



CITY COUNCIL WORKSHOP/REGULAR MEETING

April 17, 2023 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

AGENDA

Steve Fortenberry, Mayor, Ward 3

Michael S. Bancale, Mayor Pro Tem, At-Large – **Vacant**, Council Member, Ward 1

Johnny Stephens, Council Member, Ward 1 – **Johnny Price**, Council Member, Ward 2

Bob Potter, Council Member, Ward 2 – **Erica Bruce**, Council Member, Ward 3

The meeting will be streamed live on the city's website at www.cityofhewitt.com/790/Hewitt-TX-TV.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL MEETING TO ORDER

WORKSHOP AGENDA

1. Briefing and discussion concerning zone change request (Agenda Item 4).
2. Briefing and discussion concerning an update to the City of Hewitt's Strategic Plan 2023-2028.
 - Community Development, Police, and Fire

WORKSHOP ADJOURNMENT

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION(S) AND RECOGNITION(S)

3. Swearing-in Ceremony of Police Chief John McGrath.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic not already scheduled for a public hearing. The Texas Open Meetings Act prohibits the Council from discussing, responding to, or acting on any comments or items not properly posted on the agenda. (Note: Members of the public who wish to speak must complete a “Public Comment Form” and present it to the City Secretary before the meeting.)

PUBLIC HEARINGS AND RELATED ACTION

4. Public hearing and possible action on **Ordinance No. 2023-03** to change the zoning of a portion of the James Sprowl Survey, Abstract 817, 16.572 acres, located at the southwest corner of IH-35 Frontage Road and South Hewitt Drive from R-1 Single-family residential to C-O Outdoor Commercial District.

REGULAR AGENDA ITEMS

5. Approve minutes of the City Council Workshop/Regular Meeting of April 3, 2023.
6. Briefing and discussion concerning Financial Statements ending March 31, 2023.
7. Discussion and possible action on approval of the Quarterly Investment Report for the quarter ending March 31, 2023.
8. Discussion and possible action regarding the Waco Metropolitan Planning Organization (MPO) annual contribution.
9. Briefing and discussion concerning an update to the City of Hewitt's Strategic Plan 2023-2028 (continued discussion from Workshop, if needed).

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board located in front of City Hall on April 12, 2023, by 5:00 PM.

CITY OF HEWITT

Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the American with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with handicap parking available at the front of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting by calling the City Secretary at 254.296.5602 or by fax at 254.666.6014.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: April 17, 2023

AGENDA ITEM #: 4.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and possible action on **Ordinance No. 2023-03** to change the zoning of a portion of the James Sprowl Survey, Abstract 817, 16.572 acres, located at the southwest corner of IH-35 Frontage Road and South Hewitt Drive from R-1 Single-family residential to C-O Outdoor Commercial District.

STAFF RECOMMENDATION/ITEM SUMMARY:

Kirby Smith Machinery, KSMI Properties LLC submitted a request to change the zoning designation of a portion of the tract that is shown in the attached from R-1 Single-family to C-O Outdoor Commercial District. The tract in question is currently zoned R-1 and C-O and they are requesting that the R-1 portion of the tract be rezoned to C-O so that the entire tract is Zoned C-O. The Planning and Zoning Commission met on Tuesday, April 4, 2023, to consider the request. After a public hearing and deliberation, the Planning & Zoning Commission recommended approval of the request as submitted, by a vote of 6 to 0.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval **Ordinance 2023-03** rezoning property known as a portion of James Sprowl Survey Abstract 817, being a 16.572 acre tract located at the southwest corner of IH-35 Frontage Road and South Hewitt Drive from R-1 Single-family residential to C-O Outdoor Commercial District.

ATTACHMENTS:

1. PZ Minutes 04042023
2. Zoning Packet 04042023
3. KSMI vicinity map
4. Rezone ordinance -Kirby Smith R-1 to C-O
5. Exhibit A

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 4, 2023 – 6:00PM

Members Present: Chairman Walt Peterson, Travis Bailey, Brian Dalrymple, Bobby Drake, Paul Lasater

Members Absent: Dustin Crawford, Mike Hix

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary

1. **Call Planning and Zoning Commission Meeting to order.** *Chairman Walt Peterson called the meeting to order at 6:07PM.*
2. **Consider approval of minutes for the August 2, 2022 Planning and Zoning Commission regular meeting.** *A motion was made by Paul Lasater, seconded by Travis Bailey, to approve the minutes as submitted but allow for corrections. All five in favor, motion passed.*
3. **Public Hearing: Consider a request of Kirby Smith Machinery, KSMI Properties LLC, to rezone a portion of James Sprowl Survey, Abstract 817 16.572 acres, located at the southwest corner of I-35 Frontage Road and South Hewitt Drive, from R-1 Single Family Residential District to C-O Outdoor Commercial District.** *Public Hearing opened at 6:08PM; Korey Smith, a representative from Walker Partners was present, but no questions were asked of him. Tracy Lankford spoke stating that approximately half of the property was currently zoned for outdoor commercial and that they were requesting that the remainder of the tract be zoned the same. Staff recommends approval of the rezone request as presented. Public Hearing closed at 6:10PM.*
4. **Discussion and possible action: Consider a request of Kirby Smith Machinery, KSMI Properties LLC, to rezone a portion of James Sprowl Survey, Abstract 817 16.572 acres, located at the southwest corner of I-35 Frontage Road and South Hewitt Drive, from R-1 Single Family Residential District to C-O Outdoor Commercial District.** *A motion was made by Travis Bailey, seconded by Brian Dalrymple, to recommend approval of rezone request. All five in favor, request to go before City Council on April 17, 2023.*
5. **Adjourn.** *A motion was made by Travis Bailey, seconded by Paul Lasater, to adjourn meeting. All five in favor, meeting adjourned at 6:12PM.*

Chairman

Date Approved

Brittney Cantu, City of Hewitt Zoning Secretary



City of Hewitt

**Application for Amendment of the Zoning Ordinance
To the Planning & Zoning Commission and the City Council**

Legal Description of Property:

16.572 acres located in the James Sprowl Survey, Abstract 817 in the City of Hewitt, McLennan County, Texas

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

SWQ of I-35 frontage and South Hewitt Drive, Hewitt, TX

Zoning Change From R-1 to C-O

Please describe the interest in property:

KSMI Properties, LLC is currently under contract as for with Seller, Warren Brothers Farms, LLC to purchase land for Kirby Smith Machinery, a heavy equipment rental, sales and service center. They have several ocations across the SW region

Existing Building(s) on Property: N/A

Total sq. ft. of all buildings on property: N/A

Please provide the following recording information and a copy of the document (s) listed below with this application:

Ownership (deed): Doc. #/MCC No. Volume 1038, Page 581 (Vesting Deed)

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule):

April 4, 2023

The rezoning application must be completed along with the following required information:

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request.
2. 1 PDF and 1 hard copy of plat in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit 1 copy of building plans, if existing building(s) exist.
4. Non-refundable application fee (see Fee Schedule).
5. Application, fee, documents, etc., in completed form must be submitted to the Planning Department before or no later than 12:00 noon on the deadline date (see Meeting Schedule).

I attest that the above information is true and correct to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning & Zoning Commission hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing, the Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning & Zoning Commission and the City Council.

I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Warren Brothers Farms c/o Robert McCollum Phone No. (214) 957-9694
Mailing Address: 2724 Redate City: OK State: TX
Email Address: mccollumprop@aol.com
Signature of Property Owner: [Signature] Date: 2-27-2023

Name of Applicant/Representative David Baker Phone No. 405-520-4020
Mailing Address: 6715 W. Reno Avenue City: Enid State: OK 73127
Email Address: david.baker@kirby-smith.com
Signature of Applicant/Representative: [Signature] Date: 2/27/2023

City of Hewitt
Planning & Zoning Commission
103 N. Hewitt Drive
Hewitt, TX 76643

This letter is in regards to a zoning application in the City of Hewitt for a 16.572 acre site that Kirby Smith Machinery (KSMI Properties, LLC) has contracted for, out of a larger 141.803 tract owned by Warren Brothers Farms, LLC.

Warren Brothers Farms, LLC authorizes KSMI Properties, LLC to proceed with the City of Hewitt on a zoning application for the attached and referenced property.

WARREN BROTHERS FARMS, LLC

By: Peggy Sumner
Peggy Sumner

Its: Manager

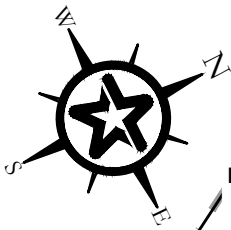
By: Ann Hightower
Ann Hightower

Its: Manager

NANCY BURWELL SURVEY
ABSTRACT 88
MCLENNAN COUNTY, TEXAS

JAMES SPROWL SURVEY
ABSTRACT 817
MCLENNAN COUNTY, TEXAS

WARREN BROTHERS FARMS, LLC
M.C.C.D. 2015032867, M.C.C.D. 2015032868,
M.C.C.D. 2015032869, M.C.C.D. 2015032870,
M.C.C.D. 2015032871 AND M.C.C.D. 2015032872
ALL OF THE O.P.R.M.C.T.



N 26°25'48" E - 832.78'

D.R.M.C.T. = DEED RECORDS MCLENNAN COUNTY, TEXAS

M.C.C.D. = MCLENNAN COUNTY CLERK'S DOCUMENT

O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MCLENNAN
COUNTY, TEXAS

○ = 1/2" IRON ROD WITH CAP STAMPED
"WALKER PARTNERS" SET

● = 1/2" IRON ROD WITH CAP STAMPED
"WALKER PARTNERS" FOUND
(UNLESS NOTED OTHERWISE)

16.572 ACRES
(BY THIS SURVEY)

CITY OF WACO, TEXAS
1.528 ACRE PERMANENT UTILITY
EASEMENT
M.C.C.D. 2010029360
O.P.R.M.C.T.

20' WIDE UTILITY EASEMENT
M.C.C.D. 2021048988
O.P.R.M.C.T.

CITY OF WACO, TEXAS
1.528 ACRE SEWER AND
WATERLINE EASEMENT
M.C.C.D. 2010029360
O.P.R.M.C.T.

S 63°34'12" E - 900.00'

CITY OF HEWITT, TEXAS
1.174 ACRE SEWER AND WATER
EASEMENT
M.C.C.D. 2010018617
O.P.R.M.C.T.

REMAINDER OF
MCLENNAN COUNTY
CALLED 9.610 ACRES
VOLUME 1403, PAGE 739
D.R.M.C.T.

STATE OF TEXAS
PARCEL 25
CALLED 6.048 ACRES
M.C.C.D. 2011031931
O.P.R.M.C.T.

FIELD NOTE POINT
OF BEGINNING

DISTURBED TxDOT
MONUMENT BEARS
N 17°56'46" E - 1.19'

S 30°13'54" W - 361.64'

STATE OF TEXAS
CALLED 3.470 ACRES
M.C.C.D. 2012008074
O.P.R.M.C.T.

N 26°25'48" E - 221.37'

S 26°25'48" W - 228.70'

+/-1025' TO FM 1695

INTERSTATE HIGHWAY 35
(RIGHT-OF-WAY WIDTH VARIES)

JAMES STEWART SURVEY
ABSTRACT 816
MCLENNAN COUNTY, TEXAS

FIELD NOTES ATTACHED HERETO, MADE A
PART HEREOF AND TITLED:
16.572 ACRES LOCATED IN THE JAMES
SPROWL SURVEY, ABSTRACT 817, IN THE
CITY OF HEWITT, MCLENNAN COUNTY,
TEXAS.

EXHIBIT FOR REZONING OF A 16.572 ACRE TRACT

LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817 IN MCLENNAN COUNTY, TEXAS, AND BEING OUT OF A
REMAINDER OF A CALLED 307.88 ACRE TRACT DESCRIBED IN A DEED TO CLEON K. WARREN AND AGNES ANN
BARNES RECORDED IN VOLUME 1038, PAGE 248, AND IN A DEED TO PEGGY WARREN SUMNER, HOMER CLAY
WARREN, JR., JESSIKA WARREN CLEVELAND AND ANNE HAL WARREN PLEDGER, RECORDED IN VOLUME 1038,
PAGE 581, ALL IN THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, REMAINDER TRACT CONVEYED TO
WARREN BROTHERS FARMS, LLC BY CORRECTION INSTRUMENTS RECORDED IN MCLENNAN COUNTY CLERK'S

DOCUMENTS 2015032867, 2015032868, 2015032869, 2015032870, 2015032871 AND 2015032872

ALL IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

SURVEYED: JANUARY 13, 2023.
RELEASED: FEBRUARY 24, 2023



Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

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 **Walker Partners**
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



REVISIONS

PLAT NO.	A1-2198	DRAFT DATE	02/24/23	FB/PG	N/A
PROJ. NO.	1-03795.01	TAB NO.	N/A	FIELD NOTE NO.	01
DWG. NAME	1-03795ZONING	DRAWN BY	KLS		



823 Washington Ave., Suite 100
Waco, Texas 76701

**16.572 ACRES
LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817
IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 16.572 ACRE TRACT OF LAND LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817, IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AND BEING A REMAINDER OF A CALLED 307.88 ACRE TRACT, DESCRIBED IN DEEDS TO CLEON K. WARREN AND AGNES ANN BARNES RECORDED IN VOLUME 1038, PAGE 248, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND TO PEGGY WARREN SUMNER, HOMER CLAY WARREN, JR., JESSIKA WARREN CLEVELAND AND ANNE HAL WARREN PLEDGER, RECORDED IN VOLUME 1038, PAGE 581, OF THE D.R.M.C.T., SAID REMAINDER TRACT CONVEYED TO WARREN BROTHERS FARMS, LLC BY CORRECTION INSTRUMENTS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENTS (M.C.C.D.) 2015032867, 2015032868, 2015032869, 2015032870, 2015032871 AND 2015032872, ALL IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAID 16.572 ACRES BEING MORE PARTICULARLY SHOWN ON THE ATTACHED ALTA/NSPS LAND TITLE SURVEY DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE 35 (R.O.W. VARIES) AND THE EAST LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT, MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.610 ACRE TRACT DESCRIBED IN A DEED TO MCLENNAN COUNTY RECORDED IN VOLUME 1403, PAGE 739 OF THE D.R.M.C.T., THE NORTHWEST CORNER OF A CALLED 6.048 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED UNDER M.C.C.D. 2011031931 OF THE O.P.R.M.C.T., THE SOUTHWEST CORNER OF A CALLED 3.470 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED UNDER M.C.C.D. 2012008074 OF THE O.P.R.M.C.T., FROM WHICH A DISTURBED TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BEARS N 17°56'46" E - 1.19';

THENCE S 59°24'17" W - 277.01' LEAVING THE R.O.W. LINE OF INTERSTATE 35, WITH THE COMMON LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT AND THE REMAINDER OF THE 9.610 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST LINE OF THE REMAINDER OF THE 9.610 ACRE TRACT AND MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF THE 307.88 ACRE TRACT BEARS S 59°24'17" W - 507.28';

THENCE THROUGH THE INTERIOR OF THE REMAINDER OF THE 307.88 ACRE TRACT THE FOLLOWING SIX CALLS:

- 1) **N 30°35'43" W - 24.83'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN THE NORTH LINE OF A CALLED 1.528 ACRE PERMANENT UTILITY EASEMENT DESCRIBED IN A DEED TO THE CITY OF WACO RECORDED UNDER M.C.C.D. 2010029360 OF THE O.P.R.M.C.T.,
- 2) **N 83°05'49" W - 284.44'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 3) **N 38°05'39" W - 316.10'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 4) **N 86°56'50" W - 164.47'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND MARKING THE END THE NORTH LINE OF SAID EASEMENT IN THE WEST LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT BEARS N 86°56'50" W - 121.56',
- 5) **N 26°25'48" E - 832.78'** LEAVING SAID EASEMENT LINE TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) **S 63°34'12" E - 900.00'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET IN THE PREVIOUSLY MENTIONED WEST R.O.W. LINE OF INTERSTATE 35 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

www.WalkerPartners.com

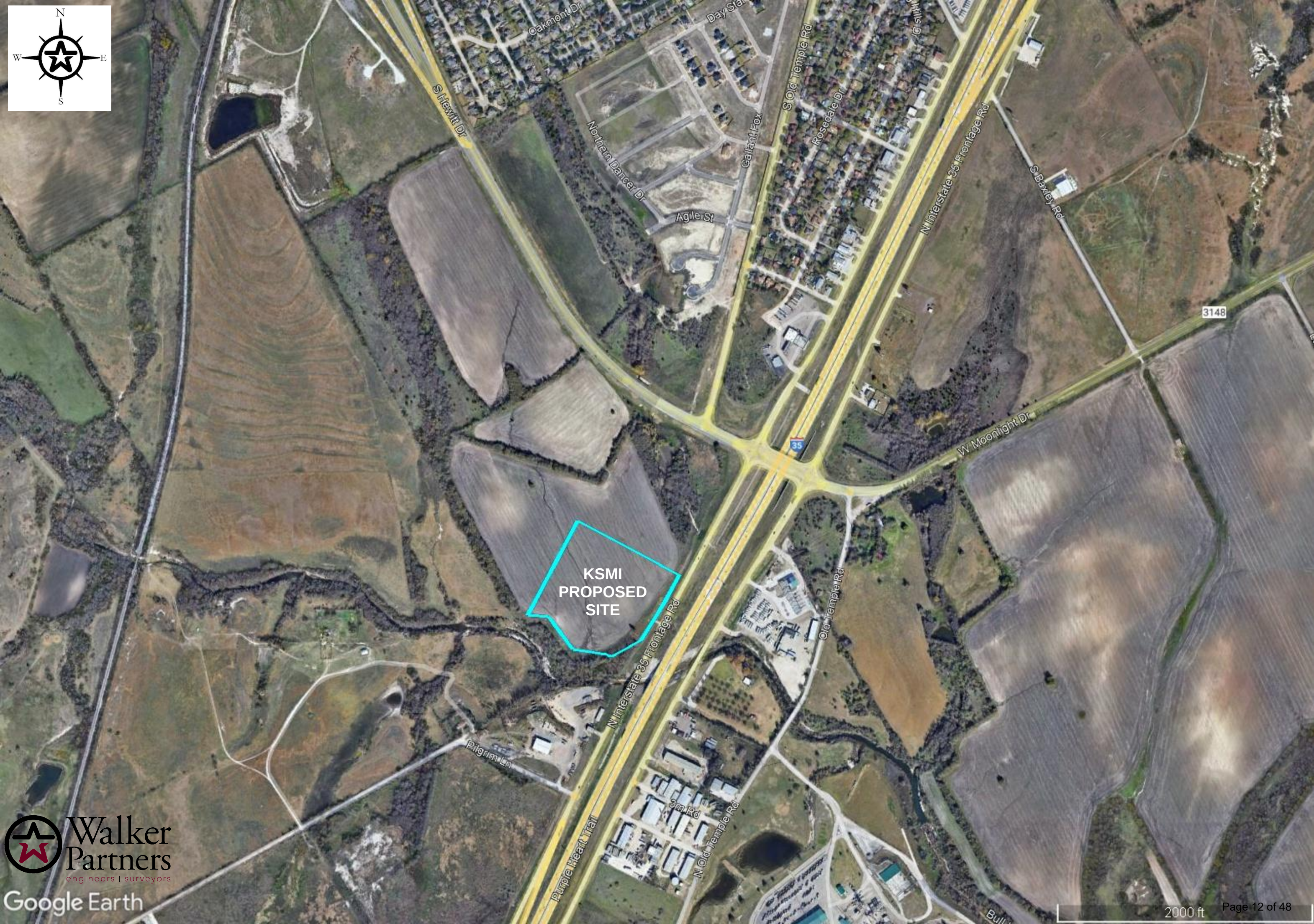
THENCE WITH THE COMMON LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT AND THE R.O.W. LINE THE FOLLOWING TWO CALLS:

- 1) **S 26°25'48" W - 228.70'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 2) **S 30°13'54" W - 361.64'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 16.572 ACRES OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 13, 2023. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645

PROJ NO. 1-03795.00
PLAT NO. B1-0541
FIELD NOTE NO. 01 (16.572 Ac)
MAP CHECKED 02/17/23 KLS





KSMI
PROPOSED
SITE

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 11-15-99 AND ALL AMENDMENTS THERETO, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF HEWITT, TEXAS, CHANGING THE ZONING CLASSIFICATIONS OF THE HEREIN DESCRIBED PROPERTY FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-O OUTDOOR COMMERCIAL DISTRICT PROVIDING FOR PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by Kirby Smith Machinery, KSMI Properties LLC to rezone property known as, a portion of James Prowl Survey, Ab 817, being a 16.572-acre tract located at the southwest corner of IH-35 frontage Rd. and S. Hewitt Dr, Hewitt, McLennan County, Texas, from **R-1 Single Family Residential District to C-O Outdoor Commercial District**

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law, and

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on April 17, 2023, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, April 4, 2023, after due notice in the manner provided by law; and

WHEREAS, a site plan of the proposed development was presented and discussed, and

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending approval of this rezoning request by a unanimous vote; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this rezoning is in accordance with the Comprehensive Land Use Plan and is in the public interest;

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

SECTION ONE. A portion of that certain tract or parcel of land in McLennan County, Texas, known as a portion of James Prowl Survey, Abstract 817, being a 16.572-acre tract located at the southwest corner of IH-35 frontage Rd. and S. Hewitt Dr, from R-1 Single Family Residential District to C-O Outdoor Commercial District.

SECTION TWO. A proposed map of area is shown in Exhibit "A".

SECTION THREE. All ordinances, statutes, restrictions and regulations applicable to this property shall be complied with as well as all zoning restrictions and regulations that are applicable to this property.

SECTION FOUR. That all provisions of the ordinances of the City of Hewitt in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION FIVE. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION SIX. Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION SEVEN. The caption of this Ordinance shall be published within ten (10) days of its passage in a newspaper of general circulation in the City of Hewitt.

SECTION EIGHT. This Ordinance shall become effective ten (10) days after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 17th day of April 2023 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

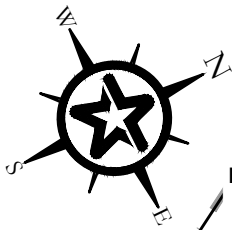
APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

NANCY BURWELL SURVEY
ABSTRACT 88
MCLENNAN COUNTY, TEXAS

JAMES SPROWL SURVEY
ABSTRACT 817
MCLENNAN COUNTY, TEXAS

WARREN BROTHERS FARMS, LLC
M.C.C.D. 2015032867, M.C.C.D. 2015032868,
M.C.C.D. 2015032869, M.C.C.D. 2015032870,
M.C.C.D. 2015032871 AND M.C.C.D. 2015032872
ALL OF THE O.P.R.M.C.T.



N 26°25'48" E - 832.78'

D.R.M.C.T. = DEED RECORDS MCLENNAN COUNTY, TEXAS

M.C.C.D. = MCLENNAN COUNTY CLERK'S DOCUMENT

O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MCLENNAN
COUNTY, TEXAS

○ = 1/2" IRON ROD WITH CAP STAMPED
"WALKER PARTNERS" SET

● = 1/2" IRON ROD WITH CAP STAMPED
"WALKER PARTNERS" FOUND
(UNLESS NOTED OTHERWISE)

16.572 ACRES
(BY THIS SURVEY)

CITY OF WACO, TEXAS
1.528 ACRE PERMANENT UTILITY
EASEMENT
M.C.C.D. 2010029360
O.P.R.M.C.T.

20' WIDE UTILITY EASEMENT
M.C.C.D. 2021048988
O.P.R.M.C.T.

CITY OF WACO, TEXAS
1.528 ACRE SEWER AND
WATERLINE EASEMENT
M.C.C.D. 2010029360
O.P.R.M.C.T.

S 63°34'12" E - 900.00'

CITY OF HEWITT, TEXAS
1.174 ACRE SEWER AND WATER
EASEMENT
M.C.C.D. 2010018617
O.P.R.M.C.T.

REMAINDER OF
MCLENNAN COUNTY
CALLED 9.610 ACRES
VOLUME 1403, PAGE 739
D.R.M.C.T.

STATE OF TEXAS
PARCEL 25
CALLED 6.048 ACRES
M.C.C.D. 2011031931
O.P.R.M.C.T.

FIELD NOTE POINT
OF BEGINNING

DISTURBED TxDOT
MONUMENT BEARS
N 17°56'46" E - 1.19'

S 30°13'54" W - 361.64'

STATE OF TEXAS
CALLED 3.470 ACRES
M.C.C.D. 2012008074
O.P.R.M.C.T.

N 26°25'48" E - 221.37'

S 26°25'48" W - 228.70'

+/-1025' TO FM 1695

INTERSTATE HIGHWAY 35
(RIGHT-OF-WAY WIDTH VARIES)

JAMES STEWART SURVEY
ABSTRACT 816
MCLENNAN COUNTY, TEXAS

FIELD NOTES ATTACHED HERETO, MADE A
PART HEREOF AND TITLED:
16.572 ACRES LOCATED IN THE JAMES
SPROWL SURVEY, ABSTRACT 817, IN THE
CITY OF HEWITT, MCLENNAN COUNTY,
TEXAS.

EXHIBIT FOR REZONING OF A 16.572 ACRE TRACT

LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817 IN MCLENNAN COUNTY, TEXAS, AND BEING OUT OF A
REMAINDER OF A CALLED 307.88 ACRE TRACT DESCRIBED IN A DEED TO CLEON K. WARREN AND AGNES ANN
BARNES RECORDED IN VOLUME 1038, PAGE 248, AND IN A DEED TO PEGGY WARREN SUMNER, HOMER CLAY
WARREN, JR., JESSIKA WARREN CLEVELAND AND ANNE HAL WARREN PLEDGER, RECORDED IN VOLUME 1038,
PAGE 581, ALL IN THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, REMAINDER TRACT CONVEYED TO
WARREN BROTHERS FARMS, LLC BY CORRECTION INSTRUMENTS RECORDED IN MCLENNAN COUNTY CLERK'S

DOCUMENTS 2015032867, 2015032868, 2015032869, 2015032870, 2015032871 AND 2015032872

ALL IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

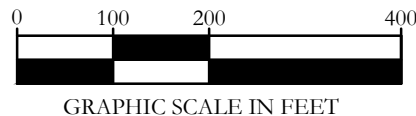
SURVEYED: JANUARY 13, 2023.
RELEASED: FEBRUARY 24, 2023

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

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 **Walker Partners**
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



REVISIONS

PLAT NO.	A1-2198	DRAFT DATE	02/24/23	FB/PG	N/A
PROJ. NO.	1-03795.01	TAB NO.	N/A	FIELD NOTE NO.	01
DWG. NAME	1-03795ZONING	DRAWN BY	KLS		



823 Washington Ave., Suite 100
Waco, Texas 76701

**16.572 ACRES
LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817
IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 16.572 ACRE TRACT OF LAND LOCATED IN THE JAMES SPROWL SURVEY, ABSTRACT 817, IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AND BEING A REMAINDER OF A CALLED 307.88 ACRE TRACT, DESCRIBED IN DEEDS TO CLEON K. WARREN AND AGNES ANN BARNES RECORDED IN VOLUME 1038, PAGE 248, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND TO PEGGY WARREN SUMNER, HOMER CLAY WARREN, JR., JESSIKA WARREN CLEVELAND AND ANNE HAL WARREN PLEDGER, RECORDED IN VOLUME 1038, PAGE 581, OF THE D.R.M.C.T., SAID REMAINDER TRACT CONVEYED TO WARREN BROTHERS FARMS, LLC BY CORRECTION INSTRUMENTS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENTS (M.C.C.D.) 2015032867, 2015032868, 2015032869, 2015032870, 2015032871 AND 2015032872, ALL IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAID 16.572 ACRES BEING MORE PARTICULARLY SHOWN ON THE ATTACHED ALTA/NSPS LAND TITLE SURVEY DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE 35 (R.O.W. VARIES) AND THE EAST LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT, MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.610 ACRE TRACT DESCRIBED IN A DEED TO MCLENNAN COUNTY RECORDED IN VOLUME 1403, PAGE 739 OF THE D.R.M.C.T., THE NORTHWEST CORNER OF A CALLED 6.048 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED UNDER M.C.C.D. 2011031931 OF THE O.P.R.M.C.T., THE SOUTHWEST CORNER OF A CALLED 3.470 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED UNDER M.C.C.D. 2012008074 OF THE O.P.R.M.C.T., FROM WHICH A DISTURBED TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BEARS N 17°56'46" E - 1.19';

THENCE S 59°24'17" W - 277.01' LEAVING THE R.O.W. LINE OF INTERSTATE 35, WITH THE COMMON LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT AND THE REMAINDER OF THE 9.610 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE WEST LINE OF THE REMAINDER OF THE 9.610 ACRE TRACT AND MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF THE 307.88 ACRE TRACT BEARS S 59°24'17" W - 507.28';

THENCE THROUGH THE INTERIOR OF THE REMAINDER OF THE 307.88 ACRE TRACT THE FOLLOWING SIX CALLS:

- 1) **N 30°35'43" W - 24.83'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN THE NORTH LINE OF A CALLED 1.528 ACRE PERMANENT UTILITY EASEMENT DESCRIBED IN A DEED TO THE CITY OF WACO RECORDED UNDER M.C.C.D. 2010029360 OF THE O.P.R.M.C.T.,
- 2) **N 83°05'49" W - 284.44'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 3) **N 38°05'39" W - 316.10'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 4) **N 86°56'50" W - 164.47'** WITH THE NORTH LINE OF SAID EASEMENT TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND MARKING THE END THE NORTH LINE OF SAID EASEMENT IN THE WEST LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT BEARS N 86°56'50" W - 121.56',
- 5) **N 26°25'48" E - 832.78'** LEAVING SAID EASEMENT LINE TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) **S 63°34'12" E - 900.00'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET IN THE PREVIOUSLY MENTIONED WEST R.O.W. LINE OF INTERSTATE 35 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE WITH THE COMMON LINE OF THE REMAINDER OF THE 307.88 ACRE TRACT AND THE R.O.W. LINE THE FOLLOWING TWO CALLS:

- 1) **S 26°25'48" W - 228.70'** TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND,
- 2) **S 30°13'54" W - 361.64'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 16.572 ACRES OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON JANUARY 13, 2023. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645

PROJ NO. 1-03795.00
PLAT NO. B1-0541
FIELD NOTE NO. 01 (16.572 Ac)
MAP CHECKED 02/17/23 KLS





COUNCIL AGENDA ITEM FORM

MEETING DATE: April 17, 2023

AGENDA ITEM #: 5.

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Approve minutes of the City Council Workshop/Regular Meeting of April 3, 2023.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft copy of the meeting minutes. Please review and advise if any corrections are needed.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of the minutes as presented but to allow for corrections.

ATTACHMENTS:

1. 2023-04-03 City Council Workshop Regular Meeting Minutes



CITY COUNCIL WORKSHOP/REGULAR MEETING

April 3, 2023 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

Steve Fortenberry, Mayor, Ward 3

Michael S. Bancale, Mayor Pro Tem, At-Large – **Vacant**, Council Member, Ward 1

Johnny Stephens, Council Member, Ward 1 – **Johnny Price**, Council Member, Ward 2

Bob Potter, Council Member, Ward 2 – **Erica Bruce**, Council Member, Ward 3

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Workshop Meeting to order at 6:00 PM and announced a quorum was present. Council Member Erica Bruce was absent.

WORKSHOP AGENDA

1. BRIEFING AND DISCUSSION CONCERNING AN UPDATE TO THE CITY OF HEWITT'S STRATEGIC PLAN 2023-2028.

- **LIBRARY, HUMAN RESOURCES, GENERAL SERVICES, AND UTILITIES.**

City Manager Bo Thomas introduced each Department Head who presented updates on their respective Strategic Plan.

Library – Presented by Library Director Waynette Ditto

Human Resources – Presented by Human Resources Director/Civil Service Director Jessica Higgins

General Services – Presented by General Services Director Scott Coleman

Utilities – Presented by Utilities Director Kevin Reinke.

WORKSHOP ADJOURNMENT

MOTION: Council Member Bob Potter moved to adjourn the Workshop meeting at 6:45 PM.

SECOND: Council Member Johnny Price

AYES: Potter, Price, Stephens, Bancale, and Fortenberry

NAYES: None

ABSENT: Bruce

MOTION PASSED.

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Fortenberry called the Regular Meeting to order at 7:00 PM and announced a quorum was present. Council Member Erica Bruce was absent.

PLEDGE OF ALLEGIANCE

Mayor Fortenberry led the Pledge of Allegiance.

SPECIAL PRESENTATION(S) AND RECOGNITION(S)

2. INTRODUCTION OF NEW CHIEF OF POLICE JOHN MCGRATH.

City Manager Bo Thomas introduced Chief of Police John McGrath.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic not already scheduled for a public hearing. The Texas Open Meetings Act prohibits the Council from discussing, responding to, or acting on any comments or items not properly posted on the agenda. [Note: Members of the public who wish to speak must complete a “Public Comment Form” and present it to the City Secretary before the meeting.]

Mayor Fortenberry read the statement above and requested Mrs. Jeanne Passalugo to step to the podium to address the Council. Mrs. Passalugo, 137 E Chapman Rd., expressed concern with street conditions in the Whispering Meadows Subdivision. The City Secretary received no other public comment forms.

REGULAR AGENDA ITEMS

3. APPROVE MINUTES OF THE CITY COUNCIL WORKSHOP/REGULAR MEETING OF MARCH 20, 2023.

MOTION: Mayor Pro Tem Michael Bancalé moved approval of the minutes as presented but to allow for corrections.

SECOND: Council Member Johnny Stephens

AYES: Potter, Price, Stephens, Bancalé, and Fortenberry

NAYES: None

ABSENT: Bruce

MOTION PASSED.

4. PRESENTATION OF REPORT FROM CITY ENGINEER MILES WHITNEY, P.E.

- **UPDATE ON PENDING UTILITY PROJECTS.**
- **UPDATE ON PENDING STREET PROJECTS.**
- **UPDATE ON PENDING DRAINAGE PROJECTS.**

City Engineer Miles Whitney presented a review of the listed projects.

5. BRIEFING AND DISCUSSION CONCERNING AN UPDATE TO THE CITY OF HEWITT'S STRATEGIC PLAN 2023-2028 (CONTINUED DISCUSSION FROM WORKSHOP, IF NEEDED).

Presentations and discussions were completed during the Workshop meeting.

ADJOURNMENT

MOTION: Council Member Bob Potter moved to adjourn the Regular meeting at 7:17 PM.

SECOND: Council Member Johnny Price

AYES: Potter, Price, Stephens, Bancale, and Fortenberry

NAYES: None

ABSENT: Bruce

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor



COUNCIL AGENDA ITEM FORM

MEETING DATE: April 17, 2023

AGENDA ITEM #: 6.

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Briefing and discussion concerning Financial Statements ending March 31, 2023.

STAFF RECOMMENDATION/ITEM SUMMARY:

The financial statements ending March 31, 2023 were sent electronically on April 11, 2023. This is an opportunity for the council to ask any questions or make comments.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

No action required.

ATTACHMENTS:

None



COUNCIL AGENDA ITEM FORM

MEETING DATE: April 17, 2023

AGENDA ITEM #: 7.

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and action on approval of the Quarterly Investment Report for the quarter ending March 31, 2023.

STAFF RECOMMENDATION/ITEM SUMMARY:

The City's Investment Policy, Section XI. Reporting (PFIA 2256-023) requires the preparation of a quarterly report for the City Council. Please see the following Investment Report for the Quarter ending March 31, 2023.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of the Quarterly Investment Report as of March 31, 2023.

ATTACHMENTS:

1. 2023 Mar Quarterly Investment Report



City of Hewitt

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

March 31, 2023

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the City of Hewitt is in compliance with the Public Funds Investment Act and the Investment Policy and its incorporated strategies.

A blue ink signature of the City Manager, consisting of a stylized, cursive "S" followed by a horizontal line.

City Manager

A blue ink signature of the Finance Director, consisting of a stylized, cursive "J" followed by a horizontal line.

Finance Director

Accountant

Disclaimer: These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

<u>Asset Type</u>	<u>December 31, 2022</u>		<u>March 31, 2023</u>		
	<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>	<u>Ave. Yield</u>
Pools/DDA/MMA	\$ 13,813,679	\$ 13,813,679	\$ 16,120,919	\$ 16,120,919	4.90%
Securities/CDs	16,079,968	16,071,979	16,217,782	16,218,077	4.43%
Totals	\$ 29,893,647	\$ 29,885,658	\$ 32,338,701	\$ 32,338,996	4.66%

<u>Current Quarter Average Yield (1)</u>		<u>Fiscal Year-to-Date Average Yield (2)</u>	
Total Portfolio	4.66%	Total Portfolio	3.43%
Rolling Three Month Treasury	4.78%	Rolling Three Month Treasury	4.49%
Rolling Six Month Treasury	4.73%	Rolling Six Month Treasury	4.32%
TexPool	4.61%	TexPool	4.30%

<u>Interest Earnings</u>	
Quarterly Interest Income	\$ 298,431
Fiscal Year-to-date Interest Income	\$ 444,970

(1) **Current Quarter Average Yield** - calculated using quarter end report yields and adjusted book values; does not reflect a total return analysis, realized or unrealized gains/losses, or account for advisory fees. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yields** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Portfolio Holdings
Group By: Issuer
As of 3/31/2023

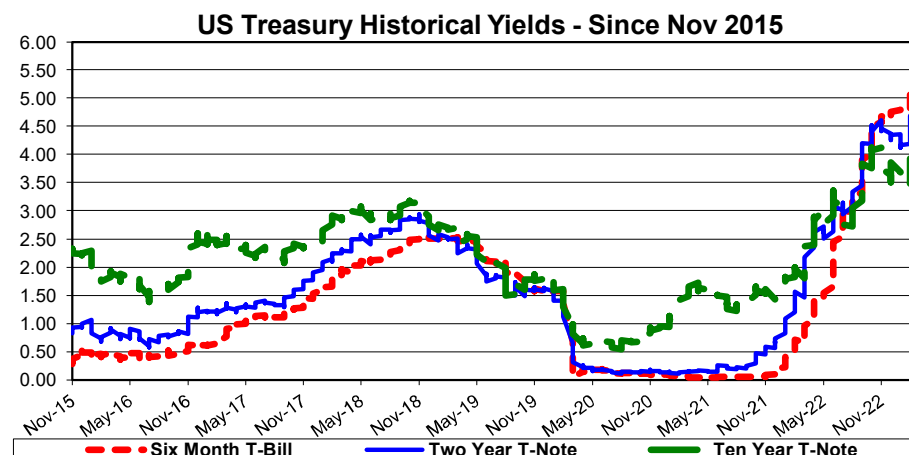
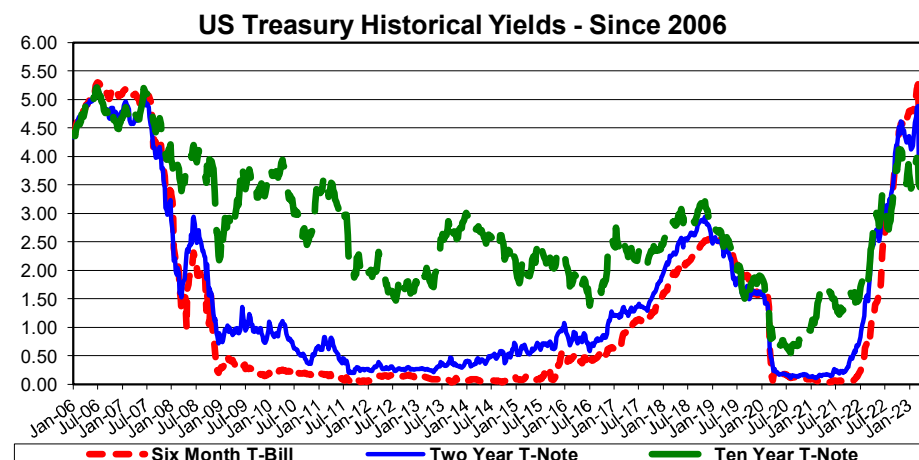
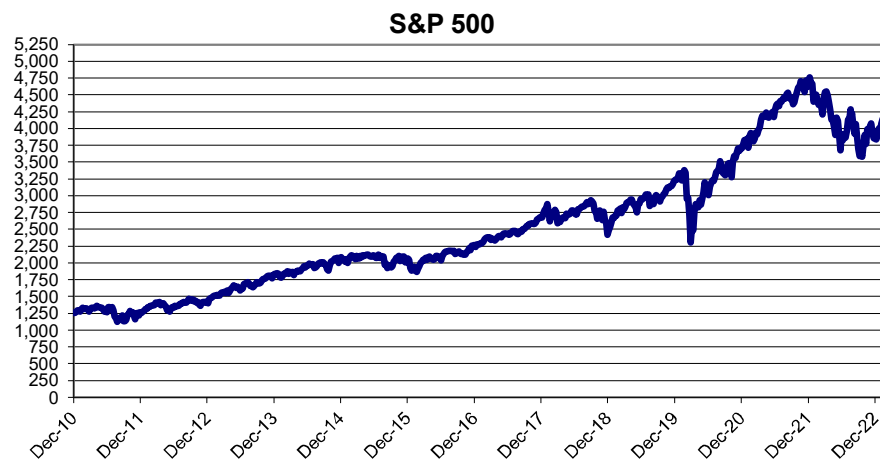
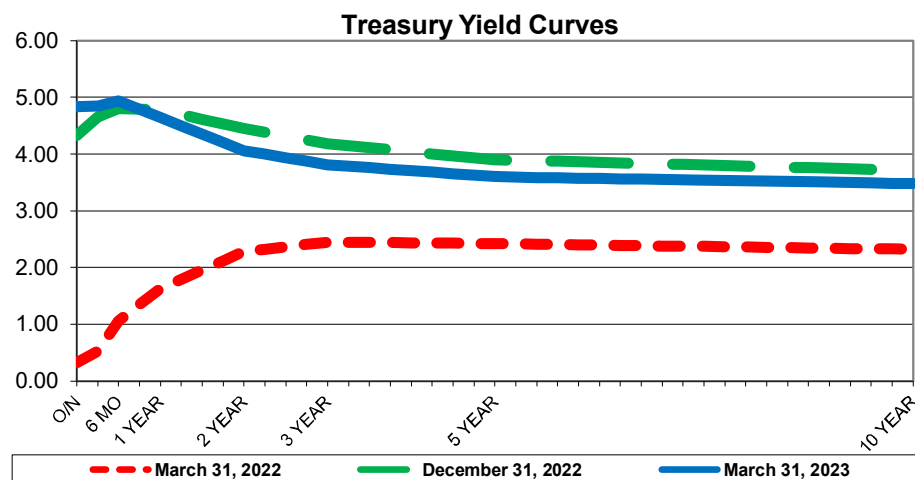
Asset Class	Description	Book Value	Portfolio Name	Maturity Date	CUSIP/Ticker
Alliance Bank					
15-165 AB 9 mos	Alliance Bank 3.4 6/9/2023	1,678,015.58	GF Capital Projects	6/9/2023	ALL9
15-166 AB 12 mos	Alliance Bank 3.5 9/8/2023	1,678,845.53	GF Capital Projects	9/8/2023	ALL12
15-167 AB 15 mos	Alliance Bank 3.525 12/8/2023	1,679,053.06	GF Capital Projects	12/8/2023	ALL15
		5,035,914.17			
Cash on Hand					
None	Cash on Hand Cash	1,100.00	GF Operating	N/A	CASH10200
None	Cash on Hand Cash	1,300.00	Utility Fund Operating	N/A	CASH20200
		2,400.00			
East West Bank					
07-130 EWB CLFRF 9 mo	East West Bank 4.59 8/17/2023	870,101.68	CLFRF	8/17/2023	EWB4-2
07-136 EWB CLFRF	East West Bank 5.01 8/16/2023	873,473.70	CLFRF	8/16/2023	EWB6-3
10-126 EWB GF Reserves	East West Bank 5.01 8/17/2023	1,271,141.47	GF 90 Day Reserve	8/17/2023	EWB1-2
10-122 EWB GF Unrestricted	East West Bank 5.01 8/17/2023	1,032,478.06	GF Unrestricted	8/17/2023	EWB2-2
20-125 EWB UF Unrestricted	East West Bank 5.01 8/17/2023	975,925.47	UF Unrestricted	8/17/2023	EWB3-2
		5,023,120.38			
FHLMC					
None	FHLMC 0.375 4/20/2023	999,161.66	GF 90 Day Reserve	4/20/2023	3137EAEQ8
		999,161.66			
First National Bank					
10-128 FNB GF	First National Bank 5.25 6/14/2024	2,616,561.74	GF Unrestricted	6/14/2024	FNB1
20-128 FNB UF	First National Bank 5.25 6/14/2024	2,543,023.60	UF Unrestricted	6/14/2024	FNB2
		5,159,585.34			
Independent Bank					
10-135 GF-Street Res	Independent Bank MM	10,200.36	GF Street Reserve	N/A	IB838
20-120 UF-Operating	Independent Bank MM	798,938.67	Utility Fund Operating	N/A	IB903
12-120 DF Oper	Independent Bank MM	391,124.87	Drainage Fund	N/A	IB861
09-120 Child Safety	Independent Bank MM	151,057.48	Child Safety Fd 09	N/A	IB5040
40-120 Hotel Fund Oper	Independent Bank MM	229,103.16	Hotel Fund	N/A	IB952
15-120 St Cap Oper	Independent Bank MM	58,381.52	GF Capital Projects	N/A	IB879
25-120 UF Cap Oper	Independent Bank MM	10,007.45	UF Capital Projects	N/A	IB937
10-138 PEG Acct	Independent Bank MM	458,826.65	PEG Account	N/A	IB1208
18-120 2017 Bond Fund	Independent Bank MM	40,137.55	2017 Bond Fund	N/A	IB1786
20-138 UF-Debt	Independent Bank MM	1,704,214.00	UF Self-Supt Debt	N/A	IB911
20-122 UF-Oper Res IB	Independent Bank MM	1,377,561.24	UF 90 Day Reserve	N/A	IB20122
10-125 GF 90 Day Reserve	Independent Bank MM	236,193.36	GF 90 Day Reserve	N/A	IB10125
10-121 IB GF Oper Funds	Independent Bank MM	408,000.00	GF Unrestricted	N/A	IB121

10-130 GF-I&S	Independent Bank MM	2,562,161.21	GF Tax I&S	N/A	IB820
10-160 HHIT	Independent Bank MM	701.59	GF Operating	N/A	IB853
07-120 CLFRF	Independent Bank MM	1,839,988.20	CLFRF	N/A	IB4803
20-140 UF-Deposits	Independent Bank MM	561,339.71	UF Water Deposits	N/A	IB929
10-120 GF-Operating	Independent Bank MM	997,826.64	GF Operating	N/A	IB960
10-115 GF-Oper FY 2021	Independent Bank MM	2,200,000.00	GF Operating	N/A	IB115
20-120 UF-Operating	Independent Bank MM	600,000.00	UF Unrestricted	N/A	IB903-2
10-140 Payroll	Independent Bank MM	1,705.74	GF Operating	N/A	IB846
		14,637,469.40			
Southside Bank					
10-267 GF-I&S-SSB	Southside Bank MM	502,819.77	GF Tax I&S	N/A	MM9245-10R
20-266 UF Debt-SSB	Southside Bank MM	326,130.37	UF Self-Supt Debt	N/A	MM9245-20R
20-267 UF Equip-SSB	Southside Bank MM	239,415.45	UF Equipment Res	N/A	MM9245-20UR-2
10-265 GF-St Res-SSB	Southside Bank MM	222,634.48	GF Street Reserve	N/A	MM9245-10UR-2
		1,291,000.07			
TexPool					
20-203 UF Equip-Txpl	TexPool LGIP	5,701.27	UF Equipment Res	N/A	LGIP0008
20-201 UF Dep-Txpl	TexPool LGIP	1,673.21	UF Water Deposits	N/A	LGIP0001
10-200 GF-Reserve-Txpl	TexPool LGIP	389.14	GF 90 Day Reserve	N/A	LGIP0004
20-200 UF Oper-Txpl	TexPool LGIP	24,054.52	Utility Fund Operating	N/A	LGIP0003
10-201 GF-St Res-Txpl	TexPool LGIP	11,454.66	GF Street Reserve	N/A	LGIP0007
20-204 UF Debt-Txpl	TexPool LGIP	120,935.35	UF Self-Supt Debt	N/A	LGIP0011
10-203 GF-I&S-Txpl	TexPool LGIP	1,890.32	GF Tax I&S	N/A	LGIP0012
15-200 St Cap-Txpl	TexPool LGIP	13,314.29	GF Capital Projects	N/A	LGIP0005
25-200 UF Cap-Txpl	TexPool LGIP	10,636.76	UF Capital Projects	N/A	LGIP0006
		190,049.52			
		32,338,700.54			

Economic Overview

3/31/2023

The Federal Open Market Committee (FOMC) raised the Fed Funds target range 0.25% to 4.75% - 5.00% March 22nd (Effective Fed Funds are trading +/-4.82%). An additional 0.25% increase is projected May 3rd. Fourth Quarter 2022 GDP was revised downward to 2.6% (final number). March Non-Farm Payroll saw 236k new jobs. OPEC announced production cuts and Crude Oil moved up slightly to +/- \$80 per barrel. The S&P Stock Index still oscillates on either side of 4,000. In early March, two large US banks and one European bank required bail-outs to prevent wider financial market disruption. The yield curve shifted lower on broader economic concerns, even with the expectation of additional FOMC rate increases. The Market is now considering lower future interest rates as early as this fall. Inflation is still over the FOMC 2% target (Core PCE +/-4.7% and CPI +/-6.4%). International challenges add to economic uncertainty.



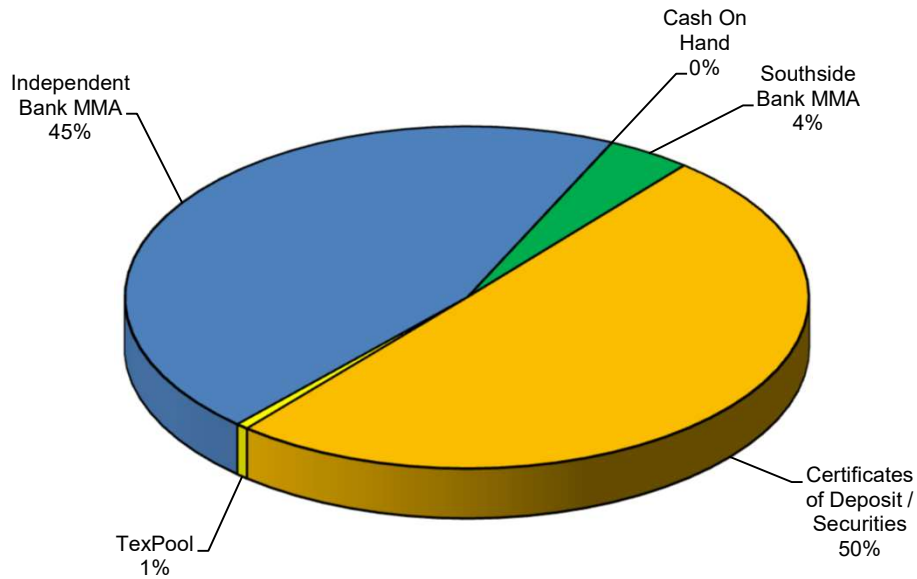
Investment Holdings
March 31, 2023

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Cash on Hand		0.00%	04/01/23	03/31/23	\$ 2,400	\$ 2,400	1.00	\$ 2,400	1	0.00%
Independent Bank - ICS		4.92%	04/01/23	03/31/23	14,637,469	14,637,469	1.00	14,637,469	1	4.92%
Southside Bank - MMA		4.74%	04/01/23	03/31/23	1,291,000	1,291,000	1.00	1,291,000	1	4.74%
TexPool	AAAm	4.61%	04/01/23	03/31/23	190,050	190,050	1.00	190,050	1	4.61%
FHLMC	Aaa/AA+	0.38%	04/20/23	04/19/22	1,000,000	999,162	99.95	999,457	20	1.93%
Alliance Bank CD		3.40%	06/09/23	09/09/22	1,678,016	1,678,016	100.00	1,678,016	70	3.40%
East West Bank CD		5.01%	08/16/23	02/16/23	873,474	873,474	100.00	873,474	138	5.14%
East West Bank CD		4.59%	08/17/23	11/17/22	870,102	870,102	100.00	870,102	139	4.59%
East West Bank CD		5.01%	08/17/23	02/17/23	3,279,545	3,279,545	100.00	3,279,545	139	5.14%
Alliance Bank CD		3.50%	09/08/23	09/09/22	1,678,846	1,678,846	100.00	1,678,846	161	3.50%
Alliance Bank CD		3.53%	12/08/23	09/09/22	1,679,053	1,679,053	100.00	1,679,053	252	3.53%
First National CD		5.25%	06/14/24	03/14/23	5,159,585	5,159,585	100.00	5,159,585	441	5.25%
Total					\$ 32,339,539	\$ 32,338,701		\$ 32,338,996	118	4.66%
									(1)	(2)

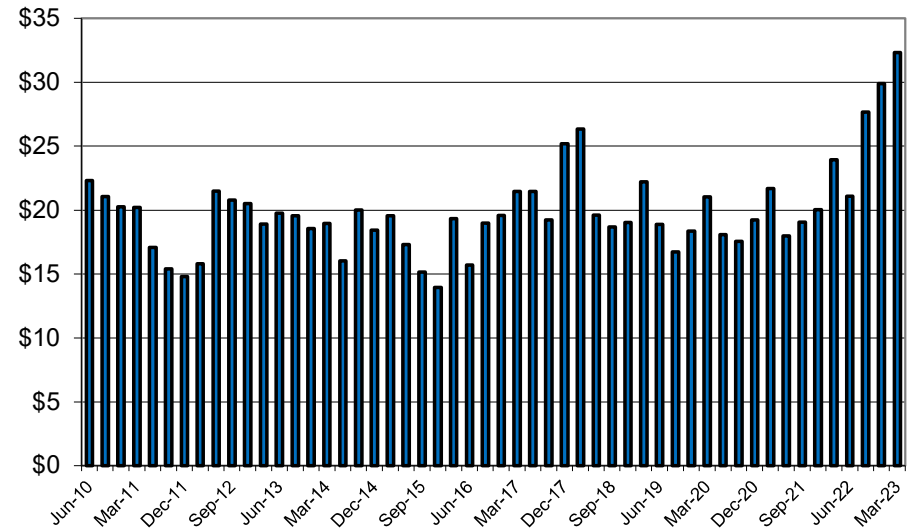
(1) Weighted average life - For purposes of calculating weighted average life, cash equivalent investments are assumed to have a one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for pool, and bank account investments.

Portfolio Composition

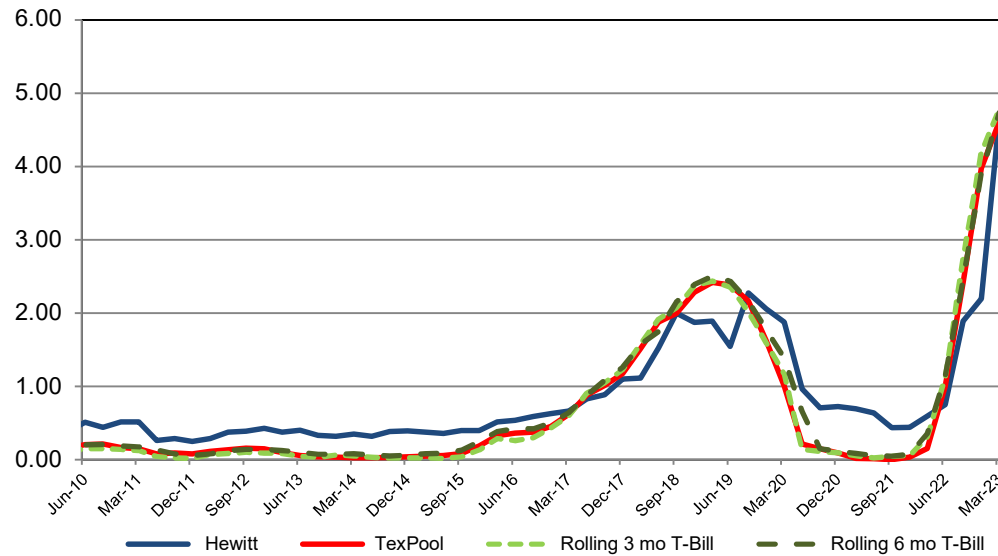


Total Portfolio (Millions)



■ Quarter End Book Value

Total Portfolio Performance



Portfolio Holdings
Group By: Portfolio Name
As of 3/31/2023

Asset Class	Description	Issuer	YTM @ Cost	Book Value	Maturity Date
CLFRF Fd 07					
07-130 EWB CLFRF 9 mo	East West Bank 4.59 8/17/2023	East West Bank	4.590	870,101.68	8/17/2023
07-136 EWB CLFRF	East West Bank 5.01 8/16/2023	East West Bank	5.010	873,473.70	8/16/2023
07-120 CLFRF	Independent Bank MM	Independent Bank	4.920	1,839,988.20	
			4.862	3,583,563.58	
PEG Account Fd 08					
10-138 PEG Acct	Independent Bank MM	Independent Bank	4.920	458,826.65	
Child Safety Fd 09					
09-120 Child Safety	Independent Bank MM	Independent Bank	4.920	151,057.48	
GF Capital Projects Fd 15					
15-165 AB 9 mos	Alliance Bank 3.4 6/9/2023	Alliance Bank	3.400	1,678,015.58	6/9/2023
15-166 AB 12 mos	Alliance Bank 3.5 9/8/2023	Alliance Bank	3.500	1,678,845.53	9/8/2023
15-167 AB 15 mos	Alliance Bank 3.525 12/8/2023	Alliance Bank	3.525	1,679,053.06	12/8/2023
15-120 St Cap Oper	Independent Bank MM	Independent Bank	4.920	58,381.52	
15-200 St Cap-Txpl	TexPool LGIP	TexPool	4.611	13,314.29	
			3.494	5,107,609.98	
2017 Bond Fund Fd 18					
18-120 2017 Bond Fund	Independent Bank MM	Independent Bank	4.920	40,137.55	
Hotel Fund Fd 40					
40-120 Hotel Fund Oper	Independent Bank MM	Independent Bank	4.920	229,103.16	
GENERAL FUND PORTFOLIO					
GF Unrestricted					
10-122 EWB GF Unrestricted	East West Bank 5.01 8/17/2023	East West Bank	5.010	1,032,478.06	8/17/2023
10-128 FNB GF	First National Bank 5.25 6/14/2024	First National Bank	5.250	2,616,561.74	6/14/2024
10-121 IB GF Oper Funds	Independent Bank MM	Independent Bank	4.920	408,000.00	
			5.156	4,057,039.80	
GF Operating					
Cash	Cash on Hand Cash	Cash on Hand	0.000	1,100.00	
10-160 HHIT	Independent Bank MM	Independent Bank	4.920	701.59	
10-120 GF-Operating	Independent Bank MM	Independent Bank	4.920	997,826.64	
10-115 GF-Oper FY 2021	Independent Bank MM	Independent Bank	4.920	2,200,000.00	
10-140 Payroll	Independent Bank MM	Independent Bank	4.920	1,705.74	
			4.918	3,201,333.97	

GF Street Reserve					
10-135 GF-Street Res	Independent Bank MM	Independent Bank	4.920	10,200.36	
10-265 GF-St Res-SSB	Southside Bank MM	Southside Bank	4.740	222,634.48	
10-201 GF-St Res-Txpl	TexPool LGIP	TexPool	4.611	11,454.66	
			4.741	244,289.50	
GF Tax I&S					
10-130 GF-I&S	Independent Bank MM	Independent Bank	4.920	2,562,161.21	
10-267 GF-I&S-SSB	Southside Bank MM	Southside Bank	4.740	502,819.77	
10-203 GF-I&S-Txpl	TexPool LGIP	TexPool	4.611	1,890.32	
			4.890	3,066,871.30	Reqd Reserves=\$676,236
GF 90 Day Reserve					
10-126 EWB GF Reserves	East West Bank 5.01 8/17/2023	East West Bank	5.010	1,271,141.47	8/17/2023
FHLMC 10-127	FHLMC 0.375 4/20/2023	FHLMC	1.927	999,161.66	4/20/2023
10-125 GF 90 Day Reserve	Independent Bank MM	Independent Bank	4.920	236,193.36	
10-200 GF-Reserve-Txpl	TexPool LGIP	TexPool	4.611	389.14	
			3.772	2,506,885.63	Reqd Reserves=\$2,481,208
		TOTAL GENERAL FUND PORTFOLIO		13,076,420.20	

UTILITY FUND PORTFOLIO					
UF Unrestricted					
20-125 EWB UF Unrestricted	East West Bank 5.01 8/17/2023	East West Bank	5.010	975,925.47	8/17/2023
20-128 FNB UF	First National Bank 5.25 6/14/2024	First National Bank	5.250	2,543,023.60	6/14/2024
20-120 UF-Operating	Independent Bank MM	Independent Bank	4.920	600,000.00	
			5.145	4,118,949.07	
Utility Fund Operating					
Cash	Cash on Hand Cash	Cash on Hand	0.000	1,300.00	
20-120 UF-Operating	Independent Bank MM	Independent Bank	4.920	798,938.67	
20-200 UF Oper-Txpl	TexPool LGIP	TexPool	4.611	24,054.52	
			4.903	824,293.19	
UF Equipment Res					
20-267 UF Equip-SSB	Southside Bank MM	Southside Bank	4.740	239,415.45	
20-203 UF Equip-Txpl	TexPool LGIP	TexPool	4.611	5,701.27	
			4.737	245,116.72	
UF Water Deposits					
20-140 UF-Deposits	Independent Bank MM	Independent Bank	4.920	561,339.71	
20-201 UF Dep-Txpl	TexPool LGIP	TexPool	4.611	1,673.21	
			4.919	563,012.92	
UF Self-Supt Debt					
20-138 UF-Debt	Independent Bank MM	Independent Bank	4.920	1,704,214.00	
20-266 UF Debt-SSB	Southside Bank MM	Southside Bank	4.740	326,130.37	
20-204 UF Debt-Txpl	TexPool LGIP	TexPool	4.611	120,935.35	
			4.875	2,151,279.72	Reqd Reserves=\$542,083
UF 90 Day Reserve					
20-122 UF-Oper Res IB	Independent Bank MM	Independent Bank	4.920	1,377,561.24	Reqd Reserves=\$1,359,815
		TOTAL UTILITY FUND PORTFOLIO		9,280,212.86	
Drainage Fund					
12-120 DF Oper	Independent Bank MM	Independent Bank	4.920	391,124.87	
UF Capital Projects					
25-120 UF Cap Oper	Independent Bank MM	Independent Bank	4.920	10,007.45	
25-200 UF Cap-Txpl	TexPool LGIP	TexPool	4.611	10,636.76	
			4.761	20,644.21	
			4.648	32,338,700.54	

Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 12/31/22	Increases	Decreases	Book Value 03/31/23	Market Value 12/31/22	Change in Market Value	Market Value 03/31/23
Cash on Hand	0.00%	04/01/23	\$ 2,400	\$ —	\$ —	\$ 2,400	\$ 2,400	\$ —	\$ 2,400
Independent Bank - ICS	4.92%	04/01/23	12,346,432	2,291,037	—	14,637,469	12,346,432	2,291,037	14,637,469
Southside Bank - MMA	4.74%	04/01/23	1,276,868	14,132	—	1,291,000	1,276,868	14,132	1,291,000
TexPool	4.61%	04/01/23	187,979	2,070	—	190,050	187,979	2,070	190,050
East West Bank CD	4.32%	02/16/23	862,066	—	(862,066)	—	862,066	(862,066)	—
East West Bank CD	1.10%	02/17/23	3,254,570	—	(3,254,570)	—	3,254,570	(3,254,570)	—
East West Bank CD	3.44%	03/13/23	5,115,921	—	(5,115,921)	—	5,115,921	(5,115,921)	—
FHLMC	1.93%	04/20/23	995,389	3,773	—	999,162	987,400	12,057	999,457
Alliance Bank CD	3.40%	06/09/23	1,664,026	13,989	—	1,678,016	1,664,026	13,989	1,678,016
East West Bank CD	5.14%	08/16/23	—	873,474	—	873,474	—	873,474	873,474
East West Bank CD	4.59%	08/17/23	859,012	11,089	—	870,102	859,012	11,089	870,102
East West Bank CD	5.14%	08/17/23	—	3,279,545	—	3,279,545	—	3,279,545	3,279,545
Alliance Bank CD	3.50%	09/08/23	1,664,440	14,406	—	1,678,846	1,664,440	14,406	1,678,846
Alliance Bank CD	3.53%	12/08/23	1,664,543	14,510	—	1,679,053	1,664,543	14,510	1,679,053
First National CD	5.25%	06/14/24	—	5,159,585	—	5,159,585	—	5,159,585	5,159,585
TOTAL / AVERAGE	4.66%		\$ 29,893,647	\$ 11,677,610	\$ (9,232,557)	\$ 32,338,701	\$ 29,885,658	\$ 2,453,338	\$ 32,338,996

Allocation By Fund - Book Value
March 31, 2023

Book and Market Value	Cash on Hand	Independent Bank - ICS (4.92%)	TexPool (4.611%)	Southside Bank - MMA (4.74%)	04/20/23 – FHLMC (1.927%)	06/09/23 – Alliance Bank CD (3.4%)	08/16/23 – East West Bank (5.01%)	08/17/23 – East West Bank (4.59%)
GF Operating	\$ 1,100	\$ 3,200,234	\$ –	\$ –	\$ –	\$ –	\$ –	\$ –
GF Street Reserve	–	10,200	11,455	222,634	–	–	–	–
GF Tax I&S	–	2,562,161	1,890	502,820	–	–	–	–
GF 90 Day Reserves	–	236,193	389	–	999,162	–	–	–
GF Unrestricted	–	408,000	–	–	–	–	–	–
PEG Account	–	458,827	–	–	–	–	–	–
Street Capital	–	58,382	13,314	–	–	1,678,016	–	–
Hotel Fund	–	229,103	–	–	–	–	–	–
Drainage Fund	–	391,125	–	–	–	–	–	–
UF Operating	1,300	798,939	24,055	–	–	–	–	–
UF Deposits	–	561,340	1,673	–	–	–	–	–
UF Unrestricted	–	600,000	–	–	–	–	–	–
UF Self-Supporting	–	1,704,214	120,935	326,130	–	–	–	–
UF 90-Day Reserves	–	1,377,561	–	–	–	–	–	–
UF Equipment	–	–	5,701	239,415	–	–	–	–
UF Capital (2016 Bonds)	–	10,007	10,637	–	–	–	–	–
2017 Bond Funds	–	40,138	–	–	–	–	–	–
Child Safety Fees	–	151,057	–	–	–	–	–	–
CLFRF - ARP Funds	–	1,839,988	–	–	–	–	873,474	870,102
Totals	\$ 2,400	\$ 14,637,469	\$ 190,050	\$ 1,291,000	\$ 999,162	\$ 1,678,016	\$ 873,474	\$ 870,102

Allocation By Fund - Book Value

March 31, 2023

(Continued)

Book and Market Value	08/17/23 – East West Bank (5.01%)	09/08/23 – Alliance Bank CD (3.5%)	12/08/23 – Alliance Bank CD (3.525%)	06/14/24 – First National Bank (5.25%)	Total
GF Operating	\$ –	\$ –	\$ –	\$ –	\$ 3,201,334
GF Street Reserve	–	–	–	–	244,290
GF Tax I&S	–	–	–	–	3,066,871
GF 90 Day Reserves	1,271,141	–	–	–	2,506,886
GF Unrestricted	1,032,478	–	–	2,616,562	4,057,040
PEG Account	–	–	–	–	458,827
Street Capital	–	1,678,846	1,679,053	–	5,107,610
Hotel Fund	–	–	–	–	229,103
Drainage Fund	–	–	–	–	391,125
UF Operating	–	–	–	–	824,293
UF Deposits	–	–	–	–	563,013
UF Unrestricted	975,925	–	–	2,543,024	4,118,949
UF Self-Supporting	–	–	–	–	2,151,280
UF 90-Day Reserves	–	–	–	–	1,377,561
UF Equipment	–	–	–	–	245,117
UF Capital (2016 Bonds)	–	–	–	–	20,644
2017 Bond Funds	–	–	–	–	40,138
Child Safety Fees	–	–	–	–	151,057
CLFRF - ARP Funds	–	–	–	–	3,583,564
Totals	\$ 3,279,545	\$ 1,678,846	\$ 1,679,053	\$ 5,159,585	\$ 32,338,701

Allocation By Fund - Market Value
March 31, 2023

Book and Market Value	Cash on Hand	Independent Bank - ICS (4.92%)	TexPool (4.611%)	Southside Bank - MMA (4.74%)	04/20/23 – FHLMC (1.927%)	06/09/23 – Alliance Bank CD (3.4%)	08/16/23 – East West Bank (5.01%)	08/17/23 – East West Bank (4.59%)
GF Operating	\$ 1,100	\$ 3,200,234	\$ –	\$ –	\$ –	\$ –	\$ –	\$ –
GF Street Reserve	–	10,200	11,455	222,634	–	–	–	–
GF Tax I&S	–	2,562,161	1,890	502,820	–	–	–	–
GF 90 Day Reserves	–	236,193	389	–	999,457	–	–	–
GF Unrestricted	–	408,000	–	–	–	–	–	–
PEG Account	–	458,827	–	–	–	–	–	–
Street Capital	–	58,382	13,314	–	–	1,678,016	–	–
Hotel Fund	–	229,103	–	–	–	–	–	–
Drainage Fund	–	391,125	–	–	–	–	–	–
UF Operating	1,300	798,939	24,055	–	–	–	–	–
UF Deposits	–	561,340	1,673	–	–	–	–	–
UF Unrestricted	–	600,000	–	–	–	–	–	–
UF Self-Supporting	–	1,704,214	120,935	326,130	–	–	–	–
UF 90-Day Reserves	–	1,377,561	–	–	–	–	–	–
UF Equipment	–	–	5,701	239,415	–	–	–	–
UF Capital (2016 Bonds)	–	10,007	10,637	–	–	–	–	–
2017 Bond Funds	–	40,138	–	–	–	–	–	–
Child Safety Fees	–	151,057	–	–	–	–	–	–
CLFRF - ARP Funds	–	1,839,988	–	–	–	–	873,474	870,102
Totals	\$ 2,400	\$ 14,637,469	\$ 190,050	\$ 1,291,000	\$ 999,457	\$ 1,678,016	\$ 873,474	\$ 870,102

Allocation By Fund - Market Value

March 31, 2023

(Continued)

Book and Market Value	08/17/23 – East West Bank (5.01%)	09/08/23 – Alliance Bank CD (3.5%)	12/08/23 – Alliance Bank CD (3.525%)	06/14/24 – First National Bank (5.25%)	Total
GF Operating	\$ –	\$ –	\$ –	\$ –	\$ 3,201,334
GF Street Reserve	–	–	–	–	244,290
GF Tax I&S	–	–	–	–	3,066,871
GF 90 Day Reserves	1,271,141	–	–	–	2,507,181
GF Unrestricted	1,032,478	–	–	2,616,562	4,057,040
PEG Account	–	–	–	–	458,827
Street Capital	–	1,678,846	1,679,053	–	5,107,610
Hotel Fund	–	–	–	–	229,103
Drainage Fund	–	–	–	–	391,125
UF Operating	–	–	–	–	824,293
UF Deposits	–	–	–	–	563,013
UF Unrestricted	975,925	–	–	2,543,024	4,118,949
UF Self-Supporting	–	–	–	–	2,151,280
UF 90-Day Reserves	–	–	–	–	1,377,561
UF Equipment	–	–	–	–	245,117
UF Capital (2016 Bonds)	–	–	–	–	20,644
2017 Bond Funds	–	–	–	–	40,138
Child Safety Fees	–	–	–	–	151,057
CLFRF - ARP Funds	–	–	–	–	3,583,564
Totals	\$ 3,279,545	\$ 1,678,846	\$ 1,679,053	\$ 5,159,585	\$ 32,338,996

Allocation By Fund - Book Value
December 31, 2022

Book and Market Value	Cash on Hand	Independent Bank - MMA (0.55%)	TexPool (3.9799%)	Southside Bank - MMA (4.05%)	02/16/23 – East West Bank (4.32%)	02/17/23 – East West Bank (1.1%)	03/13/23 – East West Bank CD (3.44%)	04/20/23 – FHLMC (1.927%)
GF Operating	\$ 1,100	\$ 2,464,840	\$ –	\$ –	\$ –	\$ –	\$ –	\$ –
GF Street Reserve	–	10,101	11,330	220,197	–	–	–	–
GF Tax I&S	–	1,474,168	1,870	497,316	–	–	–	–
GF 90 Day Reserves	–	233,883	385	–	–	1,261,461	–	995,389
GF Unrestricted	–	408,000	–	–	–	1,024,615	2,594,418	–
PEG Account	–	447,836	–	–	–	–	–	–
Street Capital	–	82,114	13,169	–	–	–	–	–
Hotel Fund	–	202,248	–	–	–	–	–	–
Drainage Fund	–	339,417	–	–	–	–	–	–
UF Operating	1,300	878,160	23,792	–	–	–	–	–
UF Deposits	–	549,800	1,655	–	–	–	–	–
UF Unrestricted	–	600,000	–	–	–	968,494	2,521,502	–
UF Self-Supporting	–	1,194,579	119,618	322,560	–	–	–	–
UF 90-Day Reserves	–	1,364,089	–	–	–	–	–	–
UF Equipment	–	–	5,639	236,795	–	–	–	–
UF Capital (2016 Bonds)	–	9,910	10,521	–	–	–	–	–
2017 Bond Funds	–	56,879	–	–	–	–	–	–
Child Safety Fees	–	149,713	–	–	–	–	–	–
CLFRF - ARP Funds	–	1,880,695	–	–	862,066	–	–	–
Totals	\$ 2,400	\$ 12,346,432	\$ 187,979	\$ 1,276,868	\$ 862,066	\$ 3,254,570	\$ 5,115,921	\$ 995,389

Allocation By Fund - Book Value

December 31, 2022

(Continued)

Book and Market Value	06/09/23 – Alliance Bank CD (3.4%)	08/17/23 – East West Bank (4.59%)	09/08/23 – Alliance Bank CD (3.5%)	12/08/23 – Alliance Bank CD (3.525%)	Total
GF Operating	\$ –	\$ –	\$ –	\$ –	\$ 2,465,940
GF Street Reserve	–	–	–	–	241,628
GF Tax I&S	–	–	–	–	1,973,353
GF 90 Day Reserves	–	–	–	–	2,491,119
GF Unrestricted	–	–	–	–	4,027,034
PEG Account	–	–	–	–	447,836
Street Capital	1,664,026	–	1,664,440	1,664,543	5,088,293
Hotel Fund	–	–	–	–	202,248
Drainage Fund	–	–	–	–	339,417
UF Operating	–	–	–	–	903,253
UF Deposits	–	–	–	–	551,454
UF Unrestricted	–	–	–	–	4,089,996
UF Self-Supporting	–	–	–	–	1,636,758
UF 90-Day Reserves	–	–	–	–	1,364,089
UF Equipment	–	–	–	–	242,434
UF Capital (2016 Bonds)	–	–	–	–	20,430
2017 Bond Funds	–	–	–	–	56,879
Child Safety Fees	–	–	–	–	149,713
CLFRF - ARP Funds	–	859,012	–	–	3,601,773
Totals	\$ 1,664,026	\$ 859,012	\$ 1,664,440	\$ 1,664,543	\$ 29,893,647

Allocation By Fund - Market Value
December 31, 2022

Book and Market Value	Cash on Hand	Independent Bank - MMA (0.55%)	TexPool (3.9799%)	Southside Bank - MMA (4.05%)	02/16/23 – East West Bank (4.32%)	02/17/23 – East West Bank (1.1%)	03/13/23 – East West Bank CD (3.44%)	04/20/23 – FHLMC (1.927%)
GF Operating	\$ 1,100	\$ 2,464,840	\$ –	\$ –	\$ –	\$ –	\$ –	\$ –
GF Street Reserve	–	10,101	11,330	220,197	–	–	–	–
GF Tax I&S	–	1,474,168	1,870	497,316	–	–	–	–
GF 90 Day Reserves	–	233,883	385	–	–	1,261,461	–	987,400
GF Unrestricted	–	408,000	–	–	–	1,024,615	2,594,418	–
PEG Account	–	447,836	–	–	–	–	–	–
Street Capital	–	82,114	13,169	–	–	–	–	–
Hotel Fund	–	202,248	–	–	–	–	–	–
Drainage Fund	–	339,417	–	–	–	–	–	–
UF Operating	1,300	878,160	23,792	–	–	–	–	–
UF Deposits	–	549,800	1,655	–	–	–	–	–
UF Unrestricted	–	600,000	–	–	–	968,494	2,521,502	–
UF Self-Supporting	–	1,194,579	119,618	322,560	–	–	–	–
UF 90-Day Reserves	–	1,364,089	–	–	–	–	–	–
UF Equipment	–	–	5,639	236,795	–	–	–	–
UF Capital (2016 Bonds)	–	9,910	10,521	–	–	–	–	–
2017 Bond Funds	–	56,879	–	–	–	–	–	–
Child Safety Fees	–	149,713	–	–	–	–	–	–
CLFRF - ARP Funds	–	1,880,695	–	–	862,066	–	–	–
Totals	\$ 2,400	\$ 12,346,432	\$ 187,979	\$ 1,276,868	\$ 862,066	\$ 3,254,570	\$ 5,115,921	\$ 987,400

Allocation By Fund - Market Value

December 31, 2022

(Continued)

Book and Market Value	06/09/23 – Alliance Bank CD (3.4%)	08/17/23 – East West Bank (4.59%)	09/08/23 – Alliance Bank CD (3.5%)	12/08/23 – Alliance Bank CD (3.525%)	Total
GF Operating	\$ –	\$ –	\$ –	\$ –	\$ 2,465,940
GF Street Reserve	–	–	–	–	241,628
GF Tax I&S	–	–	–	–	1,973,353
GF 90 Day Reserves	–	–	–	–	2,483,130
GF Unrestricted	–	–	–	–	4,027,034
PEG Account	–	–	–	–	447,836
Street Capital	1,664,026	–	1,664,440	1,664,543	5,088,293
Hotel Fund	–	–	–	–	202,248
Drainage Fund	–	–	–	–	339,417
UF Operating	–	–	–	–	903,253
UF Deposits	–	–	–	–	551,454
UF Unrestricted	–	–	–	–	4,089,996
UF Self-Supporting	–	–	–	–	1,636,758
UF 90-Day Reserves	–	–	–	–	1,364,089
UF Equipment	–	–	–	–	242,434
UF Capital (2016 Bonds)	–	–	–	–	20,430
2017 Bond Funds	–	–	–	–	56,879
Child Safety Fees	–	–	–	–	149,713
CLFRF - ARP Funds	–	859,012	–	–	3,601,773
Totals	\$ 1,664,026	\$ 859,012	\$ 1,664,440	\$ 1,664,543	\$ 29,885,658



COUNCIL AGENDA ITEM FORM

MEETING DATE: April 17, 2023

AGENDA ITEM #: 8.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action regarding the Waco Metropolitan Planning Organization (MPO) annual contribution.

STAFF RECOMMENDATION/ITEM SUMMARY:

The City of Hewitt participates as a member of the Metropolitan Planning Organization (MPO). Each year beginning in 2022-2023, annual contributions are made based on the population above 5,000 but below 20,000, with a contribution of \$5,000.00. These funds will be used by the Waco MPO mostly for meeting local match requirements of federal grants. The contribution will be collected by Waco MPO and managed by the City of Waco as the MPO's fiscal agent.

The annual contribution levels were determined according to resolution 2023-2 passed and approved by the Policy Board on January 19, 2023.

FISCAL IMPACT:

Amount Budgeted - \$5,000.00
Line Item in Budget - 10-50404-61

SUGGESTED MOTION:

I move approval of the annual payment of \$5,000.00 to the Waco Metropolitan Planning Organization (MPO)

ATTACHMENTS:

1. MPO Resolution 2023-2



April 5, 2023

Re: Annual Contribution to Waco Metropolitan Planning Organization's Local Fund

Dear Bo,

Waco Metropolitan Planning Organization (MPO) is reaching out to you in regards to Local Match [Resolution 2023-2](#) passed and approved on the 19th day of January, 2023. The MPO Policy Board (PB) resolved that constituent municipalities of the Waco MPO would make annual contributions beginning fiscal year 2022-2023 at following levels of dues –

- a. Cities with population above 5,000 but below 20,000 will contribute \$5,000 at the beginning of each fiscal year,
- b. Cities with populations above 50,000 will contribute \$50,000 at the beginning of each fiscal year.
- c. McLennan County will contribute \$20,000 at the beginning of each fiscal year.

We are requesting the payment for the annual contribution of \$5,000 from the City of Hewitt for the fiscal year 2022-2023. These funds will be used by the Waco MPO mostly for meeting local match requirements of federal grants. Contribution will be collected by Waco MPO and managed by the City of Waco as the fiscal agent. Information related to "Local Fund" will be available to all members of the Policy Board upon request. Please make checks payable to "City of Waco" with a small memo indicating "Waco MPO Local Fund Contribution Account."

Should you have any questions or concerns please contact Waco MPO.

Regards,

Mukesh Kumar Ph.D

Director, Waco MPO

Enclosures: Waco MPO Policy Board Resolution

P.O. Box 2570, Waco, TX 76702-2570

(254) 750-5650

www.waco-texas.com/cms-mpo

mpo@wacotx.gov



RESOLUTION 2023-2

Whereas the Waco Metropolitan Planning Organization (MPO) was established to identify and support the implementation of regionally significant transportation projects to address future mobility needs of the Waco Region;

Whereas the Waco MPO Policy Board is composed of representatives appointed by the elected City Councils and Counties located within the jurisdiction of the MPO as well as the Texas Department of Transportation;

Whereas the Infrastructure Investment and Jobs Act (IIJA) and Inflation Reduction Act (IRA) have made unprecedented levels of resources to address current and future mobility needs, safety, reliability, equity, technology, and climate resilience;

Whereas member entities of the Waco MPO have limited capacity to offer shovel-ready projects eligible for federal funding under IIJA and IRA acts;

Whereas Waco MPO has a vested interest in assisting local entities become more competitive for eligible discretionary and competitive federal grant funds;

Whereas Waco MPO has submitted grant applications to develop a *Comprehensive Safety Action Plan* under the federal grants program of Safe Street for ALL (SS4A) and to develop a *Plan for Reconnecting McLennan County Communities* under the Reconnecting Communities Program (RCP);

Whereas Waco MPO intends to pursue more planning grants to assist the member entities in their preparation for implementation grant applications;

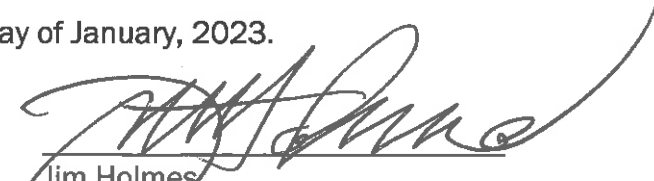
Whereas most of these federal grants require a twenty percent (20%) local match and no current source of funds exist for such a purpose;

Whereas The Waco MPO's Technical Advisory Committee (TAC) is recommending the MPO Policy Board to create a "Local Fund" with membership dues.

Now, therefore, be it **RESOLVED**, that the Waco MPO Policy Board

1. Establishes a “Local Fund” with annual contributions from member governments beginning fiscal year 2022-2023 at following levels of dues –
 - a. Cities with population above 5000 but below 50,000 will contribute \$5,000 at the beginning of each fiscal year,
 - b. Cities with population above 50,000 will contribute \$50,000 at the beginning of each fiscal year,
 - c. McLennan County will contribute \$ 20,000 at the beginning of each fiscal years
2. further resolves that the fiscal agent of the Waco MPO (City of Waco) will manage the “Local Fund” account similar to the other comparable federal grants;
3. further resolves that the MPO staff will make available any information related to the “Local Fund” to any member of the Policy Board on request;
4. further resolves that the MPO staff will present a separate budget resolution each year in February with detailed accounting of expenditure for a board approval with a minimum of two thirds of votes among present members;
5. further resolves that all expenses charged to the Local Fund must be preapproved by a minimum of two thirds of votes among present members of the Policy Board except the categories listed below –
 - a. the MPO Director is authorized to use the funds as a local match (up to the maximum of \$100,000) for federal grants approved by the Policy Board,
 - b. the MPO Director is authorized to use the funds for workgroups related expenses (up to the maximum of \$250) per meeting, and,
 - c. the MPO Director is authorized to use the funds for maintaining professional memberships (e.g. PE, AICP) for the MPO staff.
6. hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law;
7. hereby officially found and determined that all public participation requirements identified within the Waco MPO Public Participation Plan related to this action by the Policy Board were met and completed.

PASSED AND APPROVED this the 19th day of January, 2023.



Jim Holmes
Council Member - City of Waco
Chair - Waco MPO Policy Board

ATTEST:



Mukesh Kumar
Director