



City Council Agenda 02/19/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on February 19, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

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

Issues or items that are not on the Regular 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 February 5, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Consider a resolution authorizing the City Attorney to begin termination of a Lake Nasworthy Residential Lot Lease and eviction proceedings for non-payment of annual rent (more than 90 days delinquent) on 2017 Willow Rd.; Lot 6, Group 13, Lake Nasworthy Addition (\$1,649) (Cindy Preas)
- c. Consider authorizing the City Manager to enter into a two (2) year commercial lease with DLH Wendland, LLC for 0.604 acres of land out of M. Himmer Survey No. 321, Abstract No. 355 and sign all documents necessary or convenient to remove land use restrictions on leased premises (Cindy Preas)
- d. Consider a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment or Tax Warrant to 10 W. 31st St.; W50' of E104.35' of S208.7' of Block 7, Mather Addition No. 1 (\$2,100) (Cindy Preas)
- e. Consider authorizing the City Manager to enter into a new Recreational and Agricultural Lease Agreement with Jackie O'Neal Wheat, Jr. and Julie E. Wheat for 0.31 acres out of Peter Duffy Survey 171, Abstract No. 133 and P. W. McNeese Survey 1, Abstract No. 5739 (Cindy Preas)

- f. Consider authorizing the sale of the following Lake Nasworthy property to the current residential lot lease holder for the appraised value and authorizing the City Manager to execute all documents necessary to convey the surface estate only in the property (Cindy Preas):
 1. 2650 Kings Rd.; Lot 47, Block 1, Section 1, Group Fisherman's Road, Lake Nasworthy Addition (\$131,950)
 2. 3121 East Red Bluff Rd.; Lot 85, Block 4, Section 4, Group Red Bluff, Lake Nasworthy Addition (\$70,609)
- g. Consider awarding FD-01-19 Vehicle Exhaust Removal System to Clean Air Concepts (Cincinnati, OH) in the amount of \$286,703 and authorizing the City Manager to execute all related documents. This system is funded \$81,665 by the City with remaining funds provided by a 2019 budgeted federal grant (Brian Dunn)
- h. Consider approving a Memorandum of Understanding with AEP Texas North Division for energy consulting services (SCORE/City Smart Program) at no cost to the City and authorizing the City Manager to execute all related documents (Ron Lewis)
- i. Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for one private project in the North TIRZ area for the property located at 2020 N. Bryant totaling \$75,000 and six private projects in the South TIRZ area for the properties located at 6 E. Concho, 8 E. Concho, 101 S. Chadbourne, 123 N. Chadbourne, 200 S. Magdalen and 305 W. Twohig totaling \$254,000 (Jon James)
- j. Consider a resolution authorizing the City Manager to apply for and accept a grant award under the Homeland Security Grant Program in the sum of \$7,291 with no City match for a 14' Search and Rescue series inflatable boat, a 25 HP Suzuki motor and trailer (Todd Sanford)
- k. Consider a resolution authorizing the City Manager to apply for and accept a grant award under the Homeland Security Grant Program in the sum of \$38,750 with no City match for an Emergency Management Rehab Trailer, rehab kit and 3000 watt generator (Todd Sanford)
- l. Second reading and adoption of a budget ordinance to update the number of authorized fire fighters (Brian Dunn)
- m. Consider approving a Memorandum of Understanding between the City of San Angelo and the San Angelo Police Officer's Association for the completion of the Police Memorial Statue Project (Frank Carter)

7. Regular Agenda

- a. Report from the Convention & Visitors Bureau (CVB) and Chamber of Commerce Economic Development Council (Presentations made by CVB Director Diann Bayes and Chamber Vice President for Economic Development Michael Looney)
- b. Public hearing and second reading of an ordinance ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, designating a liaison for communication with interested parties, and nominating Ethicon, Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank as an Enterprise Project (Presentation made by Economic Development Project Manager Bob Schneeman)

- c. Public hearing and first reading of an amendment to the City of San Angelo's Code of Ordinances, Chapter 5, Sec. 5.02.033 Prohibited Licenses, establishing an exception or variance procedure for on-premise sale of alcoholic beverages at a restaurant less than 300-ft from a school facility in the Central Business District (Presentation made by Planning & Development Services Director Jon James)
- d. First reading and public hearing of an ordinance approving case PD19-01, a rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as self-service storage and a single-family detached dwelling, located at 909 W. Beauregard Ave. (Presentation made by Planning & Development Services Director Jon James)
- e. First reading and public hearing of an ordinance approving case PD19-02, a request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face, located at 3410 Knickerbocker Rd. (Presentation made by Planning & Development Services Director Jon James)
- f. First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 400-ft long, 0.137-acre (6,000-sq ft) public alley; located east of Bowie St. and south of E. 44th St., within Block 38 of the Lake View Addition (Presentation made by Planning & Development Services Director Jon James)
- g. Consider awarding contracts for services related to the Hickory Groundwater Expansion project and potential funding from Texas Water Development Board and authorizing the City Manager to execute any related documents (Presentation made by Water Utilities Director Allison Strube)
 - 1. RFP WU-02-19 Bond Counsel to McCall, Parkhurst, & Horton LLP
 - 2. RFP WU-03-19 Financial Advisor to Specialized Public Finance Inc.
 - 3. RFQ WU-04-19 Engineering Services for Water System Improvements to Enprotec / Hibbs & Todd
- h. Update on Sales Tax revenue performance (Presentation made by Finance Director Tina Dierschke)

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 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person on:
 - 1. The Gillis Addition
 - 2. City Farm
 - 3. 122 W. 1st St.
 - 4. Spring Creek Marina

- b. Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee regarding:
 - 1. Board/commission appointments
 - 2. Appointing Judge Jay Daniel as Presiding Judge of the City of San Angelo Municipal Court effective February 28, 2019 (City Charter, Section 50)
- c. Section 551.071(2) to consult with an attorney when the governmental body seeks the advice of its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding contract negotiations with court consultant

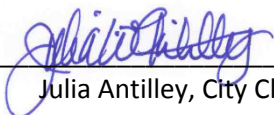
9. Follow Up and Administrative Issues

- a. Consider items discussed in Closed Session, if needed
- b. Consider approving various board nominations:
 - Animal Shelter Advisory Committee:** Ryan Smith (city resident) to a second term ending January 2021, Carah Dunagan (city resident) to a first full term ending January 2021, and Morgan Chegwiddden (animal shelter daily operations)
 - Construction Board of Adjustments and Appeals:** Richard Hanby (Mayor/Realtor) to a second term ending February 2021
 - Development Corporation:** Edward Carrasco (SMD1) to a second term ending February 2020 and Max Puello (SMD3) to a first full term ending February 2021
 - Fort Concho Museum Board:** Monty Stanley (Mayor) to a third term ending January 2021 and Burley Smith (SMD3) to a first term ending January 2021
 - Keep San Angelo Beautiful Board:** Neil Townley (SMD1) to a first term ending September 2020
 - Parks and Recreation Advisory Board:** Kenneth Dierschke (SMD1) to a second term ending December 2020 and Laurie Dicello (SMD3) to a second term ending December 2020
 - Planning Commission:** Teri Jackson (SMD3) to a second term ending January 2021
 - Tax Increment Reinvestment Zone Board:** Jon Mark Hogg (SMD1) to a first term ending July 2020 and Tom Maurer (SMD6) to an unexpired term ending July 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 15th day of February 2019, at 10:12 a.m.



Julia Antilley, 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 regular 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.

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, February 5, 2019

Present:

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

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the regular session of the San Angelo City Council to order at 8:30 a.m. on Tuesday, February 5, 2019, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Legislative Prayer

An invocation was provided by San Angelo Police Department Chaplain Marcella Jenkins.

3. Pledges

The pledges were led by Cheer Captains Junior Karlee Wallace and Seniors Maddie Garnett, CheyLee Stewart, and Acacia Wiley, all from Central High School.

4. Proclamations/Recognitions

The Central High School cheerleaders were recognized as NCA National Champions.

5. Public Comment

Mayor Gunter announced a final contract has been signed between the City of San Angelo and the Railroad Museum to continue running the railroad museum.

6. Consent Agenda

- a. Approval of the January 22, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Award of RFB REC-01-19 Senior Center Food and Nutrition for the Recreation-Senior Services Congregate Meal Program to Sysco West Texas (Lubbock, TX), in the amount of \$83,221.95 and authorizing the City Manager to execute all related documents (Sandra Aguilar)
- c. Approval of:
 1. A Master Agreement with Killis Almond Architects and authorizing the City Manager to execute all related documents to restore the masonry at City Hall
 2. Task Order 1 in the amount of \$85,000 to research, investigate, document, and establish the causation and required masonry and waterproofing requirements for the repair and waterproofing of the exterior City Hall walls (Ron Lewis)
- d. Adoption of a resolution requesting that members of the 86th Legislature of Texas seek support of legislation that provides stewardship, health and well-being, and connectivity for local and state parks (Carl White) (Pg. 36, #2019-008)

- e. Ratification of COSADC's approval of updates to the Business, Retention & Expansion Program Plan, Incentives Policy, Guidelines and Marketing Plan (Shannon Scott)
- f. Ratification of bylaws for the Animal Shelter Advisory Committee (Morgan Chegwiddden)
- g. Second reading and adoption of:
 - 1. An ordinance for CP18-09, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, being 0.97 acres of land located at 2900 - 2920 Houston St. (Pg. 37, #2019-009)
 - 2. An ordinance for Z18-24, a Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family (RS-1) Zoning District, being 0.48 acres of land located at 2920, 2916, 2912 Houston St. (Pg. 40, #2019-010)
 - 3. An ordinance for PD18-05, a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage, being 9.93 acres of land located at 4206 South College Hills Blvd. and 3121 and 3131 Sunset Dr. (Pg. 43, #2019-011)
 - 4. An ordinance for Z18-25, a Rezoning from the Low Rise Multifamily Residential (RM-1) Zoning District to the Neighborhood Commercial (CN) Zoning District, being 0.915 acres of land located at 5205 South Bryant Blvd. (Pg. 47, #2019-012)
 - 5. An ordinance for Z18-27, a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District and Single-Family Residential (RS-1) Zoning District to the Low Rise Multifamily Residential (RM-1) Zoning District, being 1.18 acres of land located at 3608 N. Chadbourne St. (Jon James) (Pg. 50, #2019-013)
- h. Second reading and adoption of:
 - 1. An ordinance for CP18-08, an amendment to the City of San Angelo Comprehensive Plan, changing certain lands from the Neighborhood Center Future Land Use to the Neighborhood Future Land Use, being 0.97 acres of land located at 3210 - 3230 Abilene St. (Pg. 53, #2019-014)
 - 2. An ordinance for Z18-23, a Rezoning from the General Commercial (CG) Zoning District to the Single Family (RS-1) Zoning District, being 0.48 acres located at 3218, 3214, 3210 Abilene St. (Jon James) (Pg. 56, #2019-015)
- i. Second reading and adoption of an ordinance changing "Ellis Street" to "East Houston Harte Expressway Frontage Road" over a 2,900-ft. length of this street's right-of-way beginning at Montague Ave. and continuing east to its terminus past Smith Blvd. to the East Houston Harte Expressway Ramp (Jon James) (Pg. 59, #2019-016)
- j. Authorization of the City Manager to negotiate and execute an agreement and any related documents with the Southern Drag Boat Association (SDBA) for the annual Drag Boat Races at Lake Nasworthy (Carl White)

Citizen Steve Hampton spoke agreeing to pull item 6e.

Motion: Council Member Thompson made a motion, seconded by Council Member DeWitt, to approve the consent agenda, with the exception of items 6c, 6e, 6f, 6g, and 6j. The motion carried unanimously (7) ayes to (0) nays.

Motion: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to approve item 6c, as presented by Ron Lewis. The motion carried unanimously (7) ayes to (0) nays.

Citizen Steve Hampton expressed concern regarding the discussed COSADC policies.

- Motion: Mayor Gunter made a motion, seconded by Council Member Carter, to approve item 6e, as presented by Shannon Scott. The motion carried unanimously (7) ayes to (0) nays.
- Motion: Council Member Thomas made a motion, seconded by Council Member Thompson, to approve item 6f, as presented by Morgan Chegwiddden. The motion carried unanimously (7) ayes to (0) nays.
- Motion: Council Member Carter made a motion, seconded by Council Member Thomas, to approve item 6g, as presented by Jon James. The motion carried unanimously (7) ayes to (0) nays.

Citizen Steve Hampton requested clarification on the contract.

[Mayor Gunter requested Lake Nasworthy Homeowners have a voice in the negotiations.]

- Motion: Council Member Thomas made a motion, seconded by Council Member Gonzales, to approve item 6j, as presented by Carl White. The motion carried unanimously (7) ayes to (0) nays.

7. Regular Agenda

- a. Update and discussion on water supply (Presentation made by Water Utilities Director Allison Strube)

No action taken on this item.

- b. Ratification of COSADC's resolution authorizing the use of sales and use tax funds in an amount not to exceed \$300,147 to provide an Economic Development Incentive to Principal LED, LLC. (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott) (Pg. 61, #2019-017)

Citizen Steve Hampton expressed concern regarding providing additional funds to Principal LED.

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

- c. Ratification of COSADC's resolution authorizing the use of sales and use tax funds in an amount not to exceed \$20,000 to provide an Economic Development Incentive to Carter-Fentress Engineering, LLC. (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott) (Pg. 63, #2019-018)

Citizens and business owners, Erica Carter & Darrin Fentress, thanked the City of San Angelo for supporting their business through incentives.

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

- d. Ratification of COSADC's resolution authorizing the use of sales and use tax funds in an amount not to exceed \$49,000 for professional marketing and consulting services relating to an assessment of industrial transportation facilities, industry needs, and identification of markets essential to the promotion of new industrial development opportunities as authorized under Chapter 505 of the Texas Local Government Code for Type B Development Corporation; and, authorizing the Board President to enter into a personal services marketing and consultant contract for such purposes with Roger Horton d/b/a Shea Transportation Consulting Services (Presentation made by Economic Development Project Manager Bob Schneeman) (Pg. 65, #2019-019)

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

- e. Adoption of a resolution for adopting a Uniform Tax Abatement policy (Presentation made by Economic Development Project Manager Bob Schneeman) (Pg. 67, #2019-020)

Citizen Steve Hampton requested clarification on the policy and abatements.

[Finance Director Tina Dierschke clarified the CAFR includes the total amount abated annually.]

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

- f. First hearing of an ordinance ordaining the city's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, designating a liaison for communication with interested parties, and nominating Ethicon, Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank as an Enterprise Project (Presentation made by Economic Development Project Manager Bob Schneeman)

Citizen Lylanne McClellan sought clarification on the City's requirements for joining the State's program.

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

- g. Public hearing and first reading of a budget ordinance to update the number of authorized fire fighters (Presentation made by Fire Chief Brian Dunn)

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

- h. Acceptance of Judge Allen Gilbert's letter of resignation as appointed Presiding Judge of the City of San Angelo Municipal Court to be effective February 28, 2019 (City Charter, Section 50) (Presentation made by Human Resources Director Bryan Kendrick)

Consensus: Resignation accepted by consensus.

8. Special Agenda

- a. Recognition of Judge Gilbert's 44 years of service to the City of San Angelo (Presentation made by Mayor Gunter and City Manager Daniel Valenzuela)

- b. Introduction of Special Guests

Judge Gilbert thanked his staff, Mayor, City Council, fellow City employees, his family, and the citizens.

Note: A reception was held immediately following the Special Agenda. The City Council met in Closed Session after the recess for the reception.

9. Closed Session

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

- a. Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee regarding board/commission appointments

10. Follow Up and Administrative Issues

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

No action taken on this item.

- b. Consider approving various board nominations:

Construction Board of Adjustment and Appeals: Lyndon Butler (SMD6) to a second term ending February 2021

Development Corporation: Dr. David Cummings (SMD5) to a second term ending February 2021

Fort Concho Museum Board: Brandon Allen (SMD1) to a second term ending January 2021

Parks & Recreation Advisory Board: Allison Watkins (Park Commission representative)

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

- c. Announcements and consideration of Future Agenda Items

No action taken on this item.

11. Adjournment

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

There being no further business, the meeting was adjourned at 11:10 a.m.

THE CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider a resolution authorizing the City Attorney to begin termination of a Lake Nasworthy Residential Lot Lease and eviction proceedings for non-payment of annual rent (more than 90 days delinquent) on 2017 Willow Rd.; Lot 6, Group 13, Lake Nasworthy Addition (\$1,649) (Cindy Preas)

Summary/History:

Lessees are more than 90 days delinquent in paying annual Lake Nasworthy residential lot lease fees. All reasonable collection efforts made by the Real Estate Department have failed. It is the recommendation of the Real Estate Department that the City Attorney's Office terminate the Lake Nasworthy Residential Lot Lease and begin the eviction process. Total amount due include annual rent and delinquent fees.

February 7, 2007 City Council approved the Procedure for Lake Lease delinquent Billing and Termination Notices. Staff has followed the established procedures, to include a 30-day notice to Lessee and their lender advising of the default, to date all collection efforts have failed.

Financial Impact:

The following Lessee has failed to pay annual rent and delinquent fees:

1. 2017 Willow Road, Thomas and Tammy Rasmussen (\$1,649)

Other Information/Recommendation:

Staff recommends City Attorney's Office terminate the Lake Nasworthy Residential Lot Lease and begin the eviction process.

Attachments:

- | | | |
|----|------------------------------|-----------------------------------|
| 1. | Lease Termination Resolution | Lease Termination Resolution.docx |
|----|------------------------------|-----------------------------------|

Presentation:

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE IN CONSULTATION WITH THE CITY ATTORNEY TO PROVIDE LEGAL NOTICE OF TERMINATION OF LEASE FOR LESSEES DEFAULT IN LEASE TERMS RELATING TO NON-PAYMENT OF ANNUAL RENT PURSUANT TO NOTICE OF DEFAULT PREVIOUSLY GIVEN UNDER THE LEASE, ANNUAL RENT NOW BEING PAST DUE FOR MORE THAN 120 DAYS, ON THE FOLLOWING LAKE NASWORTHY ADDITION RESIDENTIAL LOT: LOT 6, GROUP 13.

WHEREAS, the City of San Angelo (City) is owner and Lessor of certain Lake Nasworthy residential lots, located in San Angelo, Tom Green County, Texas; and,

WHEREAS, under the terms of the Lake Nasworthy Residential Lot Leases annual rent is due each year; and,

WHEREAS, the following Lessee is more than 120 days delinquent in paying annual rent;

1. Thomas and Tammy J. Rasmussen (\$1,649.00), 2017 Willow Road

WHEREAS, 30-day notice (January 14, 2019) was given to Lessee advising failure to pay the full annual rent when due constitutes a material breach of the lease agreement; and,

WHEREAS, Lessee has not paid annual rent or made payment arrangements; and

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

The City Manager or his designee in consultation with the City Attorney, is hereby authorized to provide legal notice of termination of lease for Lessees default in lease terms relating to non-payment of annual rent pursuant to notice of default previously given under the lease, annual rent now being past due for more than 120 days, on the following Lake Nasworthy residential lot:

Lot 6, Group 13, Lake Nasworthy Addition; 2017 Willow Road (\$1,649.00)

PASSED and APPROVED THIS _____ DAY OF _____, 2019.

CITY OF SAN ANGELO, TEXAS

ATTEST:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

APPROVED AS TO CONTENT

Cynthia S. Preas, Real Estate Manager

APPROVED AS TO FORM

Theresa James City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to enter into a two (2) year commercial lease with DLH Wendland, LLC for 0.604 acres of land out of M. Himmer Survey No. 321, Abstract No. 355 and sign all documents necessary or convenient to remove land use restrictions on leased premises (Cindy Preas)

Summary/History:

The subject property, 0.604 acres, is vacant and accessible only by employees of Wendland Manufacturing and City staff.

Operations, Storm Water and Economic Development Departments believe the property is surplus to the City and recommend the property be declared surplus and sold for fair market value.

The property was under lease to Wendland Manufacturing, but city staff allowed the lease to end while it pursued ways to dispose of the property and return it to the tax rolls.

Research on property uncovered a cloud on the title which restricts use of leased premises and surrounding city-owned property. Staff will pursue release of the land use restrictions on the city-owned property in this area.

Financial Impact:

Yearly lease fee - \$832

Other Information/Recommendation:

Staff recommends approval of a two (2) year commercial lease on the property to DLH Wendland Manufacturing and removal of all restrictions on city-owned property in this area.

Attachments:

- | | | |
|----|-----------------------|---------------------------|
| 1. | Map Lease 0.604 Acres | Map Lease 0.604 Acres.pdf |
| 2. | Survey Lease Wendland | Survey Lease Wendland.pdf |

Presentation:

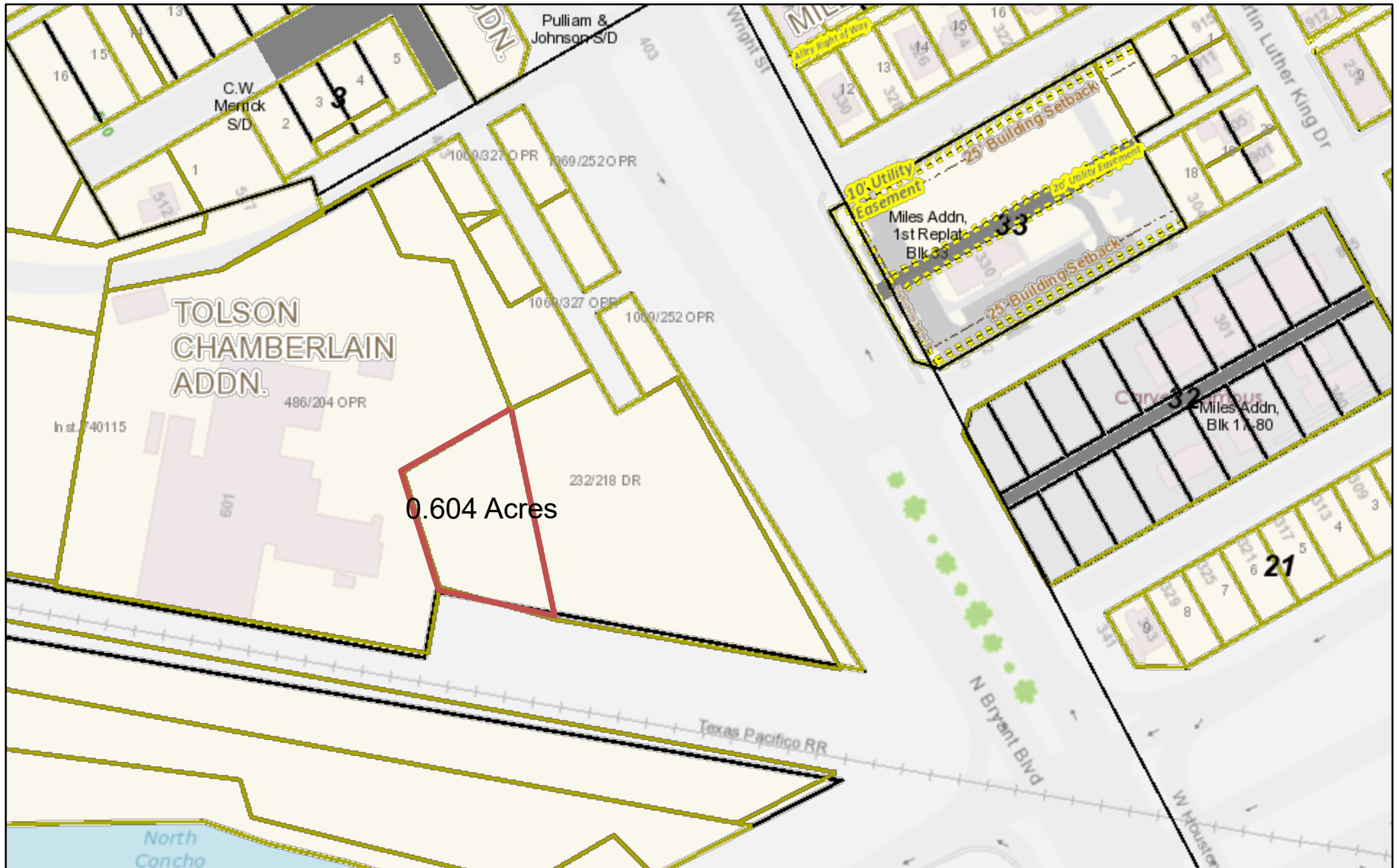
Approvals/Reviews:

Cynthia Preas	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved

Theresa James
Becky Dunn
Julia Antilley

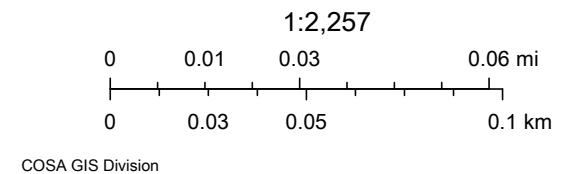
Approved
Approved
Final Approval

Surplus Property 0.604 Acres



January 11, 2019

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



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

NOTE : This surveyor knows of no dedicated access to a public roadway for this tract. It is the surveyor's understanding that this tract is being conveyed to the adjoining property owner who has existing access.

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
708 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE 325 655 1288
FAX 325 657 6196
FIRM No.: 10102400
www.skg.com

M. HIMMER
SURVEY NO. 321
Abstract No. 355

REF.: 0.85 Ac.Tr. 96 DR
Vol. 305, Pg. 96

REF.: Remainder of
Pulliam & Johnson
Addn.
Set 1/2" I.R.w/Cap
Mkd. "SKG ENGINEERS"

Fd. 1/2" I.R.w/Cap
Mkd. "SKG ENGINEERS"
NW Cor. 2.43 Ac.Tr.

REF.: 2.87 Ac.Tr.
Vol. 287, Pg. 369 DR

0.604 Ac.

REF.: 2.43 Ac.Tr.
Vol. 232, Pg. 218 DR

REF.: Remainder of
2.43 Ac.Tr.
Vol. 232, Pg. 218 DR

N17°35'33"W 139.50'

Fd. 1/2" I.R.w/Cap
Mkd. "SKG ENGINEERS"
SW Cor. 2.43 Ac.Tr.

N79°49'09"W 145.68'

Fd. 1/2" I.R.w/Cap
Mkd. "SKG ENGINEERS"

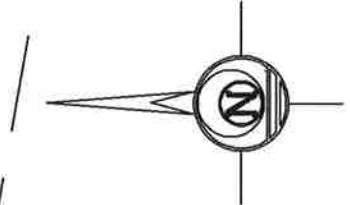
S12°56'28"E 189.32'

N60°00'00"E 144.09'

Caliche Parking Area

Caliche Parking Area

TEXAS PACIFICO RAILROAD



SCALE: 1"= 60'



GRAPHIC SCALE : FEET
Bearings shown hereon are based on that 2.43 acre tract as described in Vol. 232, Pg. 218 Deed Records of Tom Green County.

PLAT SHOWING A SURVEY OF 0.604 ACRE OF LAND OUT OF
M. HIMMER SURVEY NO. 321, ABSTRACT NO. 355, CITY OF
SAN ANGELO, TOM GREEN COUNTY, TEXAS.
See attached field notes.

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

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

Surveyed on the ground December 3, 2018.

Russell T. Gully
RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider a resolution authorizing a tax resale deed (Quitclaim) to be executed by the Mayor on behalf of the City and all taxing units in the Tax Foreclosure Judgment or Tax Warrant to 10 W. 31st St.; W50' of E104.35' of S208.7' of Block 7, Mather Addition No. 1 (\$2,100) (Cindy Preas)

Summary/History:

Subject property was auctioned at Sheriff's Sale on October 2, 2018. No offers were received causing the subject property to be struck-off to the City, as Trustee for the other taxing entities.

Financial Impact:

Upon approval: (1) The City will retain a \$500 administration fee; (2) The balance will be distributed according to the judgment or tax warrant on the Sheriff's Return; (3) Property will be reinstated back onto tax roll. Savings to the City includes a minimum \$90 per year maintenance charges.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. Map W. 31st St. | Map W. 31st St..pdf |
| 2. Property Analysis Mather Addtn | Property Analysis Mather Addtn.pdf |
| 3. Tax Resale Resolution | Tax Resale Resolution.docx |

Presentation:

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

Tax Parcels

Web AppBuilder for ArcGIS
COSA GIS Division | City of San Angelo Copyright 1987-2014 |

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The West 50 feet of the East 104.35 feet of the South 208.7 feet of Block 7, Mather Addition No. 1, City of San Angelo, Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B-14-0156-TAX

Location: 10 W. 31st Street

City of San Angelo, et al. Ronnie Anderson, et al.
vs.

Tax ID Number: Acct #18-33200-0007-001-00

Judgment Date: September 12, 2017

Date of Sheriff's Sale: October 2, 2018

Sheriff's Deed Recorded: October 18, 2018

Years Held in Trust 4 months

Adjudge Value: \$ 4,250.00 **Urban Redevelopment Program?** No

Amount of Offer: \$ 2,100.00

Purchaser: Will H. Green

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$0.00		\$0.00			\$0.00
District Clerk	\$604.00		\$604.00	100.00%		\$604.00
Sheriff's Fee	\$100.00		\$100.00	100.00%		\$100.00
Attorney Fee (Dean & Linebarger)	\$345.00		\$345.00	100.00%		\$345.00
Attorney Fee (Dean & Dean)	\$195.00		\$195.00	100.00%		\$195.00
Municipal Liens		\$0.00				\$0.00
Taxes		\$3,006.00		11.84%		\$356.00
Total	\$1,744.00	\$3,006.00	\$1,744.00		\$0.00	\$2,100.00
Actual Total Amt Due		\$4,750.00				

Offer will satisfy a portion of the court costs and Taxes, according to the Judgment.

**A RESOLUTION OF THE CITY OF SAN ANGELO AUTHORIZING THE
MAYOR TO EXECUTE TAX-RESALE (QUITCLAIM) DEED
CONVEYING ALL RIGHT, TITLE AND INTEREST OF THE CITY OF
SAN ANGELO, AND ALL OTHER TAXING UNITS INTERESTED IN THE
TAX FORECLOSURE JUDGMENT**

WHEREAS, by Sheriff's Sale, the property described below was struck-off to the City of San Angelo, Trustee, pursuant to a delinquent tax foreclosure decree of the 119th Judicial District, Tom Green County, Texas; and

WHEREAS, offer has been made for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann.(Vernon, 1982); and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO that its Mayor, Brenda Gunter, is hereby authorized to execute a Tax-Resale (quitclaim) Deed conveying all of the right, title, and interest of the City of San Angelo, and all other taxing units interested in the below described real property to the named individual or entity:

Conveying to:

Will H. Green (\$2,100)

The West 50 feet of the East 104.35 feet of the South 208.7 feet of Block 7, Mather Addition No. 1, City of San Angelo, Tom Green County, Texas, described in Judgment foreclosing tax lien entered September 12, 2017, 119th District Court, Tom Green County, Cause No. B-14-0156-TAX, and conveyed by Sheriff's Deed dated October 15, 2018, recorded as Instrument No. 201813588.
Acct. #18-33200-0007-001-00

APPROVED AND ADOPTED ON THE _____ DAY OF _____, 2019.

THE CITY OF SAN ANGELO

Attest:

Brenda Gunter, Mayor

Julia Antilley, City Clerk

Approved As to Content:

Approved As to Form:

Cynthia S. Preas, Real Estate Manager

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to enter into a new Recreational and Agricultural Lease Agreement with Jackie O'Neal Wheat, Jr. and Julie E. Wheat for 0.31 acres out of Peter Duffy Survey 171, Abstract No. 133 and P. W. McNeese Survey 1, Abstract No. 5739 (Cindy Preas)

Summary/History:

Jackie O'Neal Wheat, Jr. and Julie E. Wheat request to enter into a Recreational and Agricultural Lease Agreement for 0.31 acres of land out of Peter Duffy Survey 171, Abstract No. 133 and P. W. McNeese Survey 1, Abstract No. 5739. The city-owned property is on the future thoroughfare plan; therefore, it cannot be declared surplus and sold. There is no funding or schedule to commence this road project. A recreational lease will allow the adjacent property owner to use and maintain the property until the project is funded.

Recreational and Agricultural leases are short term; they do not allow permanent structures on the leased premises; and can be terminated by the City.

Staff recommends the \$276 granting fee be reduced to \$166 and a lease term to end May 30, 2022, which coincides with the 74 recreational leases managed by the Real Estate Division.

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

Operations Department manages the property and is agreeable to the lease.

Financial Impact:

New yearly revenue: \$255.00

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

\$14.00.....per acre

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

\$250.00.....recreation fee

Other Information/Recommendation:

Staff recommends approval of a Recreational and Agricultural Lease to Jackie O Neal Wheat, Jr. and Julie E. Wheat.

Attachments:

1. Map_RecLeaseWheat

Map_RecLeaseWheat.pdf

Presentation:

Approvals/Reviews:

Cynthia Preas

Cynthia Preas

Theresa James

Anthony Wilson

Tina Dierschke

Theresa James

Becky Dunn

Julia Antilley

Created/Initiated

Approved

Approved

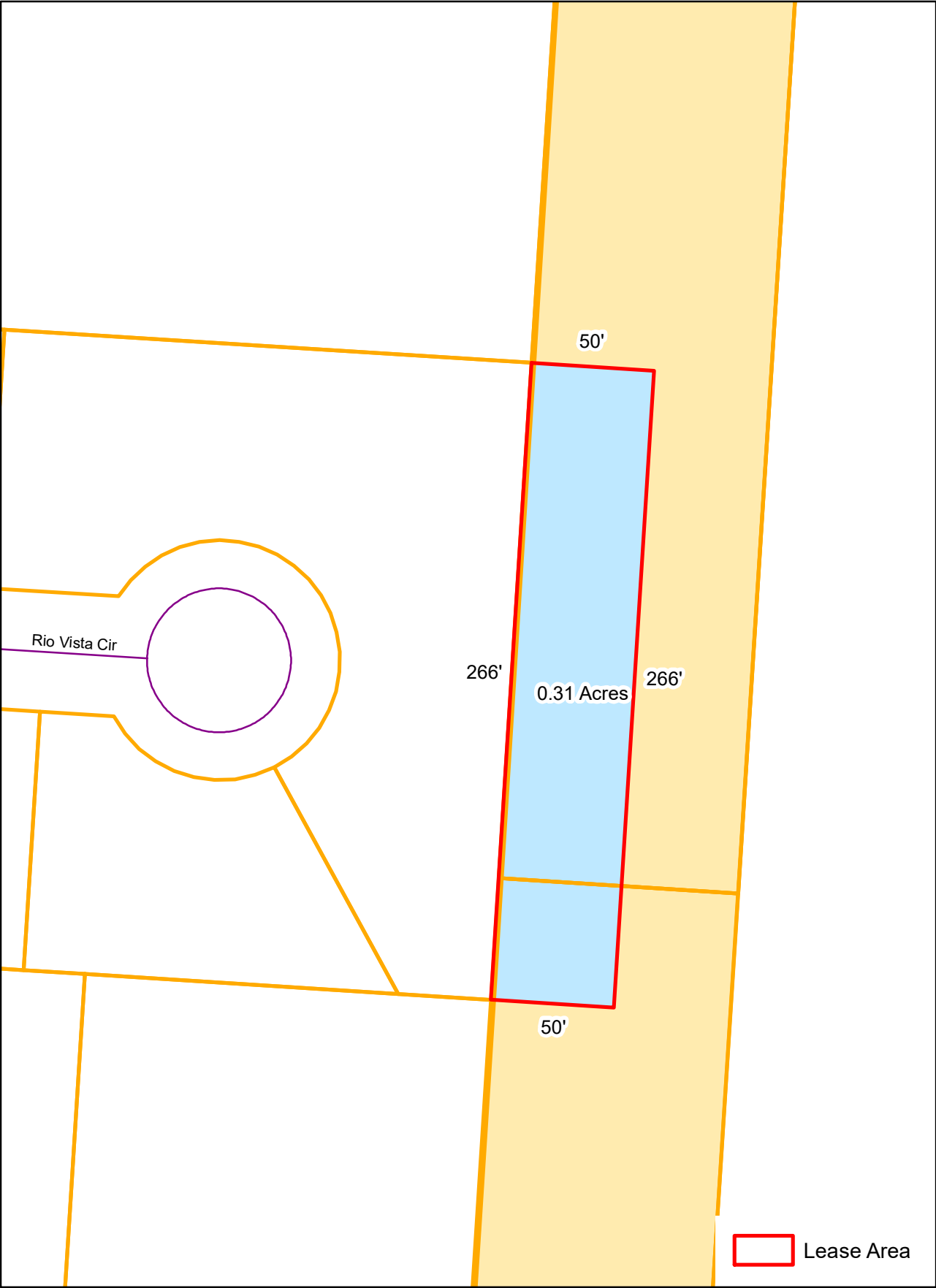
Approved

Approved

Approved

Approved

Final Approval



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

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

1. 2650 Kings Rd.; Lot 47, Block 1, Section 1, Group Fisherman's Road, Lake Nasworthy Addition (\$131,950)
2. 3121 East Red Bluff Rd.; Lot 85, Block 4, Section 4, Group Red Bluff, Lake Nasworthy Addition (\$70,609)

Summary/History:

If the sale is approved at the appraised value, title examination will be performed and legal staff will prepare Real Estate Contract of Sale, Special Warranty Deed and Surrender of Lease.

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. 2650 Kings Road Summary Appraisal | 2650 Kings Road Summary Appraisal.pdf |
| 2. 3121 Red Bluff Rd E Summary Appraisal | 3121 Red Bluff Rd E Summary Appraisal.pdf |

Presentation:

Approvals/Reviews:

Cynthia Preas	Created/Initiated
Cynthia Preas	Approved
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

APPRAISAL OF REAL PROPERTY

LOCATED AT

2650 Kings Rd
San Angelo, TX 76904-7839
Lot 47, 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

10/22/2018

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

11/07/2018

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

Re: Property: 2650 Kings Rd
San Angelo, TX 76904-7839
Borrower: Richard & Cynthia Theimer
File No.: R18-0350

Opinion of Value: \$ 131,950
Effective Date: 10/22/2018

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. R18-0350

Borrower	Richard & Cynthia Theimer				
Property Address	2650 Kings Rd				
City	San Angelo	County	Tom Green	State	TX
Lender/Client	City of San Angelo	Zip Code	76904-7839		

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 $\times 0.08$ = annual rent, rather than the current ordinance that states annual rent will be based on fee simple market value $\times 0.015$ = 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 **\$150,400**.

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 (**\$150,400**) 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 (**\$127,633**) is then combined with the present value (**\$4,317**) 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 October 22, 2018, was:

\$131,950

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

3121 Red Bluff Rd E
San Angelo, TX 76904-7852
Lot 85, Block 4, Section 4, Group Red Bluff, Lake Nasworthy Addition

FOR

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

AS OF

02/06/2019

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

02/11/2019

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

Re: Property: 3121 Red Bluff Rd E
San Angelo, TX 76904-7852
Borrower: Bryan & Janell Knowlton
File No.: R19-0080

Opinion of Value: \$ 70,609
Effective Date: 02/06/2019

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. R19-0080

Borrower	Bryan & Janell Knowlton				
Property Address	3121 Red Bluff Rd E				
City	San Angelo	County	Tom Green	State	TX Zip Code 76904-7852
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 **\$104,900**.

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 (**\$104,900**) 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 (**\$54,881**) is then combined with the present value (**\$15,728**) 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 February 6, 2019, was:

\$70,609

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.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Stephanie Collins, Office Manager, Fire Department, 325-657-4355

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider awarding FD-01-19 Vehicle Exhaust Removal System to Clean Air Concepts (Cincinnati, OH) in the amount of \$286,703 and authorizing the City Manager to execute all related documents. This system is funded \$81,665 by the City with remaining funds provided by a 2019 budgeted federal grant (Brian Dunn)

Summary/History:

The San Angelo Fire Department applied for the (FY) 2017 Assistance to Firefighters Grant February 1, 2018 and was awarded the grant on August 22, 2018 in the amount of \$231,810 with a match of \$23,181 which is 10 percent. The Assistance to Firefighters program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. This match will be funded out of account 502-9000-800.07-20. The Vehicle Exhaust Removal System will be used to remove diesel fumes located in the engine bay of the fire station to the exterior of the building. The City published a Request for Bid and the San Angelo Fire Department has chosen Clean Air Concepts since their bid came in at the lowest cost. Their total bid for the 5 grant stations was \$227,820 and the City will have to match 10 percent of that total for the grant. Station 4 was an addendum to the bid since this station isn't included in the grant. The cost to install the system in station 4 is \$58,883. The exhaust systems will be placed at the following locations of the San Angelo Fire Department:

Station 1: 306 W. 1st St. San Angelo, TX

Station 2: 4702 Southland, San Angelo, TX

Station 3: 514 Smith Blvd., San Angelo, TX

Station 6: 4386 N. Chadbourne, San Angelo, TX

Station 8: 7894 Knickerbocker Rd., San Angelo, TX

New Station 4: 3415 Edgewood Dr, San Angelo, TX

The New Station #4 had funds budgeted for one of these systems. The cost for Station #4 exhaust system will be \$58,883. The account number for these funds is 101-9000-800.07-10. This alternate was approved with the bidding of the station.

The grant is between the periods of August 2018 to August 2019.

Financial Impact:

The total amount being spent for exhaust systems will be \$286,703.

The city will match \$22,782 (funds from 502-9000-800-07-20) for the grant portion and pay \$58,883 funds from (101-9000-800-07-10) to have station 4 system installed.

The total amount of city funds will be \$81,665.

Other Information/Recommendation:

Council accepted the grant at the September 18th, 2018 council meeting.

The station 4 exhaust system was approved with the bid for station 4 on October 3,2017

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | FD-01-19 Bid Tab | FD-01-19 Bid Tab.pdf |
|----|------------------|----------------------|

Presentation:

Approvals/Reviews:

Stephanie Collins	Created/Initiated
Brian Dunn	Approved
Theresa James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval



CITY OF SAN ANGELO

RFB Bid Tabulation * FD-01-19/ Vehicle Exhaust Removal System

01/16/2019 at 2:00 p.m.

Base Bid:

Air Cleaning Technologies

Clean Air Concepts

Description	Cost	Cost
Station #1: 306 W. 1st St.	\$ 84,900.00	\$ 70,652.00
Station #2: 4702 Southland Blvd.	\$ 39,900.00	\$ 37,011.00
Station #3: 514 Smith Blvd.	\$ 40,500.00	\$ 37,460.00
Station #6: 4386 N. Chadbourne St.	\$ 40,500.00	\$ 37,460.00
Station #8: 7894 Knickerbocker Rd.	\$ 59,000.00	\$ 45,237.00
Total Base Bid	\$ 264,800.00	\$ 227,820.00

Alternate Bids:

Alternate 1: Station #4: 3415 Edgewood Dr.	\$ 73,600.00	\$ 58,883.00
Alternate 2: Station #5: 3351 TLC Way	\$ 73,600.00	\$ 58,109.00
Alternate 3: Station #7: 3225 Executive Dr.	\$ 73,600.00	\$ 57,593.00
Total of Alternates 1-3:	\$ 220,800.00	\$ 174,585.00

Total:

Total Base Bid + Alternates 1-3:	\$ 485,600.00	\$ 402,405.00
---	----------------------	----------------------

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Ron Lewis, Facilities Maintenance Manager, Facilities Maintenance, 325-481-2773

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding with AEP Texas North Division for energy consulting services (SCORE/City Smart Program) at no cost to the City and authorizing the City Manager to execute all related documents (Ron Lewis)

Summary/History:

The City of San Angelo has participated in the City Smart Program with AEP since 2007. Please see attachments for a full explanation for the program and the incentives received by COSA and estimated cost savings from reduced electric consumption.

Financial Impact:

No cost is incurred by COSA departments for the service. COSA departments can receive financial incentives paid directly from AEP Texas for replacing or installing more energy efficient lighting, roofing and HVAC equipment in old or new buildings. The vendor evaluates existing equipment and recommends more energy efficient replacements. They calculate annual electric consumption reductions and cost savings in our facilities.

COSA departments must fund the cost of replacement, schedule followup inspection with vendor after project completion, then the incentive is paid to COSA.

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------------|---------------------------------------|
| 1. CitySmart_Overview_2019 | CitySmart_Overview_2019.pdf |
| 2. PPS_2019_AEP_COSA | PPS_2019_AEP_COSA.pdf |
| 3. 19-294_FM_AEP_CITY_SMART_2019_MOU | 19-294_FM_AEP_CITY_SMART_2019_MOU.pdf |

Presentation:

Approvals/Reviews:

Ron Lewis	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved

Becky Dunn
Julia Antilley

Approved
Final Approval



2019 CitySmart® Program

AEP Texas (North Division)

The CitySmart® Program saves Texas government institutions **\$102 million.***



How can your community benefit by saving energy?

Energy is one of the largest operating expenses for an organization. AEP Texas North Division's CitySmart Program is here to help. The Program is designed to help government institutions manage rising energy costs by implementing energy efficiency improvements.

CitySmart is funded through AEP Texas and is provided at no cost to the Partner.

Based on your individual needs, the program will provide customized assistance, such as:

- **Incentives** of \$0.04/kWh and \$0.05/kWh for lighting, roofing, HVAC and other retrofit projects that reduce peak electric demand.
- **Energy performance benchmarking** to discover where your building is wasting energy.
- **Energy master planning workshops** to familiarize you with energy management best practices that maximize long-term savings.
- **Financing assistance** to connect you with low- and no-cost energy efficiency projects.
- **Technical assistance** to identify efficiency opportunities that are tailored to your business needs.

The benefits of increasing efficiency are endless. Call us today to get started.

Gary Throckmorton – AEP Texas North
EE/DR Coordinator
(325) 674-7341
gjthrockmorton@aep.com

Kutter Brandt - CLEAResult
Program Consultant
(512) 416-5938
kutter.brandt@clearesult.com

*Based on the lifetime energy savings of equipment installed and total incentives earned by Texas government partners. Data from multiple investor-owned utility programs as of December 2018.



The process is simple.

Sign up

- Sign the Memorandum of Understanding to enroll your organization in the AEP Texas North CitySmart Program.
- This authorizes CLEAResult to perform an on-site walkthrough and pay the incentive upon project completion.

Evaluate

- CLEAResult performs a pre-installation inspection to document and evaluate existing equipment.
- Only equipment that is pre-inspected prior to removal may be included in the project.

Define

- CLEAResult provides recommended projects, paybacks and preliminary incentive calculations for you to consider.
- Define the scope and timeline of the project in an incentive application.
- NOTE: There is no guarantee incentive funds are available upon project completion without a signed incentive application.

Complete

- The Partner completes the project either with an outside contractor or in-house staff.
- The Partner notifies CLEAResult upon project completion.

Inspect

- CLEAResult performs a post-installation inspection to document and evaluate the newly installed equipment.

Enjoy

- CLEAResult receives a W-9 and electric bill for the participating facility.
- AEP Texas North issues the incentive check within four to six weeks.
- Collect your incentive and enjoy long-term savings.
- NOTE: The incentive check is a live check made to the attention of the person who signed the LOI — it is not a discount on the monthly bill.

AEP Texas North Division incentive table



- Air compressor: \$0.05/kWh
- Commercial kitchen: \$0.04/kWh
- HVAC – chiller: \$0.05/kWh
- HVAC – DX: \$0.04/kWh
- LED lighting: \$0.05/kWh
- Lighting: \$0.04/kWh
- Refrigeration: \$0.05/kWh
- Roofing: \$0.04/kWh
- VFDs on VAV on AHU: \$0.05/kWh

City Of San Angelo
AEP Texas CitySmart Program
January 28, 2019



Project Summary

Partner

City Of San Angelo

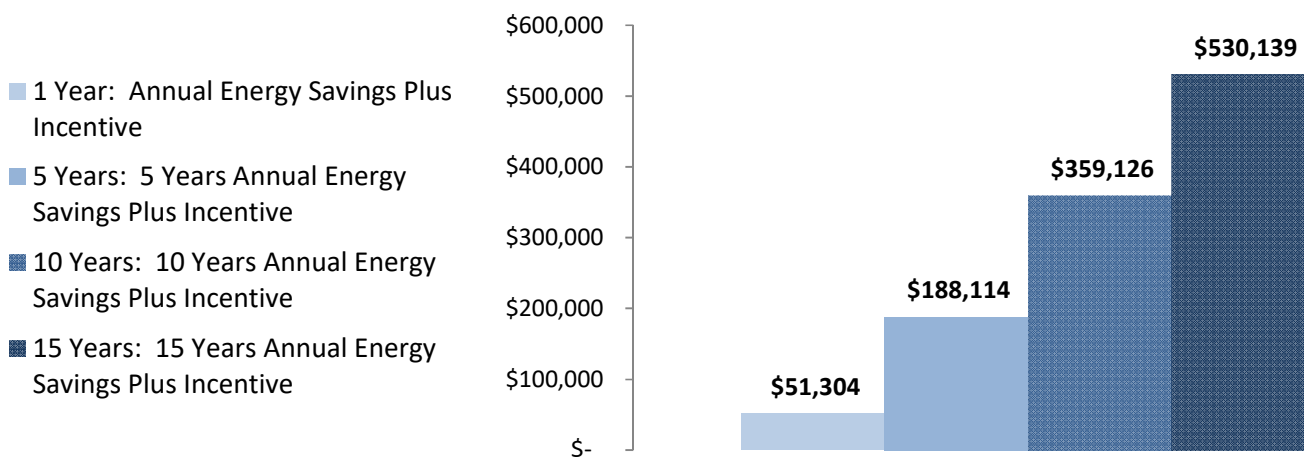
Description The following estimated energy savings and AEP Texas CitySmart Program incentives represent all projects completed. A detailed summary of each individual project can be found on the following pages.

Achieved Incentives & Energy Savings

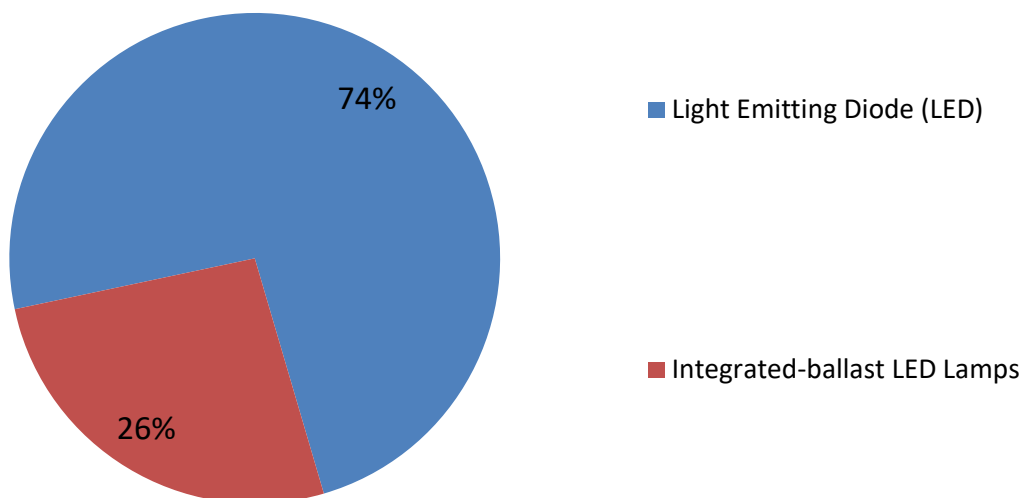
Program Incentive	\$17,101
Annual Energy Savings	\$34,203
(\$0.1 per kWh)	

Est. kW Savings	72
Est. kWh Savings	342,025

Projected 15-Year Energy Savings



Measure Mix

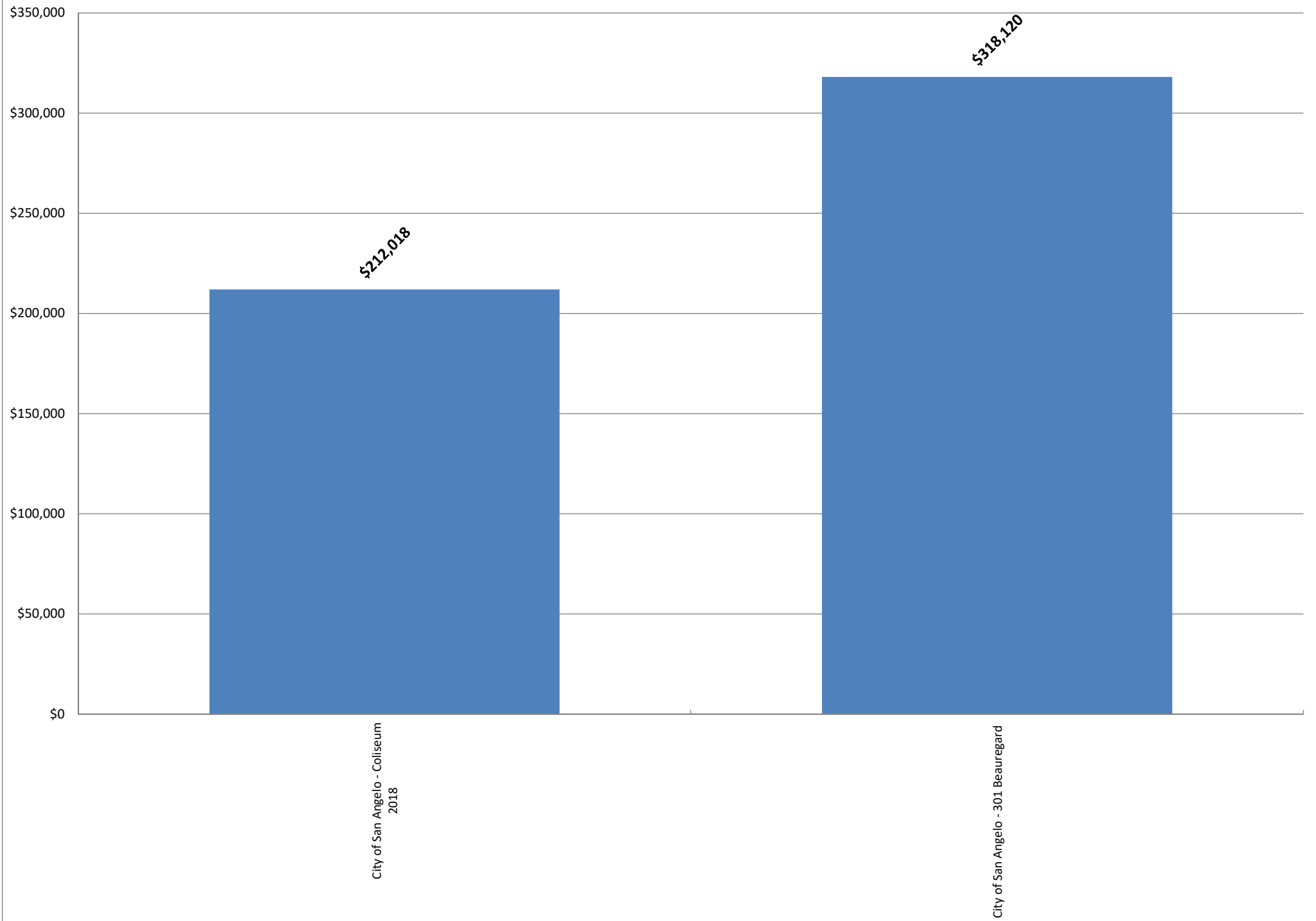


Annual Carbon Impact

*Calculated through the Environmental Protection Agency

51 cars off the road, or
27,225 gallons of gasoline, or
547 barrels of oil, or
29 homes' energy use

15-Year Energy Savings - All Projects



Project Summary

Year	Facility	Project	est. kW saved	Annual kWh saved	Incentive	Annual Energy Savings
2018	Annex - 301 Beauregard	Retrofit	42	205,239	\$10,262	\$20,524
2018	Coliseum	Retrofit	30	136,786	\$6,839	\$13,679
Grand Total			72	342,025	\$17,101	\$34,203

Project Summary: Total

Partner

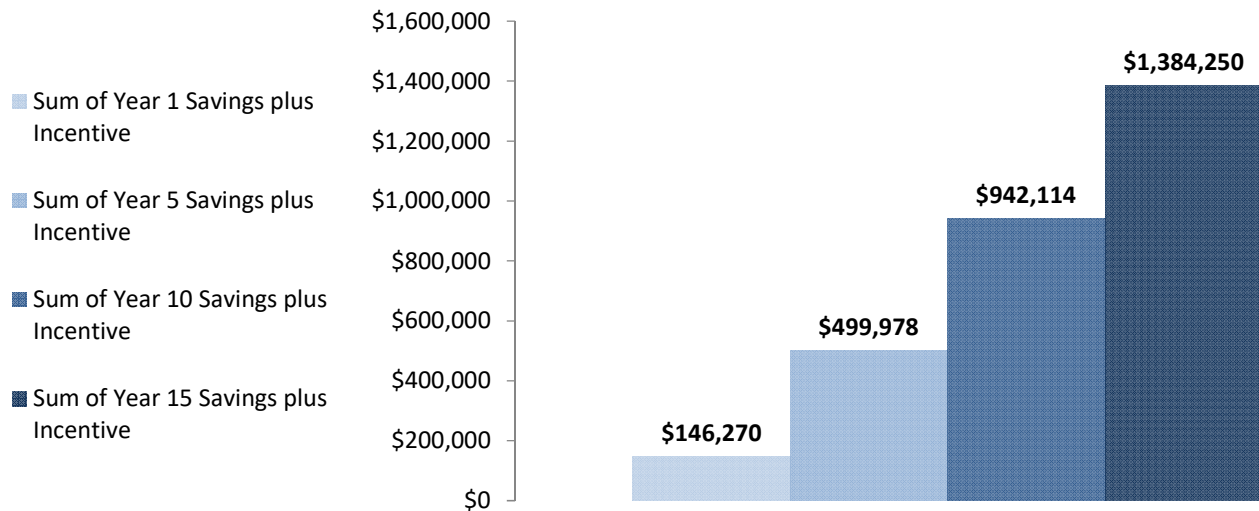
City Of San Angelo

Description The following savings and incentive figures represent all projects that have received incentives through the AEP Texas CitySmart Program.

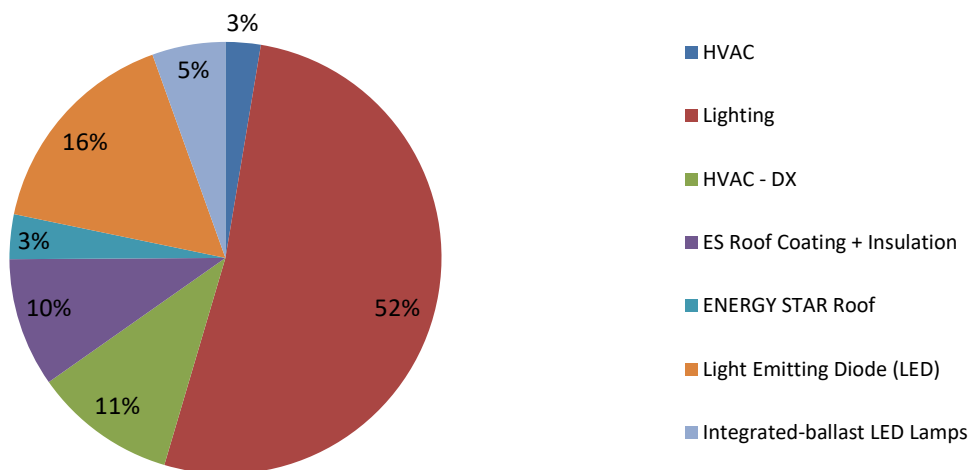
Total Achieved Incentives & Energy Savings

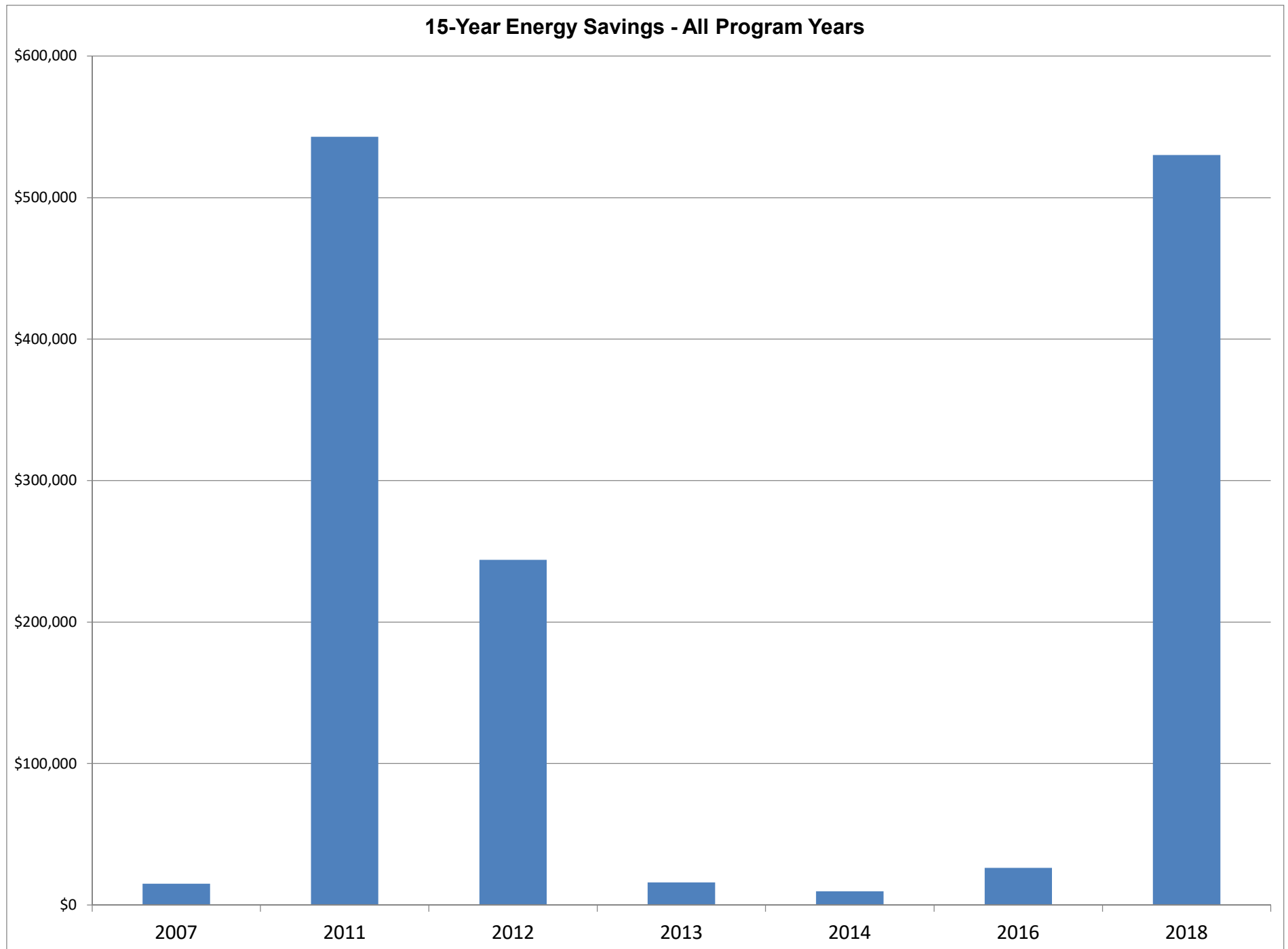
Program Year	est. kW saved	Annual kWh saved	Incentive	Annual Energy Savings
2018	72	342,025	\$17,101	\$34,203
2016	6	16,983	\$805	\$1,698
2014	8	5,612	\$1,202	\$561
2013	2	10,363	\$426	\$1,036
2012	35	159,145	\$5,298	\$15,915
2011	119	350,143	\$17,897	\$35,014
2007	101	0	\$15,116	\$0
Grand Total	344	884,271	\$57,843	\$88,427

Projected 15-Year Energy Savings



Measure Mix





All Projects

Year	Facility	Project	est. kW saved	Annual kWh saved	Incentive	Annual Energy Savings
2018			72	342,025	\$17,101	\$34,203
		Light Emitting Diode (LED)				
		Annex - 301 Beauregard	23	117,787	\$5,889	\$11,779
		Coliseum	30	136,786	\$6,839	\$13,679
		Integrated-ballast LED Lamps				
		Annex - 301 Beauregard	19	87,452	\$4,373	\$8,745
2016			6	16,983	\$805	\$1,698
		ENERGY STAR Roof				
		Carl Ray Recreation Ctr	1	1,435	\$57	\$144
		Muni Court	1	1,267	\$51	\$127
		Southside Recreation Ct	1	1,759	\$70	\$176
		Light Emitting Diode (LED)				
		Emergency Operation C	2	8,366	\$418	\$837
		Muni Court	1	4,156	\$208	\$416
2014			8	5,612	\$1,202	\$561
		ENERGY STAR Roof				
		Coliseum	8	5,612	\$1,202	\$561
2013			2	10,363	\$426	\$1,036
		Lighting				
		Muni Court	2	10,363	\$426	\$1,036
2012			35	159,145	\$5,298	\$15,915
		Lighting				
		Business Resource Cen	2	11,568	\$357	\$1,157
		Carl Ray Recreation Ctr	12	54,036	\$1,743	\$5,404
		Santa Fe Senior Center	6	26,275	\$876	\$2,628
		Southside Recreation Ct	5	22,137	\$738	\$2,214
		Station 618 Senior Cent	9	39,651	\$1,284	\$3,965
		HVAC - DX				
		Business Resource Cen	2	5,478	\$300	\$548
2011			119	350,143	\$17,897	\$35,014
		Lighting				
		City Hall	23	101,041	\$3,378	\$10,104
		Fire Station 5	5	35,738	\$773	\$3,574
		Fire Station 7	4	22,068	\$632	\$2,207
		Old Library	19	83,130	\$2,919	\$8,313
		HVAC - DX				
		City Hall	31	79,230	\$4,710	\$7,923
		Fire Station 5	2	4,036	\$240	\$404
		Fire Station 7	2	4,050	\$255	\$405

All Projects

Year	Facility	Project	est. kW saved	Annual kWh saved	Incentive	Annual Energy Savings
2011	ES Roof Coating + Insulation					
		Emergency Operation C	5	3,119	\$809	\$312
		State Office Comp	28	17,731	\$4,182	\$1,773
2007			101		\$15,116	
	Lighting					
		Airport Terminal	11		\$1,616	
		Livestock Bldg	81		\$12,150	
	HVAC					
		Airport Terminal	9		\$1,350	
Grand Total			344	884,271	\$57,843	\$88,427

2019 AEP Texas (North Division) Memorandum of Understanding SCORE®/CitySmart® Program



AEP Texas (North Division) is proud to offer the SCORE/CitySmart Program, aimed at improving the energy efficiency of K-12 and local government facilities located within its service territory. AEP Texas has contracted with CLEAResult to sponsor, promote, and administer the Program. _ City of San Angelo _____, (herein referred to as "Partner") recognizes that it is a willing participant of this **no cost** program designed to help reduce energy bills for its facilities, freeing up operating dollars for other needs AND improving the usability and comfort of its facilities. This Memorandum of Understanding (MOU) reflects the **voluntary collaborative** between your organization and the SCORE/CitySmart Program and details the commitments of each party in order to improve energy efficiency in your facilities. *The Program agrees to provide these services at no cost to the Partner with the understanding that the Partner will exert its best efforts to complete the applicable steps below and implement cost-effective energy efficiency recommendations. Projects being submitted to the 2019 SCORE/CitySmart Program must be completed by November 8, 2019 to allow time for post-installation inspections to occur before the end of the calendar year.*

DESCRIPTION OF COMMITMENTS

The SCORE/CitySmart Program will assist the Partner to identify cost effective energy efficiency improvements that can help to make facilities less costly to operate and more comfortable to use. To achieve potential energy savings and facility improvements, the Program and Partner have agreed to work together to complete some or all of the following tasks according to the specific needs identified for your organization:

- Identify and assess energy efficiency measures
- Develop and adhere to an Energy Master Plan that outlines administrative and financial decision-making criteria for energy efficiency improvements, installation of energy efficiency measures, and maintenance and operation procedures in order to succeed in implementing a cost-effective energy efficiency program in a timely manner
- Implement energy efficient operations and maintenance practices and procedures identified during walk-through energy assessments of specific utility(s)
- Locate funding sources to enable the Partner to complete capital projects
- Use utility incentives to buy-down the capital cost of energy efficient systems

PRINCIPLES OF AGREEMENT

Specific responsibilities of the Partner and the Program in this agreement are listed below.

- Partner will select two contact persons to work with the SCORE/CitySmart Program throughout the term of the Partnership, including a representative from both the Facilities/Energy Management Department and the Finance/Business Department.
- If the Program elects to provide energy performance benchmarking of Partner's existing facilities, then the Partner agrees to provide the needed energy usage and building information required to complete this analysis. The SCORE/CitySmart Program will then develop a benchmarking report for the Partner illustrating the energy usage for the specified facilities.
- If the Program elects to provide assistance with the development of an Energy Master Plan, Partner agrees to attend a facilitated workshop in order to help this document and process. Partner will strive to finalize any draft Energy Master Plans that are provided by the Program and will ask that senior management endorse and approve this plan.
- The SCORE/CitySmart Program will pay to Partner monetary incentives, as discussed in program materials, for eligible energy efficiency savings achieved by projects that are completed no later than November 8, 2019.
- Partner will make its best effort to complete and submit relevant Project Application Forms, including necessary supporting documentation for each project, in a timely manner. Please note that due to increased participation in the SCORE/CitySmart Program, the Project Application process is required in order to reserve financial incentives for your projects.
- Partner acknowledges that projects that receive monetary incentives in the SCORE/CitySmart Program would not have been accomplished, or would have been completed with less efficient equipment, except for the incentives and other services provided by this Program.
- Partner will allow the Program to use Partner's name to promote participation in the Program to entities such as potential program partners, utilities, federal, state, or local entities, and the general public.

2019 AEP Texas (North Division) Memorandum of Understanding
SCORE®/CitySmart® Program



- Partner understands that local code compliance and installation safety is the responsibility of the awarded contractor and not the Program or program affiliates (i.e. AEP Texas and CLEAResult). Any inspections offered by the Program are for the sole purpose of confirming energy savings, not safety.
- Partner understands that they are responsible for contractor procurement. The Program and its affiliates (i.e. AEP Texas and CLEAResult) are vendor neutral. Any issues associated with the workmanship of an installation will be the responsibility of the awarded contractor.
- Partner understands that they are not allowed to receive incentives from the AEP Texas Commercial Standard Offer Program for any customer location or measure while they are enrolled in the SCORE/CitySmart program. Partners should work with their contractors to ensure that projects are only submitted to one program. If a partner chooses to apply for incentives through the Commercial Standard Offer Program, they will no longer be eligible to receive services from the SCORE/CitySmart program.

ACCEPTANCE OF AGREEMENT

By endorsing below, your organization accepts this agreement with the SCORE/CitySmart Program, sponsored by AEP Texas. This agreement should be signed by your organization's superintendent, assoc. or assist. superintendent, city manager, asst. city manager, county judge, or similar and is valid for the length of the 2019 program year. For your convenience, your organization's participation in the SCORE/CitySmart Program will continue automatically from year to year once you have enrolled in the program.

Partner:

CLEAResult

Signature: _____

Signature: _____

Daniel Valenzuela

Kutter Brandt

Title: City Manager

Email: kutter.brandt@clearesult.com

Company Name: City of San Angelo, Texas

AEP Texas Program Manager

CLEAResult

Address: 72 W. College Avenue

City, State, ZIP: San Angelo, Texas 76903

Phone: (325) 657-4241

Fax: (325) 657-4335

Tax ID: 75-6000659

ESI ID: _____

Email: daniel.valenzuela@cosatx.us

4301 Westbank Dr Bldg A – Ste 250
Austin, TX 78746

Fax: 866.740.7210

Date: _____, 2019

Date: _____

Please send completed MOU to:

CLEAResult

ATTN: AEP Texas Team

4301 Westbank Dr, Bldg A – Ste 250

Austin, TX 78746

Fax: 866.740.7210

Email: AEP-Efficiency@CLEAResult.com

Ron Lewis, Facilities Maintenance
Division Manager

Dan T. Saluri, Deputy City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone (TIRZ) incentive funding for one private project in the North TIRZ area for the property located at 2020 N. Bryant totaling \$75,000 and six private projects in the South TIRZ area for the properties located at 6 E. Concho, 8 E. Concho, 101 S. Chadbourne, 123 N. Chadbourne, 200 S. Magdalen and 305 W. Twohig totaling \$254,000 (Jon James)

Summary/History:

At the monthly TIRZ Board meeting conducted January 29th, 2019 the TIRZ Board approved funding 1 TIRZ North Project out of the North TIRZ Private funds for a total of \$75,000 and 6 TIRZ South Projects out of the South TIRZ Private funds for a total of \$254,000. The details of these projects include:

North:

2020 N. Bryant (Icon Cinema). The funding amount requested from the applicant is \$75,000 and the TIRZ Board approved unanimously 7-0 to fund the entirety of the project. The summary of work to be performed by the applicant includes improvements and updates to the façade as well as the installation of a new sprinkler and monitored smoke alarm system.

South:

6 E. Concho. The funding amount requested from the applicant is \$38,015.45 and the TIRZ Board approved unanimously 7-0 to fund a portion of the project in the amount of \$30,000. The summary of work to be performed by the applicant includes demolishing the existing glazing, framing, tile and wood, re-framing the window display, re-routing new electrical, new insulation on the exterior framing, new trim, new glazing of the glass, new stucco and new paint.

8 E. Concho. The funding amount requested from the applicant is \$40,640.44 and the TIRZ Board approved unanimously 7-0 to fund a portion of the project in the amount of \$30,000. The summary of work to be performed by the applicant includes demolishing the existing glazing, framing, tile and wood, re-framing the window display, re-routing new electrical, new insulation on the exterior framing, new trim, new glazing of the glass, new stucco and new paint and paving the parking lot.

101 S. Chadbourne (Fuente's Café Downtown). The funding amount requested from the applicant is \$62,250 and the TIRZ Board approved unanimously 7-0 to fund a portion of the project in the amount of \$60,000. The summary of work to be performed by the applicant includes the installation of a new smoke and fire alarm system.

123 N. Chadbourne (Buffalo Soldier Art Gallery). The funding amount requested from the applicant is \$75,000 and the TIRZ Board approved unanimously 6-0, with Director Mike Biggerstaff abstaining from the vote, to fund a portion of the project in the amount of \$70,000. The summary of work to be performed by the applicant includes sandblasting the

exterior, installation of new windows, an entrance door, trim and canopy, and installation of a new fire sprinkler and alarm system.

200 S. Magdalen (Old Central Firehouse Bed & Brew). The funding amount requested from the applicant is \$75,000 and the TIRZ Board approved unanimously 7-0, to fund a portion of the project in the amount of \$50,000. The summary of work to be performed by the applicant includes the creation of an outdoor patio area, installation of a wheel chair accessible ramp, secondary egress to include 3 new exterior doors, paving of the parking lot and installing new landscaping.

305 W. Twohig (Dean & Linebarger). The funding amount requested from the applicant is \$28,182.93 and the TIRZ Board approved unanimously 7-0, to fund a portion of the project in the amount of \$14,000. The summary of work to be performed by the applicant includes repairing the woodwork and trim, painting of the outside as well as landscaping that includes new pecan trees, shrubs, native perennials, flowers and annual color and grass.

Financial Impact:

1 TIRZ North project out of the TIRZ North Private Incentives in the amount of \$75,000

6 TIRZ South projects out of the TIRZ South Private Incentives in the amount of \$254,000

Other Information/Recommendation:

At the monthly TIRZ Board meeting conducted January 29th, 2019 the TIRZ Board approved funding 1 TIRZ North Project out of the North TIRZ Private funds for a total of \$75,000 and 6 TIRZ South Projects out of the South TIRZ Private funds for a total of \$254,000. Approval was by a vote of 6 in favor and none opposed (with one abstention).

Attachments:

1. January 29, 2019 Presentation January 29, 2019 Presentation.pptx

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

2020 N. Bryant – Icon Cinema

Funding Requested: \$75,000

Match: \$1,125,000 (94%)

Total Project Cost: \$1,125,000

Summary of Work: Improvements and updates to the façade as well as the installation of a new sprinkler and monitored smoke alarm system

Project Criteria: Meets 4 of 14



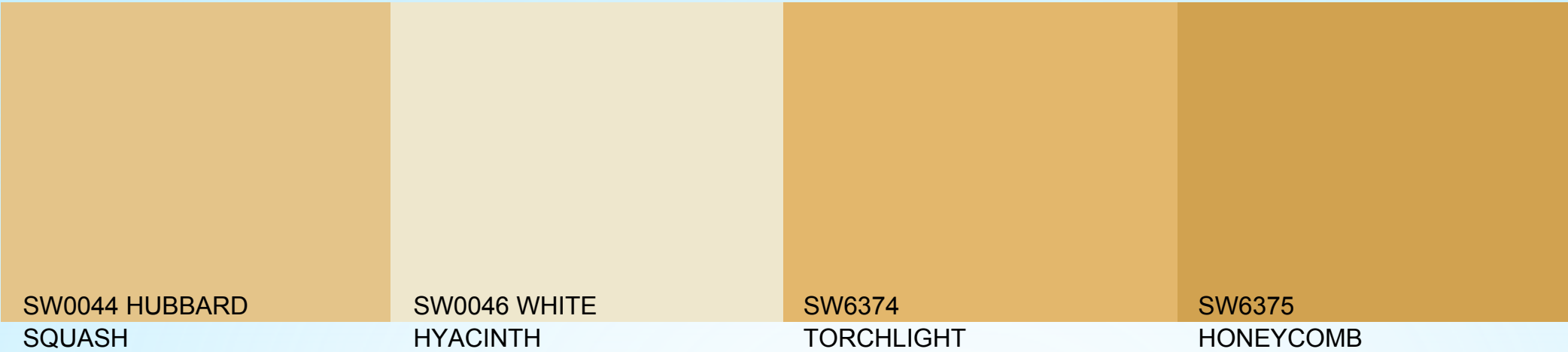
2020 N. Bryant – Icon Cinema



2020 N. Bryant – Icon Cinema



2020 N. Bryant – Icon Cinema



PAINTED STUCCO / METAL PANELS



LEDGESTONE BY TEXTURE PLUS STUCCO TRIM



6 E. Concho

Funding Requested: \$38,015.45

Match: \$12,671.80 (25%)

Total Project Cost: \$50,687.25

Summary of Work: Demolishing the existing glazing, framing, tile & wood, re-framing window display, re-routing new electrical, new insulation on the exterior framing, new trim, new glazing of the glass, new stucco & new paint

Project Criteria: 5 of 14

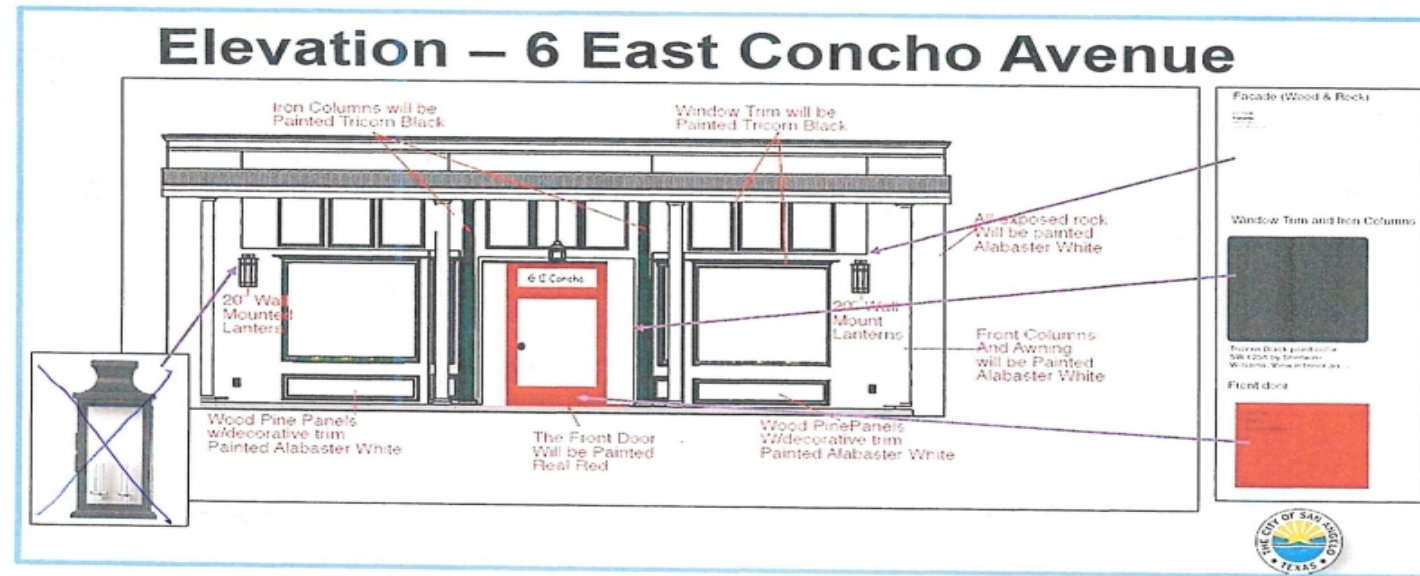


6 E. Concho



6 E. Concho

Approved by DHRC (August 16, 2018)



8 E. Concho

Funding Requested: \$40,640.44

Match: \$13,546.81 (25%)

Total Project Cost: \$54,187.25

Summary of Work: Demolishing the existing glazing, framing, tile & wood, re-framing window display, re-routing new electrical, new insulation on the exterior framing, new trim, new glazing of the glass, new stucco, new paint & paving the parking lot

Project Criteria: 5 of 14

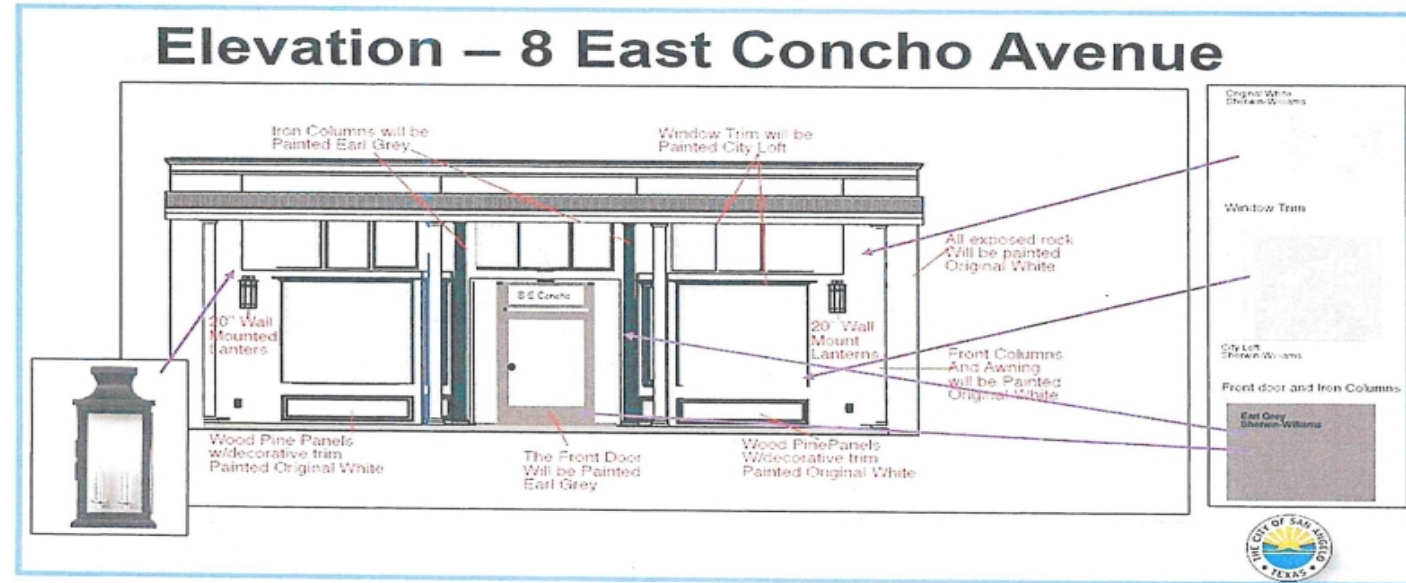


8 E. Concho



8 E. Concho

Approved by DHRC (August 16, 2018)



101 S. Chadbourne – Fuente's Café Downtown

Funding Requested: \$62,250

Match: \$150,787.50 (71%)

Total Project Cost: \$213,037.50

Summary of Work: Installation of a new smoke and fire alarm system

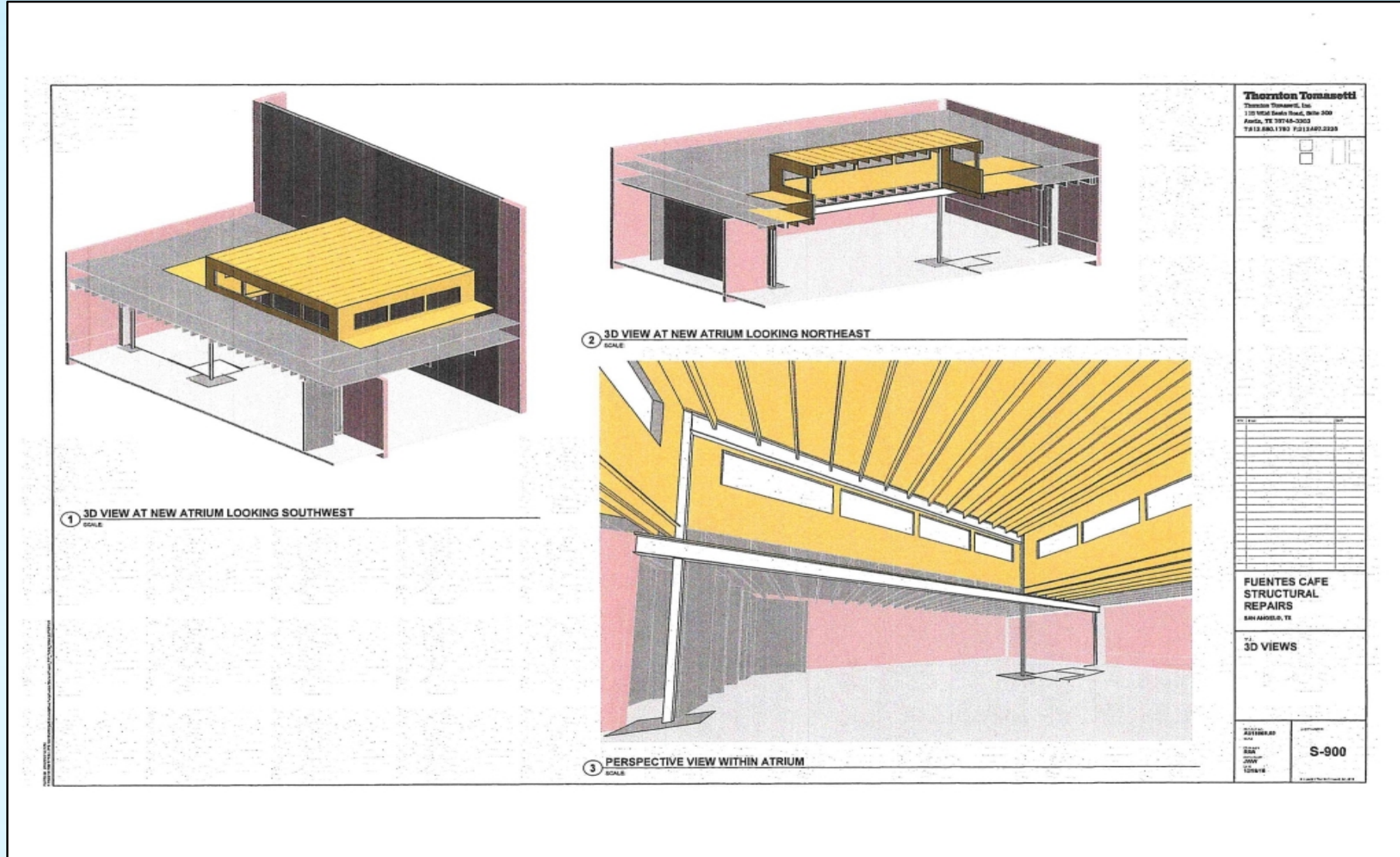
Project Criteria: 3 of 14



101 S. Chadbourne – Fuente's Café Downtown



101 S. Chadbourne – Fuente's Café Downtown



123 N. Chadbourne – Buffalo Solider Art Gallery

Funding Requested: \$75,000

Match: \$301,141.24 (80%)

Total Project Cost: \$376,141.24

Summary of Work: Sandblasting the exterior, installation of new windows, an entrance door, trim and canopy, and installation of a new fire sprinkler & alarm system

Project Criteria: 7 of 14



123 N. Chadbourne – Buffalo Solider Art Gallery



123 N. Chadbourne – Buffalo Solider Art Gallery



123 N. Chadbourne – Buffalo Solider Art Gallery



A EAST ELEVATION
Scale: 1/4" = 1'-0"

B WEST ELEVATION
Scale: 1/4" = 1'-0"

C NORTH ELEVATION
Scale: 1/4" = 1'-0"

D Handrail Section
Scale: 3/4" = 1'-0"

NEW CONSTRUCTION DRAWINGS FOR:
BUFFALO SOLDIERS ART GALLERY
SAN ANGELO, TEXAS



Footprints design
Sam Guevara
325-227-8609

DATE: 11/09/2007
REV: -
A3.0



200 S. Magdalen – Old Central Firehouse Bed & Brew

Funding Requested: \$75,000

Match: \$175,593 (70%)

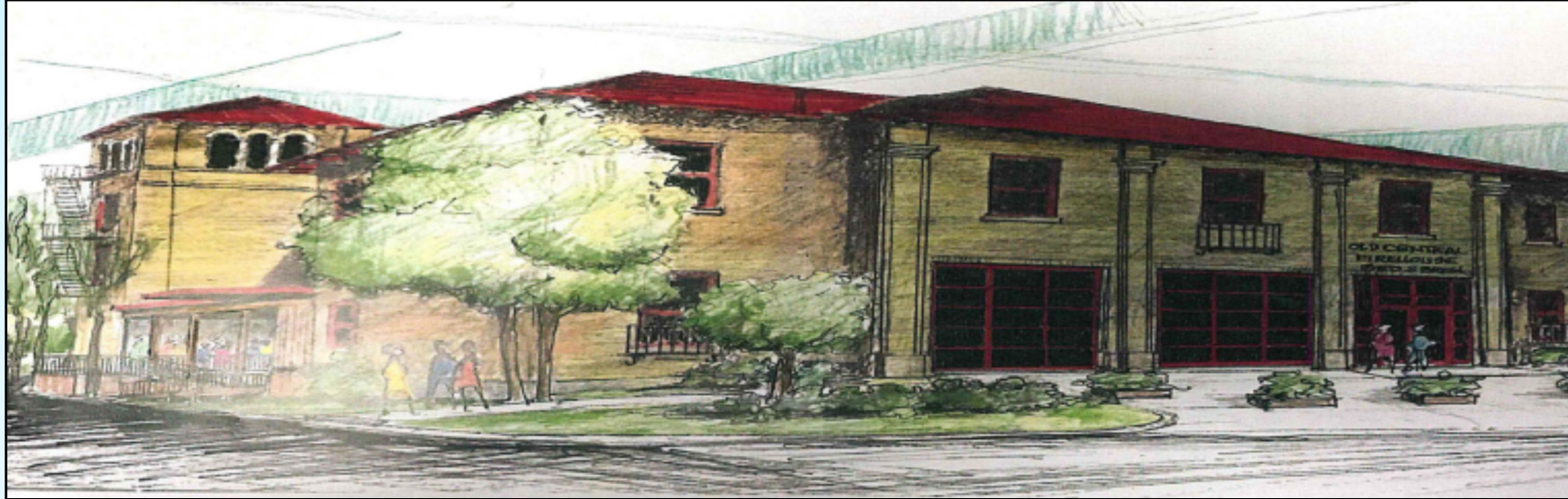
Total Project Cost: \$250,953

Summary of Work: Creation of an outdoor patio area, installation of a wheel chair accessible ramp, secondary egress to include 3 new exterior doors, paving of the parking lot and installing new landscaping

Project Criteria: 11 of 14



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



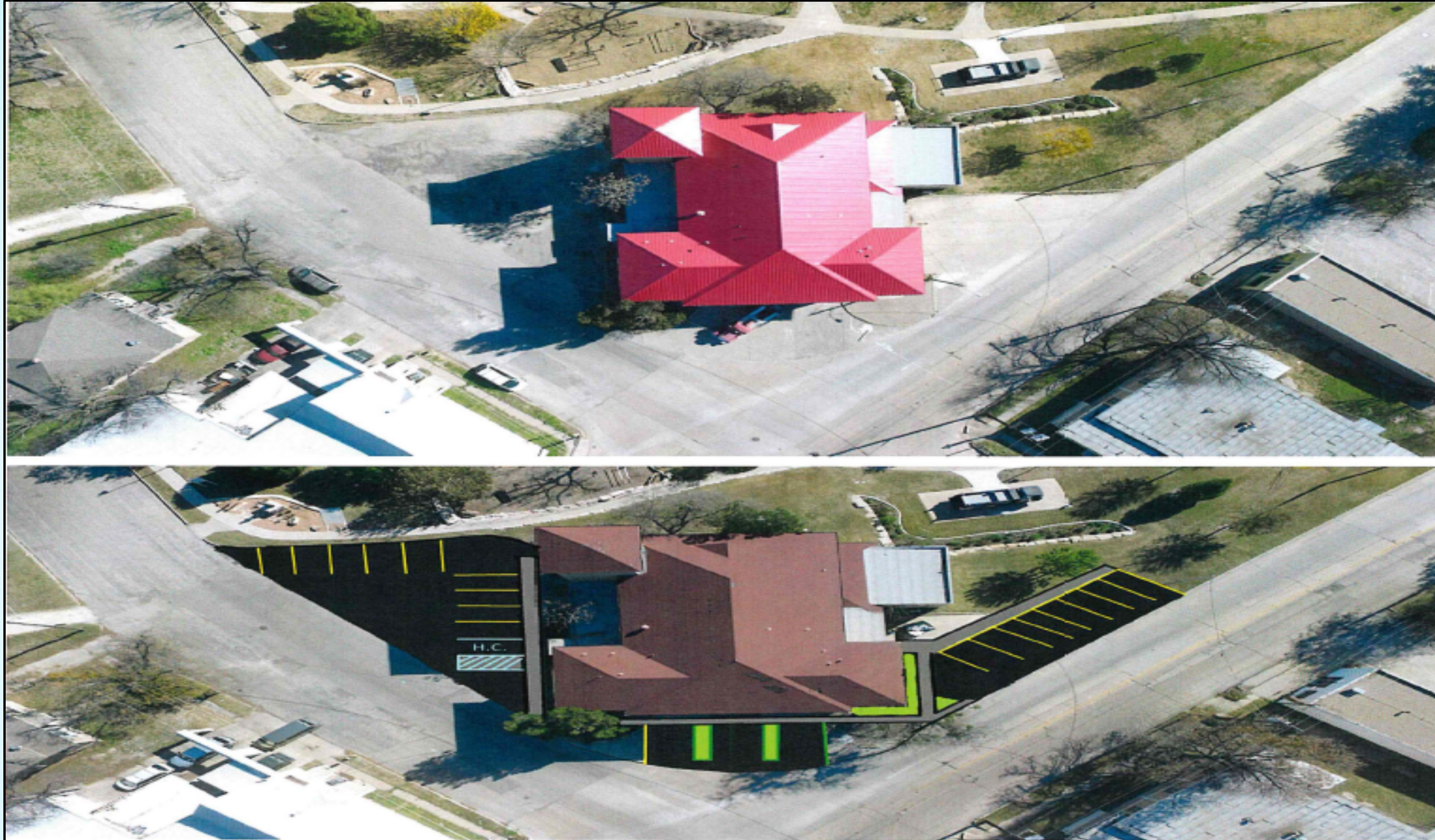
200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



200 S. Magdalen – Old Central Firehouse Bed & Brew



305 W. Twohig Ave. – Dean & Linebarger

Funding Requested: \$28,182.93

Match: \$9,850 (26%)

Total Project Cost: \$38,032.93

Summary of Work: Repairing the woodwork and trim, painting of the outside as well as landscaping that includes new pecan trees, shrubs, native perennials, flowers, and annual color and grass

Project Criteria: 7 of 14



305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



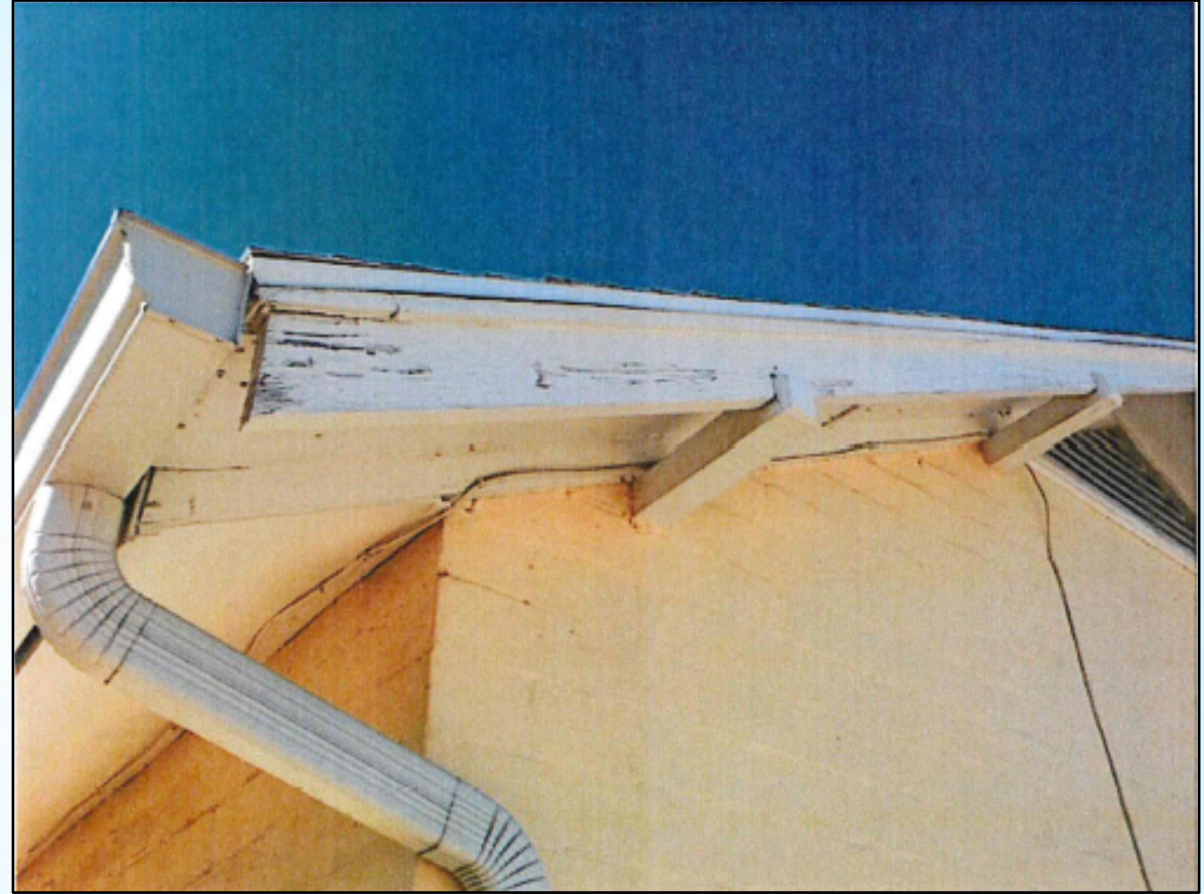
305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



305 W. Twohig Ave. – Dean & Linebarger



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider a resolution authorizing the City Manager to apply for and accept a grant award under the Homeland Security Grant Program in the sum of \$7,291 with no City match for a 14' Search and Rescue series inflatable boat, a 25 HP Suzuki motor and trailer (Todd Sanford)

Summary/History:

Financial Impact:

There is no cost to the City of San Angelo for this grant. The grant request is for \$7291.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 19-340 RES Homeland Security Grant Award search and rescue boat | 19-340 RES Homeland Security Grant Award search and rescue boat.docx |
|----|---|--|

Presentation:

James "Todd" Sanford

Approvals/Reviews:

James "Todd" Sanford	Created/Initiated
Brian Dunn	Approved
Theresa James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	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 \$7,291.

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 San Angelo Fire Department serves the City of San Angelo and provides emergency 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 San Angelo Fire Department would like to obtain a search and rescue boat, motor and trailer to use in emergency situations; and

WHEREAS, HSGD grant funds will assist the San Angelo Fire Department in acquiring such a vehicle and related equipment; 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, accept, reject, alter or terminate 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 SEVEN THOUSAND TWO HUNDRED AND NINETY-ONE DOLLARS (7,291.00) to be used to purchase a search and rescue boat, motor and trailer for use by the San Angelo Fire Department.

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 _____, 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Julia Antilley, City Clerk

Daniel Valenzuela, City Manager

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider a resolution authorizing the City Manager to apply for and accept a grant award under the Homeland Security Grant Program in the sum of \$38,750 with no City match for an Emergency Management Rehab Trailer, rehab kit and 3000 watt generator (Todd Sanford)

Summary/History:

Financial Impact:

This grant will not have any cost to the City of San Angelo. The total amount requested in this grant is \$38,750.00.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 19-339 RES Homeland Security Grant Award first responder rehabilitation trailer | 19-339 RES Homeland Security Grant Award first responder rehabilitation trailer.docx |
|----|---|--|

Presentation:

Approvals/Reviews:

James "Todd" Sanford	Created/Initiated
Brian Dunn	Approved
Theresa James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	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 \$38,750.

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 First Responder Rehabilitation trailer to use in emergency situations; and

WHEREAS, HSGD grant funds will assist the Office of Emergency Management in acquiring such a vehicle; 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, accept, reject, alter or terminate 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 THIRTY EIGHT THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$38,750.00) to be used for the purchase of a First Responder Rehabilitation Trailer 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 _____, 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS

Julia Antilley, City Clerk

Daniel Valenzuela, City Manager

APPROVED AS TO FORM

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Stephanie Collins, Office Manager, Fire Department, 325-657-4355

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

Second reading and adoption of a budget ordinance to update the number of authorized fire fighters (Brian Dunn)

Summary/History:

This amendment to the ordinance is to correct the number of firefighter positions listed in the ordinance. The number of firefighter positions increased by 8 from the SAFER grant. This grant paid for 75 percent of the costs for the first 2 years and 35 percent of the costs for the third year. The city is responsible for all costs after that period of time. The total number of classified personnel is 179 with 90 them being firefighters.

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 19-051 ORD revising 2018 19 classification plan (v2) 19-051 ORD revising 2018 19 classification plan (v2).docx

Presentation:

Approvals/Reviews:

Stephanie Collins	Created/Initiated
Brian Dunn	Approved
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**AN ORDINANCE OF THE CITY OF SAN ANGELO
AMENDING THE BUDGET ORDINANCE FOR THE FISCAL
YEAR BEGINNING OCTOBER 1, 2018, AND ENDING
SEPTEMBER 30, 2019, FOR THE CLASSIFICATION PLAN FOR
AUTHORIZED FIRE POSITIONS.**

WHEREAS the City of San Angelo City Council approved a budget for fiscal year 2018-2019;
and

WHEREAS, Exhibit "D" to the 2018-19 budget ordinance approves a classification plan for
authorized police and fire positions as is set out in Chapter 2, Article 2.08. Section 2.08.002 of the City
of San Angelo Code of Ordinances; and

WHEREAS since the passage of the budget the City of San Angelo has received a grant that pays
for additional fire positions, which requires the classification plan to be amended.

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

The City's budget for fiscal year 2018-2019 is hereby amended by revising the Fire Department
classification plan in Exhibit "D" of the adopted 2018-2019 budget as follows:

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	90
Total Fire Department – Civil Service	179

INTRODUCED on the ____th day of _____, 2019, and APPROVED and ADOPTED on
this ____ day of _____ 2019.

ATTEST:

CITY OF SAN ANGELO, TEXAS:

Julia Antilley, City Clerk

Brenda Gunter, Mayor

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Nolan Sosa, Police Budget Analyst, Police,

Meeting Date: February 19, 2019

Item type: Consent Item

Caption:

Consider approving a Memorandum of Understanding between the City of San Angelo and the San Angelo Police Officer's Association for the completion of the Police Memorial Statue Project (Frank Carter)

Summary/History:

The MOU between the City of San Angelo and the San Angelo Police Officers Association (SAPOA) provides for the release of designated revenue in the amount of \$4,065 (from 601-8010-421.07-41) to SAPOA for the successful completion of the Police Officers Memorial Statue.

These funds were donated by citizens and will be released to SAPOA per the terms of the attached agreement.

Financial Impact:

Funds to be released from 601-8010-421.07-41 in the amount of \$4,065.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------------|------------------------------------|
| 1. | SAPOA MOU STATUE final 1 29 19 | SAPOA MOU STATUE final 1 29 19.doc |
|----|--------------------------------|------------------------------------|

Presentation:

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Becky Dunn	Approved
David Howard	Approved
Anthony Wilson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

**MEMORANDUM OF UNDERSTANDING (“MOU”)
FOR THE EOW OFFICER’S MEMORIAL
BETWEEN**

THE CITY OF SAN ANGELO AND THE SAN ANGELO POLICE OFFICER’S ASSOCIATION

This memorandum of understanding (MOU), by and between the CITY OF SAN ANGELO (hereafter referred to as CITY) and the SAN ANGELO POLICE OFFICER’S ASSOCIATION (hereafter referred to as SAPOA). In consideration of the mutual promises and agreements set forth, CITY and SAPOA agree as follows:

I. GENERAL PROVISIONS

- A. This affiliation is for the sole and limited purpose of completing the EOW Officer’s Memorial (“Project”) located outside the City of San Angelo Police Department (“PD”).
- B. This MOU shall be effective on _____, 2018, and continue until the project is completed.
- C. Nothing herein shall be deemed to create an association, partnership, or joint venture between CITY and SAPOA.
- D. Point of contact for activities conducted under this MOU shall be the San Angelo Chief of Police or designee and the SAPOA President.

II. CITY SHALL:

- A. Allow the completion of the Project outside the San Angelo Police Department.
- B. Provide to SAPOA all funds designated as donations for the placement and completion of the Project.
- C. Retain all copies of checks issued to SAPOA by COSA per this MOU.

III. SAPOA SHALL:

- A. Be responsible for all contracts necessary to complete the Project, including raising any additional funds for the Project.
- B. Ensure all work is done in compliance with any CITY rules or regulations and in a manner that reduces future maintenance or repairs to the Project.
- C. Spend funds provided by CITY in such manner that meets the purpose of the donation. No funds shall be used for any other purpose.
- D. Provide the City Finance department and Police department copies of the invoices that were paid with the donated funds as well a check copies within 30 days of payment.

- E. Provide a letter of completion of the project to the Chief of Police at such time the Project has been fully completed.

IV. IT IS FURTHER AGREED THAT:

- A. The terms and conditions of this MOU may be amended, deleted or expanded buy only upon written agreement of the parties.
- B. Cancellation of this MOU may not occur until the project is complete.
- C. The MOU shall be construed under laws of Texas, and if any provisions shall be invalid under the laws, such invalidity shall not violate the entire agreement, but it shall be construed as if not containing the particular provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly.
- D. Both of the parties hereto and the individuals executing this MOU for them represent to the party that it has the requisite power and authority to make and enter this agreement, and said agreement does not violate any provisions of the corporate charter or by-laws of any corporate party or statute, act or ordinance under which any unincorporated institution or party hereto is organized, or violate any agreement or commitment executed or made by any party.
- E. This writing shall constitute the sole agreement between the parties.

Executed this ____ day of _____ 2018 after approval by the San Angelo City Council.

SAN ANGELO POLICE OFFICER'S ASSOCIATION

By: John Bouligny, President of SAPOA

CITY OF SAN ANGELO

ATTEST:

Daniel Valenzuela, City Manager

Julia Antilley, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

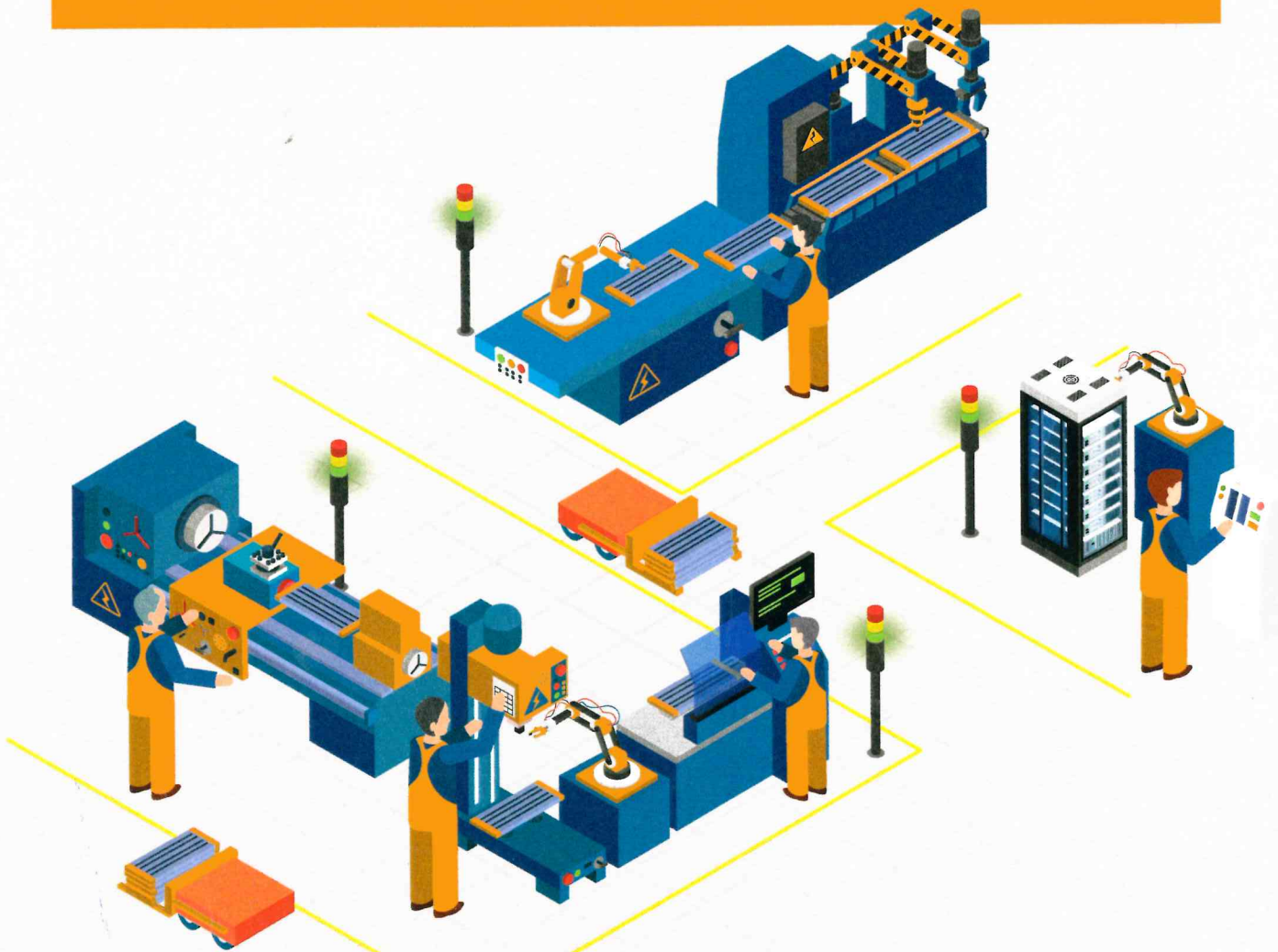
Theresa James, City Attorney

Tina Dierschke, Director of Finance

ACCELERATING PROFITABLE GROWTH AND COMPETITIVENESS

OF

TEXAS MANUFACTURERS



TEXAS MANUFACTURING ASSISTANCE CENTER

Local Resource

WHAT WE DO

- Work with small and medium size manufacturers to help them create and retain jobs, increase profits and save time and money
- Focus on meeting manufacturer's short term needs, but in context of overall company strategy



Process Improvement



Workforce Development



Quality Systems



Automation

HOW WE DO IT



Awareness Seminars



Training and Workshops



Customer Projects



Strategic Business Transformation



Assistance at the Customer's Location

TMAC
tmac.swri.org

RESULTS

Serving customers since 1995.

Reported impacts from the last 10 years:

- Worked with more than 3,600 manufacturers statewide
- \$3.29 billion in new or retained sales
- \$1.25 billion in cost savings and cost avoidance
- More than 29,900 Texas jobs created or retained



**16+:1
ROI***

*Typical annual impact
based on independent
customer surveys

MODULES

LEARNING DOESN'T STOP ONCE TRAINING IS OVER

Participants can access TMAC after training for coaching to rapidly apply what they learn.

REGISTRATION

February 11—15, 2019

Cost: \$1,600 per participant (group discounts available)

Location: 6220 Culebra Rd

Building 68

San Antonio, TX

tmac.swri.org

INCLUDED

- Course binder
- Access to TMAC instructors after the course
- Breakfast, snacks and lunch
- Certificate with CEUs issued upon passing of examination



A program of SwRI

Training Within Industry: Job Instruction (10 hrs)

Learn how to quickly train employees to do a job correctly, safely, and conscientiously. Learn how to effectively breakdown a job and deliver instruction for individual tasks. The objective is to help supervisors develop a well-trained workforce resulting in less scrap and rework, fewer accidents, and less equipment damage. (Taught by Certified TWI Instructors)

Training Within Industry: Job Relations (10 hrs)

Learn how to build positive employee relations, increase cooperation and motivation, and effectively resolve conflict. This course teaches the foundations of positive employee relations to prevent problems from arising. When problems do arise, it teaches a proven method of getting the facts, weighing options, deciding, taking action, and checking results. (Taught by Certified TWI Instructors)

Supervisor as Team Leads (2 hrs) Attendees will better understand team based interactions and develop effective strategies to leverage the people resources available to them as leaders.

Safety (2 hrs) Covers how to conduct a Job Hazard Analysis and how to properly investigate accidents to prevent additional occurrences. The course also reviews common safety concerns.

Lean Principles (4 hrs) Gain an understanding of the eight wastes and the Lean Principles designed to eliminate wastes in business processes. Through hands-on simulations, participants learn about standardized work, workplace organization, visual controls, set-up reductions, batch size reduction, point of use storage, quality at the source, workforces practices and pull systems.

Quality (2 hrs) Learn how to mistake-proof tasks and provide tools to ensure quality is achieved before it is past along to the next operation.

Problem Solving Tools (4 hrs) This training introduces effective approaches to problem solving and decision making that have proven to be successful in producing improvements in efficiency, performance, and productivity. Some of the tools covered are Pareto Charts, Failure Mode and Effects Analysis, Cause and Effect Diagram and Histograms.

Effective Communication (2 hrs) Effective communication is vital for the success of personal interactions and for organizational communication. Learn how to identify the targeted audience and tailor the message. Some of the tools covered are A3 reporting, communication boards, and TAKT time.

**SAN ANGELO CHAMBER OF COMMERCE ECONOMIC DEVELOPMENT
REPORT TO THE SAN ANGELO CITY COUNCIL
FOURTH QUARTER 2018
February 19, 2019**

Greetings members of the COSADC Board of Directors:

During 2018, the San Angelo Chamber of Commerce's Economic Development Division (EDD) directly participated in the addition of \$75 million dollars in direct, annual economic impact to the San Angelo community. We worked closely with a number of firms including Caron Transportation Systems (expansion), US Well Services, SMC GLOBAL, RW Senior Housing, Kiewit, E.On Renewable Energy and Recurrent Energy. The Chamber's EDD team worked with COSADC staff on a number of capital investment projects including a proposed multi-modal rail facility, heavy-industry Business Retention and Expansion programs, Concho Valley Workforce training programs delivered to SARMA companies, new housing developments, and transportation development as members of the Metropolitan Planning Organization Board. The Economic Development Advisory Board provided invaluable guidance to the EDD team throughout 2018 and is committed to continuing to empower the EDD team to continue its service to the San Angelo business community during 2019.

During the fourth quarter of 2018 the EDD team's efforts resulted in the completion of several newly recruited high-yield economic development transactions, the continued developmental support of companies recruited in 2017, and the continued development of other prospects that we hope will close in 2019. In addition, the EDD team celebrated the completion of a very successful first full year of the SARMA initiative for local manufacturers. This helped make 2018 a strong year for San Angelo manufacturing, product fabrication and energy services companies.

Industrial manufacturing and the energy services sector were bolstered by a continued stabilization of West Texas Intermediate crude oil prices, and the continued demand for finished products for the energy industry. Other legacy San Angelo companies such as Ethicon, C&J Energy and Sitel reported a total of over 100 new jobs, along with advancement and salary increases to existing employees. On behalf of the Chamber of Commerce Board of Directors and the Economic Development Advisory Board Chair, we thank the COSADC Board members for their partnership and commitment to the continued development of the City of San Angelo.

Sincerely,

**Dr. Clifton T. Jones, PhD
Dean, Norris-Vincent College of Business
Angelo State University
San Angelo Chamber of Commerce Board - Chair Elect, 2019
Economic Development Advisory Board - Chair, 2018**

ECONOMIC IMPACTS OF NEW COMPANIES IN SAN ANGELO

- E.On Renewable Energy (Essen, Germany) - \$130 million investment/2 jobs
- SMC GLOBAL CORP (New York, NY) – \$5,129,000 annual impact/20 jobs
- DRAGON INDUSTRIES (Beaumont, TX) – \$45,000,000 annual impact/140 jobs
- CARON TRANSPORTATION (Alberta, Canada) – \$6,049,000 annual impact/85 jobs
- US WELL SERVICES (Jane Lew, WV) – \$13,877,000 annual impact/46 jobs
- RW SENIOR HOUSING (Jackson, TN) – \$11 million investment/90 jobs

FOURTH QUARTER 2018 PROSPECT UPDATE

- 1) **SMC GLOBAL (formerly “Project GLOBE”)** – International chemicals company recruited in the spring of 2018. Leased two San Angelo facilities on Tractor Trails and Christoval Road for a total of 40,000 sf. Presently working on a third large-scale expansion in San Angelo. Approximately 15 new employees. SMC is now operating in two San Angelo facilities: 3862 Tractor Trails (SMD 4 – Lucy Gonzales) and 3820 Christoval Road (SMD 1 – Tommy Hiebert) SMC has entered San Angelo as a major new corporation and has been an excellent community partner.



View of newly remodeled offices on Tractor Trails

- 2) **US Well Services** – Recruited in 2018 with Chamber ED assistance resulting in the creation of 45 new jobs/corporate relocations to San Angelo and the leasing of the former vacant Select Energy Services facility on Arden Road. Continued Chamber involvement with USWS has encouraged continued investment in San Angelo which in November 2018 resulted in the county granting a

Chapter 381 agreement, which is a tax-relief assistance program which encouraged USWS to import \$20 million in personal property to their property in San Angelo from Pennsylvania. This agreement further solidifies USWS's commitment to San Angelo and helps USWS with their continued growth of their operation in San Angelo. US Well Services has been an excellent community partner and SARMA Program supporter.



- 3) **Caron Transportation Systems (formerly "Project OVERLAND")** - Alberta-based transportation company servicing the oil field. The Chamber worked closely with the US director of Operations on a facility expansion from 2.5 acres to 10 acres leasing the former vacant Globe Energy facility on Arden Road, putting this facility back in service. This move increased fleet size and employee count by 40 by the end of 2018. Presently working on a second expansion in San Angelo.



Caron owner Bruno Muller in San Angelo – December 2018

- 4) **Project PAK** – Chamber and COSADC continue to pursue a steel components fabrication facility with a predicted staff of 100 – 150 employees. Project is projected to purchase acreage in San Angelo to construct a facility that will serve the long-term infrastructure needs of the oil and gas industry. Company is expected to deliver 2019 action plan to the Chamber in the first quarter of 2019.
- 5) **Project HOMECARE** – A national Skilled Nursing Facility (SNF) developer and operator. Chamber arranged support resolutions from the City of San Angelo and Tom Green County resulting in approval in September 2018 by the Department of Aging and Disability Services (DADS) approving construction. Developer has their preferred site under contract for 5 – 8 acres at this time. \$10 million facility that will employ 90 people. Working with Howard College nursing program for potential employees and tuition assistance program. 72,000 sf facility planned.
- 6) **Recurrent Energy (formerly "Project CANADA")** – International utility-scale solar power generation facility with two large sites under option. Chamber working with site selection/development team,

city and county with project due diligence for large power production site. This project will significantly positively impact Water Valley ISD and Tom Green County.

- 7) **E.On Renewables (formerly “Project DELONG”)** – 4,000 acre utility-scale solar power generation facility with one large site leased in north Tom Green County. Chamber continues to work with E.On on the development of this \$130 million dollar, 200 megawatt development. This project will yield significant positive tax impacts to Grape Creek ISD and Tom Green County.



County commissioners, Chamber, Grape Creek and EON personnel

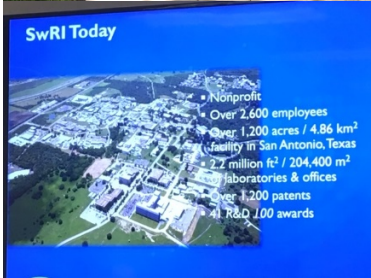
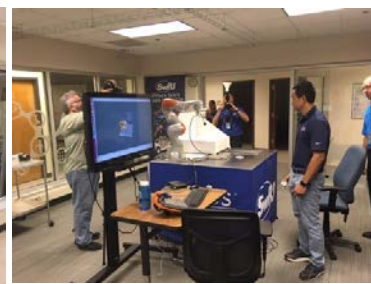
- 8) **Project R905** – Industrial machine company located out of state seeking 30,000 sf for 25-30 employees. Project data sheet and full San Angelo marketing packages sent to prospect 9/5 – 9/7. We have been informed by our contact with this company that management changes are underway as of December 2018 that should result in a go-forward tour of San Angelo and a focus on west Texas for facility development instead of a possible location in the northern US.
- 9) **Project RENO/Project ICET** – Conducted tour on October 10th. Executed NDAs. Mechanical components manufacturer seeking fabrication, sales and engineering design center at the airport. Estimated 30,000 sf with 15 new employees. This prospect is a direct result of a relationship with a SARMA member company, West Texas Industrial Engines.

OTHER EVENTS AND PROJECTS

- 1) **SARMA TSTC DAY at TEXAS STATE TECHNICAL COLLEGE ABILENE CAMPUS** – September 19, 2018 – Thirteen SARMA members toured the TSTC Abilene Campus. Heather Kumpe toured the TSTC Abilene campus and is working closely with TSTC Provost Rick Denbow to create avenues for SARMA member companies to work with TSTC to secure qualified, trained employees to locate to San Angelo. The objective is to link students with San Angelo manufacturers for San Angelo employment.



- 2) **Southwest Research Institute/TMAC a SARMA INDUSTRY PARTNER** – Michael and SARMA team (including Project RENO) visited the massive industrial/academic/DOD campus of the SWRI and the headquarters of the TMAC – the **Texas Manufacturing Assistance Center** in San Antonio, Texas. Met with Bill Rafferty, TMAC president to discuss ways to connect San Angelo SARMA member companies with the SWRI/TMAC for direct assistance with company growth. There are MANY programs offered by SWRI/TMAC and it is important to introduce these assistance programs to our San Angelo manufacturers and energy services companies.



SWRI/TMAC exists to actively help manufacturers like ours in San Angelo increase productivity, market reach and profitability. We had excellent meetings with SWRI leadership and will begin linking our SARMA members to SWRI personnel and resources.



SARMA UPDATE – The San Angelo Regional Manufacturers Alliance (SARMA) has become a results-proven platform for the San Angelo Chamber of Commerce’s Economic Development efforts. The SARMA program continues to deliver value to our regional manufacturers, fabricators and energy service sectors, and Chamber ED staff is proud to report excellent participation from our regional industrial leaders.



- 1) **SARMA 2018 FOUNDERS TECHNICAL ADVISORY MEETING** – On December 19, the Chamber hosted the year-end SARMA Founders meeting and 2019 planning session with 21 members in attendance. The meeting featured a look back at the accomplishments of the Chamber’s SARMA program and planning for 2019. Energy and manufacturing company members advised staff on the 2019 projects and plans of action including projects with COSADC. Kevin Dosdall of Hydraulic Industrial Services publicly thanked COSADC’s Guy Andrews for the city’s assistance to regional industry and praised the city and mayor’s efforts to advance the manufacturing sector in San Angelo. The meeting featured two announcements from two national energy services companies that because of their SARMA relationship, both companies had secured a large cooperative contract in the Permian and were to begin training, locating and hiring between 100 – 150 new employees. This is great news for the San Angelo economy. Mr. Scott Williams with USWS and Randy LeCompte with Concho Valley Workforce discussed this need during the meeting and got to work on a solution.
- 2018 marked the first full year of the SARMA program – the San Angelo Regional Manufacturers Alliance program
 - We have 128 manufacturers on our database and 409 individuals

- SARMA continues to provide a voice for the industrial base of the Concho Valley
- We host monthly meetings and quarterly socials at area factories the popular “SARMA SOCIALS”
- The strength comes in networking, resource sharing, workforce training programs, project support, and new industry recruitment
- We have fostered more working relationships with Concho Valley Workforce Solutions, Howard College, ASU and the Small Business Development Center
- Sponsored TSTC DAY in Abilene, ASU ENGINEERING DAY at the ASU Department of Engineering, and TMAC-SWRI DAY in San Angelo
- Staff continues the popular and informative local company meeting tours – now featuring weekly visits with our newest partner, Ms. Shannon Scott with COSADC
- We hosted our monthly “INDUSTRY IN-FOCUS” meetings, most recently with PREMIER METALS (Houston) and AIRGAS co-hosting the dinner meeting
- All of this successful DIRECT SUPPORT of our Local Manufacturers and Energy Services companies leads to Recruitment of New Manufacturers and Industry in San Angelo. Here are some new companies recruited with the direct help of our local industrialists...
- EON ENERGY – Essen, Germany – TGC deal completed
- SMC GLOBAL CORP – NEW YORK – Negotiating expansion space
- US WELL SERVICES – PENNSYLVANIA – Hiring 100-150 new employees
- DRAGON INDUSTRIES – BEAUMONT – Operational and continuing to hire 140
- CARON TRANSPORT – ALBERTA, CA – 2 acre to 10 acre expansion

- 1) **SARMA SMD MANUFACTURERS GUIDE** – The Chamber distributed the first edition of the SMD Manufacturers Guide by mail to the COSADC Board members. This informative guide has lists of the Manufacturers, Fabricators, Heavy industry and Energy Service companies in each SMD. We will publish updated and revised editions periodically.



- 3) **CHAMBER OF COMMERCE “PROJECT THANK YOU” – A COSADC-SARMA DAY** – The Chamber Economic Development Staff made outreach visits to 8 San Angelo manufacturing and energy services companies on Wednesday, December 12. We delivered SARMA Packets with the new OASIS Chamber book, and we introduced Ms. Shannon Scott (COSADC) as a member of our Manufacturing support group. Jessica Hoidahl, Shannon and Michael spent quality time visiting;
 1. Caron Transportation Systems
 2. Airgas
 3. Wendland Tank
 4. 7 Oaks Corporate Lodging
 5. Hydraulic Industrial Service
 6. Dragon Industries
 7. US Well Services
 8. West Texas Industrial Engines

9. AEP (both facilities)



Wendland Tank Corp – main factory, team with separator tank – note tank size



SARMA-COSADC team with LaDonna and Troy from West Texas Industrial Engines and C&J Energy (SARMA member) frac pump they are working on



Caron Transport



Dragon Industries on US 87 (note new signage)

Thank you for your support of the San Angelo Chamber of Commerce

Michael Looney
Vice President Economic Development

Jessica Hoidahl
Economic Development Specialist



City Council

February 19, 2019



4Q 2018 Chamber ED successes

- SMC Global Corp. – Estimated \$7 million annual impact/25 jobs + 42,000 sf expansion. 78,000 sf in 6 months. New San Angelo company servicing Permian
- E.ON Energy Solar - \$130 million total capital investment/2 jobs – commitments secured
- US Well Services – \$13.8 million annual impact/46 jobs – 381 tax agreement secured, resulting in \$22 million in growth. New San Angelo company servicing Permian



4Q 2018 prospect update

- Project C2-12-19 – 60,000 sf manufacturing facility. 8 employees. Automated. Touring this month
- Project Reno – 30,000 sf engine fabrication facility. Toured October 10. 15 employees
- Project IceT – sf TBD, engine manufacturing company. Determining corporate tour



4Q 2018 prospect update

- Project PAK – 100,000 sf proposed facility. 100-140 employees. Expect action plan by mid-2019.
- Recurrent Energy – Solar power plant. 200 mw. \$120 million development. Strong tax yield to TGC and ISDs. Low impact on land and road infrastructure
- Project R905 – 30,000 sf fabrication facility. 25 employees. Planning San Angelo tour this quarter



4Q Chamber/SARMA/COSADC partnership

- Industrial company outreach meetings – BREP
- Over 100 SARMA companies in San Angelo
- Boots on the ground visits – determine corporate needs and intentions – and it works!
- Legacy companies – national HQ visits 2019



Industrial outreach 4Q 2018



Wendland Tank Manufacturing



Caron
Transport



Industrial outreach 4Q2018



West Texas
Industrial Engines



Dragon Industries



SARMA program

- SARMA program supports the manufacturing/energy industry sectors in San Angelo
- Works with industrial companies, COSADC, City Planning & permitting, Tom Green County commissioners



SARMA program

- SARMA members engage in businesses-recruiting-business
- SARMA companies helped recruit new industrial businesses to San Angelo: SMC Global Corp, US Well Services, Dragon Industries, E.ON Energy, Recurrent Energy



SARMA TSTC Day

- TSTC DAY – September
- Toured new Abilene campus
- 13 SARMA companies
- Objective: Link students with San Angelo manufacturers

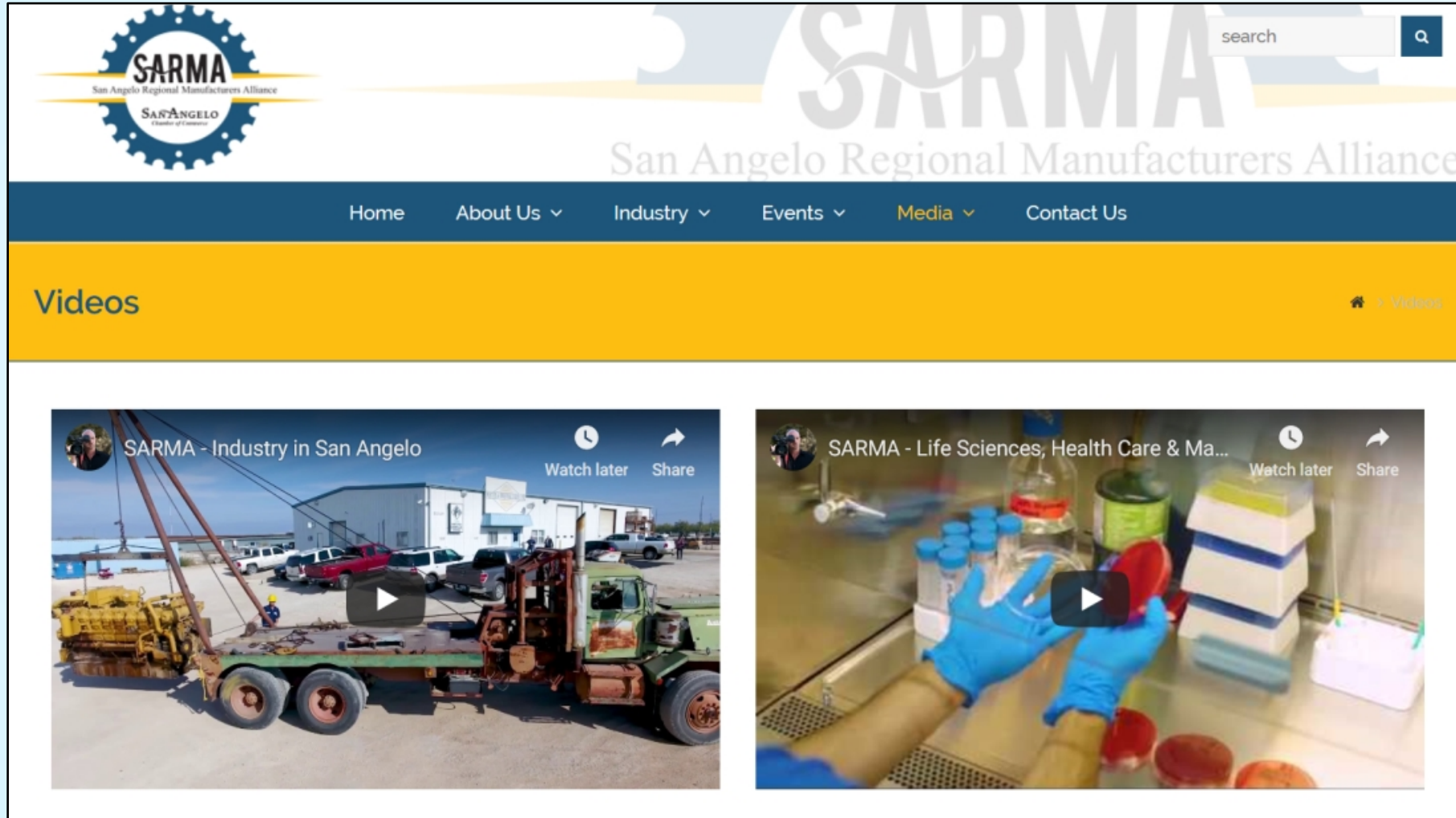


TMAC program

- TMAC Day in San Angelo
- Objective: Connect TMAC with San Angelo manufacturers and fabricators
- Signed: TMAC-Chamber manufacturing training courses agreement for 2019



SARMA website



sarma.us



City Council

February 19, 2019



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

Public hearing and second reading of an ordinance ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, designating a liaison for communication with interested parties, and nominating Ethicon, Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank as an Enterprise Project (Presentation made by Economic Development Project Manager Bob Schneeman)

Summary/History:

Ethicon, Inc. a subsidiary of Johnson & Johnson, located at 3348 Pulliam Street in San Angelo is a manufacturer of medical supplies/devices and has been one of San Angelo's largest employers since 1964. In 2012 Ethicon was nominated by the City of San Angelo as an Enterprise Zone and that application was approved by the Governor's Office. That Enterprise Zone status was in effect for a term of 5 years until August 2017. Ethicon has requested the City again nominate them as an Enterprise Zone which makes them eligible for certain rebates of State sales & use taxes on a sliding scale dependent upon the amount of capital investment and the number of jobs created or retained up to a maximum of \$7,500 per job and a maximum of \$3.75M. The highest reimbursement amounts are for newly created jobs only.

The Texas Enterprise Zone Program (EZIP) is a state sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state. The program is run by the Governor's Office of Economic Development. City Council unanimously approved the first reading of this item at its meeting on January 5, 2019.

Staff recommends approval.

Financial Impact:

No fiscal impact. Funds, if any, will be allocated from the State's portion of the half cent sales tax.

Other Information/Recommendation:

Attachments:

1. 19-288_ED_ETHICON_ENTERPRISE_P_ORD(1) 19-288_ED_ETHICON_ENTERPRISE_P_ORD(1).pdf

Presentation:

Robert Schneeman

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
Julia Antilley	Final Approval

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIASON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING ETHICON, INC. TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (EDT) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT (PROJECT).

WHEREAS, the City Council of the City of San Angelo, Texas ("City") desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, the project or activity is not located in an area designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, Ethicon, Inc. has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Ethicon, Inc. meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, pursuant to notice of public hearing posted and published in compliance with the requirements of the Texas Government Code, Chapter 2303 "Enterprise Zones" and Chapter 551 "Texas Open Meetings Act", a public hearing to consider this ordinance was held by the City Council on February 05, 2019;

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

Section 1: The City nominates Ethicon, Inc. for enterprise project status.

Section 2: The following local incentives, at the election of the governing body, are or will be made available to the nominated project or activity of the qualified business.

- 1) The City may abate taxes on the increase in value of real property improvements and eligible personal property. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the City of San Angelo Tax Abatement Policy.
- 2) The City may provide business and industrial development services, including:
 - (a) Chapter 380 agreement;
 - (b) Tax Increment Financing;
 - (c) Freeport Exemption;
 - (d) Industrial District Designation; or
 - (e) Local sales tax refunds

- 3) The City may provide regulatory relief to businesses, including:
 - a) Zoning changes or variances;
 - b) Exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - c) Streamlined permitting.
- 4) The City may provide enhanced municipal services to businesses, including:
 - a) Improved police and fire protection;
 - b) Institution of community crime prevention programs; or
 - c) Special public transportation routes or reduced fares.
- 5) The City may provide improvements in community facilities, including:
 - a) Capital improvements in water and sewer facilities;
 - b) Road repair; or
 - c) Creation or improvement of parks.
- 6) The City may provide improvements to housing, including:
 - a) Low-interest loans for housing rehabilitation, improvement, or new construction; or
 - b) Transfer of abandoned housing to individuals or community groups.
- 7) The City may provide business and industrial development services, including:
 - a) Low-interest loans for business;
 - b) Use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - c) Provision of publicly owned land for development purposes, including residential, commercial, or industrial development;
 - d) Creation of special one-stop permitting and problem resolution centers or ombudsmen; or
 - e) Promotion and marketing services.
- 8) The City may provide job training and employment services to businesses, including:
 - a) Job training and employment services;
 - b) Retraining programs;
 - c) Literacy and employment skills programs;
 - d) Vocational education; or
 - e) Customized job training.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The City of San Angelo City Council directs and designates its Business, Retention & Expansion Coordinator as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 5: The City finds that Ethicon, Inc. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) Ethicon, Inc. is a “qualified business” under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction, located outside of an enterprise zone and at least thirty-five percent (35%) of the business’ new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of Ethicon, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 6: The enterprise project shall take effect on the date of designation of the enterprise project by Economic Development and Tourism (EDT) and terminate five (5) years from the date on which the designation is made, as required by Section 2303.404 of the Act.

Section 7: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

PASSED AND APPROVED this __5th__ day of _February_____, 2019_____.

PASSED AND ADOPTED this the __19th__ day of _February_____, 2019_____.

CITY OF SAN ANGELO, TEXAS

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Guy Andrews,
Economic Development Director

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Sherry Bailey, Sr. Planner, Planning and Development Services,

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an amendment to the City of San Angelo's Code of Ordinances, Chapter 5, Sec. 5.02.033 Prohibited Licenses, establishing an exception or variance procedure for on-premise sale of alcoholic beverages at a restaurant less than 300-ft from a school facility in the Central Business District (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The Planning Staff was requested to research and develop an approach that would allow a restaurant in the Central Business District within 300 feet of a Public School site/property a means to be able to serve alcohol. Under Texas state law, the V.T.C.A. Alcoholic Beverage Code Sec. 109.33 provides for a variance procedure that establishes the City Council as the grantor of variance requests by restaurants that would be restricted from selling alcohol by our present ordinance. The proposed variance procedure allows the City Council to evaluate the request and determine if the request meets the criteria established in state law.

Financial Impact:

N/A

Other Information/Recommendation:

On January 28, 2019 the Planning Commission voted 6-1 to recommend approval to the City Council.

Attachments:

- | | | |
|----|---------------------------------------|--|
| 1. | Memo (Alcohol Variance in CBD) | Memo_Alcohol Variance CBG (2).docx |
| 2. | Ordinance (Alcoholic Variance in CBD) | Alcoholic Beverages Sales - final rev_ord (2).docx |
| 3. | Exhibit A (Alcohol Variance in CBD) | 19-262_PL_ALCOHOL_PERMIT_ORD_EX_A-REDLINE corrected final.docx |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

MEMO

**Meeting**

Date: January 28, 2019

To: Planning Commission

From: Sherry Bailey
Primary Planner

Agenda Item: Text Amendment to the City of San Angelo Code of Ordinances, Chapter 5, Sec. 5.02.033 Prohibited Licenses , establishing an exception or variance procedure for on-premise sale of alcoholic beverages at a restaurant less than 300 feet from a school facility in the Central Business District (CBD).

Background:

Planning Staff was asked to develop an approach that would allow a restaurant wanting to locate within the downtown Central Business District at a site that is within 300 feet of a Public School site/property a means to be able to establish their restaurant. Staff looked at proposing a separation distance of less than the existing 300 foot requirement. Considering the location of the school facilities separated by only an alley from multiple existing buildings along the east side of North Chadbourne, it became apparent that this approach would result in a very small separation distance. So, staff looked at other alternatives.

Under Texas state law, the Alcoholic Beverage Code Sec. 109.33 provides for a variance procedure that would allow the City Council to make a case-by-case determination on such requests. The variance procedure allows the City Council to evaluate the request and determine if it meets the criteria established in state law.

The evaluation criteria in the state law states that the city must make a finding that the “enforcement of the regulation in this particular instance is not in the best interest of the public; constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit; does not serve its intended purpose; is not effective or necessary; or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines it is in the best interest of the community to grant the variance.”

The proposed changes, as provided in Exhibit "A", would amend Section 5.02.033 (Prohibited Licenses) of the City Code to establish the variance procedure that excludes the Central Business District from the requirement for a 300 foot separation from a public school if a variance has been applied for and approved. The amendment also establishes the City Council as the approving authority.

Planning Commission Recommendation:

Though this is not an amendment to the zoning or subdivision ordinance, it does related to the regulation of land use. Therefore, staff requested that the Planning Commission review and make a recommendation on this proposal. The Commission reviewed this item at their meeting on January 28, 2019 and recommended approval of the proposed change. Below are the draft minutes from that portion of the meeting.

Public hearing and consideration of an amendment to Section 5.02.033 of the City of San Angelo Code of Ordinances to allow for an exception or variance procedure for on-premise sale of alcoholic beverages within 300 feet of a school in the Central Business District (CBD).

Sherry Bailey, Senior Planner, presented the proposed text amendment to Chapter 5.02.033 of the City Code of Ordinances. She explained that the amendment would allow Council to grant a variance option for restaurants serving alcohol in the Central Business District (CBD) to be located closer than 300 feet from a school. Ms. Bailey explained that State Law does allow city councils to grant variances from this setback. Ms. Bailey explained that the San Angelo Independent School District (SAISD) was opposed to the change based on the district policy as there is a school within this distance Central Freshman Campus.

Commissioner Smith asked what was asked of the Commission.

Chair Stribling responded that he understood this was for Planning Commission to decide on supporting the change to the text amendment allowing Council to grant variances from the separation distance between a restaurant selling alcohol and a school.

Jon James, Planning Director, explained that this issue was raised by a business owner who contacted the Planning Division and some council members to open a business that was close to a school. He explained that although the provision is in a separate section of the Zoning Ordinance, because it relates to zoning, the Division wanted the Commission to review and recommend before the item goes to Council for a final vote.

Vice Chair Spano asked if a bar or retail owner selling alcohol could apply for this variance.

Dan Saluri, Deputy City Attorney, indicated that if 60% or less of a business is alcohol sales, the business could apply for a variance if this item is approved.

Commissioner Smith made a Motion to recommend APPROVAL of an amendment to Section 5.02.033 of the City of San Angelo Code of Ordinances for an exception or variance procedure for on-premise sale of alcoholic beverages within 300 feet of a school in the Central Business District (CBD). Vice Chair Spano seconded the Motion. The Motion passed 6-1 with Chair Stribling, Vice Chair Spano, and Commissioners Smith, Brooks, and Self voting in favor, and Commissioner Jackson voting against.

Attachment:

Ordinance

Exhibit A

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING THE CITY OF SAN ANGELO CODE OF ORDINANCES, CHAPTER 5, "BUSINESS AND COMMERCE", ARTICLE 5.02" ALCOHOLIC BEVERAGES REGULATIONS", SECTION 5.02.033 "PROHIBITED LICENSES"; SAID AMENDMENT TO PERMIT APPLICATION OF VARIANCE PROVISIONS TO THE SEPARATION REQUIREMENTS APPLICABLE TO ALCOHOLIC BEVERAGE SALES FOR ON PREMISES CONSUMPTION FROM TAX-SUPPORTED ELEMENTARY OR SECONDARY PUBLIC SCHOOLS FOR DEALERS IN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1: Chapter 5 "Business and Commerce", Article 5.02 "Alcoholic Beverages Regulations", Section 5.02.033 "Prohibited Licenses", of the City of San Angelo Code of Ordinances is amended to permit the application of variance provisions to the separation requirements applicable to alcoholic beverage sales for on premises consumption from tax supported elementary or secondary public schools for dealers in the Central Business District, as set forth in Exhibit A, attached hereto.

Section 2: All provisions of Chapter 5 "Business and Commerce" of the City of San Angelo Code of Ordinances not amended hereby shall remain in full force and effect.

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 **19th day of February, 2019**, and finally PASSED, APPROVED and ADOPTED on this the **5th day of March, 2019**.

CITY OF SAN ANGELO

BY: _____
Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM

Theresa James, City Attorney

EXHIBIT “A”

Sec. 5.02.033 Prohibited licenses

No license authorizing the sale of any alcoholic beverage, liquor, beer or wine and vinous liquor shall be issued to any dealer where the place of business of any such dealer is within the corporate limits of the city and is within three hundred feet (300') of any tax-supported elementary or secondary public school. The measurement of the distance between the place of business where alcoholic beverages are sold and the public school shall be in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections. Provided that this section shall not apply to any dealer whose place of business is within three hundred feet (300') of any tax-supported elementary or secondary public school as of the date of the adoption of this article, or to any of their successors. **Provided that a Dealer in the Central Business District that holds a food and beverage certificate for the subject location from the Texas Alcoholic Beverage Commission may apply for a Variance from this section as provided for in Section 109.33 V.T.C.A. Alcoholic Beverage Code.**

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving case PD19-01, a rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as self-service storage and a single-family detached dwelling, located at 909 W. Beauregard Ave. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant has applied for a Rezoning from the from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District. The PD would allow Neighborhood Commercial (CN) uses that includes offices, and the additional uses of Self-Service Storage and a Single-Detached Dwelling with an approved concept plan. The applicant's concept plan delineates a new 15,750-square foot indoor storage facility with a 1,834 square foot area for offices. The indoor storage facility will include individual storage units for customers. The proposed office area is for a new Chick-Fil-A corporate office.

Financial Impact:

N/A

Other Information/Recommendation:

On January 28, 2019, Planning Commission unanimously recommended APPROVAL of the Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as self-service storage and a single-family detached dwelling, being 1.47 acres of land located at 909 West Beauregard Avenue, subject to seven conditions of approval as outlined in the Staff Report.

Attachments:

- | | |
|---------------------------|-----------------------------|
| 1. Staff Report (PD19-01) | Staff Report (PD19-01).docx |
| 2. Ordinance (PD19-01) | Ordinance (PD19-01).docx |

Presentation:

Jon James

Approvals/Reviews:

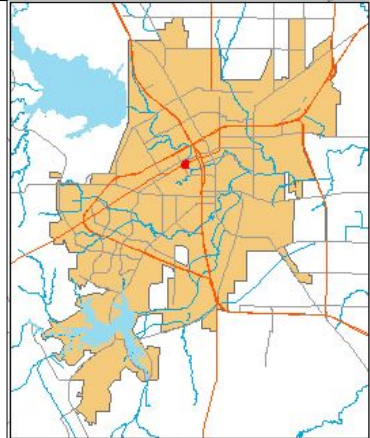
Jeff Fisher	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Becky Dunn	Approved

Julia Antilley

Final Approval

CITY COUNCIL – February 19, 2019
STAFF REPORT



APPLICATION TYPE:		CASE:	
Planned Development (Rezoning)		PD19-01: First Financial Trust	
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 a Planned Development (PD) Zoning District. The PD would allow Neighborhood Commercial (CN) uses that includes offices, and the additional uses of Self-Service Storage and a Single-Detached Dwelling with an approved concept plan. The applicant's concept plan delineates a new 15,750-square foot indoor storage facility with a 1,834 square foot area for offices. The indoor storage facility will include individual storage units for customers. The proposed office area is for a new Chick-Fil-A corporate office.			
LOCATION:		LEGAL DESCRIPTION:	
909 West Beauregard Avenue; located at the southeast corner of West Beauregard Avenue and South Park Street		Being the north 175 feet of Block 39 in the Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Santa Rita Neighborhood	CG/CH and RS-1	NC – Neighborhood Center	1.47 ac.
THOROUGHFARE PLAN:			
West Beauregard Avenue – Urban Arterial Street Required: 80' right-of-way, 64' pavement Provided: 100' right-of-way, 80' pavement with 5-foot sidewalks on both sides South Park Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' with a 4-foot sidewalk Provided: 60' right-of-way, 40' pavement and no sidewalk			
NOTIFICATIONS:			
10 notifications mailed within 200-foot radius on January 11, 2019. A total of 20 responses were received in favor (two letters and a petition with 18 signatures), and three of these within the 200-foot radius. Six letters were received opposed, and one of these was within the 200-foot radius.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL the Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as Self-Service Storage and a Single-Detached Dwelling, subject to seven conditions of approval.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> First Financial Trust and Asset Management Company <i>Applicant:</i> Erica Carter, Carter-Fentress Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The property is located within the River Corridor and any new construction or exterior reconstruction will require a River Corridor Review to be approved by the Design and Historic Review Commission (DHRC). An Urban Design Review (UDR) is not required because the proposed building floor area is under 25,000 square feet. A subdivision replat is also not required as deed research confirms that the lot was surveyed and platted in its original configuration before July 5, 1950. The applicant submitted an associated request for a Rezoning (Z18-21) on the property for Neighborhood Commercial (CN). The case was unanimously approved by City Council at first reading on January 8, 2019, with a second reading and final decision on January 22, 2019. If the PD19-01 is approved, it will supersede any previous approval for Z18-21. **Therefore, the recommendation below has been amended to reflect the new CN Zoning, a Rezoning from CN to PD.**

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 is designated “Neighborhood Center” in the City’s Comprehensive Plan. This designation “promotes a mix of various uses at key intersections to encourage the necessary infill, densification, and walkability necessary.” It also calls to replace “CG/CH zoning on commercial corridors with better-specified zoning classifications that prohibit incompatible uses and focus on built form; as well as establishing “transition areas to better scale-down intensity of use from commercial centers to neighborhoods.” The proposed development achieves all of these objectives.

The new office and self-service storage building will provide an enhanced streetscape improvement, replacing the abandoned auto dealership on the property. Unlike other self-service storage facilities which contain a large number of small, metal-clad structures, the proposed building will appear visually as a professional office building from the outside. The building will be constructed of quality limestone veneer and EIFS along the entire facades facing West Beauregard Avenue and South Park Street, consistent with surrounding buildings. The development will provide a transition between the auto repair businesses and restaurants to the west and north that generate higher traffic volumes, and the residential neighborhood and park to the south and east. The proposed PD will eliminate the CG/CH zoning that would have allowed heavier commercial uses such as industrial repair, service and storage of heavy equipment, consistent with the Comprehensive Plan.

2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The proposed PD will have an underlying Neighborhood Commercial (CN) Zoning. The proposed development will comply with all CN Zoning standards. The lot is 460 feet wide, 170 feet in depth, and 1.47 acres in area, well exceeding the minimum lot area of 6,000 square feet, lot width of 50 feet, and lot depth of 80 feet for CN zoning. The proposed uses require eight parking spaces (6 for office plus 2 for self-service storage) and 12 are provided in compliance. The CN zoning will also prohibit any outdoor storage greater than 5 feet

from the building wall. This prohibition, as well as an existing 6-foot high metal fence along the south property line, will mitigate any impacts on the residential property to the south. Gate access will be remote operated allowing immediate access to the property after hours, preventing vehicles from idling on the paved shoulder of West Beauregard Avenue. A Knox Box will be installed on at least one of the gates for Fire Department access.

3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The proposed development will be consistent with the surrounding area. As indicated, the quality architectural materials will improve the aesthetics of the property, and are consistent with neighboring buildings. The proposed landscaped areas and new sidewalk along South Park Street will enhance the streetscape and improve pedestrian connectivity through the area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The property contains an abandoned auto dealership building that is no longer in use. The existing CG/CH zoning would allow heavy commercial uses inconsistent with the retail commercial uses along West Beauregard Avenue, and the residential development and river/park area to the south. A PD Rezoning to allow offices, self-service storage uses inside a building, and a future single-detached residential dwelling would be in keeping with the surrounding area and current development trends.
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 southeast of the property contains a steep grade covered in vegetation, and the east-most 30 feet are in a floodway. The proposed development will be located within the flat, paved area on the west and northeast of the property, staying clear of the floodway. Any grading, drainage and storm water issues will be addressed at the permitting stage, preventing any environmental effects.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The proposed development would serve several community needs. The self-service storage facility will service the surrounding Santa Rita neighborhood, predominantly a residential neighborhood lacking an adequate supply of storage facilities. In addition, the applicant indicates that the office area will be used as a corporate office for Chick-Fil-A in San Angelo.
7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The rezoning will not alter the current lot configuration and access will be provided from West Beauregard Avenue, a major arterial road, and from South Park Street. Self-service storage facilities are typically low traffic generators. Automatic remote gate access will ensure that vehicles will not idle along the paved

shoulder on West Beauregard Avenue, enhancing overall traffic safety.

Planning Commission Recommendation:

On January 28, 2019, the Planning Commission recommended **APPROVAL by a vote of 4-1** of the Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as Self-Service Storage and a Single-Detached Dwelling, located at 909 West Beauregard Avenue, **subject to seven conditions of approval (see below)**. The following is the complete excerpt of the draft minutes from the January 28, 2019, meeting for this case:

Prior to the presentation, Commissioners Brooks and Uherik recused themselves due to conflict of interest.

Jeff Fisher, Senior Planner, presented the PD rezoning request. He explained that the same applicant recently received approval from City Council to rezone the subject property to Neighborhood Commercial (CN) Zoning District (Z18-21) and has now applied for this PD rezoning. Mr. Fisher explained that the proposed PD would be for two separate businesses, a 15, 570-square foot service storage facility and a 1, 834-square foot office building for Chick-Fil-A corporate offices. Mr. Fisher explained that unlike typical self-service storage facilities which have multiple small outdoor metal buildings, this facility would have all storage units located in one building with higher architectural standards on the building including a limestone base and EIFS stucco above as opposed to metal.

Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds that the proposal is consistent with the Neighborhood Center designation in the City's Comprehensive Plan; the rezoning will remove the CG/CH portion which would allow heavy commercial uses; and that quality materials will be used and the building will look like a retail-office building from the outside and not individual metal storage units.

Chair Stribling asked what proposed uses would be allowed in the CN zoning currently.

Mr. Fisher replied that offices are allowed by-right but that the self-service storage and single-family dwelling would require a conditional use in the CN District.

Vice Chair Spano asked what the plan was for signage on the property.

Mr. Fisher responded that the PD typically does not regulate signage. He mentioned that Staff would not be in support of the existing billboard sign if it was new today because the sign is not located in a corridor that would allow billboard signs. He explained that a condition of approval will be that this sign is removed at the end of its lease.

Chair Stribling opened the meeting for public comment and directed that the applicants present first.

Mr. Steve Eustis, real estate agent, representing the owner and applicant, indicated that 55% of the property is on a steep slope and is undevelopable. He indicated that the existing zoning would allow a vehicle service facility and that a storage facility would be a better use given it is a low traffic generator and storage would be fully within the building. Mr. Eustis also explained the site would have security measures and be landscaped. He passed out a letter that included signatures of support to the Commission.

Mr. Fisher indicated there were 18 signatures in support and asked Mr. Eustis how many of there were in the 200-foot mailing notification area.

Mr. Eustis responded that he did not know for sure but that the addresses were on the sheet and that regardless these residents were concerned about the project.

Commissioner Jackson spoke in support of the request. She explained that the PD was the best option for the property given that the property is commercial, and is better than what is there now.

Vice Chair Spano explained that the developer and residents deserve a decision today and that the developer has followed all of the rules.

Ms. Amberly Watkins, daughter of the potential buyer Robert Watkins, explained that she worked on the architectural finishes on the building and believes that the EIFS stucco and limestone are attractive and were inspired by the West Texas Rehab facility. She expressed her support for the project and believes that self-service storage is needed in this area for Santa Rita residents.

Mr. Robert Watkins spoke in support of the project. He explained that he did not have a meeting with the residents because he was not aware of any opposition. He further explained that his letter with the 18 signatures in support was determined as a result of his door knocking efforts. Mr. Watkins also thanked Planning Staff and the Planning Director for their work on the case.

Chair Stribling opened the remaining public comment to anyone interested in speaking about the case, and limited speakers up to 2 minutes each.

Mr. Ron Champion, resident of 305 South Park Street spoke in opposition of the request, indicating he did not want storage units at this location.

Ms. Heidi Brooks, a resident of the surrounding neighborhood, spoke in opposition of the request. She expressed concerns about hazardous materials that could be stored in the units and the lack of control over potential fire hazards. Ms. Brooks also indicated that the billboard sign should be removed. She requested that this vote be tabled to allow time to discuss the project with the neighbors.

Ms. Anna Rinaldo, HR Director for Act As One, Inc. representing the Chick-Fil-A offices explained that more space was needed and this location is ideal given involvement with business in downtown San Angelo and local high schools.

Mr. Tommy Roberts, representing Lamar Signs spoke regarding the existing billboard sign. He expressed that he is not in favor of the City removing billboards at the end of their leases. However, he explained that he has discussions with the Planning Director about relocating this billboard for a project in a different location, and that he would be in support of moving this billboard from this property if necessary.

Me. Kyle Kuner, Marketing Executive of Act as One, Inc., indicated that approval of offices in this location would allow the company to grow and work with local high schools on a “leadership academy” project. He also explained that approval of the self-service storage units would also Chick-Fil-A to utilize some of this space if needed.

Ms. Tina Bean expressed her support for the Chick-Fil-A offices but not the 116 storage units. She expressed concerns with up to 116 vehicles coming in and out of the property. She asked if this was “spot zoning”.

Commissioner Jackson responded this would not be considered spot zoning.

Mr. Watkins responded that an average customer may only visit once or twice per year, which makes the 116 vehicle estimate misleading. He explained this is why there are only 9 parking spaces needed on-site and gates will be located after 5pm with 24-7 surveillance. Mr. Watkins also explained that the units would be small and not require large items being moved to the site.

Chair Stribling asked where self-service storage units are allowed by-right.

Mr. Fisher responded that this use is allowed by right in the CG, CH, CBD, OW, ML, MH, and CG/CH Districts. He clarified that a PD rezoning to allow the storage units would include more criteria than a conditional use (CU).

Jon James, Planning Director, indicated that another difference is the PD requires Council approval as well, whereas a CU requires only Planning Commission approval.

Commissioner Smith indicated that a self-service storage facility is a low impact development whereas an auto service facility allowed in the current zoning would generate much more traffic.

Commissioner Jackson made a Motion to recommend APPROVAL of the proposed Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as Self-Service Storage and a Single-Detached Dwelling, located at 909 West Beauregard Avenue, subject to seven conditions of approval as presented. Vice Chair Spano seconded the Motion. The Motion passed 4-1 with Vice Chair Spano and Commissioners Jackson, Smith, and Self voting in favor and Chair Stribling voting against.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the Rezoning from the Neighborhood Commercial (CN) Zoning District to a Planned Development (PD) Zoning District to allow Neighborhood Commercial (CN) uses, as well as Self-Service Storage and a Single-Detached Dwelling, **subject to seven conditions of approval:**

1. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the Neighborhood Commercial (CN) Zoning District, unless specified as otherwise.
2. Overall site use shall be in accordance with the approved Concept Plan. Major changes to the usage of this property shall be approved through an amendment to this Planned Development District with approval from the Planning Commission and City Council. Minor deviations may be approved by the Planning Director, provided no changes to the Zoning Ordinance are required.
3. Prior to any future development and/or building permits being issued on the property, the applicant shall submit a final site plan, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.
4. All self-service storage shall be contained within the proposed 15,750-square foot building shown on the approved Concept Plan.
5. Gate access shall be provided by automatic remote control and a Knox Box to the satisfaction of the San Angelo Fire Department.
6. Any lighting located south of the 15,750-square foot building shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties.
7. The existing non-conforming billboard sign shall be removed at the end of its current lease.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letters
Site Plan
Elevations and Materials
Application



Zoning Case

PD19-01: First Financial Trust

Council District: Lane Carter (SMD#5)

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Subject Property: 909 West Beauregard Avenue

Legend:

Subject Properties:

Current Zoning:

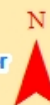
Requested Zoning:

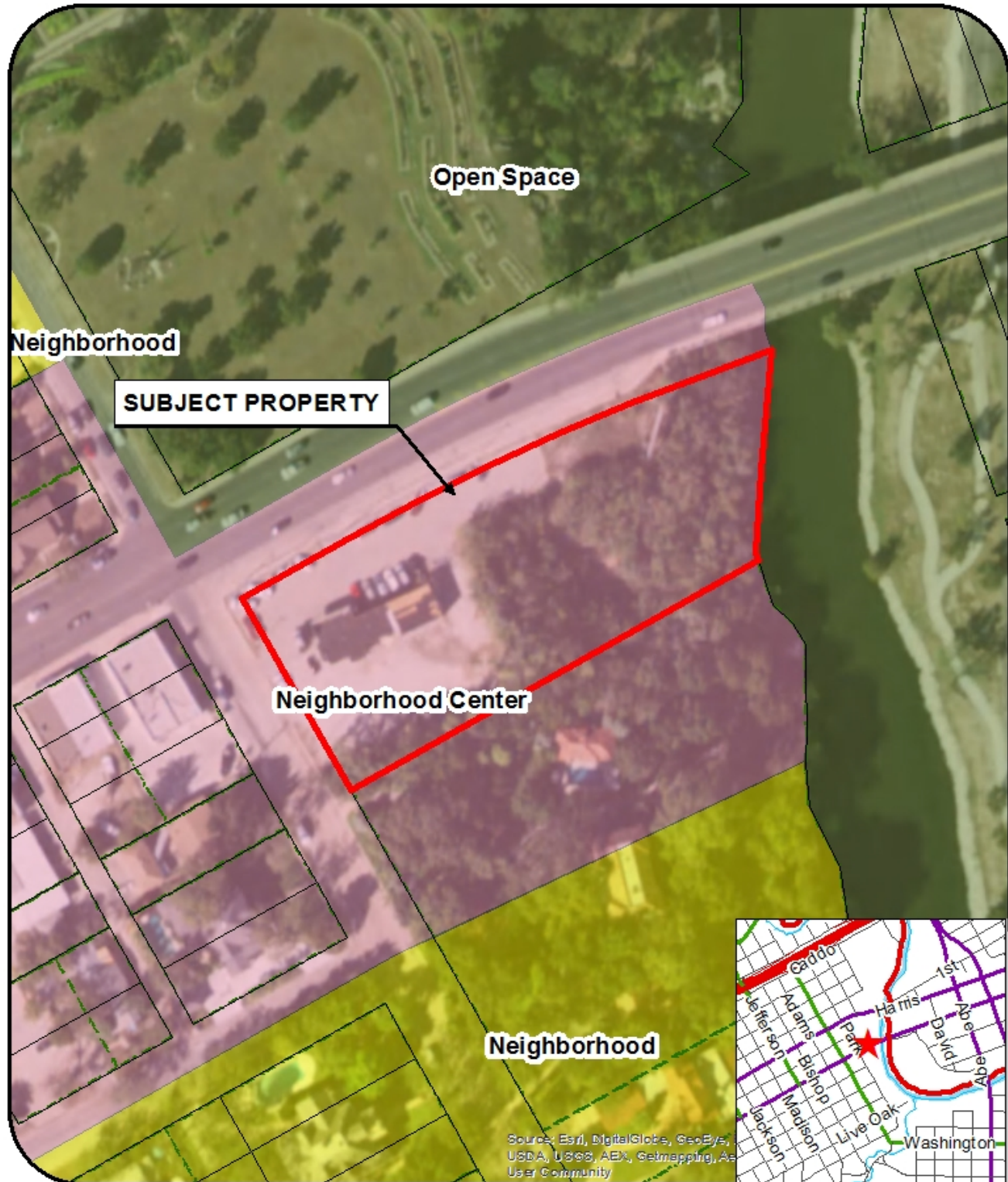
Vision:

CG/CH and RS-1

PD

Neighborhood Center





Zoning Case

PD19-01: First Financial Trust

Council District: Lane Carter (SMD#5)

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Subject Property: 909 West Beauregard Avenue

Legend:

Subject Properties:

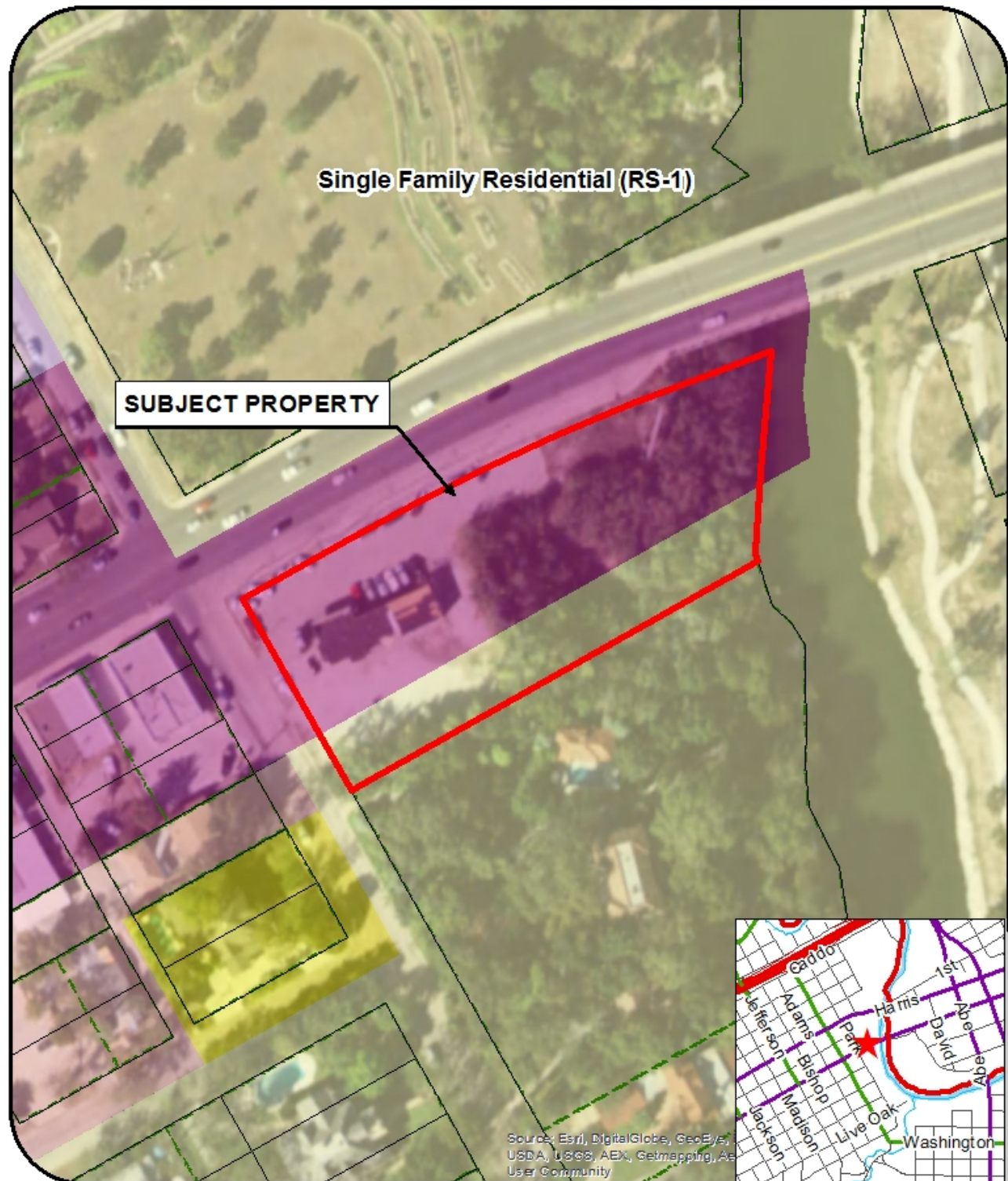
Current Zoning:

Requested Zoning:

Vision:

CG/CH and RS-1
PD
Neighborhood Center





Zoning Case

PD19-01: First Financial Trust

Council District: Lane Carter (SMD#5)

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Subject Property: 909 West Beauregard Avenue

Legend:

Subject Properties:

Current Zoning:

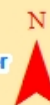
Requested Zoning:

Vision:

CG/CH and RS-1

PD

Neighborhood Center



Photos of Site and Surrounding Area

WEST



EAST



NORTH



SOUTHEAST AT PROPERTY



EAST AT PROPERTY



REAR OF PROPERTY



Letters of Support

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)

The corner will look
much better and be kept-up.

NAME:

Janet Harvey

ADDRESS:

201 S. Park St.

San Angelo

SIGNATURE:

Janet Harvey

PD19-01: First Financial Trust
property owner number: 5

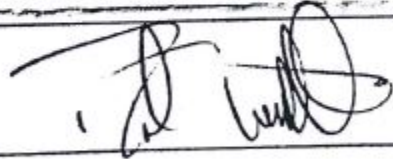
If you have any questions about these proceedings, please call Mr. Jeff Fisher, Senior Planner, with the City of San Angelo's Planning Division at telephone number 325-657-4210. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

2

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) LIVE NEXT DOOR AND AGREE w/
THE PROPOSED PROJECT.

NAME: ROBERT & LAUREN WATKINS
ADDRESS: 208 S PARK ST SAN ANGELO, TX 76901

SIGNATURE: 

PD19-01: First Financial Trust
property owner number: 10

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

Some good reasons to approve the proposed project at 909 E Beauregard

Rec'd Jan. 28/19
at PC Mtg.
if

(18) 3-20

1. The project is fully supported by our local COSA Planning & Development Department.

Response - The owner of this property is currently seeking a PD zoning approval which contains restrictive and inclusive elements in the site plan. We have met with the city in organized meetings, small meetings, and on ground at the location to incorporate numerous requirements and additions to ensure that this project protects the river corridor and neighborhood. We have sought this zoning to make sure it is engineered and designed in the best possible way for a great overall outcome.

2. More than 20 specific and random neighborhood residential owners as well as business owners have been contacted by phone or in person or both.

Response - The city mailed out required notifications to all owners within a certain distance of the potential project. To our knowledge no objections were mailed back from this mail out. Also, multiple residents and business owners have been contacted in person within a several block radius of the proposed project. A list of these contacts with their responses has been attached. We had every respondent agree with a yes to the proposed project except for one resident who selected "no objections."

3. The developers of the property live either adjacent to the proposed project or one block over on S. Washtington St.

Response - We take great pride living in Santa Rita and have no plans to do anything, but help improve our neighborhood. Our approach to this project has been slow and detailed working with engineers, city representatives, other business owners, other self storage developers, and many residents. It would be counter productive for us to be in support of any project this close to our personal residences, and both our residential and business neighbors, which would diminish our quality of living or property values.

4. The proposed project will add jobs and increase the tax base/revenue for San Angelo.

Response - This is a viable and sustainable project which will add to our tax base and create more jobs in our community. Approval of this PD eliminates an unsightly building that needs to be removed and replaces that building with a project that will add growth to our community.

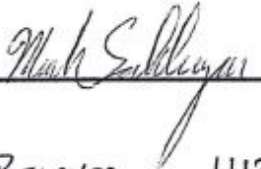
5. Many of the homes in Santa Rita have no garages and limited closet storage and owners desire more convenient self storage.

Response - During a canvass of the neighborhood it became very apparent that many residents and business owners in our immediate area are storing items several miles away in other self storage facilities. A large percentage of individuals indicated they were ready to lease at 909 E. Beauregard if and when the project is completed.

Neighborhood Vote on Proposed Planned Development for 909 E Bearegard Ave., San Angelo, TX

Name - PRINT	Signature	Address	For = YES Against = No Yes/No
1. Rattarachai Hernandez	[Signature]	221 South park	Yes
Misty Fine Jason Fine	[Signature]		yes
2. Jason Fine	[Signature]	303 S. Washington	Yes
3. Robert & Bonnie Densing	[Signature]	123 S. Park	Yes
4. Amberly Watkins	[Signature]	210 S. Washington	yes
5. Andrew Trufant	[Signature]	202 S Washington	Yes
Curt Slaughter	[Signature]	209 S Washington	Yes
301 Lane Slaughter	[Signature]		yes
6. Asha Speck	[Signature]	219 S. WASHINGTON	YES
7. GSA CARRY	[Signature]	216 S PARK	Agree
HUGH STONE	[Signature]	304 SOUTH PARK	
8. BLISSY STONE	[Signature]		YES
9. Aubrey Wilson	[Signature]	505 S Bishop St.	Yes
1. Valerie H. Matthews	[Signature]	511 S. Bishop	yes
2. Joe Vasquez	[Signature]	224 S Bishop	yes
3. Shaer Noelva	[Signature]	1018 Rio Grande	Yes

Neighborhood Vote on Proposed Planned Development for 909 E Bearegard Ave., San Angelo, TX

Name	Signature	Address	Yes/No
(432) 661-0034			
14. Joseph Barron		712 N. Washington St	yes
15. Tyler Henderson (Bodacious BBQ)		218 N. Washington St.	yes
16. Mark Eschberger (Tony) GC DISTRIBUTING		1207 W Bearegard	Yes
17. Graig Belcher Riverview Restaurant	GRAIG BELCHER	1113 W. BEAUREGARD AVE	YES
18. Carlos Esbrada		800 W Ave D	Yes
19.			
20.			
21.			
22.			
23.			
24.			
26.			
27.			

Some of the objections we have heard regarding the proposed project at 909 E Beauregard

1. The proposed project will lower property values in the neighborhood.

Response - It is hard to imagine that given the current state of the dilapidated building on the referenced property that any project approved under the current CN guidelines given properly engineered and constructed wouldn't be a major improvement from both a financial and visual perspective with regards to the neighborhood (residential & business).

2. The proposed project (specifically the self storage unit aspect) will present an increased fire hazard.

Response - If approved, the self storage and offices will have state of the art cameras with 24/7 surveillance and smoke detectors that are capable of dialing directly to the central monitoring station. In turn, the fire department can be dispatched immediately in case of an emergency.

Lastly, we have had multiple visits with both Thomas Truett, current COSA Fire Inspector Marshall, and also Brent Donahue. Based on these consultations, all of their requested modifications are currently included in the COSA approved site plan.

3. The proposed project will increase the likelihood that chemicals will end up in the river.

Response - No hazardous nor illegal product(s) will be permitted to be stored at the proposed facility. Also, this property will be under 24/7 surveillance and will be checked visually multiple times per day by on-site personnel. All storm water run-off will be engineered and approved by COSA City Planners and Erica Carter, Carter-Fentress Engineering Firm.

4. From the golf course side of the river, we will see the project and it will be unsightly.

Response - The overall scope of the project is slightly smaller than the potential building blueprint. We worked with COSA to ensure the project would fit inside of the natural tree wall facing the river from the back of the lot and also the tree wall on the residential side of the lot. As a result, even during the winter months, it will be virtually invisible from the river side. During the growing season, the project will most likely not be seen from any point of view down by the river.

Note: Several photos down at the river level were taken to make this determination (the height of the existing lighting poles were measured against the proposed building and site plans).

5. I just don't like this project idea.

Response - Most objections have come from the self storage side of this project. In fact, this concept is actually already listed under CN with conditional use. However, there is quite a range in quality and aesthetics when comparing self storage. The current proposal is for a PD (planned development) which gives COSA significantly more opportunity to upgrade the site plan. For example, there will not be roll-up doors on the outside of the property and the materials and landscape have been upgraded. We feel this is a win for the community and don't object to higher quality materials and more landscaping. Reasonably, a majority of residents and business owners and COSA employees working with this project have favorably supported this concept.

Current Businesses just west of proposed project

Southside of Beauregard (from Park St. to Bishop)

Law Offices - Conoly Brooks
JBlair Salon
Posh Salon
GA Auto Glass
JL Audio
State Farm Office
GC Distributing
Treadwell Photography
The Wolslager Foundation
Law Offices of Don Payne, Todd Simmons, Evan Pierce-Jones
BOBO's Kitchen - Restaurant
Bodacious BBQ Restaurant
Taco's OJ Restaurant
Rita's Book Exchange

North side of Beauregard (from Park St. to Bishop)

Peasant Village Restaurant
Cano's Watch & Jewelry Repair
Texas Gun Shop
Aladdin Carpet
Kirbo's Office Systems
B & R Construction
Shipping Point
Vacant
Vacant
Dedicated Tattoos

909 E Beauregard Ave - corner of Beauregard & Park (from CG/CH to CN to PD)

Allowed Uses for CN District

Group living, and day care (for children or adults)
Meeting areas for religious institutions, public, nonprofit, or charitable uses providing service to the community, and public safety & emergency services;
Vehicle services (performed while the customer waits);
Offices (business, government, professional, medical or financial, retail sales, and small animal veterinary clinic; and
Restaurants, entertainment-oriented businesses, repair-oriented businesses, and personal service-oriented businesses

Allowed via Conditional Use

Household living, schools, bed and breakfasts, commercial parking lots, **self service storage facilities**, vehicle washes, and waste-related services

Stribling Co

From: Lisa Curry <lisacurry1234@icloud.com>
Sent: Monday, January 28, 2019 8:30 AM
To: striblingco@wcc.net
Subject: Watkins

#8 on
petition

Sent from my iPhone

Sent from my iPhone

Good Evening Travis,

I've heard several

opinions from both sides today.

I'm not the best for political issues.

I appreciate all for opening up concerns that I had no idea of...and I expressed these concerns to Robert Watkins. He stated his side as well as showed me his plans and his vision for our-neighborhood.

I did sign his petition stating I am not objecting. Meaning, I at this time I really can't give the city a solid yes or no on this matter.

I can express that Robert and his family have given over and beyond to this community.

It is evident that properties managed and owed by Mr Watkins are to highest level and continued to be maintained and have increased in value. As his next door neighbor Robert has always had an open door and has come to me with any concerns of improvements to our lots on the Concho River.

I feel in no way the new property to be developed on the corner of S. Park and Beauregard would be any different.

I understand concerns of present and future property owners. Also the-future request for building structures as such in our specific area.

Can standards be made at this juncture?

Additionally, if plans Mr Watkins showed me are approved will there be someone to oversee that the plan will be executed to that level or even better? As I know there is concern from the neighbors about the river view.

I am sure environmental, fire hazards, transient and property values will be addressed by city council and an agreement can be made that will benefit our neighborhood and the Watkins.

Sincerely,

Lisa Curry

Sent from my iPhone

Letters of Opposition

Opposer

1

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) Storage Units are put in a "warehouse" district for a reason; not a historical neighborhood!

The aesthetics are Not in keeping with the surrounding area: 1) historical homes, 2) an office building (stucco). 3) The International Water Lilly Garden. 4) The Concho River and Santa Fe Golf Course

No community need. Storage units & "climate controlled" storage units surround the area.

NAME: Conoly D. Brooks, III

ADDRESS: Home: 404 S. Park / Office: 101, 105, 109 S. Park
San Angelo, TX. 76901

SIGNATURE: Conoly Brooks III

PD19-01: First Financial Trust
property owner number: 1

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

2

Stribling Co

From: Travis Stribling <travisstribling@gmail.com>
Sent: Sunday, January 27, 2019 8:40 PM
To: striblingco@wcc.net
Subject: Fwd: Storage Units at S. Park and Beauregard

Please print 7 copies.

Begin forwarded message:

From: Tommy Darwin <tjdarwin@gmail.com>
Date: January 27, 2019 at 8:13:52 PM CST
To: travisstribling@gmail.com
Subject: Storage Units at S. Park and Beauregard

Mr. Stribling:

I have just been made aware of a proposal to build storage units at the intersection of S. Park and Beauregard, requiring an exception to current zoning regulations that limit use of that land to residences and small office buildings.

As a resident of San Angelo and the Santa Rita neighborhood, I am writing to strongly oppose allowing this exception. Given the proximity of that location to the Concho River, Central High School and residences, building storage units would create serious disruptions to traffic and quality of life. There is a reason that storage units are typically in industrial areas, similar to the U-Haul storage units on Bryant avenue. There is no regulation of what is placed in storage units, so the danger of fires, leaks, and other problems poses a real threat to those living and working in the immediate area.

More importantly, as soon as regulations allow for ad hoc exceptions they are no longer regulations at all. They are at best guidelines, to be manipulated by those with power and connections. At the very least, proponents of a zoning exception should be required to go through the full effort to change the regulations themselves. Allowing exceptions sets dangerous precedent, circumventing the proper processes by which policy and regulations are determined by and subject to the full scrutiny and judgment of City Council and the citizens of San Angelo -- as it should be.

Thank you for your service to our community

Sincerely,

Tommy Darwin

Stribling Co

From: Travis Stribling <travisstribling@gmail.com>
Sent: Sunday, January 27, 2019 8:41 PM
To: striblingco@wcc.net
Subject: Fwd: Storage Units at S. Park and Beauregard

Please print 7 copies.

Begin forwarded message:

From: Tommy Darwin <tjdarwin@gmail.com>
Date: January 27, 2019 at 8:22:15 PM CST
To: travisstribling@gmail.com
Subject: Storage Units at S. Park and Beauregard

Mr. Stribling:

One more thought on this issue. As you consider the exception, I strongly encourage you NOT to just consider this single location. Make the decision as if it will be a regulation for the entire city, meaning that anyone could build storage units, with all the inherent risks, anywhere in the city that is similarly zoned. Including, presumably, next to your own home. That is the only way to fairly make an exception - as if it will become the regulation and not just an exception.

Thank you for considering this point of view.

Tommy Darwin

3

Stribling Co

From: Travis Stribling <travisstribling@gmail.com>
Sent: Sunday, January 27, 2019 8:05 PM
To: striblingco@wcc.net
Subject: Fwd: Case: PD19-01: First Financial Trust
Attachments: January 27 Zoning.docx; Untitled attachment 00026.html

Please print 7 copies.

Begin forwarded message:

From: Ron Champion <roncha48@gmail.com>
Date: January 27, 2019 at 1:59:04 PM CST
To: "Travisstribling@gmail.com" <Travisstribling@gmail.com>
Cc: Troy Harvey <troy_harvey@bellsouth.net>
Subject: Case: PD19-01: First Financial Trust

Dear Chairman Stribling:

Please find attached a letter we wish to have included in your Planning and Zoning Commission meeting scheduled for tomorrow concerning proposed zoning change for property located at 909 W. Beauregard Ave.

We plan to attend the Commission meeting tomorrow but should you wish to discuss this matter sooner, please call me at 305/450-3272.

Thank you for your consideration of our concern.

Sincerely,
Ron Champion
305 S. Park Street

Sent from [Mail](#) for Windows 10

4

Stribling Co

From: Travis Stribling <travisstribling@gmail.com>
Sent: Sunday, January 27, 2019 8:05 PM
To: striblingco@wcc.net
Subject: Fwd: Rob Watkins' Plans for Storage units

Please print 7 copies

Begin forwarded message:

From: "Cheri Holt" <cholt1@suddenlink.net>
Date: January 27, 2019 at 5:39:07 PM CST
To: <travisstribling@gmail.com>
Subject: Rob Watkins' Plans for Storage units

TRAVIS,

My name is Cheri Holt, I purchased a Lot and built a home at 323 S. Park St., a year ago. I am a retired Realtor after more than 25 years. I am well aware of how Public Storage Units Can devalue residential property, not to mention the lack of control as to what's stored in them, or fire hazards. I'm surprised that the River Corridor Commission would even consider such a thing. Storage units, in general, belong in and around land areas that are currently used by electric companies, for their servicing. Not an established neighborhood like S. Park St., off the Beauregard Bridge, or in and around Public Parks. I' am opposed to Rob Watkins Plans of building Storage Units off Park St., or around Beauregard Bridge. Please consider this my "No" vote for tomorrow's meeting. I will try to attend meeting in the morning, but if I do not show it's because I'm recovering from Cancer surgery. Appreciate your taking the time to read my vote, and taking action on our behalf in the Santa Rita neighborhood.

Thanks,

Cheri Holt

323 S. Park St.
cholt1@suddenlink.net
325-655-6014

5

Stribling Co

From: Travis Stribling <travisstribling@gmail.com>
Sent: Sunday, January 27, 2019 8:04 PM
To: striblingco@wcc.net
Subject: Fwd: S. Park and Beauregard zoning issue

Rocky,

Please print 7 copies

Begin forwarded message:

From: Christy Youker <christyyouker@gmail.com>
Date: January 27, 2019 at 7:46:28 PM CST
To: travisstribling@gmail.com
Subject: S. Park and Beauregard zoning issue

I am writing in regards to the proposal put forward to this committee for an office building as well as storage units to be constructed at the corner of South Park and Beauregard. As a citizen of San Angelo, a resident of this neighborhood, and a parent of a child at Central High School, I am voicing my concern. This is clearly a residential area. It is my understanding that storage units are not to be built in these areas. Why is this an exception? Compounding this is the fact that this location is directly adjacent to the Concho River. This is a very unique feature of San Angelo and the region. The city has worked hard to improve the river embankment and build trails. This particular spot should be spared of this type of construction. There is a reason our city has zoning - we need to respect that and not make an exception. As you drive up Beauregard into downtown, as you come to the bridge, and anticipate seeing the river - along with a quaint restaurant and gardens - you see storage units?? This isn't what we want San Angelo to become.

In addition, this is a highly trafficked area around the high school, heading towards the loop and a popular restaurant at lunch and dinner. The straights are not wide. Having additional traffic on these small streets is inviting trouble. This is a beautiful area of San Angelo as you come into downtown, please honor our zoning and deny this request for storage units.

Thank you.

--

Christy Youker
resident of SMD 1
San Angelo

6

January 27, 2019

Planning and Zoning Commission

City of San Angelo, Texas

RE: Case PD19-01: First Financial Title (Hearing Date January 28, 2019)

Dear Honorable Members:

It has come to our attention as home owners located just a couple of blocks from the intersection of S. Park Street and W. Beauregard Ave. of a requested Zoning Change for property located at 909 W. Beauregard Ave. to be rezoned to allow for a construction of a commercial office **And** the construction of rental storage units.

We **DO NOT OPPOSE** the conversion of this once used car lot to converted to a office building not unlike the one located just across the street from this property but we **DO OPPOSE** the requested zoning change to include for the construction of Rental Storage Units.

The City has made significant improvements to the Concho River in this area and is truly a jewel enjoyed by residents and visitors. Approving a zoning change on the subject property to allow for the development of Rental Storage Units would significantly deviate from the wonderful and thoughtful work of the City to beautiful this neighborhood and would harm the tranquility of the neighborhood.

We are grateful for your continuing efforts to serve our community by serving on this important Commission. Your task of balancing the requests of individuals and businesses for zoning changes with the long term goals of ensuring planned and purposeful development protecting the integrity of San Angelo neighborhoods will be strengthened by consistent and sustainable zoning is challenging.

In this instance we would request that the **Zoning Change Request be Tabled** to allow for those requesting the change to work with the neighborhood to develop a plan that is supported by both parties.

Thank you for your consideration of this request.

Sincerely,

s/Ronald D. Champion/Troy Harvey

305 S. Park Street

San Angelo, Texas 78901

ROUND & GILLIS

218 South Washington Street
San Angelo, TX 76901

7

Dear Members of The Planning
& Zoning Board:

It is Sunday evening and I
just found out there is a meeting
Friday morning. I possibly allow
a 116 unit warehouse to be put on
the corner of Ark. & Beauregard!
I have seen the place. To put
a multi-unit like this in a
beautiful & historic residential neigh-
borhood seems inconceivable
warehouses belong in industrial
areas.

For years, concerned people have
tried to acquire this property. The
Kerby who restored the house next door
wanted to buy it to protect their
privacy by putting two houses there.
The Guecun wanted it for an
adjunct to the Guecun. But there
was always an impass due to the
Gledson's reluctance to sell. And,

ROUND & GILLIS

218 South Washington Street
San Angelo, TX 76901

now, to see this nice property put to such
an unnecessary ~~property~~ ^{property} is used.

I strongly object to this plan. I
have lived in this neighborhood for
70 years and have seen its revival
and restoration. And a huge building
like this would be a permanent
eyesore completely out of place. I would
hope, if this lot is developed some-
times, it will be with some sensi-
tivity to its location in one of the
most beautiful residential areas in
San Angelo,

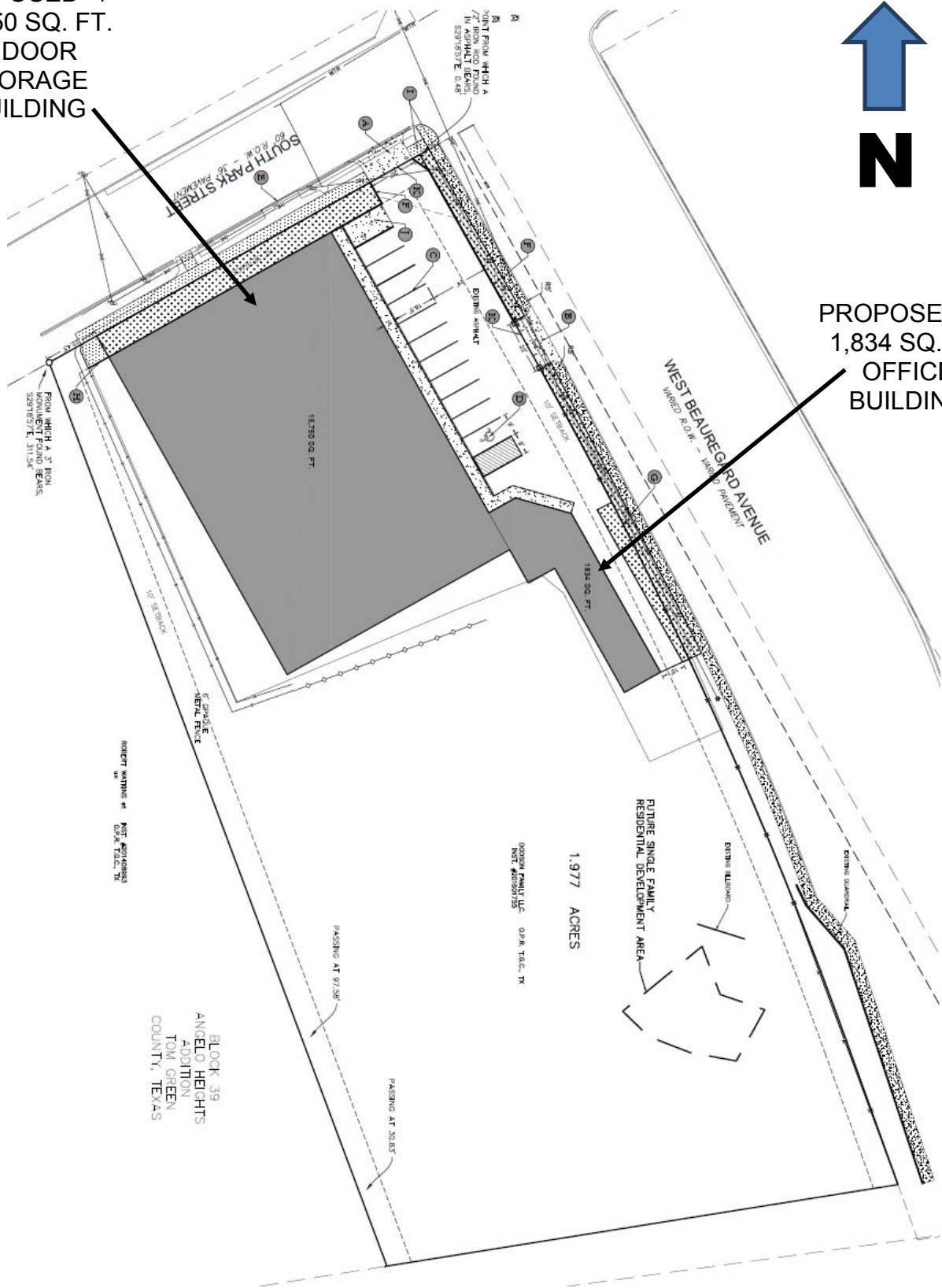
Sincerely,
Richard Round

Site Plan

PROPOSED +/-
15,750 SQ. FT.
INDOOR
STORAGE
BUILDING



PROPOSED +/-
1,834 SQ. FT.
OFFICE
BUILDING



Elevations and Materials



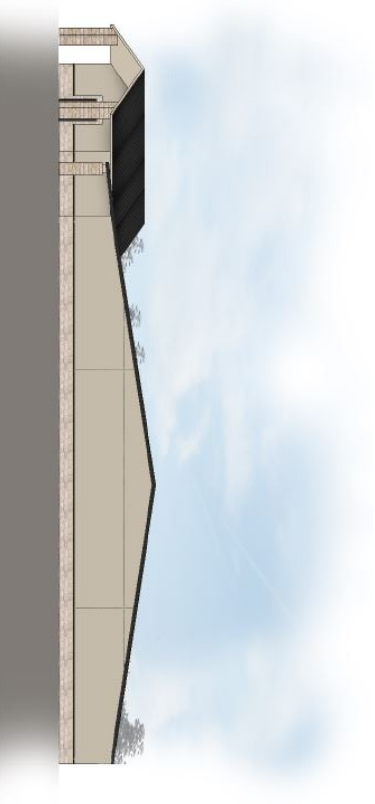
Limestone-Lueders Stone Veneer,
White/Tan



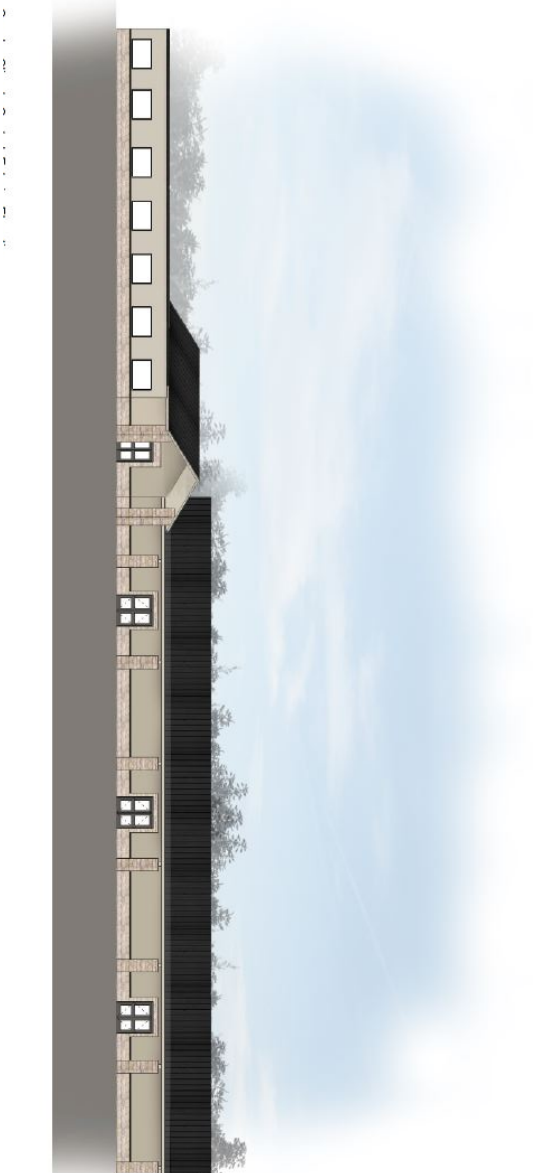
EIFS- Golden Meadow



Metal Roof- Burnished Slate, Doors and
Windows to Match.



Concho Climate Control Exterior Elevation
1/8" = 1' - 0"



Effective January 3, 2017

	City of San Angelo, Texas – Planning Division 52 West College Avenue Application for Approval of a Zone Change	
Section 1: Basic Information		
Name of Applicant(s): <u>First Financial Trust and Asset Management Company, Trustee David Byrd, Executive Vice President</u>		
☒ Owner ☐ Representative (Notarized Affidavit Required)		
P.O. Box 5291		San Angelo Texas 76902
Mailing Address		City State Zip Code
325-659-5968		ecarter@fentresseng.com
Contact Phone Number		Contact E-mail Address
909 West Beauregard		San Angelo Texas 76901
Subject Property Address		City State Zip Code
Blk: 39, Subd: ANGELO HEIGHTS ADDITION, NORTH 175 FEET OF BLOCK 39		
Legal Description (can be found on property tax statement or at www.tomgreencad.com)		
Existing Zoning: <u>RS-1 & CG/CH</u> Proposed Zoning: <u>PD</u> Lot size: <u>1.47 Acres</u>		
(Zoning Map available on City Maps)		
Section 2: Site Specific Details		
Existing Use of Property: <u>Existing vacant building to be demolished.</u>		
*Proposed Use of Property: <u>Multi-use 15,500 sq. ft. building comprising of self storage units and offices and a single family dwelling with underlying CN zoning.</u>		
*Use separate attachment if necessary		
Section 3: Applicant(s) Acknowledgement		
(By checking the boxes you indicate that you understand below rules and regulations for the Planning Commissions case.)		
☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner;		
☒ No application will be processed if a zoning violation exists on the property, unless such processing is authorized by City Council. Use of the subject property for any new activity (not allowed by present zoning) cannot occur before City Council's approval of the requested zone change. Any such unauthorized use of the subject property is subject to prosecution in Municipal Court.		
☒ If approved, a zone change is applied to the property, not the property owner.		
☒ The Planning Commission makes recommendations to City Council. If the Planning Commission recommends approval of a zone change request, the case must still go before City Council for final action.		
☒ If a zone change request is granted by City Council, permits for building construction and/or utility connection may be obtained from the City's Permits and Inspections Department.		
☒ Certain minimum building setbacks from some or all property lines must be maintained, and room for a minimum number of off-street parking spaces must be reserved on a subject property, based on that property's zoning classification and the nature of its proposed use. A privacy fence may also be required between more restrictive and less restrictive zoning districts. These requirements are outlined in San Angelo's Zoning Ordinance. It is to the applicant's benefit to make sure that any proposed development will fit onto the subject property, in compliance with these and other applicable requirements of the City's Code of Ordinances.		
☒ One or more notice sign(s) will be placed on the subject property by the Planning Department. However, it is the applicant's responsibility to ensure that the notice sign(s) has/have been posted at least ten (10) days prior to the Planning Commission meeting. If notice sign(s) is/are not posted accordingly, City Council may delay a request. The Planning Department will also notify, in writing, owners of property within 200-feet of the subject property of the zone change request.		
☒ If the Planning Commission recommends denial of a request, the applicant will have ten (10) days to appeal this decision, in writing, to the City Council. If an appeal is made within three (3) days from the Planning Commission meeting, no re-notification fee will be required. Otherwise, there will be a nonrefundable \$35 fee to re-notify owners of nearby property of City Council's public hearing date. If Planning Commission's recommendation of denial is not appealed, it will be the final action on a request.		

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

David Byrd		First Financial Trust and Asset Management Company, N. A.	12/27/2018
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Erica Carter		Carter-Fentress Engineering	12/27/2018
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 12/31/2018

Case No.: PD 19 - 04

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$ 725.00

Receipt #: 96369

Date paid: 12/31/2018

Sign Deposit \$37.50

Receipt #: _____

Date paid: 12/31/2018

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: 1/28/2019

Date notifications due: ____/____/____

City Council hearing date: 2/19/2019

Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher

Date: 12/31/2018

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.

Office already consistent with neighborhood commercial designation. The additional uses Of Self Service Storage and a Single Family dwelling are consistent given the surrounding area Contains both residential and commercial.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.
Proposed Development will comply with CN standards.

3. Compatible with Surrounding Area. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
There are existing homes to the south and similar small scale commercial uses to the west and the north.

4. Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.
Previous auto dealership no longer exists and the building remains vacant.

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
Proposed development will stay clear of the floodplain.

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

- 1) The proposed development will remove a visible eyesore to the neighborhood and Business district on the river as the current building is dilapidated and falling apart.
2) If approved and completed, Act As One, Inc. (DBA Chick-Fil-A of San Angelo) will locate its

Corporate offices to the east end of the property. Chick-Fil-A is actively involved in many areas of Business in San Angelo and would be a strong addition to the River Corridor.

- 3) If approved and completed, the west side of the project would be a well-designed and constructed climate-controlled self storage facility. The main audience for this business would Be Santa Rita where many homes lack sufficient storage and Downtown San Angelo lacking close proximity to most newer self storage.

7. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community. Existing lot is exempt from platting and lot configuration will not change. Convenient Access from West Beauregard and South Park Street. The development is right at an Intersection. The Sidewalk on South Park will further enhance connectivity.

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: **909 West Beauregard Avenue; located at the southeast corner of West Beauregard Avenue and South Park Street; comprising 1.47 acres;** FROM THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW NEIGHBORHOOD COMMERCIAL (CN) USES, AS WELL AS SELF-SERVICE STORAGE AND A SINGLE-DETACHED DWELLING; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD19-01: First Financial Trust

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 Planned Development (PD) Zoning District and,

WHEREAS, on the 19th day of February, 2019, City Council held a public hearing on PD19-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned PLANNED DEVELOPMENT (PD) ZONING DISTRICT;

The real property generally located at 909 West Beauregard Avenue, at the southeast corner of West Beauregard Avenue and South Park Street, being the north 175 feet of Block 39 in the Angelo Heights Addition, Tom Green County, Texas, and comprising a total of 1.47 acres, shall henceforth be permanently zoned as follows: Planned Development (PD) 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 development of the subject property shall generally conform to the **Neighborhood Commercial (CN) Zoning District**, unless specified as otherwise.

SECTION 4. Overall site use shall be in accordance with the approved **Concept 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, building elevations with colors and materials, and a landscape plan to the Planning Director for review and approval.

SECTION 6: All self-service storage shall be contained within the proposed 15,750-square foot building shown on the approved Concept Plan.

SECTION 7: Gate access shall be provided by automatic remote control and a Knox Box to the satisfaction of the San Angelo Fire Department.

SECTION 8: Any lighting located south of the 15,750-square foot building shall be shielded, downward emitting and configured in such a manner as to satisfactorily minimize or eliminate light trespass onto surrounding properties.

SECTION 9: The existing non-conforming billboard sign shall be removed at the end of its current lease.

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 under Sections 1 and 2 of this Ordinance 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 **19th day of February, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

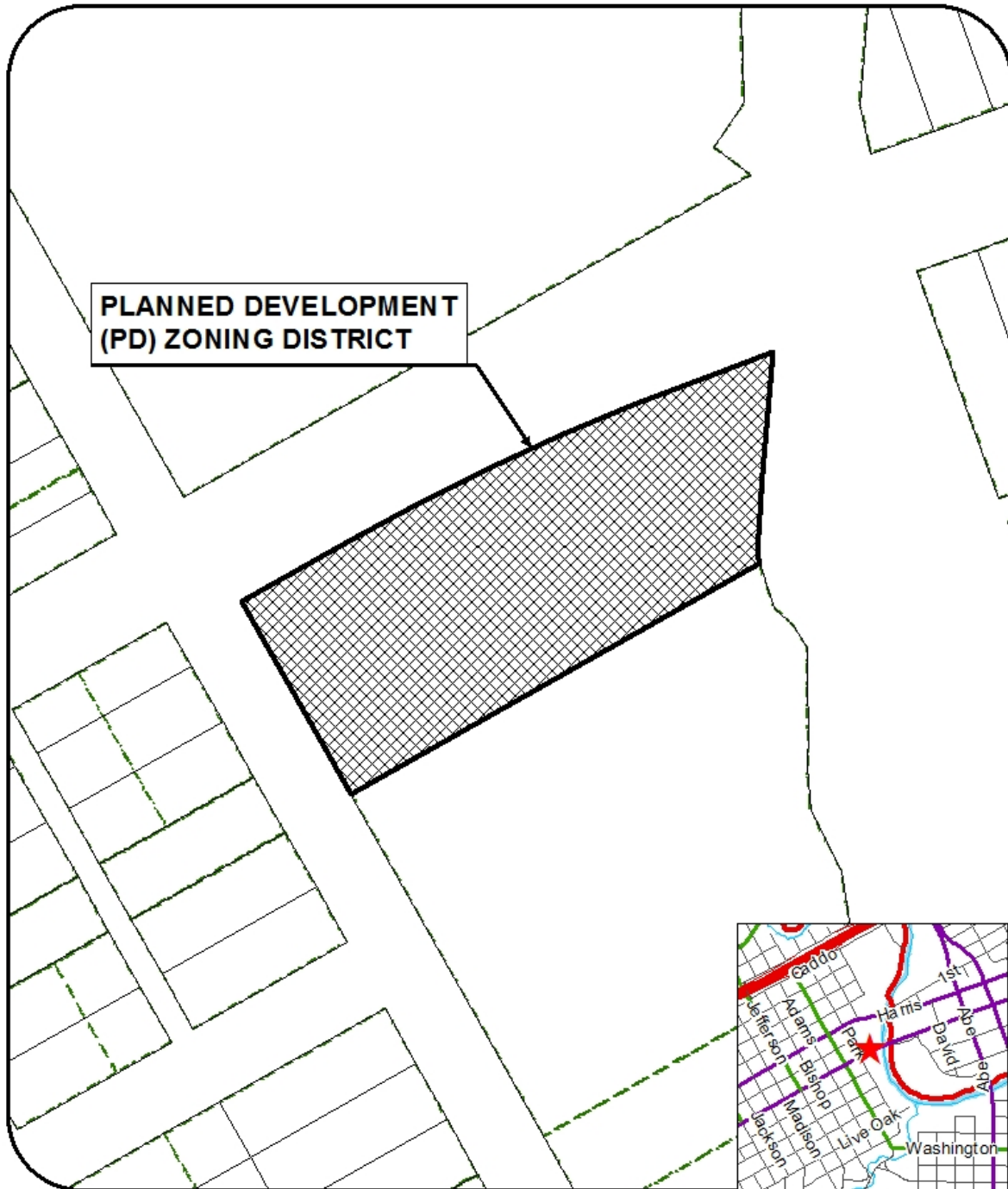
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Zoning Case

PD19-01: First Financial Trust

Council District: Lane Carter (SMD#5)

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Subject Property: 909 West Beauregard Avenue

Legend:

Subject Properties:

Current Zoning:

Requested Zoning:

Vision:

CN

PD

Neighborhood Center



Approved Concept Plan



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Senior Planner, Planning and Development Services, 325-657-4210

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving case PD19-02, a request for approval of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face, located at 3410 Knickerbocker Rd. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face on the subject properties. The applicant is intending to add a digital billboard sign to the existing Sonic location. Section 420 of the Zoning Ordinance does not permit such use by right in the existing zoning district. (Presentation by Jon James)

The applicant has requested the Planned Development underlying zoning be changed to CG with static billboards on both sides after hearing public comments and Planning Commission discussion.

Financial Impact:

N/A

Other Information/Recommendation:

On January 28, 2019, the Planning Commission voted to recommend approval of the Planned Development with a vote of 4-3.

Attachments:

- | | | |
|----|-------------------|-----------------------------|
| 1. | Ordinance (PD) | 19-299_PD19-02_ORD.docx |
| 2. | Staff Report (PD) | CC Staff Report PD19-02.pdf |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	Created/Initiated
Jon James	Approved
Theresa James	Approved
Anthony Wilson	Approved
Jon James	Approved

Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Final Approval

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: **3410 Knickerbocker Road, being 1.148 acres**, FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR USES PERMITTED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND AN OFF-SITE SIGN; AND PROVIDING FOR SEVERABILITY

RE: PD19-02: K MOORE INVESTMENTS

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 Planned Development (PD) Zoning District; and,

WHEREAS, on the 19th day of February, 2019, City Council held a public hearing on PD19-02, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic Zoning Ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described property permanently zoned **Planned Development (PD)** District to allow uses permitted within the General Commercial (CG) zoning district and an off-site sign.

3410 Knickerbocker Road; Lot 2, Block 1, GTEDS Subdivision; being 1.148 acres, 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 (PD Boundary Map).

SECTION 3. Except as otherwise specified or limited below, the development of the subject property shall generally conform to the **General Commercial (CG) Zoning District**, unless specified as otherwise. 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 4: 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 5: The off-site sign shall be static on both sides and is prohibited from adding digital or animated signs elements except pursuant to an approved amendment to this Planned Development.

SECTION 6: 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 7: 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 8: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **19th day of February, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March, 2019**.

THE CITY OF SAN ANGELO

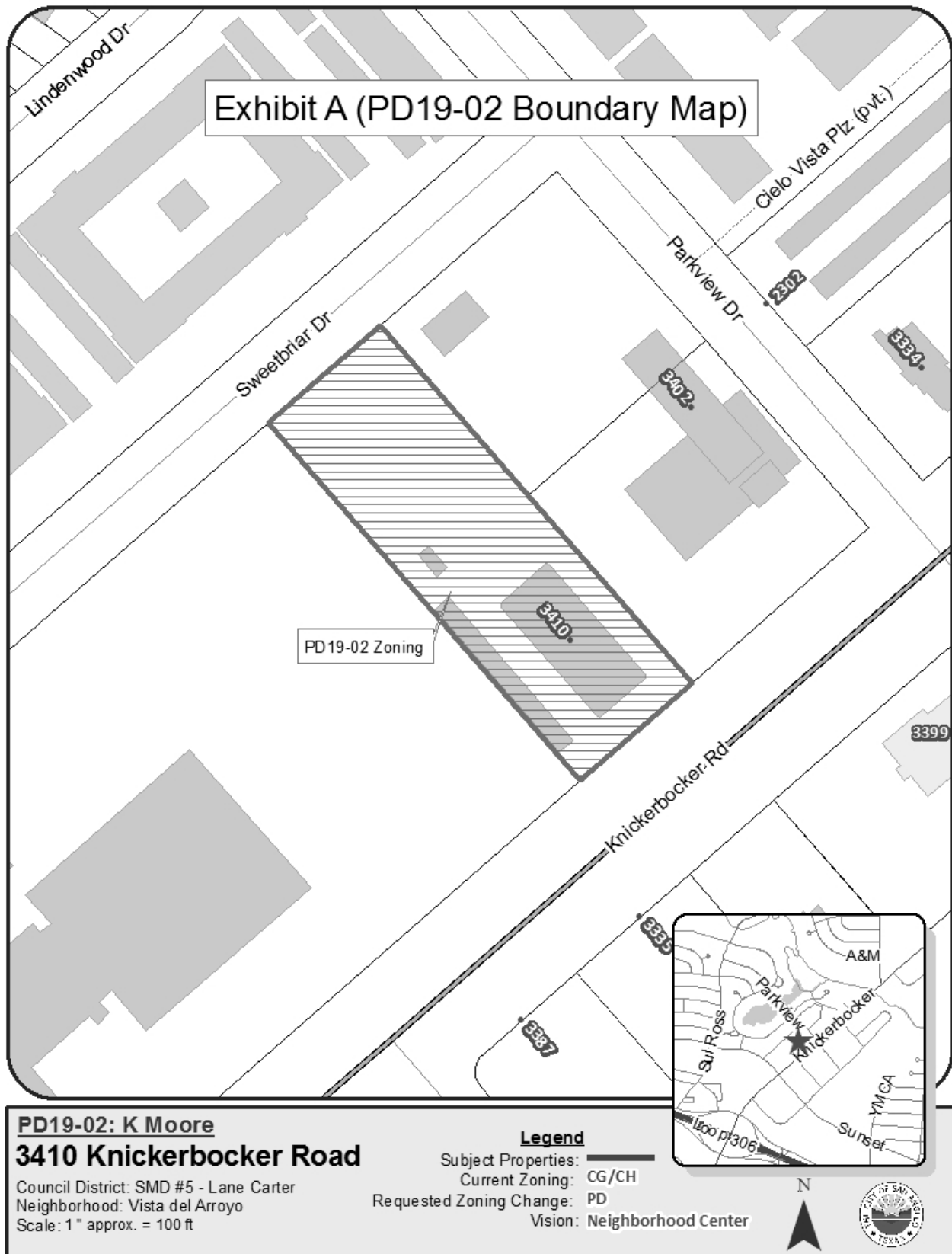
Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Bryan Kendrick, City Clerk

Theresa James, City Attorney



CITY COUNCIL – FEBRUARY 19 & MARCH 5, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning - Planned Development		PD19-02: K Moore Investments	
SYNOPSIS:			
A request for approval of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face on the subject properties. The applicant is intending to add a digital billboard sign to the existing Sonic location. Section 420 of the Zoning Ordinance does not permit such use by right in the existing zoning district. The applicant has requested the Planned Development underlying zoning be changed to CG with static billboards on both sides after hearing public comments and Planning Commission discussion.			
LOCATION:		LEGAL DESCRIPTION:	
3410 Knickerbocker Road		Being Lots 2, Block 1, GTEDS Subdivision, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #5 – Lane Carter Vista del Arroyo Neighborhood		CG/CH – General Commercial/ Heavy Commercial	Neighborhood Center
			SIZE:
			1.148 acres
THOROUGHFARE PLAN:			
<u>Knickerbocker Road</u> –Urban Major Arterial Street, Required 80’ min. ROW (120’ Existing), Required 64’ min. pavement width (87’ Existing). <u>Sweetbriar Drive</u> –Urban Local Street, Required 50’ min. ROW (62’ Existing), Required 36’ with a 4’ sidewalk or 40’ min. pavement width (40’ Existing).			
NOTIFICATIONS:			
8 notifications were mailed within a 200-foot radius on January 8, 2019. One responses received in support Four response received in opposition (three - outside 200-foot Notice).			
STAFF RECOMMENDATION:			
Staff recommends DENIAL of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face.			
PROPERTY OWNER/PETITIONER:			
K MOORE INVESTMENTS LP			
STAFF CONTACT:			
Hillary Bueker Senior Planner (325) 657-4210, Extension 1547 hillary.bueker@cosatx.us			

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

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The subject properties are designated “Neighborhood Center” in the City’s Comprehensive Plan which intends to “encourage more pedestrian-friendly character which are more integrated with and connected to their surroundings.” The proposed rezoning would not fall in line with this policy as it would continue to allow heavy commercial uses if the site were redeveloped as well as allowing an off-site sign (billboard) in a location where new such signs are not allowed per adopted ordinances.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The existing Sonic building would be conforming in both the existing zoning district as well as the proposed Planned Development (PD). Allowing the underlying zoning in the PD to remain CG/CH would allow heavy commercial uses in the future if they site were to redevelop which would be in contrast to the future land use of neighborhood center. As stated above the PD also proposes to allow a billboard sign in a location where such a sign is currently prohibited. Generally it is not recommended to use the Planned Development process simply to circumvent otherwise applicable rules except as part of an overall “planned development” that is unique in ways that warrant special rules.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* The subject property is located within an area with mostly commercial uses along Knickerbocker Road with residential directly adjacent to the west along Sweetbriar Drive. If the subject parcel obtained approval for the PD it would not fit in with the surrounding area where billboards are prohibited and heavy commercial could be detrimental to the residential living adjacent.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* Staff believes there are adequate areas in town where off-site signs are allowed. The current ordinances, approved by the City Council, designated this area as one where billboards are generally not appropriate and should not be allowed. For this reason, Staff believes no conditions have changed that should allow this PD to include an off-site sign.
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 PD is anticipated to have little to no adverse impact on the natural environment.

6. **Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.** There has not been any demonstrated community need for additional off-site signs (billboards) and if the site were to redevelop staff does not believe this location would have a community need for heavy commercial.
7. **Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.** The existing development pattern in this area along Knickerbocker Road is predominately commercial with residential directly adjacent the west. This rezoning to PD would allow the addition of an off-site sign as well as keep the possibility of heavy commercial in an area that the future land use suggests should be neighborhood scale commercial. This would not result in a logical or orderly pattern of development in keeping with the majority of adjoining lots directly adjacent to the subject properties.

Planning Commission Recommendation:

On January 28, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face. The following is the complete excerpt of the draft minutes from the January 28, 2019, meeting for this case:

Hillary Bueker, Senior Planner, presented the PD rezoning request. She explained that the applicant is proposing to erect a static digital billboard sign and that the nearest billboard is 800 feet from the proposed sign.

Ms. Bueker outlined Staff's rationale to deny the proposed request on the grounds that the CG/CH Zoning is inconsistent with the Future Land Use of "Neighborhood Center"; that a digital billboard face is not currently allowed in the Zoning Ordinance on this property; and that it is not compatible with the existing commercial or residential area. Ms. Bueker indicated she received one response letter in support, and three opposed, with two of the opposed outside the 200-foot circulation area. She handed out the letters to the Commissioners.

Commissioner Jackson asked if the existing billboard sign would be removed with the new sign being placed onto the PD site.

Ms. Bueker confirmed that this was correct.

Chair Stribling asked if there is a condition of the PD Rezoning that the existing billboard would come down.

Ms. Bueker responded that it would not be a condition of approval.

Jon James, Planning Director responded that the existing sign would have to come down regardless because it would not be far enough away from the new sign.

Chair Stribling opened the meeting for public comment.

Mr. Tommy Roberts, representing Lamar signs, indicated that the billboard sign will be 10 feet by 21 feet, smaller than the existing sign. He explained that he is essentially shifting the new sign 65 feet over from the old sign. Mr. Roberts then referenced a Federal Highway Administration report that found a digital sign is only slightly more distracting than a non-digital billboard.

Chair Stribling asked the applicant why they could not put a digital component onto the existing billboard.

Mr. Roberts replied that this was because the current sign is non-conforming.

Dan Saluri, Deputy City Attorney, explained that a condition cannot be imposed to remove the old billboard not on the same property as the PD.

Mr. James indicated that in this case the old sign is not on the same property, and therefore, cannot be made a condition of this PD.

Ms. Lynn Deering spoke in support of the request.

Ms. Linda Wilson, resident of 2428 Lindenwood Drive, expressed her opposition to the request and indicated she had submitted a letter expressing her opposition. She explained that she supported private enterprise but did not want the billboard sign close to her house. She expressed concerns with the sign being digital which could be lit 24 hours a day, 7 days a week.

Ms. Susan Mertz, a local resident, also expressed opposition to her request. She indicated that she was pro-business but also has to live with commercial zoning and uses on Knickerbocker Road.

Ms. Janie Delaney, a resident on Vista Del Arroyo Drive, expressed her opposition and that a 10-foot by 21-foot digital billboard sign would be horrible for this area.

Ms. Kelly Jance-Briget, a local resident, indicated that she believes that the sign is a distraction.

Mr. Jason Hankins with Lamar Advertising explained that the lights on the billboard sign would be reduced to 3% at night.

Ms. Janie Smith of 2506 Vista Del Arroyo Drive, expressed her opposition and that she wanted to protect the quality of the neighborhood.

Mr. David Bryant, Director of Sonic in San Angelo, indicated that the franchisee has been operating since 1995 and is highly successful.

Ms. Courtney Carson of Lamar Advertising expressed her support for the billboard sign. She explained that the sign directs people to local businesses.

Commissioner Brooks his opinion that the sign would be bad for the neighborhood.

Vice Chair Spano made a Motion to recommend APPROVAL of the proposed Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face, located at 3410 Knickerbocker Road. Commissioner Smith seconded the Motion. The Motion passed 4-3 with Vice Chair Spano, and Commissioners Smith, Jackson, and Self voting in favor, and Chair Stribling, and Commissioners Brooks and Uherik voting against

The applicant has requested the Planned Development underlying zoning be changed to CG with static billboards on both sides after hearing public comments and Planning Commission discussion.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **DENIAL** of a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to the Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial/Heavy Commercial (CG/CH) Zoning District and an off-site sign with digital billboard face.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Site Plan
Application
Photographs
Notification Map
Resident Letter



PD19-02: K Moore

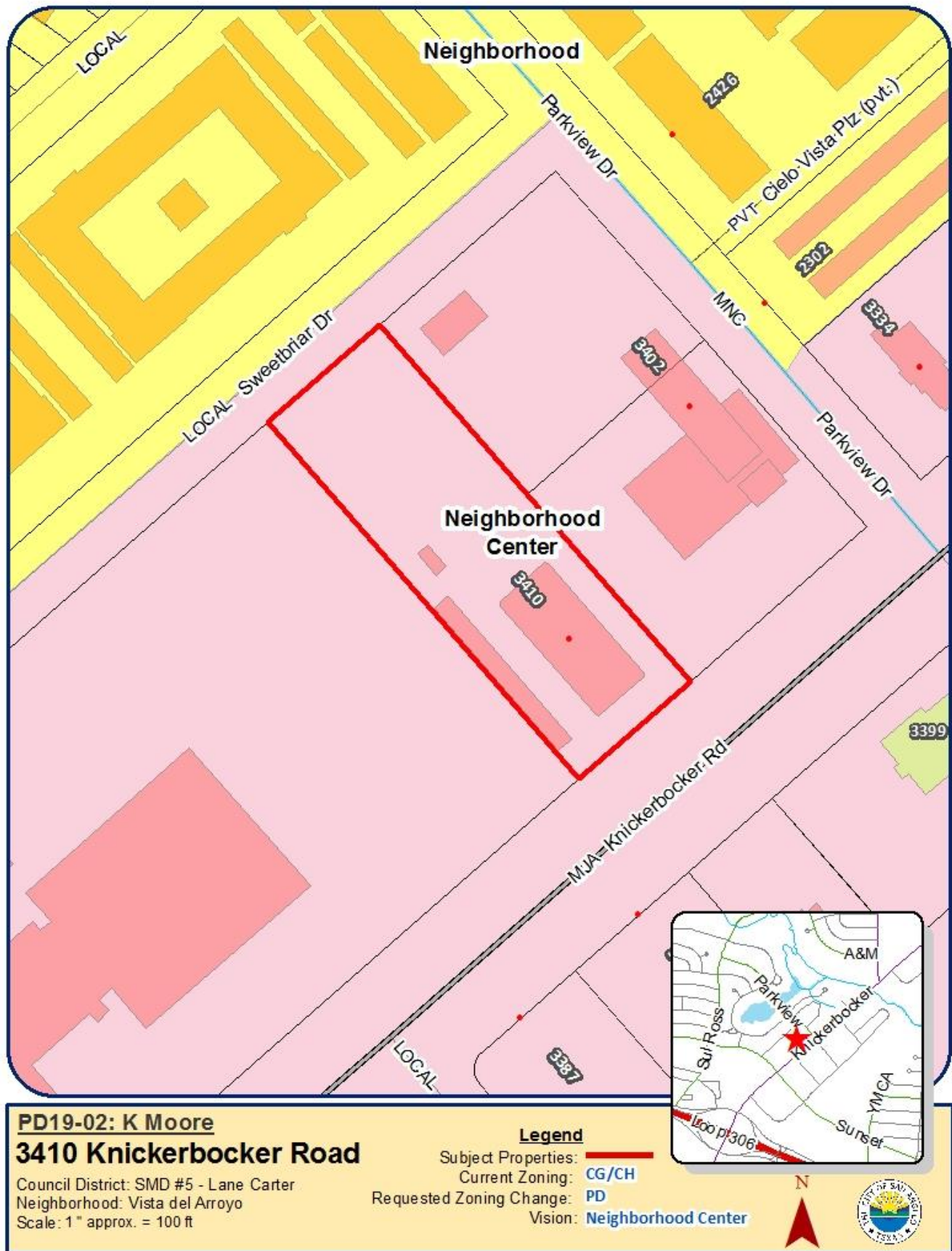
3410 Knickerbocker Road

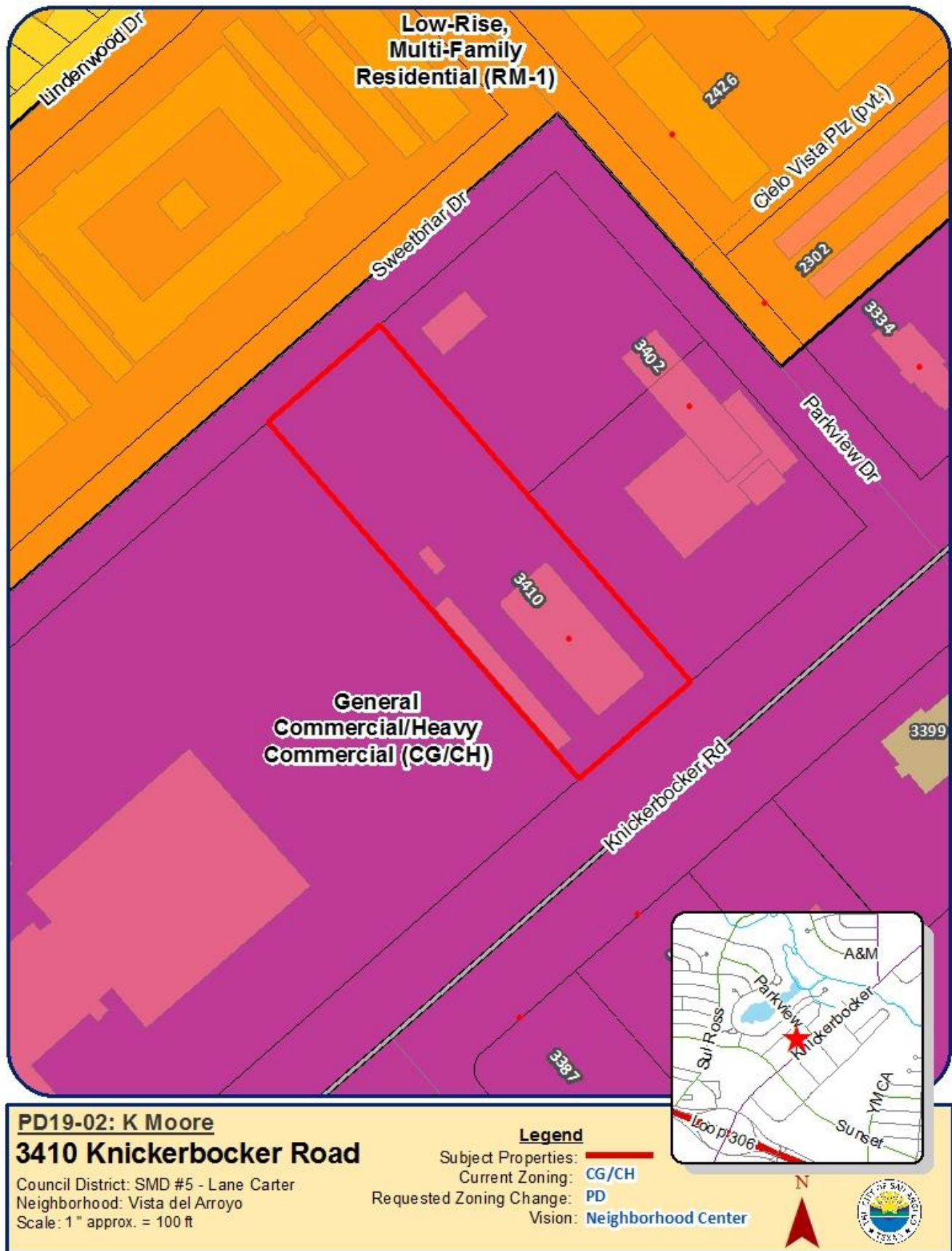
Council District: SMD #5 - Lane Carter
Neighborhood: Vista del Arroyo
Scale: 1" approx. = 100 ft

Legend

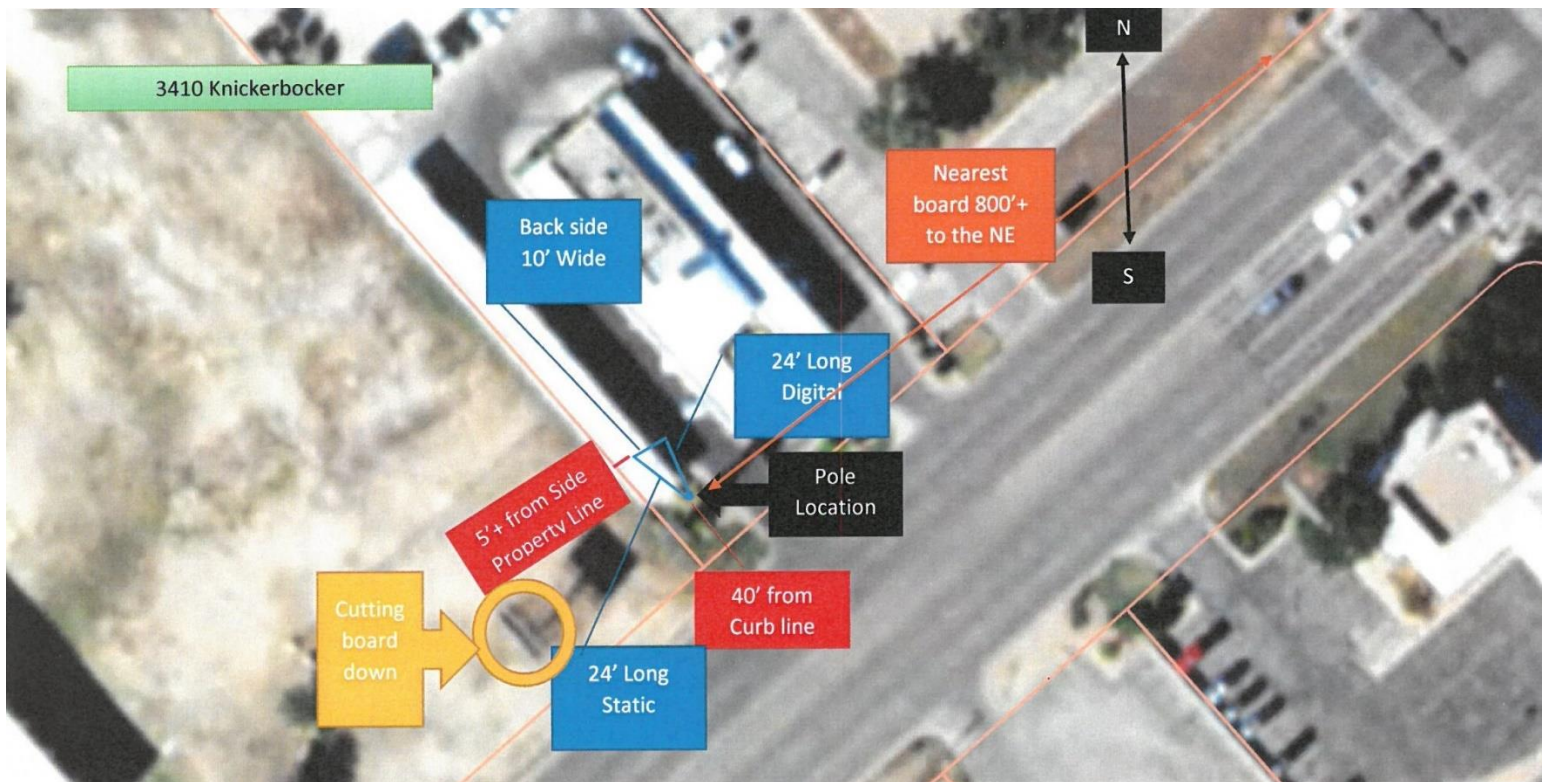
Subject Properties: —
Current Zoning: CG/CH
Requested Zoning Change: PD
Vision: Neighborhood Center







Site Plan



Effective January 3, 2017



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



Section 1: Basic Information

Name of Applicant(s): K Moore Investments

☒ Owner

☐ Representative (Notarized Affidavit Required)

PO Box 60006

San Angelo

TX

76906

Mailing Address

City

State

Zip Code

512-771-7421 keith@mooresonics.com / jhankins@lamar.com / troberts@lamar.com

Contact Phone Number

Contact E-mail Address

3410 Knickerbocker San Angelo, TX 76906

Subject Property Address

City

State

Zip Code

Lot: 2, Blk: 1, Subd: GTEDS S/D, BEING 1.148 ACRE **SONIC**

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

Existing Zoning: CG/CH Proposed Zoning: PD w CG/CH Underlying Lot size: 1.148 Acres

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

*Tommy Roberts GM/UP
harmen
903-920-2399*

Section 2: Site Specific Details

Existing Use of Property: Fastfood (Sonic)

*Proposed Use of Property: Fastfood (Sonic) and Off-Site Sign (Digital)

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

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

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

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

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

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

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

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

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

<u>Keith Moore</u> Owner Name (Print)	<u>[Signature]</u> Signature	<u>K Moore Investments</u> Company/Organization (If Applicable)	<u>12-21-18</u> Date
<u>Jason Hankins</u> Representative Name (Print)	<u>[Signature]</u> Signature	<u>Lamar</u> Company/Organization	<u>12/21/18</u> Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: 12 / 28 / 18

Case No.: PO 19 - 02

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 125

Receipt #: 96495 Date paid: 12 / 28 / 18

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: 1 / 28 / 19 Date notifications due: 1 / 11 / 19

City Council hearing date: 2 / 19 / 19 Packets due date: 2 / 8 / 19

Publication date: 1 / 30 / 19

Reviewed/Accepted by: H. Bueker Date: 1 / 4 / 19

Site Photos



Knickerbocker Frontage



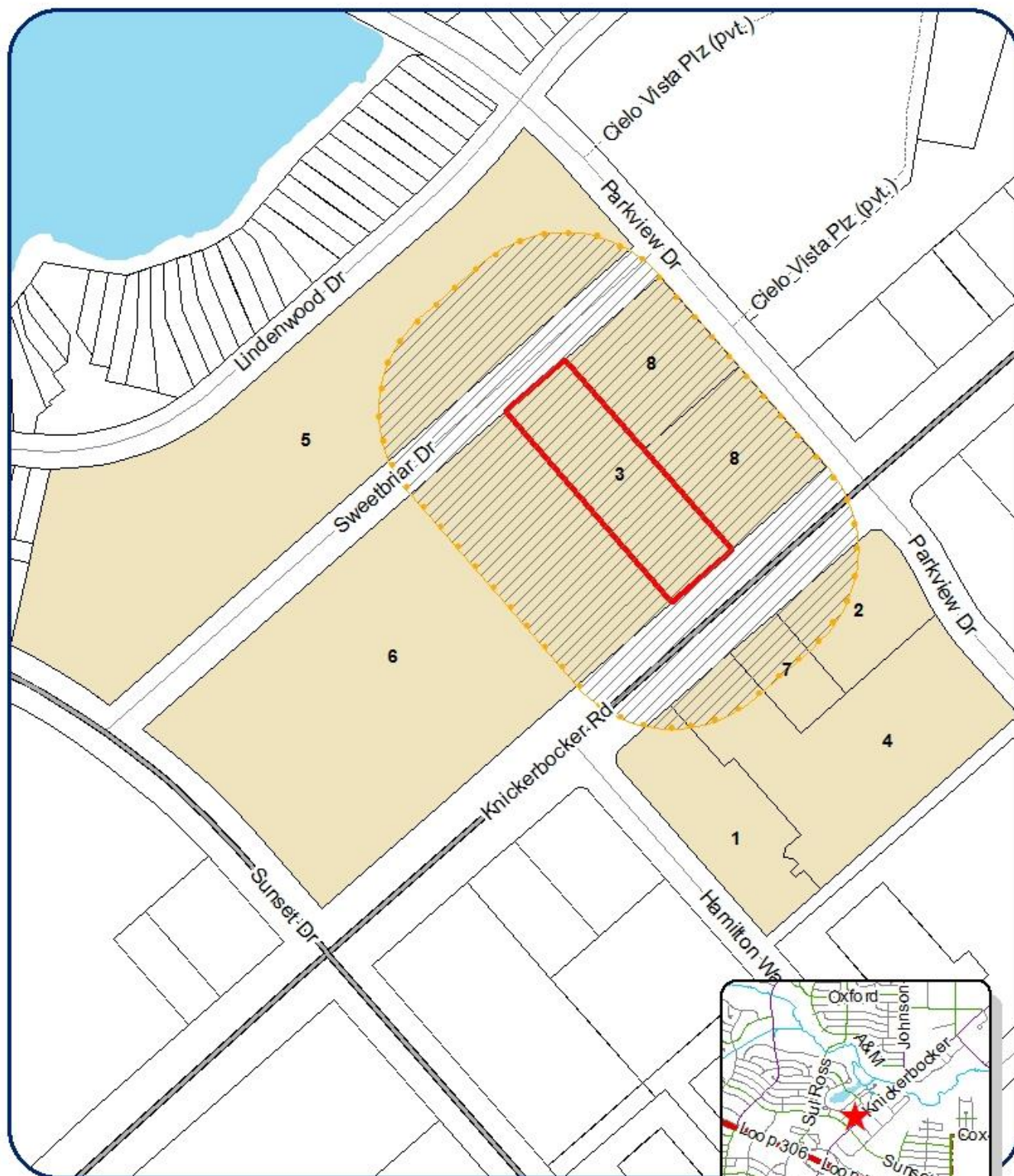
Existing Billboard Adjacent



Looking North at Subject Property



Rear of Subject Property along Sweetbriar Drive



PD19-02: K Moore

3410 Knickerbocker Road

Council District: SMD #5 - Lane Carter

Neighborhood: Vista del Arroyo

Scale: 1" approx. = 200 ft

Legend

Subject Properties: 
Current Zoning: **CG/CH**
Requested Zoning Change: **PD**
Vision: **Neighborhood Center**



Bueker, Hillary

From: Jason Hankins <jhankins@lamar.com>
Sent: Friday, January 18, 2019 7:24 AM
To: Bueker, Hillary
Cc: Fisher, Jeff; Tommy Roberts
Subject: Re: Proposal for Jan 28th zoning meeting

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

On behalf of our future landowner:

City of San Angelo, Texas

Attn: Planning Division Staff and Planning Commissioners

52 West College Avenue

San Angelo, TX 76903

Re: Rezoning Request, PD19-02, 3410 Knickerbocker Road

Dear Staff and Planning Commissioners:

I am the owner of the property located at 3410 Knickerbocker Road, and am in support of the rezoning request to permit an off-site sign with digital billboard face at this location. The digital boards are a great way to help businesses in the community grow and reach their customers with their advertisements and keep in touch with news, products and events. Lamar's boards are popular and they are needing a new location to meet the advertising needs of the local businesses. A digital board on this property seems to be a good fit in this area.

Lamar is a good company and keeps their boards in good condition.

Sincerely,

Keith Moore

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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(✓) IN OPPOSITION

REASON(S) The site is not zoned for this type of use
and the sign would directly impact the single family dwellings as well
as the multi-family dwellings. It would also be a visual and/or
distraction including light pollution. It will be seen from our
residences. This is one more issue that will impact our property
values. The first being Champion's Car Wash which violates
city noise levels, as well as excess water run off to our lake.
No further signage is needed for a business sitting directly
streetside less than 20 yards from a red light. It is also a
distraction to drivers approaching a busy intersection near a hospital
and fire/emergency area in the area. Furthermore, home owners will see
the sign for hours of the day
NAME: Susan and Mort Mertz
ADDRESS: FNB-Mertz - 3399 Knickerbocker
2618 Parkview Drive, San Angelo, Texas 76904

SIGNATURE: Susan G. Mertz

PD19-02: K Moore

Property owner number: 2 FNB-Mertz

If you have any questions about these proceedings, please call Hillary Bueker, Senior Planner, with the City of San Angelo's Planning Division at (325) 657-4210 or by email at hillary.bueker@cosatx.us.

January 17, 2019

The City Of San Angelo, Texas
Planning Division
52 W. College Avenue 76903

RE: Notice Of Public Hearing
PD-19-02: K Moore

To Whom It May Concern:

My husband and I live at 2428 Lindenwood Drive on the corner of Parkview and Lindenwood. We have received Notice of the proposed Zoning changes in the above mentioned PD-19-02: K Moore proposal.

We are in opposition to any zoning changes at this time. The area in question has already been allowed to incorporate a business that has caused devaluation of our property by \$20,000.00. We do not wish to have another business interest encroach into an area of residences whereby the interests of private property owners is ignored.

A Billboard, lighted, digital sign is proposed by a business that occupies street side frontage less than 20 yards from two of the city's busiest intersections. This is also an area where an entrance to a hospital emergency room intersects and the Parkview corner is the Emergency access for the local EMT and Fire Dpt.

A Billboard such is this will pose a distraction to drivers in this already congested area. NO new businesses or sign should be allowed until a full and non partisan review of the current zoning of the area is completed. This is an area of single family residences and should be zoned with those concerns in mind.

Noise, Water violations, lighted areas for security of businesses and increased traffic into neighborhoods have all been forced upon residents of the areas surrounding a zoned area that was at one time on the limits of the city, but times have changed and new protections are needed. A drive down Knickerbocker and a onsite inspection with residents and authorities can more easily clarify these issues.

Again, we oppose any new signs or business permits being issued until zoning that protects residential property values is addressed.

Very Truly Yours,


Mr. (And Mrs. Duke G. Wilson

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() IN FAVOR

(✓) IN OPPOSITION

REASON(S) Please re-consider the sign + zoning change.
Seems like one more time money trumps quality. We
as citizens of this neighborhood are dealing daily with
the new car wash which just kinda slipped in.
It's a BIG RED BEAST!! Are these new signs
going to be BIG BEASTS as well? It's a huge
adjustment visually. My husband & I just completed
a major 10 mo. remodel adding on a massive outdoor
porch. Is this going to be our new view, digital
billboards?? I will gladly have all of you over for
coffee to see first hand our side of all this.

NAME:

Jeanie & Mike Smith

ADDRESS:

3506 Vista del Arroyo Dr

San Angelo, TX 76904

SIGNATURE:

Jeanie Smith

PD19-02: K Moore

Property owner number:

2

If you have any questions about these proceedings, please call Hillary Bueker, Senior Planner, with the City of San Angelo's Planning Division at (325) 657-4210 or by email at hillary.bueker@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(✓) IN OPPOSITION

REASON(S)

This re-zoning to allow for an enormous digital billboard, which can be seen from our backyard, will present an obtrusive interference into our peaceful neighborhood. We wholeheartedly object to any re-zoning of property adjacent to our quiet residential neighborhood.

NAME:

Graham and Janie DeLaney

ADDRESS:

3708 Vista Del Arroyo Drine
San Angelo, TX 76904

SIGNATURE:

Janie DeLaney Graham DeLaney

PD19-02: K Moore

Property owner number:

2

If you have any questions about these proceedings, please call Hillary Bueker, Senior Planner, with the City of San Angelo's Planning Division at (325) 657-4210 or by email at hillary.bueker@cosatx.us.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving the abandonment and vacation of a 15-ft wide by 400-ft long, 0.137-acre (6,000-sq ft) public alley; located east of Bowie St. and south of E. 44th St., within Block 38 of the Lake View Addition (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant has requested the abandonment of a 15' x 400' unpaved alley within Block 38 of the Lake View Addition. Reasons for the request include safety and security concerns; the existing home being within five feet of the rear property line with vegetation; no public use of the alley; and utility connections for the home running through the alley. The applicant owns 4314 and 4312 Bowie Street located north (106' long) and south (100' long) of the westerly portion of the alley. She is requesting abandonment of the entire alley.

Financial Impact:

N/A

Other Information/Recommendation:

On January 28, 2019, Planning Commission unanimously recommended APPROVAL of the proposed abandonment and vacation of the full 15-foot wide by 400-foot long, 0.137-acre (6,000-square foot) public alley, subject to four Conditions of Approval as outlined in the Staff Report.

Attachments:

- | | |
|--|--|
| 1. Staff Report (Lakeview_Blkl 38 Alley) | Staff Report (Lakeview_Blkl 38 Alley).docx |
| 2. Ordinance (Lakeview Blkl 38 Alley) | Ordinance (Lakeview Blkl 38 Alley).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
Julia Antilley	Final Approval

CITY COUNCIL – February 19, 2019
STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		Lakeview Addition, Block 38 (A. Joseph)	
SYNOPSIS:			
The applicant has requested the abandonment of a 15' x 400' unpaved alley within Block 38 of the Lake View Addition. Reasons for the request include safety and security concerns; the existing home being within five feet of the rear property line with vegetation; no public use of the alley; and utility connections for the home running through the alley. The applicant owns 4314 and 4312 Bowie Street located north (106' long) and south (100' long) of the westerly portion of the alley. She is requesting abandonment of the entire alley.			
LOCATION:		LEGAL DESCRIPTION:	
South of East 44 th Street; west of Bonham Street; north of East 43 rd Street; and east of Bowie Street		Being a 0.137 acres (6,000 square feet) alley located within Block 38 of the Lake View Addition, between Lots 1-8 and 9-16	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #2 – Tom Thompson Lake View Neighborhood	RS-1 – Single-Family Residential	Neighborhood	0.137 acres (6,000 square feet)
THOROUGHFARE PLAN:			
N/A. Alley was approved as part of the Lake View Addition, filed for record September 11, 1908 with the Tom Green County Clerk.			
NOTIFICATIONS:			
16 notifications mailed directly adjacent the proposed abandonments on January 7, 2019. Two letters were received in support, and one in opposition. However, the opposition letter appears to be a support letter because it assumes the alley is becoming a right-of-way when it is actually proposed to be closed (see attached).			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the Alley Right-of-Way Abandonment request, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Ms. Anne Joseph			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

Additional Information:

On August 4, 2009, a previous owner was denied a partial abandonment request of this alley by City Council. The request was to abandon only the westerly 106 feet of the alley abutting the current applicant's properties. In the 2009 Staff Report, the Planning Division recommended denial on the grounds the applicant did not establish a public benefit and would leave a dead-end alley. They recommended instead that the entire alley be abandoned.

Public Comments:

City Staff circulated all relevant municipal departments, as well as public and private utility companies. There are no City services within the alley area to be abandoned. The City's Operations Department expressed their support for the alley abandonment as it is undeveloped and not being used by the City. Frontier Communications and AEP will require a public utility easement within the abandonment area for the existing AEP power poles and attached Frontier communication lines. The alley is required to be unobstructed (no buildings, structures, or fences allowed) but gates may be installed. The applicant may alternatively pay AEP and Frontier to reroute their facilities.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property on January 8, 2019, to determine the appropriateness of abandoning this public alley right-of-way.

- *Traffic patterns:* Planning Staff believe that existing or anticipated traffic patterns would not be negatively affected if the alley was abandoned and sold to adjacent land owners. A site visit confirms that the alley is unpaved (caliche or grass) and there are no rear access drives to abutting land owners or rear garages or carports.
- *Utilities:* There are no City utilities in the alley. Water and sewer lines are located along Bowie Street and East 44th Street.
- *Community Impact:* The City had sent abutting alley owners and those within 200 feet public notice of the meeting. Responses received included two in support and one that although As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 12 months of approval.
- *Public Benefit:* The Planning Division agrees with the 2009 opinion of Planning Staff, which recommended approval only for an entire alley to "allow that space to be more effectively integrated with adjoining private property owners, in a way which would enhance the long-term upkeep and appearance of this space. Closing the entire alley would benefit all owners and not only one or a few.

Planning Commission Recommendation:

On January 28, 2019, the Planning Commission recommended unanimous **APPROVAL** of the proposed abandonment and vacation of a 15-foot wide by 400-foot long, 0.137-acre (6,000-square foot) public alley, **subject to the four Conditions of Approval as presented (see below)**. The following is the complete excerpt of the draft minutes from the January 28, 2019, meeting for this case:

Jeff Fisher, Senior Planner, presented the proposed alley right-of-way abandonment request. He explained that the original purpose of alleys in the City was to provide rear access to properties and also for trash pickup, the latter which is not being applied at present. Mr. Fisher outlined Staff's rationale to approve the alley abandonment on the grounds that there are no negative impacts; that the alley is unpaved and there are no known rear garages or carports from a recent site visit; that there were no negative responses from residents to date; and that closing the entire alley and not just one part would benefit all owners. Mr. Fisher explained that there was one letter received in favor and one in opposition but that the opposition letter appeared to be in support as the resident believed the alley was being opened, not closed. Mr. Fisher also communicated to Commissioners that an attempt was made in 2009 to close a portion of the alley by a previous homeowner who owned the same lots that the current applicant owns, but that this request was denied by Council.

Chair Stribling asked to confirm that the applicant of the request owns five of the lots.

Mr. Fisher responded that this was correct.

Chair Stribling asked if all of the adjacent property owners have to agree.

Mr. Fisher responded this was correct and that the City Attorney's Office would agree as well.

Dan Saluri, Deputy City Attorney agreed and stated this was an official policy position that the Planning Division has been implementing.

Jon James, Planning Director, confirmed this, but stated that the Planning Commission had the ability to provide an alternative recommendation.

Commissioner Jackson asked if the alley could be fenced in given there was a utility easement.

Mr. Fisher responded that AEP was opposed to fencing as they have an existing utility line in the alley and would need to be able to obtain access.

Commissioner Smith asked what the benefit would be for owners if the alley was closed.

Jon James, Planning Director, replied that a benefit would be additional setback measured to the new property line.

Ms. Anne Joseph, applicant, and owner of 4312 and 4314 Bowie Street, spoke on behalf of the request.

She mentioned that she could put a gate across the alley to limit foot traffic and vandalism.

Commissioner Smith asked Ms. Joseph asked if she has spoken to the neighbors.

Ms. Joseph responded that she spoke to the resident #4 on the notification list who had no objection.

Mr. Eddie Garza, resident #6 on the notification list, was concerned with having to maintain the alley and would be okay with the abandonment as he could maintain his portion.

Chair Stribling closed public comment.

Commissioner Jackson made a Motion to recommend APPROVAL of the proposed abandonment and vacation of a 15-foot wide by 400-foot long, 0.137-acre (6,000-square foot) public alley, specifically located between Lots 1-16 within Block 38 of the Lake View Addition, subject to four Conditions of Approval as presented. Commissioner Smith seconded the Motion. The Motion passed unanimously 7-0.

City Council - Change of Conditions

The Planning Commission at their January 28, 2019 Meeting approved the following four conditions:

1. Per the Code of Ordinances, Section A9.008, payment per the assessment formula outlined in the fee schedule shall be remitted for all of the abandoned alley right-of-way, should the vacation and abandonment be approved;
2. Verification of the recordation of quit claim deed(s) officially abandoning the City's claim to the entirety of the abandoned alley shall be provided;
3. Submit, obtain approval, and official recording of a subdivision replat absorbing all of the abandoned right-of-way into adjacent lot(s) meeting all requirements of the Land Development and Subdivision Ordinance within 18 months of City Council's decision; and,
4. The applicant shall provide as part of the replat an unobstructed utility easement to the satisfaction of AEP and Frontier Communications for all present and future utilities, or pay to reroute these lines.

After the Planning Commission Meeting, the applicant's engineer contacted City Staff about an exemption from platting requirements given that most of the lots are owned by separate ownership, and there are no known plans to develop any of the lots. The Planning Division concurs and is hereby recommending the removal of the plat requirement (Condition #3 above) and requiring the easement separately and not part of a plat. The new recommendations will now have 3 conditions instead of 4 as written below, with some minor changes as per the City Attorney's Office.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the proposed abandonment and vacation of a 15-foot wide by 400-foot long, 0.137-acre (6,000-square foot) public alley; generally located south of East 44th Street; west of Bonham Street; north of East 43rd Street; and east of Bowie Street; more specifically located between Lots 1-16 within Block 38 of the Lake View Addition, **subject to three Conditions of Approval:**

1. Prior to delivery of any quitclaim deed for recording, conveyances of the entire alley right-of-way to be abandoned must be accepted by adjoining property owners in proportion to their interests or any combination thereof as consented to by such property owners, by depositing with the Planning Director the fees required as set forth at Subsection 4.2 hereof within 180 days of the day of adoption of this ordinance.
2. Full payment pursuant to the assessment formula outlined in Section A9.0008 of Appendix "A" Fee Schedule of the Code of Ordinances shall be remitted to the Director of Planning for all of the abandoned alley right-of-way, plus recording fees.
3. City quitclaim deeds shall reserve unto City a utility easement for the full width and length of the abandoned alley right of way.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Alley Abandonment Exhibit
Photographs
Response Letters
Applicant Letter
Application



Alley Abandonment Case File

Joseph

Council District: Tom Thompson (SMD#2)

Neighborhood: Lake View

Scale: 1" approx. = 100 ft

15' x 400' alley in Block 38, Lake View Addition

Legend

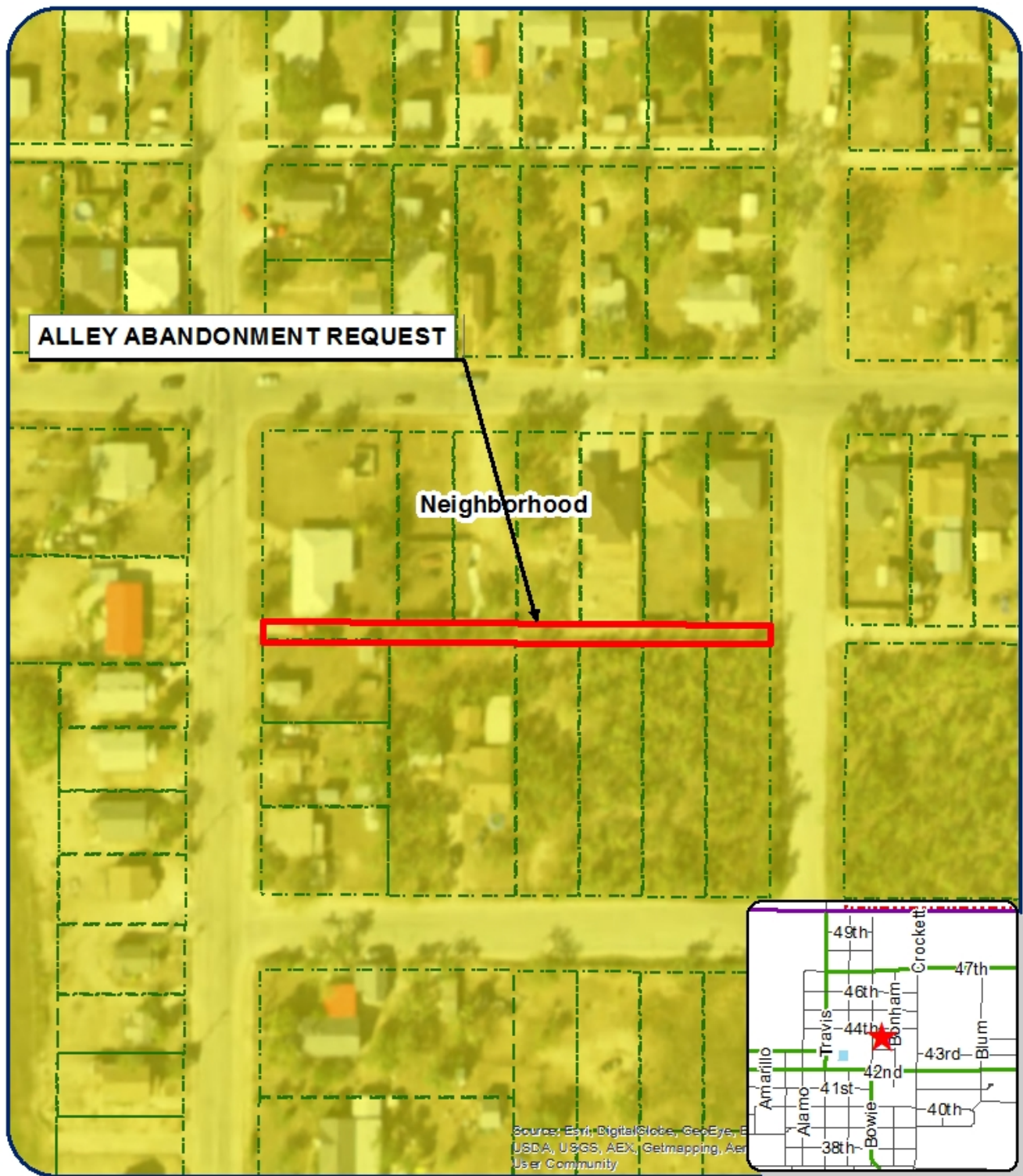
Subject Properties: —

Current Zoning: RS-1

Requested Zoning Change: N/A

Vision: Neighborhood





Alley Abandonment Case File

Joseph

Council District: Tom Thompson (SMD#2)

Neighborhood: Lake View

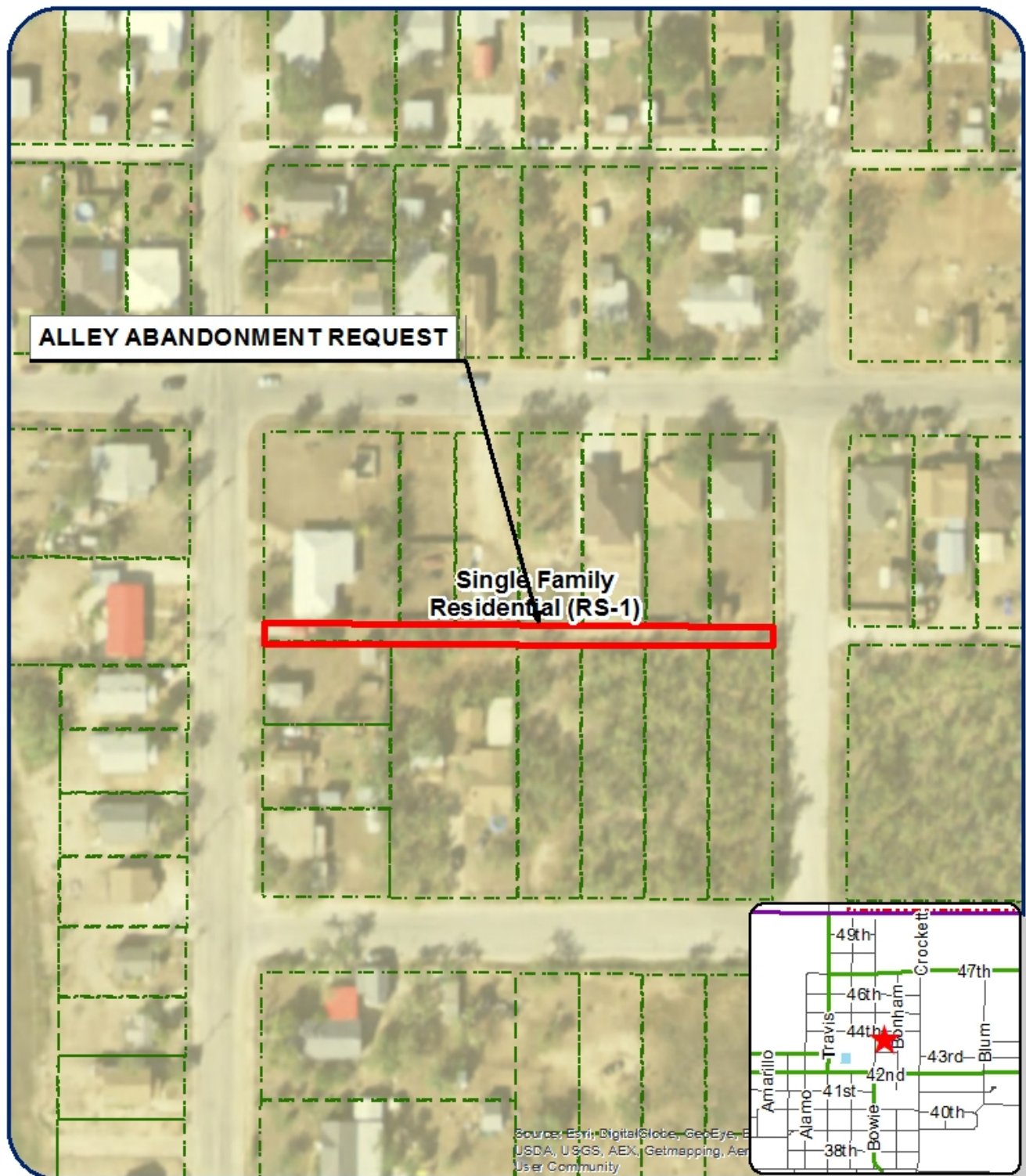
Scale: 1" approx. = 100 ft

15' x 400' alley in Block 38, Lake View Addition

Legend

Subject Properties: —
 Current Zoning: RS-1
 Requested Zoning Change: N/A
 Vision: Neighborhood





Alley Abandonment Case File

Joseph

Council District: Tom Thompson (SMD#2)

Neighborhood: Lake View

Scale: 1" approx. = 100 ft

15' x 400' alley in Block 38, Lake View Addition

Legend

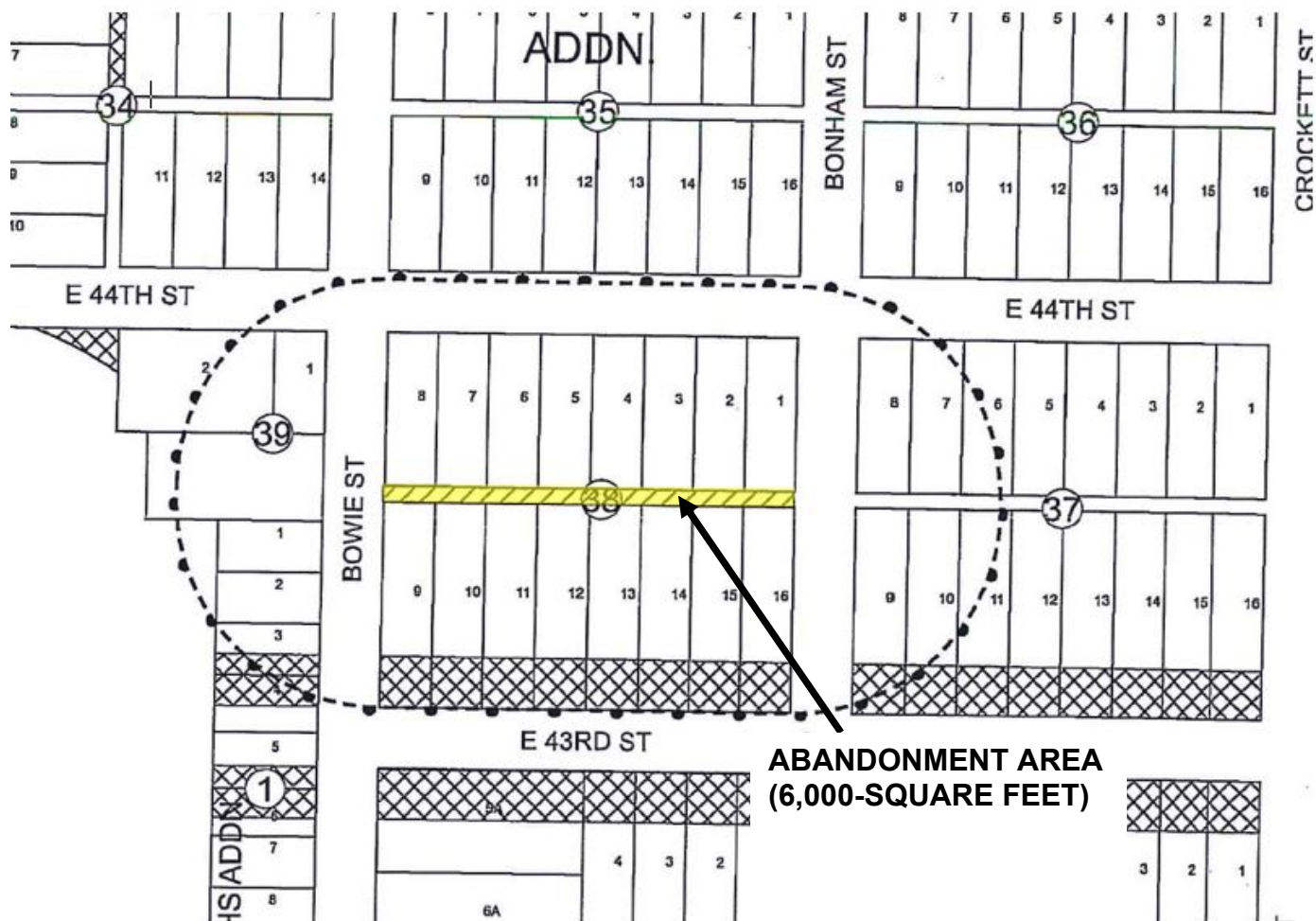
Subject Properties: —

Current Zoning: RS-1

Requested Zoning Change: N/A

Vision: Neighborhood





Photos of Site and Surrounding Area

LOOKING EAST DOWN ALLEY



LOOKING WEST DOWN ALLEY



SEPARATE ALLEY TO EAST



CLOSE-UP OF ALLEY LOOKING EAST



LOOKING NORTH ON BOWIE ST



LOOKING SOUTH ON BOWIE ST



TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU
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) Good Neighbor

NAME: Kenneth Ray Griffen Sr

ADDRESS: 4304 Bowie St
San Angelo, Tx 76903

SIGNATURE: Kenneth Ray Griffen

Alley Abandonment Request – Block 38, Lake View Addition
Applicant: Ms. Anne Joseph

Property owner number: 7

If you have any questions about these proceedings, please call Jeff Fisher, Senior Planner,
with the City of San Angelo's Planning Division at 325-657-4210, Extension 1550. 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒)

IN FAVOR

(☐)

IN OPPOSITION

REASON(S) _____

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Street Right-of-way Abandonment: King Mill Drive and Wedgewood Court

Property owner number: 7

If you have any questions about these proceedings, please call Hillary Bueker, Senior Planner, with the City of San Angelo's Planning Division at (325) 657-4210 Ext 1547 or at hillary.bueker@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) I strongly oppose the proposed alley
right of way between lots 1-16 within Block 38 of
the Lakeview Addition. Eventhough traffic doesn't
run through our back alley, we have been faced with
burglary from our backyard. Also, we have had to deal
with Lakeview students hiding in our back alley and
smoking cigarettes. It is an inconvenience to me as
it is now, having to deal with burglars and smoking
students. I feel that if the alley becomes a right of way,
students and just the public in general will be speeding
through the alley, like they already do on 44th st where the posted
speed is 30 mph, but everyone speeds through it making it dangerous
for our families and children.

NAME:

Silvia Landeros

ADDRESS:

709 E. 44th Street

San Angelo, TX 76903

SIGNATURE:

Silvia Landeros

Alley Abandonment Request – Block 38, Lake View Addition
Applicant: Ms. Anne Joseph

Property owner number: 11

If you have any questions about these proceedings, please call Jeff Fisher, Senior Planner, with the City of San Angelo's Planning Division at 325-657-4210, Extension 1550. The Planning Division staff may also be reached by email at jeff.fisher@cosatx.us.

This is to share my concerns for both the continuing safety of the residents at 4314 Bowie, as well as the continuing safeguarding of the property at said residential address.

Working with the understanding that an area running adjacent to my home has always been designated as an active alley, I would expect that all codes were properly met when my house was built in 1960. As time passes, however, various new safety concerns are addressed in new or updated codes and the safety concern addressing the proximity of an active street or alleyway to the wall of a residence, and, any major gas or electric connections which have been established are of primary concern to me and are among the aspects which I ask for help with ensuring ongoing safety of residents and integrity of property at 4314 Bowie Street.

The south wall of my house has windows and a door, and, at its southernmost positioning, the wall is less than 5' to the alleyway/property line. When one steps out of the kitchen, one would be within arms-length of any vehicle that might be traversing the alleyway.

Furthermore, the electric and gas hook-ups are between the southernmost wall and the property line for the alleyway, making the gas meter less than 4' from the alleyway property line, and, the electric meter approximately 4 ½' from the said line.

The sewer line from the house is made of "orangeburg" and runs down the alleyway, evidently having been protected over the years, however, by a rose bush which has draped over the fenceline since long before I moved into the house in 2011, thereby preventing any traffic from running over that part of the length of the alley. If the bush is cut back, that protection will no longer be afforded to it.

	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): <u>Anne Joseph</u>		
☒ Owner ☐ Representative (Affidavit Required)		
P.O. Box 3083	San Angelo	Texas 76902-3083
Mailing Address	City	State Zip Code
(325) 655-1061	annejoseph12345@yahoo.com	
Contact Phone Number	Contact E-mail Address	
N/A	San Angelo	Texas 76903
Subject Property Address	City	State Zip Code
SUBD: LAKEVIEW ADDITION, BLK: 38, ALLEYWAY		
Legal Description (can be found on property tax statement or at www.tamarencsd.com)		
Lot Size: <u>15' X 400' (alley width x alley length)</u> Zoning: <u>RS-1</u>		
Section 2: Site Specific Details		
Subdivision Name: <u>Lakeview Addition</u>		
Lots and/or Blocks Affected*: <u>Block: 38 alleyway</u>		
General Description of Location*: <u>Block 38 in north San Angelo's Lakeview Addition is the first block due east of Lakeview's stormwater retention pond, and, it is the second block due west of Lake View High School. The area designated as an alleyway in 1908 runs east/west, measuring 15' x 400'.</u>		
Reason for Abandonment*: <u>#1) The status quo of the designated alleyway in Block 38 is one wherein it is not being used, nor has it been used, for through (vehicular) traffic.</u>		
<u>#2) The west end of the designated alleyway has a</u> <u>house built in 1960 (the address is 4314 Bowie) which has its OWN sewer line (made of</u> <u>Orangeburg pipe) running down what turns out to be the west end of the designated alleyway. In</u> <u>addition, there is a water spigot running city water for the house which is situated in the very</u> <u>alleyway in question. Further, on the south end of the house there are windows and the kitchen</u> <u>door which give on to the "alleyway," making for a potentially hazardous situation for residents of</u> <u>4314 Bowie IF the status quo is disrupted, and also, whereas the south wall of the house is</u> <u>LESS THAN 5' from the designated alleyway property line, so too are the gas meter, gas line, and,</u> <u>the electric meter, ALL of which are positioned between the south wall and the designated alley-</u> <u>way's property line.</u>		
<u>#3) ALLEY ABANDONEMENT SEEMS TO BE THE ONLY WAY TO LEGALLY</u> <u>MAINTAIN THE STATUS QUO WHICH CURRENTLY PROTECTS THE INTEGRITY OF</u> <u>PROPERTY AND THE SAFETY OF RESIDENTS AT 4314 BOWIE STREET.</u>		

Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

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.

18 December 2018

Date

Anne Joseph

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: 12/18/2018

Non-Refundable Fee: \$525.00

Receipt #: 82101

Date paid: 12/18/2018

Date of hearing by Planning Commission: 1/28/2019

Date of hearing by City Council: 2/19/2019

Reviewed/Accepted by: Jeff Fisher

AN ORDINANCE PROVIDING FOR ABANDONMENT AND VACATION OF A 15-FOOT WIDE, 0.137-ACRE (6,000-SQUARE FOOT) PUBLIC ALLEY RIGHT-OF-WAY RUNNING EAST/WEST BETWEEN BONHAM AND BOWIE STREETS, NORTH OF EAST 43RD STREET AND SOUTH OF EAST 44TH STREET; AUTHORIZING CONVEYANCE THEREOF BY QUITCLAIM DEED TO ABUTTING PROPERTY OWNERS; AND PROVIDING TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE.

WHEREAS, the City Council of the City of San Angelo, Texas, acting pursuant to law, is of the opinion that a 15-foot wide, 0.137-acre (6,000-square foot) public alley right-of-way running east/west between Bonham and Bowie streets; north of East 43rd Street and south of East 44th Street; located adjacent to Lots 1-16 within Block 38 of the Lake View Addition, Tom Green County, Texas, is no longer needed for public use and therefore deems it advisable to abandon said portion of alley right-of-way; and,

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by conditionally conveying the underlying abandoned public alley to the abutting property owners;

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

SECTION 1: The public street and alley right-of-way located in the City of San Angelo, generally described as a 15-foot wide, 0.137-acre (6,000-square foot) public alley right-of-way running east/west between Bonham and Bowie streets; north of East 43rd Street and south of East 44th Street; located adjacent to Lots 1-16 within Block 38 of the Lake View Addition, Tom Green County, Texas, more particularly described and depicted in **Exhibit “A,”** attached hereto and made a part hereof for all purposes, be and the same is hereby vacated, abandoned and closed insofar as the right, title and easement of the public are concerned, subject to the conditions and restrictions herein set forth.

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

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

SECTION 4: The following conditions precedent to the abandonment shall apply and be part of the consideration for conveyance by quitclaim deed(s) of the underlying tracts of land to owners of abutting properties:

4.1. Prior to delivery of any quitclaim deed for recording, conveyances of the entire alley right-of-way to be abandoned must be accepted by adjoining property owners in proportion to their interests or any combination thereof as consented to by such property owners, by depositing with the Planning Director the fees required as set forth at Subsection 4.2 hereof within 180 days of the day of adoption of this ordinance.

4.2. Full payment pursuant to the assessment formula outlined in Section A9.0008 of Appendix "A" Fee Schedule of the Code of Ordinances shall be remitted to the Director of Planning for all of the abandoned alley right-of-way, plus recording fees.

4.3. City quitclaim deeds shall reserve unto City a utility easement for the full width and length of the abandoned alley right of way.

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: Upon confirmation from the Planning Director of compliance with conditions hereinabove set forth, the City Clerk is hereby authorized and directed to certify a copy of this adopted Ordinance for recordation in the Official Real Property Records of Tom Green County, Texas, wherein the tracts of land are located.

INTRODUCED on the **19th day of February 19, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **5th day of March 2019**.

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

For the abandonment of a 6,000-Square Feet Alley located in Block 38 of the Lake View Addition, duly recorded with the Tom Green County Clerk on May 10, 1910, more particularly described by metes and bounds as follows:

Beginning at the southwest corner of Lot 8 of said Block 38 of the Lake View Addition;

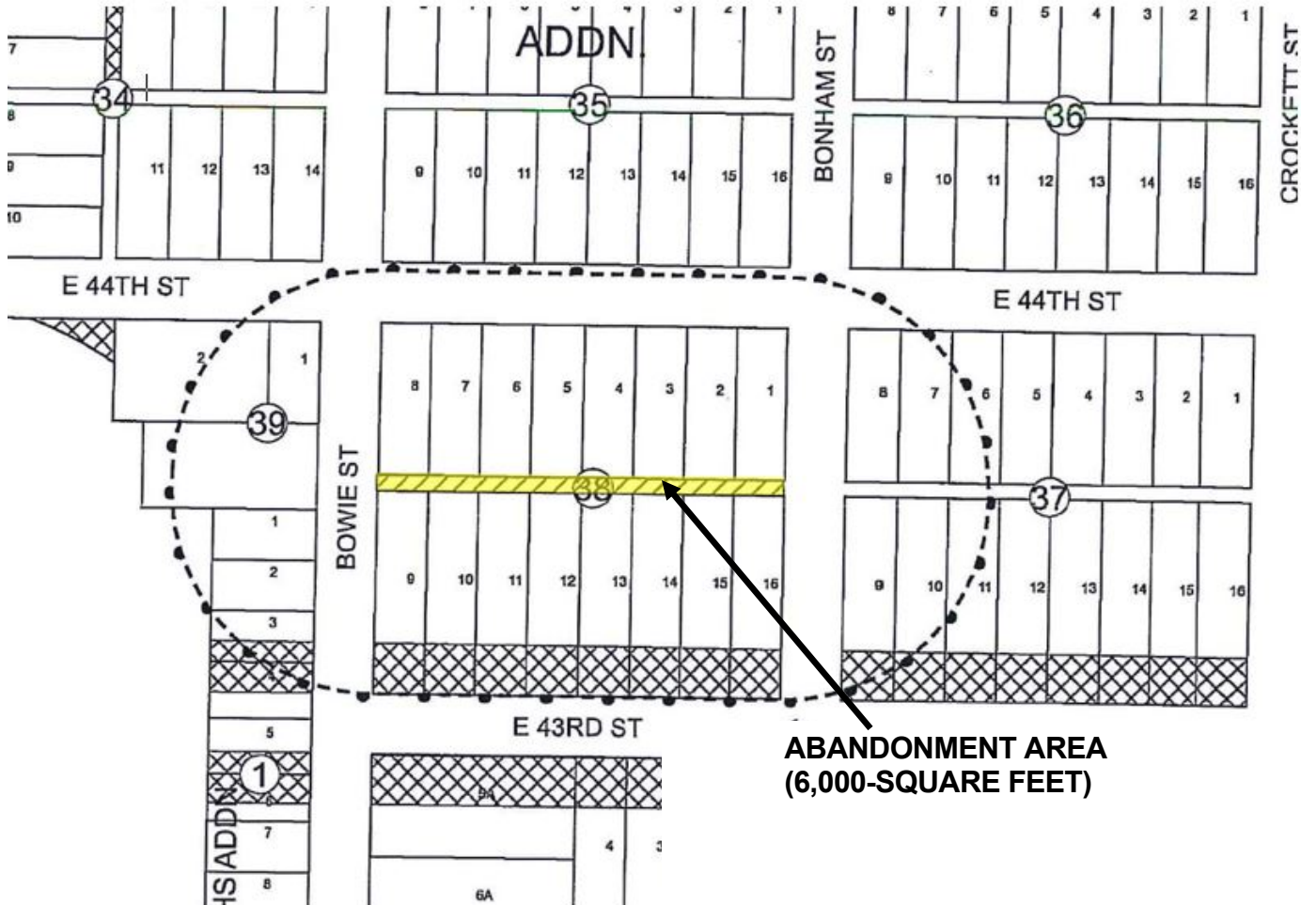
Thence extending east 400 feet to the southeast corner of Lot 1 of said Block 38 of the Lake View Addition;

Thence extending south 15 feet to the northeast corner of Lot 16 of said Block 38 of the Lake View Addition;

Thence extending west 400 feet to the northwest corner of Lot 9 of said Block 38 of the Lake View Addition;

Thence extending north 15 feet to the place of beginning and containing an area of 6,000-Square Feet.

Exhibit "A"
SURVEY PLAN



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Allison Strube, Water Utilities Director, Water Utilities, 325-657-4209

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

Consider awarding contracts for services related to the Hickory Groundwater Expansion project and potential funding from Texas Water Development Board and authorizing the City Manager to execute any related documents (Presentation made by Water Utilities Director Allison Strube)

1. RFP WU-02-19 Bond Counsel to McCall, Parkhurst, & Horton LLP
2. RFP WU-03-19 Financial Advisor to Specialized Public Finance Inc.
3. RFQ WU-04-19 Engineering Services for Water System Improvements to Enprotec / Hibbs & Todd

Summary/History:

WU-02-19 / Bond Counsel: The City of San Angelo solicited Request for Proposals (RFPs) and Statement of Qualifications (SOQs) from interested qualified professionals to provide the following: assist in obtaining loan and to provide legal opinion with respect to assessing the viability of authorizing and issuing evidences of indebtedness by the City for capital financing or refinancing; preparation of resolution, indenture or ordinance authorizing and securing the Obligations (the "Ordinance") and other authorizing documents as necessary.

The services to be provided by the Bond Counsel shall include the following duties, as necessary:

- Assist in preparing legal documents in connection with the financing program.
- Render an objective legal opinion with respect to assessing the viability of authorizing and issuing evidences of indebtedness.
- Examine applicable law.
- Prepare the Ordinance and other authorizing documents.
- Consult with the parties to the transaction prior to the issuance of the Obligations.
- Secure Texas Water Development Board (TWDB) and Texas Attorney General approval of the Obligations and the registration of the Obligations by the Comptroller of Public Accounts of the State of Texas.
- Review certified proceedings.
- Undertake such additional duties as deemed necessary to render the opinion with respect to each Obligations issue.

WU-03-19 / Financial Advisor: The City of San Angelo solicited RFPs and SOQs from interested qualified professionals to provide: strategic financial planning; analysis of market conditions; recommended investments of bond proceeds; and provide recommendations to the City for financing through programs established by TWDB.

To provide advice and professional recommendations to the City for various capital financing projects and provide assistance with possible loan, grant or disadvantaged funding through the TWDB. The services to be provided by the Financial Advisor shall include, but are not limited to, the following:

- Direction and coordination of all programs of financing, specifically including preparation and coordination of filing an application with the TWDB for loan or grant assistance.
- Advise the City of current bond market conditions.
- Recommend method of sale of debt instruments.

- Advise publications of forthcoming sales.
- Arrange for reports of independent consultants.
- Recommend as to the advisability of obtaining credit ratings and coordinate preparation and submission of information to rating agencies.
- Coordinate, prepare and submit required information to recognized bond insurance companies for insurance qualification, including for a TWDB loan.
- Coordinate efforts for delivery of debt instruments and preparation and verification of closing figures.
- Maintain liaison with Bond Counsel in preparation of all legal documents.
- Counsel in selection of paying agent/registrar.
- Print all debt instruments.
- Deliver schedule of annual debt requirements on debt instruments.
- Attend meetings as requested.
- Advise of changes in Federal and State laws and regulations.
- Advise on investment of funds as requested.
- Advise and assist in exercising any call and/or refunding.
- Advise and assist in the development of long-range financing plan.
- Provide all financing planning services as requested.
- Testify in litigation as requested.
- Make recommendation on matters of credit enhancement.

WU-04-19 / Professional Services – Engineering Services for Water System Improvements: The City of San Angelo requested submission of SOQs with respect to possible loan and/or loan forgiveness funding through the TWDB to provide for planning, permitting, environmental, design, and construction management phase and other services as necessary associated with the design and construction of water system improvements related to the Hickory Groundwater Project. This RFQ solicited information that will enable the City to determine the highest qualified Engineering Firm that may provide professional engineering services for the planning, design and construction management of a project, or projects that may be funded through the TWDB.

The selected Engineering Firm shall provide timely and professional planning documents, geotechnical investigations, design surveys, construction plans and technical specifications and contract documents, construction staking, operations and maintenance manuals and other specific services as discussed below. It is the intent of this RFQ that a consistent quality of services is provided for all of the project's components.

Financial Impact:

Any contract amount greater than \$50,000 with any one company will be brought back to City Council for approval.

Other Information/Recommendation:

As a result of the rankings and qualifications submitted, the committees are recommending that McCall, Parkhurst, & Horton LLP be awarded as the City of San Angelo's selections for RFP WU-02-19 for Bond Counsel, Specialized Public Finance, Inc. be awarded as the City of San Angelo's selection for RFP WU-03-19 for Financial Advisory, and that Enprotec / Hibbs & Todd, Inc. be awarded as the City of San Angelo's selection for RFQ WU-04-19 for Engineering Services for Water System Improvements.

Attachments:

- | | | |
|----|----------------------------|--------------------------------|
| 1. | WU-02-19 Acknowledgement | WU-02-19 Acknowledgement.pdf |
| 2. | WU-02-19 Ranking Worksheet | WU-02-19 Ranking Worksheet.pdf |

3. WU-02-19 Justification
4. WU-03-19 Acknowledgement
5. WU-03-19 Ranking Worksheet
6. WU-03-19 Justification
7. WU-04-19 Acknowledgement
8. WU-04-19 Ranking Worksheet
9. WU-04-19 Justification

Presentation:

Approvals/Reviews:

Allison Strube
Allison Strube
Theresa James
Anthony Wilson
Candice Blake
Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley



CITY OF SAN ANGELO

RFP Acknowledgment * WU-02-19 / Bond Counsel

January 8, 2019 at 2:00pm

	Proposals Received	City	State
1	Orrick, Harrington, & Sutcliffe LLP	Austin	TX
2	McCall, Parkhurst, & Horton LLP	Dallas	TX
3	Norton Rose Fulbright US LLP	Dallas	TX
4	Locke Lord	Dallas	TX

	Mailed to:	City	State
1	McCall, Parkhurst, & Horton LLP	Dallas	TX
2	Lockelord LLP	Dallas	TX
3	Baker Donelson	Houston	TX
4	Orrick	Austin	TX
5	Greenberg Traurig	Austin	TX

NOTE: Include this form with your Agenda Memo

Ranking Worksheet
RFP Acknowledgment * WU-02-19 / Bond Counsel

Committee Member:		Orrick, Harrington, & Sutcliffe LLP	McCall, Parkhurst, & Horton LLP	Norton Rose Fulbright US LLP	Locke Lord
Category	Max Pts				
Submission Evaluation	100	95	100	95	91
Total Score	100	95.00	100.00	95.00	91.00

Committee Member:		Orrick, Harrington, & Sutcliffe LLP	McCall, Parkhurst, & Horton LLP	Norton Rose Fulbright US LLP	Locke Lord
Category	Points				
Submission Evaluation	100	95	100	92	97
Total Score	100	95.00	100.00	92.00	97.00

Committee Member:		Orrick, Harrington, & Sutcliffe LLP	McCall, Parkhurst, & Horton LLP	Norton Rose Fulbright US LLP	Locke Lord
Category	Points				
Submission Evaluation	100	85	100	80	95
Total Score	100	85.00	100.00	80.00	95.00

Committee Member:		Orrick, Harrington, & Sutcliffe LLP	McCall, Parkhurst, & Horton LLP	Norton Rose Fulbright US LLP	Locke Lord
Category	Points				
Submission Evaluation	100	89	100	89	89
Total Score	100	89.00	100.00	89.00	89.00

Committee Member Summary		Orrick, Harrington, & Sutcliffe LLP	McCall, Parkhurst, & Horton LLP	Norton Rose Fulbright US LLP	Locke Lord
Category	Total Points				
Submission Evaluation	400	364.00	400.00	356.00	372.00
Total Score	400	364.00	400.00	356.00	372.00
Ranking		3	1	4	2

Attach a Written Justification for each company's ranking and forward to Purchasing

NOTE: Attach the Committee Member Summary and the Written Justification to your Agenda Background Memo

Memo

To: Candice Blake, Purchasing Manager

From: Allison Strube, Water Utilities Director

Date: February 11, 2019

Re: Bond Counsel – RFP No. WU-02-19

After reviewing the four proposals and statement of qualifications for the Bond Counsel RFP, the four-member committee (consisting of Allison Strube - Water Utilities Assistant Director, Lance Overstreet – Assistant Water Utilities Director, Tina Dierschke – Finance Director, & Ryan Gaddy – Assistant Finance Director) scored the proposals, reflected below is more detailed information on the scoring of the four proposals.

1. **McCall, Parkhurst, & Horton LLP** – 400 points. McCall provided an expansive list of experience with Texas Water Development Board projects. They also provided that they have a sound financial condition. McCall also has experience and performed work for the City of San Angelo and provided references to echo their experience and qualifications.
2. **Locke Lord** – 372 points. Locke provided a good proposal, but their references were not strongly utility related as this project with Texas Water Development Board will be. It was also lacking a very detailed scope as compared to the top ranking proposal.
3. **Orrick, Harrington, & Sutcliffe LLP** – 364 points. Orrick did not provide a dedicated section to their proposal that highlighted their financial condition; however, they did provide a very detailed list of utility work in their previous work history.
4. **Norton Rose Fulbright US LLP** – 356 points. Norton also did not provide a dedicated section to detailing their financial condition and their references were not strongly utility related.

As a result of the rankings, the committee is recommending that McCall, Parkhurst, & Horton LLP be awarded as the City of San Angelo's selection for RFP WU-02-19 for Bond Counsel.



CITY OF SAN ANGELO

RFP Acknowledgment * WU-03-19 / Financial Advisor

January 8, 2019 at 2:30pm

	Proposals Received	City	State
1	Specialized Public Finance	Dallas	TX
2	Hilltop Securities	Fort Worth	TX

	Mailed to:	City	State
1	Specialized Public Finance Inc.	Dallas	TX
2	Frost	San Antonio	TX
3	Prospera Financial Services	Dallas	TX
4	Municipal Capital Markets	Dallas	TX
5	SAMCO Capital Markets	Plano	TX

NOTE: Include this form with your Agenda Memo

Ranking Worksheet
RFP Acknowledgment * WU-03-19 / Financial Advisor

Committee Member:		Specialized Public Finance	Hilltop Securities
Category	Max Pts		
Submission Evaluation	100	100	97
Total Score	100	100.00	97.00

Committee Member:		Specialized Public Finance	Hilltop Securities
Category	Points		
Submission Evaluation	100	100	98
Total Score	100	100.00	98.00

Committee Member:		Specialized Public Finance	Hilltop Securities
Category	Points		
Submission Evaluation	100	100	95
Total Score	100	100.00	95.00

Committee Member:		Specialized Public Finance	Hilltop Securities
Category	Points		
Submission Evaluation	100	100	95
Total Score	100	100.00	95.00

Committee Member Summary		Specialized Public Finance	Hilltop Securities
Category	Total Points		
Submission Evaluation	400	400.00	385.00
Total Score	400	400.00	385.00
Ranking		1	2

Attach a Written Justification for each company's ranking and forward to Purchasing

NOTE: Attach the Committee Member Summary and the Written Justification to your Agenda Background Memo

Memo

To: Candice Blake, Purchasing Manager

From: Allison Strube, Water Utilities Director

Date: February 11, 2019

Re: Financial Advisor – RFP No. WU-03-19

After reviewing the two proposals and statement of qualifications for the Financial Advisory RFP, the four-member committee (consisting of Allison Strube - Water Utilities Assistant Director, Lance Overstreet – Assistant Water Utilities Director, Tina Dierschke – Finance Director, & Ryan Gaddy – Assistant Finance Director) scored the proposals, reflected below is more detailed information on the scoring of the two proposals.

1. **Specialized Public Finance** – 400 points. SPF provided an extensive list of experience with Texas Water Development Board projects. SPF has experience and performed work for the City of San Angelo and has the capacity to perform work required on this project.
2. **Hilltop Securities** – 385 points. Hilltop provided a great proposal, but ultimately their familiarity with the City of San Angelo was not as extensive as the top ranking proposal.

As a result of the rankings, the committee is recommending that Specialized Public Finance be awarded as the City of San Angelo's selection for RFP WU-03-19 / Financial Advisor.



CITY OF SAN ANGELO

RFQ Acknowledgment * WU-04-19 / Professional Services - Engineering Services for Water System Improvement
January 8, 2019 at 3:00pm

	Proposals Received	City	State
1	Enprotec/ Hibbs & Todd	Abilene	TX
2	Jacob Martin	Abilene	TX
3	LNV	San Antonio	TX
4	Arredondo, Zepeda, & Brunz, LLC	Dallas	TX

	Mailed to:	City	State
1	Alan Plummer Associates, Inc.	Fort Worth	TX
2	WSP USA	Austin	TX
3	Walker Partners, LLC	Austin	TX
4	LNV, Inc.	San Antonio	TX
5	Enprotec / Hibbs & Todd, Inc.	Abilene	TX
6	CDM Smith	Fort Worth	TX
7	Carollo Engineers, Inc.	Dallas	TX
8	Freese and Nichols, Inc.	Fort Worth	TX
9	PSC	Lubbock	TX
10	Halff Associates, Inc.	Fort Worth	TX
11	KSA Engineers	San Angelo	TX
12	Centurion	San Angelo	TX
13	RW Harden & Associates	Austin	TX
14	RS&H	San Angelo	TX

	No Bid Reply:	City	State
	Halff Associates, Inc.	Fort Worth	TX
	Carollo Engineers, Inc.	Dallas	TX

NOTE: Include this form with your Agenda Memo

Ranking Worksheet
RFQ Acknowledgment * WU-04-19 / Professional Services - Engineering Services for Water System Improvements

Committee Member:		Enprotec/ Hibbs & Todd	Jacob Martin	LNV	Arredondo, Zepeda, & Brunz, LLC
Category	Max Pts				
Submission Evaluation	100	96	85	90	88
Total Score	100	96.00	85.00	90.00	88.00

Committee Member:		Enprotec/ Hibbs & Todd	Jacob Martin	LNV	Arredondo, Zepeda, & Brunz, LLC
Category	Points				
Submission Evaluation	100	100	91	95	93
Total Score	100	100.00	91.00	95.00	93.00

Committee Member:		Enprotec/ Hibbs & Todd	Jacob Martin	LNV	Arredondo, Zepeda, & Brunz, LLC
Category	Points				
Submission Evaluation	100	99	92	95	85
Total Score	100	99.00	92.00	95.00	85.00

Committee Member Summary	Total Points	Enprotec/ Hibbs & Todd	Jacob Martin	LNV	Arredondo, Zepeda, & Brunz, LLC
Category					
Submission Evaluation	300	295.00	268.00	280.00	266.00
Total Score	300	295.00	268.00	280.00	266.00
Ranking		1	3	2	4

Attach a Written Justification for each company's ranking and forward to Purchasing

NOTE: Attach the Committee Member Summary and the Written Justification to your Agenda Background Memo

Memo

To: Candice Blake, Purchasing Manager

From: Allison Strube, Water Utilities Director

Date: February 11, 2019

Re: Professional Services - Engineering Services for Water System Improvements – RFQ
No. WU-04-19

After reviewing the four qualification submittals for the Engineering Services for Water System Improvements RFQ, the three-member committee (consisting of Allison Strube - Water Utilities Assistant Director, Lance Overstreet – Assistant Water Utilities Director, & Russell Pehl – City Engineer) scored the submittals, reflected below is more detailed information on the scoring of the four proposals.

1. **Enprotec / Hibbs & Todd, Inc.** – 295 points. Enprotec provided a very detailed project description and overview, highlighting their familiarity with the City of San Angelo. Enprotec also provided a robust list of water system improvement projects that have been performed through Texas Water Development Board funding. Enprotec also demonstrated in their proposal that they have the capacity and experience to perform this work for the City of San Angelo.
2. **LVN, Inc.** – 280 points. LVN provided a good submittal highlighting their experience on well field jobs; however, they have not performed any water system improvements for the City of San Angelo and are not as familiar with the City's system the top ranking proposal.
3. **Jacob Martin** – 268 points. Jacob Martin provided a detailed list of projects performed under the Texas Water Development Board, but most jobs were small amounts. This firm is also currently involved in litigation or arbitration based on their work.
4. **Arredondo, Zepeda, & Brunz, LLC** – 266 points. As the submittals ranked directly above, Arredondo also does not have experience or a work history with the City of San Angelo. In their proposal they stated they have a 48 month backlog and most of the utility experience appeared to be performed by their sub-consultants.

As a result of the rankings, the committee is recommending that Enprotec / Hibbs & Todd, Inc. be awarded as the City of San Angelo's selection for RFQ WU-04-19 for Engineering Services for Water System Improvements.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: February 19, 2019

Item type: Regular Item

Caption:

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

Summary/History:

Sales Tax Revenue has performed as follows this fiscal year:

October - an increase of 1.98%

November - an increase of 13.63%

December - an increase of 21.88%

January - an increase of 4.94%

February - a decrease of 6.80%

Year to date, revenue is approximately \$556,497 more than budgeted.

Financial Impact:

Sales Tax revenue for fiscal year 2019 is over year-to-date budget by 7.09% and \$556,497 after February 2019 receipts.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------|----------------------------------|
| 1. | 5 February Sales Tax Update | 5 February Sales Tax Update.pptx |
|----|-----------------------------|----------------------------------|

Presentation:

Tina Dierschke

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Becky Dunn	Approved
Julia Antilley	Final Approval



City Council

February 19, 2019



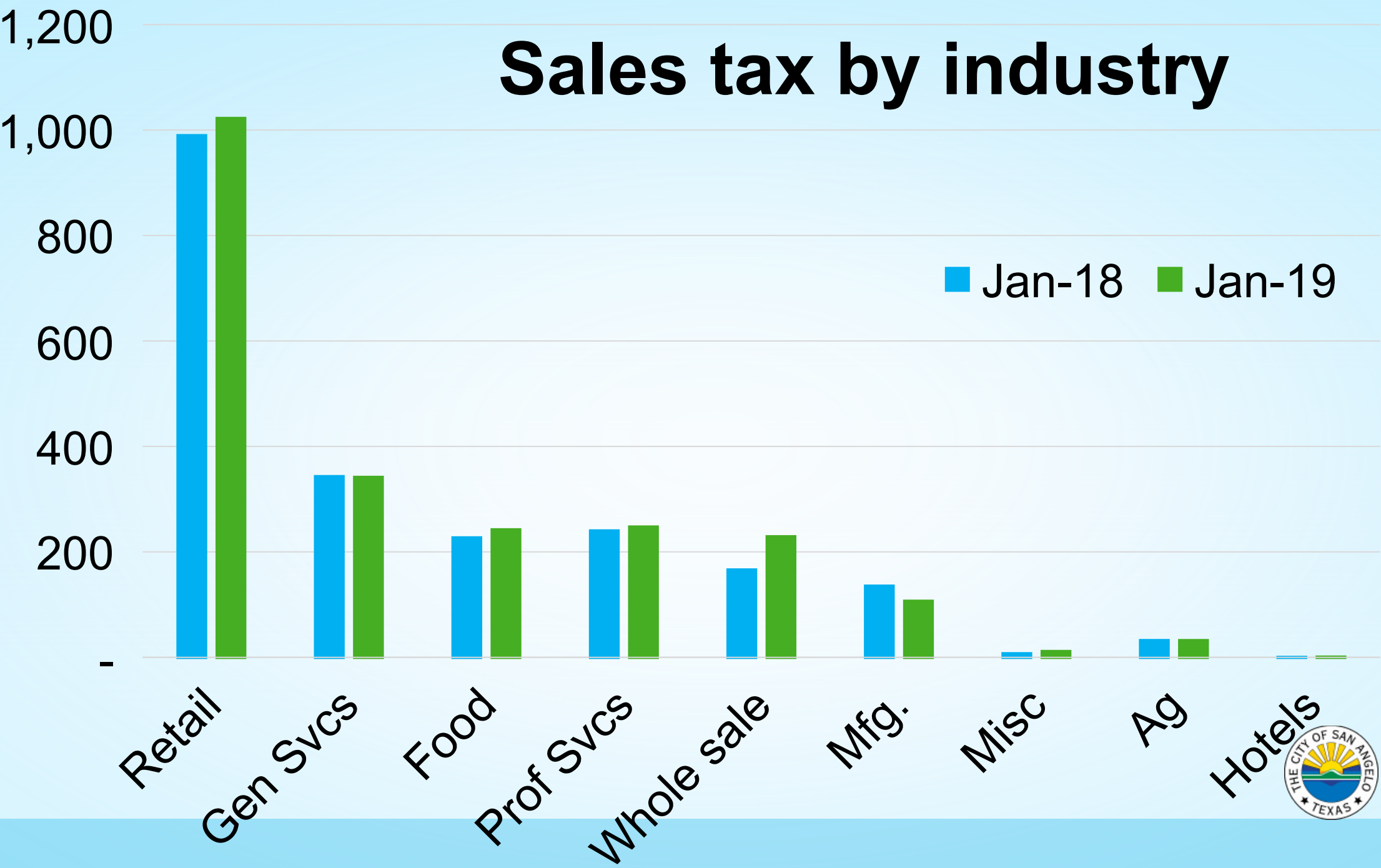
Sales tax revenue

Down 6.80% in February compared with same month in prior year

- Over budget for revenue by \$556,497 year to date



Sales tax by industry





City Council

February 19, 2019



Boards and Commissions application

Save Progress

NOTE: This application is information of public record.

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

1. Personal information *

Name: Burley Smith

Address: [REDACTED]

ZIP code: [REDACTED]

Home/mobile phone: [REDACTED]

Office/mobile phone: [REDACTED]

Resident of San Angelo since (year): July 1996

City Council Single-Member District in which you reside: LANE CARTER #5

Registered San Angelo voter? (yes or no) YES

Occupation/business affiliation: LONE STAR BEEF PROCESSORS

Occupation/business address: 2150 E. 37th Street

Title/position: SENIOR VICE PRESIDENT

Email: [REDACTED]

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

Yes ☒

3. Date * January 13, 2019

4. Applying for:

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

*

- | | |
|--|---|
| ☐ Airport Advisory Board | ☐ Animal Shelter Advisory Committee* |
| ☐ Civic Events Advisory Board | ☐ Civil Service Commission |
| ☐ Construction Board of Adjustments and Appeals* | ☐ Development Corporation |
| ☐ Design and Historic Review Commission* | ☒ Fort Concho Museum Board |
| ☐ Parks and Recreation Advisory Board | ☐ Planning Commission |
| ☐ Public Art Commission* | ☐ Public Housing Authority |

- ☐ Santa Fe Park Commission
☐ Water Advisory Board*

- ☐ Tax Increment Reinvestment Zone Board*
☐ Zoning Board of Adjustment

5. Recommended by:

(Name):

Mark Priest

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

- ☒ Yes
☐ No

7. If so, which criteria?

8. Tell us about yourself.

Education and/or professional licenses:

*B.S. - Texas A&M University
MS University of Missouri - Columbia*

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

Andover City Council - Andover, KS. EARLY 1980'S

Previous municipal experience (positions, dates, where):

N/A

What personal qualifications can you bring to the board?

HAVE BEEN A CITIZEN OF SAN ANGELO SINCE 1996..
HAVE BEEN ASSOCIATED WITH AND ON BOARDS FOR
SOUTHWEST MEAT ASSOCIATION (HALL OF HONOR 2018)
TEXAS BEEF COUNCIL
U.S. MEAT EXPORT FEDERATION

What is your personal vision for the City?

1. Wonderful place to live and raise a family.
2. Disappointed in the street maintenance throughout the city.
3. NEED TO HAVE GOOD WATER CONSERVATION AND/OR RECLAMATION
4. Wish police department would enforce stop sign and traffic signals

Why do you want to serve on this board?

WAS ASKED BY MARK PRIEST

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

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

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

SUBMIT

Save Progress

Page 1 / 1



**APPLICATION FOR
BOARDS and COMMISSIONS**

Name: NEIL TOWNLEY
Address: [REDACTED]
City: San Angelo (unless otherwise noted) Zip: 76905
Phone (Home): [REDACTED] (Office): [REDACTED]
Resident of San Angelo since: 2005 SMD: 1
Are you a registered voter of San Angelo? Yes: X No: [REDACTED]
Occupation / Business Affiliation: AIR FORCE
Occupation / Business Address: GOODFELLOW AFB
Position: CHIEF OF SAFETY
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 Neil Townley 17 JAN 19
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/Apps*
☐ 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 Reinsvmt 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: _____
(see back page for board criteria)

Education and/or Professional Licenses: _____

Current Municipal and Civic Organization Memberships (Positions & Dates): _____

Previous Municipal Experience (Positions, Dates, Where): _____

What personal qualifications can you bring to this board? _____

What is your personal vision for the City? _____

Why do you want to serve on this board? _____

Anything else you would like for us to know? _____

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For Office Use Only:

Appointed by: _____

CiCo Appt/Reappt Date: _____

Term Dates: To _____

From _____

From: info@cosatx.us
To: [Kendrick, Bryan](#); [Antilley, Julia](#)
Subject: City of San Angelo, TX: Boards and Commissions application
Date: Wednesday, February 6, 2019 12:23:26 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

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

Form Name: Boards and Commissions application
Date & Time: 02/06/2019 10:23 AM
Response #: 90
Submitter ID: 31592
IP address: 172.24.96.111
Time to complete: 51 min. , 18 sec.

Survey Details

Page 1

NOTE: This application is information of public record.

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

1. Personal information

Name: Tom Maurer
Address: [REDACTED]
ZIP code: 76901
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since (year): 1989
City Council Single-Member District in which you reside: SMD 6
Registered San Angelo voter? (yes or no) Yes
Occupation/business affiliation: Realtor Scott Allison Real Estate
Occupation/business address: 1151 Knickerbocker RD
Title/position: Realtor
Email: [REDACTED]

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

(o) Yes

3. Date

Feb 6, 2019

4. Applying for:

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

(o) Tax Increment Reinvestment Zone Board*

5. Recommended by:

(Name): Billie DeWitt

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

(o) Yes

7. If so, which criteria?

I am a resident of Tom Green County and San Angelo

8. Tell us about yourself.

Education and/or professional licenses:

3 years of Studies at Penn State University

Retired Principal Engineer at Ethicon Inc a Johnson & Johnson Company (30 Years)

I have a Real Estate Sales Agent License

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

Animal Shelter advisory Committee 2018

Previous municipal experience (positions, dates, where):

Past member Animal Shelter Advisory Committee (2018, and during the time Alvin New was Mayor)

What personal qualifications can you bring to the board?

As a Realtor I have a good knowledge of Real Estate and the need for area beautification and property enhancements to improve the Quality of our City and increase property values!

What is your personal vision for the City?

My vision is for San Angelo to be a thriving and vibrant community that provides our citizens a beautiful, comfortable and safe City to live.

Why do you want to serve on this board?

I love living in San Angelo and I feel that a person needs to be involved in the community in which they live to give back to that community to help to keep San Angelo thriving.

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

My Wife and I have a number of Therapy dogs and enjoy and we enjoy supporting the community with them. Some of the place we take are The Public Library, Angelo State University, West Texas Rehab Summer Camp and a number of senior citizen facilities!

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Thank you,
City of San Angelo, TX

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: info@cosatx.us
To: [Kendrick, Bryan](#); [Antilley, Julia](#)
Subject: City of San Angelo, TX: Boards and Commissions application
Date: Wednesday, September 12, 2018 3:13:46 PM

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

Form Name: Boards and Commissions application
Date & Time: 09/12/2018 1:13 PM
Response #: 87
Submitter ID: 26216
IP address: 172.24.96.111
Time to complete: 9 min. , 39 sec.

Survey Details

Page 1

NOTE: This application is information of public record.

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

1. Personal information

Name: Jon Mark Hogg
Address: [REDACTED]
ZIP code: 76901
Home/mobile phone: [REDACTED]
Office/mobile phone: [REDACTED]
Resident of San Angelo since (year): 1992
City Council Single-Member 5
District in which you reside:
Registered San Angelo voter? (yes or no) Yes
Occupation/business affiliation: Jackson Walker LLP
Occupation/business address: 135 W. Twohig Suite C
Title/position: Partner
Email: [REDACTED]

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

(o) Yes

3. Date

9/12/2018

4. Applying for:

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

(o) Parks and Recreation Advisory Board

5. Recommended by:

(Name): Not answered

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

(o) Yes

7. If so, which criteria?

All

8. Tell us about yourself.

Education and/or professional licenses:

Baylor University B.A. 1988

St. Mary's Law School 1992

Admitted to State Bar of Texas, Federal Court, Fifth Circuit, Supreme Court of the United States

Board certified in labor and employment law by the Texas Board of Legal Specialization

Member American Board of Trial Advocates

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

Masonic Lodge 1260

Be Theatre - President Board of Directors

Previous municipal experience (positions, dates, where):

San Angelo City Council SMD 5 2006-2010

What personal qualifications can you bring to the board?

Experience in municipal government

What is your personal vision for the City?

To continually improve the quality of life for all its citizens, and make it an attractive destination for business and regional tourism.

Why do you want to serve on this board?

To be of service to the community and serve on a board that has a direct impact on the quality of life for the community.

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

Avid hiker, backpacker and a great love of nature

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Thank you,
City of San Angelo, TX

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