$1,222,071	(\$163,061)
<u>330 EXPENSES:</u>				
Personnel	212,968	237,249	216,864	(20,385)
Operations & Maintenance	29,752	82,900	77,196	(5,704)
Claims	1,069,155	505,346	505,346	0
Insurance Premiums	83,778	127,018	129,898	2,880
Total Expenses	\$1,395,653	\$952,513	\$929,304	(\$23,209)
Revenues Over/ (Under) Expenditures	(42,573)	432,619	292,767	(139,852)
Beginning Balance	(813,597)	(856,170)	(423,551)	432,619
Ending Balance *	(\$856,170)	(\$423,551)	(\$130,784)	\$292,767

* Due to negative claims experience, the fund balance became negative. The fund for fiscal year 18 and 19 has been budgeted revenues over expenditures to gradually increase the fund balance.

City of San Angelo

Development Corporation

Schedule of Revenues and Expenditures

Description	FY17 Actual	FY18 Original Budget	FY19 Proposed Budget	Increase (Decrease) from FY18 Original
<u>REVENUES:</u>				
Ballot	7,868,410	5,656,000	6,560,455	904,455
Economic Development	1,795,047	2,556,250	2,695,515	139,265
Total Revenues	\$9,663,457	\$8,212,250	\$9,255,970	\$1,043,720
<u>EXPENSES:</u>				
Ballot	7,868,410	5,656,000	6,560,455	904,455
Economic Development	1,795,047	2,556,250	2,695,515	139,265
Total Expenditures	\$7,868,410	\$8,212,250	\$9,255,970	\$1,043,720
Revenues Over/ (Under) Expenditures	1,795,047	0	0	0
Unreserved Beginning Fund Balance	11,881,056	10,086,009	10,086,009	0
Unreserved Ending Fund Balance	\$10,086,009	\$10,086,009	\$10,086,009	\$0
Ballot Fund Balance Designated for existing projects			241,231	
Economic Development Fund Balance Designated for existing projects			7,199,412	
Total Fund Balance Designated for existing projects			7,440,643	

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Coordinator, Budget, 325-657-6291

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

Consider second public hearing and introduction of an ordinance levying property taxes for the City of San Angelo for the 2018 tax year:

An ordinance fixing and levying ad valorem taxes for the current tax year for use and support of the municipal government of the City of San Angelo, Texas, for the 2018-2019 budget year; providing for the assessment and collection thereof; providing when the tax shall become due; providing when the tax shall become delinquent; providing for exemptions; providing for severability; providing for publication on the city operated web site; and, providing for an effective date - (Presentation made by Finance Director Tina Dierschke)

Summary/History:

This item is the second public hearing and introduction of the ordinance to levy property taxes for the tax year 2018. The ordinance sets the total tax rate of 0.7760 per \$100 valuation and establishes taxes are delinquent on February 1, 2019. No changes are proposed to the existing exemptions, including the continuation of the 20% homestead exemption available to property owners on their primary residence.

The overall tax rate is proposed to remain the same as the prior year's tax rate of 0.776 per \$100 valuation. The proposed tax rate will be applied as follows:

- For the purposes of maintenance and operations in the General Fund: 0.6824
- To pay annual interest and maturities and create debt service funding to discharge outstanding bonded indebtedness of the City of San Angelo: 0.0936
- The total tax rate for the aforementioned purposes is: 0.7760

This year's proposed tax rate does exceed the lower of the effective tax rate or the rollback tax rate. The associated additional notices and actions are required for this ordinance.

Financial Impact:

The proposed tax rate will generate property tax revenue as follows for the General Fund, the Debt Service Fund, and TIRZ, providing a 98% collection rate.

General Fund: \$33,503,015

Debt Service Fund: \$4,595,373

TIRZ (North & South): \$784,996

Total Property Tax Revenue: \$38,883,384

Other Information/Recommendation:

None at this time.

Attachments:

- | | | |
|----|---------------------------------------|---|
| 1. | Tax Levy Ordinance FY 2018-19 | Tax Levy Ordinance FY 2018-19_from legal.docx |
| 2. | 180904 Budget Tax Levy Second Hearing | 180904 Budget Tax Levy Second Hearing.pptx |

Presentation:

Tina Dierschke

Approvals/Reviews:

- | | |
|----------------|-------------------|
| Kimberly Holle | Created/Initiated |
| Tina Dierschke | Approved |
| Theresa James | Approved |
| Becky Dunn | Approved |
| Bryan Kendrick | Final Approval |

AN ORDINANCE FIXING AND LEVYING AD VALOREM TAXES FOR THE CURRENT TAX YEAR FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SAN ANGELO, TEXAS, FOR THE 2018-2019 BUDGET YEAR; PROVIDING FOR THE ASSESSMENT AND COLLECTION THEREOF; PROVIDING WHEN THE TAX SHALL BECOME DUE; PROVIDING WHEN THE TAX SHALL BECOME DELINQUENT; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION ON THE CITY OPERATED WEB SITE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter for the City of San Angelo provides that the City Council at its first meeting in September of each year, or as soon thereafter as practicable, shall levy the annual tax for such year; and,

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of San Angelo, Texas, adopt a tax rate for the next fiscal year by September 30, 2018; and,

WHEREAS, the City Council finds that all public notices have been given and published as required by law for fixing and levying the ad valorem taxes; and,

WHEREAS, the City Council further finds that the taxes for the fiscal year beginning October 1, 2018, and ending September 30, 2019, hereinafter levied therefore are necessary to pay interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City; and,

WHEREAS, the City Council further finds that the tax for the fiscal year beginning October 1, 2018, and ending September 30, 2019, hereinafter levied for purposes of maintenance and operations must be levied to provide for the revenue requirements of the budget for the ensuing fiscal year:

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

Section One: "THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE."

Section Two. The following taxes be and are hereby levied for the fiscal year 2018-2019, upon each One Hundred Dollar (\$100) valuation of property subject to taxation in the City of San Angelo for said year:

To pay annual interest and maturities and create a sinking fund to discharge outstanding bonded indebtedness of the City of San Angelo	\$0.0936
--	----------

For the purposes of maintenance and operations in the General Fund	<u>\$0.6824</u>
---	-----------------

The total tax rate for the aforementioned purposes is:	\$0.7760
--	----------

Section Three: The taxes levied herein shall be assessed and proper record made thereof, as required by law by the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office and said officers shall collect such taxes and remit the same required by law and this ordinance.

Section Four: All taxes levied and due under this ordinance, plus penalties and interest thereon, shall become a lien upon the property against which the tax is assessed, as provided by City Charter and State law, and the officers performing the duties of assessor and collector of taxes for the City of San Angelo and their successors in office, or their designee, are hereby authorized and empowered to enforce the collection of such taxes, penalties and interest according to the Constitution and laws of the State of Texas and the Charter and Ordinances of the City of San Angelo. Penalties and interest collected shall be paid to and credited to the General Fund of the City of San Angelo.

Section Five: Taxes levied under this ordinance shall be due on October 1, 2018, and if not paid as provided by law, shall immediately become delinquent on February 1, 2019.

Section Six: The City hereby affirms the adoption of the following exemptions from taxation of real property:

An individual may claim an exemption from taxation equal to twenty percent (20%) of the appraised value of his/her residence homestead, but not less than five thousand dollars (\$5,000) or the value of the homestead if said value is less than \$5,000.

Section Seven: Should any part, portion, or section of this ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining parts, portions or sections of this ordinance, which provisions shall be, remain and continue in full force and effect.

Section Eight: The City Manager or his designee shall cause a copy of this Ordinance, in its entirety, as passed, to be published on the web site operated by the City of San Angelo

Section Nine: This ordinance shall become effective on the date Approved and Adopted.

INTRODUCED on the 4th day of September, 2018, and APPROVED and ADOPTED on this 18th day of September, 2018.

YES

NO

CITY OF SAN ANGELO, TEXAS

Brenda Gunter, Mayor

Tommy Hiebert, SMD #1

Tom Thompson, SMD #2

Harry Thomas, SMD #3

Lucy Gonzales, SMD #4

Lane Carter, SMD #5

Billie DeWitt, SMD #6

ATTEST:

Bryan Kendrick, City Clerk

Approved as to Content

Approved as to Form

Tina Dierschke, Finance Director

Theresa James, City Attorney



City Council

Sept. 4, 2018



Property tax levy

- Second public hearing and introduction of an ordinance levying property taxes for the 2018 tax year
- Proposed rate is 0.776 / \$100 valuation



Property tax levy

Proposed property tax rate

Maintenance & operations	0.6824
Debt service	0.0936
Total proposed property tax rate	0.7760





City Council

Sept. 4, 2018



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Kimberly Holle, Budget Coordinator, Budget, 325-657-6291

Meeting Date: September 4, 2018

Item type: Regular Item

Caption:

First public hearing and introduction of an ordinance amending the budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018 for equipment replacement, grants, reimbursed expenses, and obligations - (Presentation made by Finance Director Tina Dierschke)

Summary/History:

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

- Police Vehicle Replacement
- Dangerous Building Demolitions
- Technology Capital
- Hotel Occupancy Tax Revenue for Civic Events and San Angelo Cultural Affairs Council

Financial Impact:

See Exhibit A of the ordinance.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | | |
|----|-------------------------------|------------------------------------|
| 1. | 09-04-18 FIN Budget Amendment | 09-04-18 FIN Budget Amendment.pptx |
| 2. | Ordinance 9-18-18 | Ordinance 9-18-18.docx |
| 3. | 9.4.18 BA Memos | 9.4.18 BA Memos.pdf |

Presentation:

Tina Dierschke

Approvals/Reviews:

Kimberly Holle	Created/Initiated
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval



City Council

September 4, 2018



Budget Amendment

	Revenue	Expense
Sales Tax Revenue	\$1,080,000	
General Equipment Replacement		\$1,080,000



Budget Amendment

	Revenue	Expense
Liens	\$55,000	
Demolition Expenses		\$55,000



Budget Amendment

	Revenue	Expense
WIC Grant Funds	\$29,320	
Technology Capital		\$29,320



Budget Amendment

	Revenue	Expense
Hotel Occupancy Tax	\$350,949	
Civic Events (48%)		\$317,841
Cultural Affairs Council (5%)		\$33,108





City Council

September 4, 2018



**AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING
THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2017, AND ENDING SEPTEMBER 30, 2018, FOR EQUIPMENT
REPLACEMENT, GRANTS, REIMBURSED EXPENSES, AND
OBLIGATIONS.**

WHEREAS the City of San Angelo has determined that certain budgeted amounts should be amended due to project changes and unforeseen circumstances, and

WHEREAS the resources necessary for these changes are available;

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

The City's budget for fiscal year 2017-2018 be amended by the amounts contained in Exhibit A.

INTRODUCED on the 4th day of September, 2018, and APPROVED and ADOPTED on this 18th day of September.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Bryan Kendrick, City Clerk

Brenda Gunter, Mayor

Approved as to Content and Form:

Tina Dierschke, Finance Director

City of San Angelo
Proposed Budget Amendment
Exhibit A

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
General Fund	\$1,135,000	\$1,135,000	\$-
Intergovernmental Fund	\$29,320	\$29,320	\$-
General Equipment Replacement Fund	\$1,080,000	\$1,080,000	\$-
Hotel Occupancy Tax Fund	\$350,949	\$350,949	\$-
	\$2,595,269	\$2,595,269	\$-

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
Police Vehicle Replacement	Sales Tax Revenue	\$2,160,000	\$2,160,000	\$-
Dangerous Building Demolitions	Property liens	\$55,000	\$55,000	\$-
Technology Capital	Women Infant and Children Grant	\$29,320	\$29,320	\$-
Civic Events/ San Angelo Cultural Affairs Council	Hotel Occupancy Tax	\$350,949	\$350,949	\$-
		\$2,595,269	\$2,595,269	\$-

Memo

To: Tina Dierschke, Finance Director

From: Ryan Kramer, Senior Fleet Manager

Date: 09/04/18

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Fleet Services has recognized an opportunity to realize significantly savings by purchasing an additional 24 police vehicles before September 21, 2018.

Source of Funding:

The use of marginal sales tax revenue in fiscal year 2018 will be used for all 24 vehicles, then budgeted expenses in fiscal year 2019 will be reduced to reallocate the cost of 12 vehicles back to the General Fund's fund balance.

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

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
			0
Sales Tax Revenue	17,125,000	1,080,000	18,205,000
			0
Capital Expense	535,215	1,080,000	1,615,215
			0
			0

Additional Comments:

See attached memo for additional information.

Memo

To: Tina Dierschke, Finance Director

From: Brian Dunn, Fire Chief

Date: 09/04/18

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

To pay for demolition and cleanup of dangerous buildings

Source of Funding:

Liens on property cleaned up and demolished

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

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
General Fund			0
Revenue	12,600	55,000	67,600
Expense	0	55,000	55,000
			0
			0
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Christine Eureste, WIC Manager

Date: 09/04/18

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Allocation of \$29,320 in extra funding from our Local Agency's "Not to Exceed" (NTE Amount).

Source of Funding:

Department of Social and Health Services

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

Yes, grant application approved in budget ordinance adopted September 19, 2017.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue:			0
WIC	848,998	29,320	878,318
			0
Expense:			0
Technology Capital	8,328	29,320	37,648
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Kimberly Holle, Budget Manager

Date: 09/04/18

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Increase Hotel Occupancy Tax revenue and corresponding expense for Civic Events and San Angelo Cultural Affairs Council

Source of Funding:

Hotel Occupancy Tax Revenue

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

Council has previously approved 48% for Civic Events and 5% for San Angelo Cultural Affairs Council

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
			0
Hotel Occupancy Tax Revenue	1,857,500	350,949	2,208,449
			0
Transfer to Civic Events	1,185,600	317,841	1,503,441
SACAC	92,875	33,108	125,983
			0

Additional Comments:

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: September 4, 2018

Item type: Consent Item

Caption:

Consider increasing award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$736,080, for the purchase of 24 additional units, and authorizing the City Manager to execute any related documents - (Presentation made by Fleet Superintendent Ryan Kramer)

Summary/History:

Bids were received in December 2017 for the purchase of Police Patrol vehicles. Only one response was received (Jim Bass Ford, San Angelo). Council approved award of this contract for the purchase of 12 units in an amount of \$434,000 (included an additional 2 units as options). A total of 12 units were purchased under this award and have been equipped with police equipment and placed into service.

Council approval is requested to increase this original award to add 24 additional units to be purchased for \$736,080. If approved, total purchased units would be 36 for FY18. Pricing for these units will increase after the order deadline of September 21, 2018.

Financial Impact:

Staff recommends increased award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$736,080, for the purchase of 24 additional units. This purchase is contingent on approval of the second reading of the revised budget ordinance on September 18, 2018.

Other Information/Recommendation:

Staff recommends increased award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$736,080, for the purchase of 24 additional units.

Attachments:

- | | |
|---|--|
| 1. FS-01-18 Bid Tab - December 2017 | FS-01-18 Bid Tab - December 2017.pdf |
| 2. FS-01-18 Background Info - Police Patrol - December 12, 2017 | FS-01-18 Background Info - Police Patrol - December 12, 2017.pdf |

Presentation:

Approvals/Reviews:

Ryan Kramer
Shane Kelton
Theresa James
Anthony Wilson

Created/Initiated
Approved
Approved
Approved

Candice Blake
Tina Dierschke
Theresa James
Becky Dunn
Bryan Kendrick

Approved
Approved
Approved
Approved
Final Approval



CITY OF SAN ANGELO

RFB Bid Tabulation * FS-01-18/ Patrol Vehicles

12/1/2017 at 2:00 p.m.

A - Patrol Utility Vehicle

Jim Bass Ford

Description	Unit Price	Estimated Quantity	Extended Price
Current Year Model Price	29210	12	\$ 350,520.00
Make and Model Quoted	2018 Ford AWD Police Interceptor Utility		
Delivery Lead Time	75-90 Days from order date		
OPTIONS			
Ultimate Wiring Package (67U)	747	1	\$ 747.00
Rear Lighting Solution (66C)	433	1	\$ 433.00
Rear Console Plate (85R)	33	1	\$ 33.00
5 Year Extended Warranty	1945	1	\$ 1,945.00
Bluetooth	280	1	\$ 280.00
Service Information	225	1	\$ 225.00
Delivery	N/C	1	N/C
Total Bid:			\$ 354,183.00

Piggy Back	Yes
Cooperative	No
Payment Terms	Net 30
Payment Discount	N/A

*As per section 2.35 Price Escalation - Price must be firm for each one (1) term and can increase up to 4% for each new term with written justification with 60-90 day notice to the City.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: December 12, 2017

Item type: Consent Item

Caption:

Consider awarding RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$434,000 per fiscal year, for the purchase of twelve (12) units (with the option to purchase two (2) additional units), and authorizing the City Manager or designee to execute any related documents (R.Kramer)

Summary/History:

Bids were requested for Police Pursuit Vehicles for the purpose of replacing units that are past their useful operational life and/or for new requirements. Twelve vehicles have been budgeted for FY18, and the award amount will cover two additional vehicle purchases if needed due to unforeseen events. Expenditures are budgeted within the General Fund, for the Police and Municipal Court divisions. Bids were received from Jim Bass Ford alone.

Financial Impact:

Staff recommends award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$434,000 per fiscal year.

Other Information/Recommendation:

Staff recommends award of RFB FS-01-18 Patrol Utility Vehicles to Jim Bass Ford (San Angelo, TX) in the amount of \$434,000 per fiscal year.

Attachments:

1. Patrol FS-01-18+Bid+Tab+--+Price+Escalation.pdf

Presentation:

Approvals/Reviews:

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



APPLICATION FOR BOARDS and COMMISSIONS

Name: Clay R. Engdahl
 Address: [REDACTED]
 City: San Angelo (unless otherwise noted) Zip: 76904
 Phone (Home): [REDACTED] (Office): [REDACTED]
 Resident of San Angelo since: 1982 SMD: 1
 Are you a registered voter of San Angelo? Yes: ✓ No:
 Occupation / Business Affiliation: Sales / Principal LED
 Occupation / Business Address: 3490 Venture Dr., San Angelo, TX 76905
 Position: Territory Manager
 Email: [REDACTED]

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.

X [Signature] 8/20/2018
 Applicant's Signature Date

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.

RETURN TO: City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Applying for:

- ☐ Airport Advisory Board
- ☐ Animal Shelter Adv Cmm*
- ☐ Civic Events Adv Board
- ☐ Civil Service Commission
- ☐ Construction Board of Adj/Appls*
- ☒ Design & Historic Review Cmm*
- ☐ Development Corporation
- ☐ Downtown Development Cmm*
- ☐ Fort Concho Museum Board
- ☐ Park Commission
- ☐ Parks & Recreation Adv Board
- ☐ Planning Commission
- ☐ Public Art Commission*
- ☐ Public Housing Authority
- ☐ Tax Incrmt Reinvsmt Zone Board*
- ☐ Water Advisory Board*
- ☐ Zoning Board of Adjustment

*specific membership criteria requirements apply-See back page for more information

Recommended by:

Tell us about yourself. Feel free to attach additional sheets, if necessary.

Based on you board selection, do you meet the membership criteria*? Yes No If so, which criteria: Historian
 (see back page for board criteria)

Education and/or Professional Licenses: B.S. - Texas A&M University

Current Municipal and Civic Organization Memberships (Positions & Dates): San Angelo A&M Club - Board of Director 2014 -

Previous Municipal Experience (Positions, Dates, Where): Board of Directors - Treasurer Crockett Co. Chamber of Commerce
Crockett County Deepfest - Board of Director 2006-2008

What personal qualifications can you bring to this board? Reliable, I have always enjoyed learning History, Work well as a Team member, Goal oriented

What is your personal vision for the City? My personal vision for downtown is for an increase in commerce thru retail, office commercial offices and downtown residential expansion.

Why do you want to serve on this board? I was born in San Angelo and have always had pride in being from here. I believe our downtown is unique and offers lots of potential.

Anything else you would like for us to know?

*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 657-4405.

For Office Use Only:

Appointed by: CiCo Appt/Reappt Date: Term Dates: To From