



CITY COUNCIL WORKSHOP/SPECIAL MEETING

November 27, 2023 at 6:30 PM

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

AGENDA

Steve Fortenberry, Mayor, Ward 3

Erica Bruce, Mayor Pro Tem, Ward 3 – **Michael S. Bancale**, Council Member, At-Large

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

Bob Potter, Council Member, Ward 2 – **Brad Turner**, Council Member, Ward 1

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 - 6:30 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

WORKSHOP AGENDA

1. Briefing and discussion concerning request for variance to the sign ordinance (Agenda Item 4).
2. Presentation of Department Spotlight.
3. Briefing and preview on the website redesign.

WORKSHOP ADJOURNMENT

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

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 HEARING(S) AND RELATED ACTION

4. Public hearing and possible action on **Ordinance 2023-13** granting a request for a variance to the sign ordinance for a sign located at 343 Enterprise Blvd. as prescribed in Chapter 58 Sign Regulations.

REGULAR AGENDA ITEMS

5. Approval of minutes for the Special Meeting of November 13, 2023.
6. Discussion and possible action on **Resolution No. 2023-15** casting votes to elect the Directors for the McLennan Central Appraisal District for the 2024 term.
7. Discussion and possible action on **Resolution No. 2023-16** approving the renovation and construction of an addition to the McLennan Central Appraisal District Office, and approving the financing arrangement for the renovation and construction of the project.
8. Discussion and possible action on renewal of an Agreement with Valley View Consulting, L.L.C., for a period of two years ending December 31, 2025, with the option to extend an additional one or two year increments.
9. Discussion and possible action regarding the annual consumer price increase (CPI) to solid waste rates for Republic Services.

EXECUTIVE SESSION Notice is given that a closed meeting will be held pursuant to Section 551.087 of the Texas Government Code (V.T.C.A.) so that the Council may deliberate regarding economic development negotiations, and/or other matters as authorized under the Texas Government Code. (Project Possibility)

ADJOURNMENT

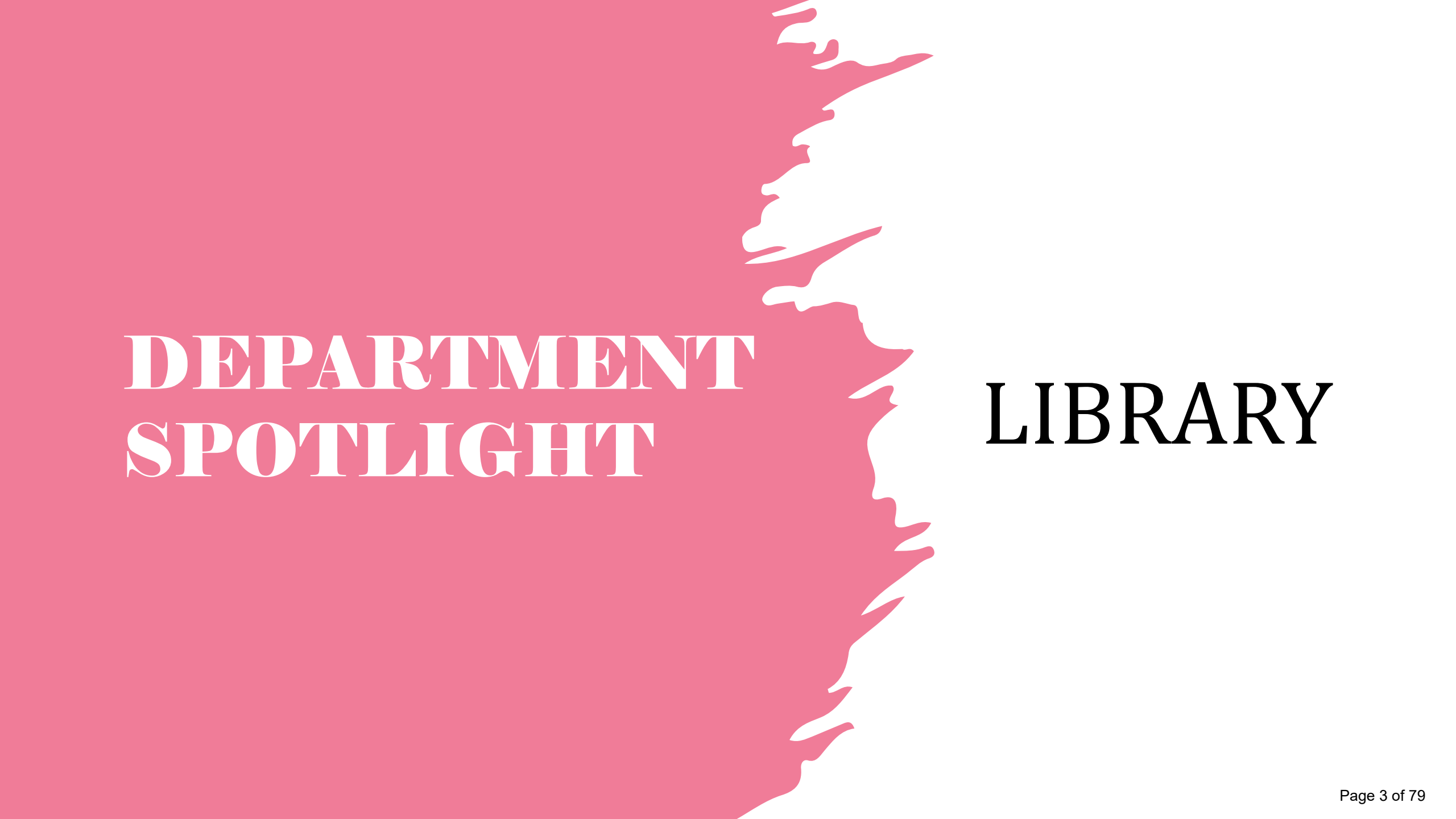
I certify that the above notice of meeting was posted on the Public Notice Board located in front of City Hall on November 21, 2023, by 5:00 PM.

CITY OF HEWITT

Lydia Lopez

Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the Americans 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 accessible 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.



DEPARTMENT SPOTLIGHT

LIBRARY

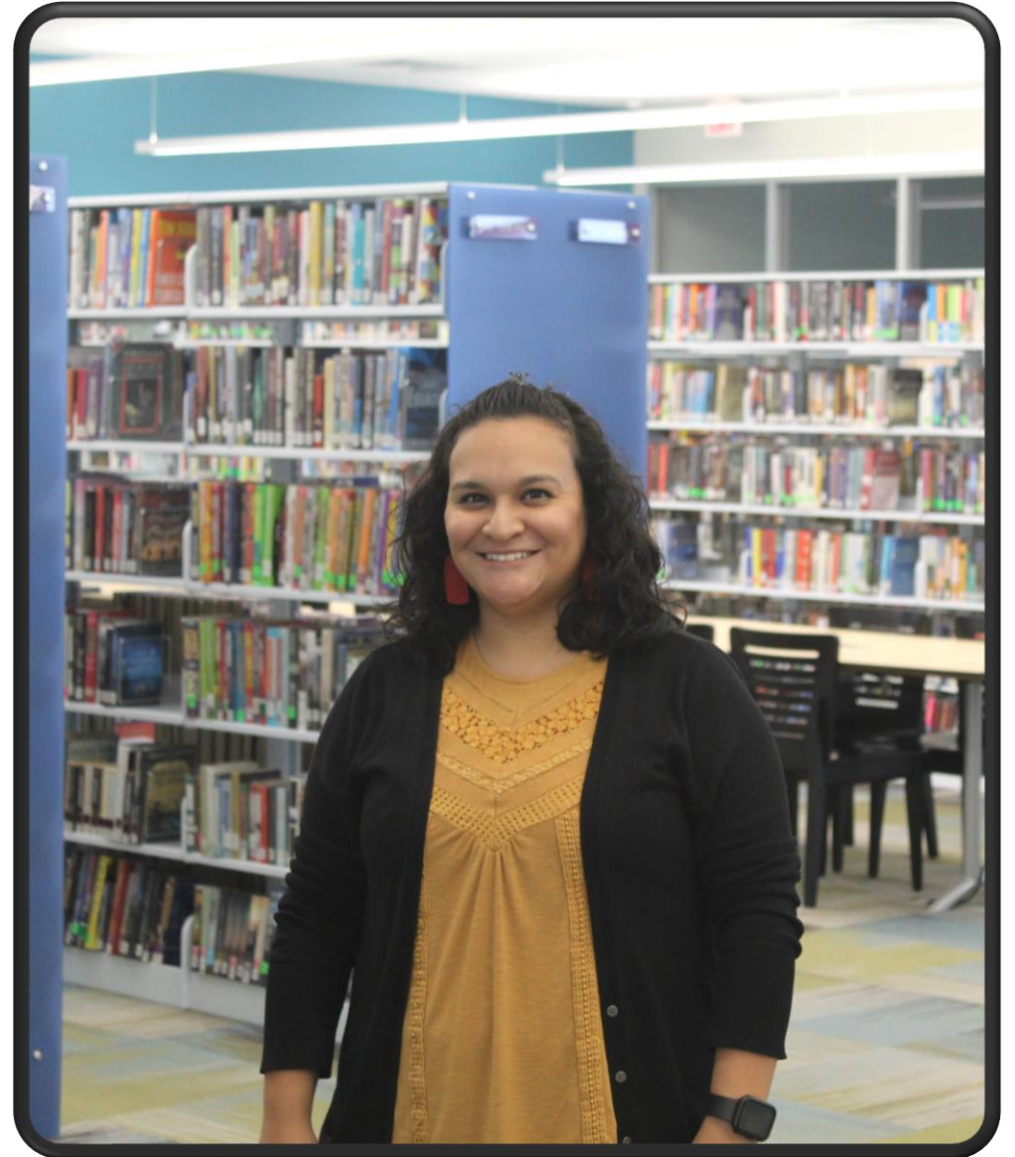
MATTHEW GLASER



**SIMON
DULOCK**



KAYLA
PECINA



**LINDA
O'NEIL**



**TRACI
VILLA**



ROCHELLE FIDLER



**JAMES
KARNEY**



**DUSTIN
GANN**



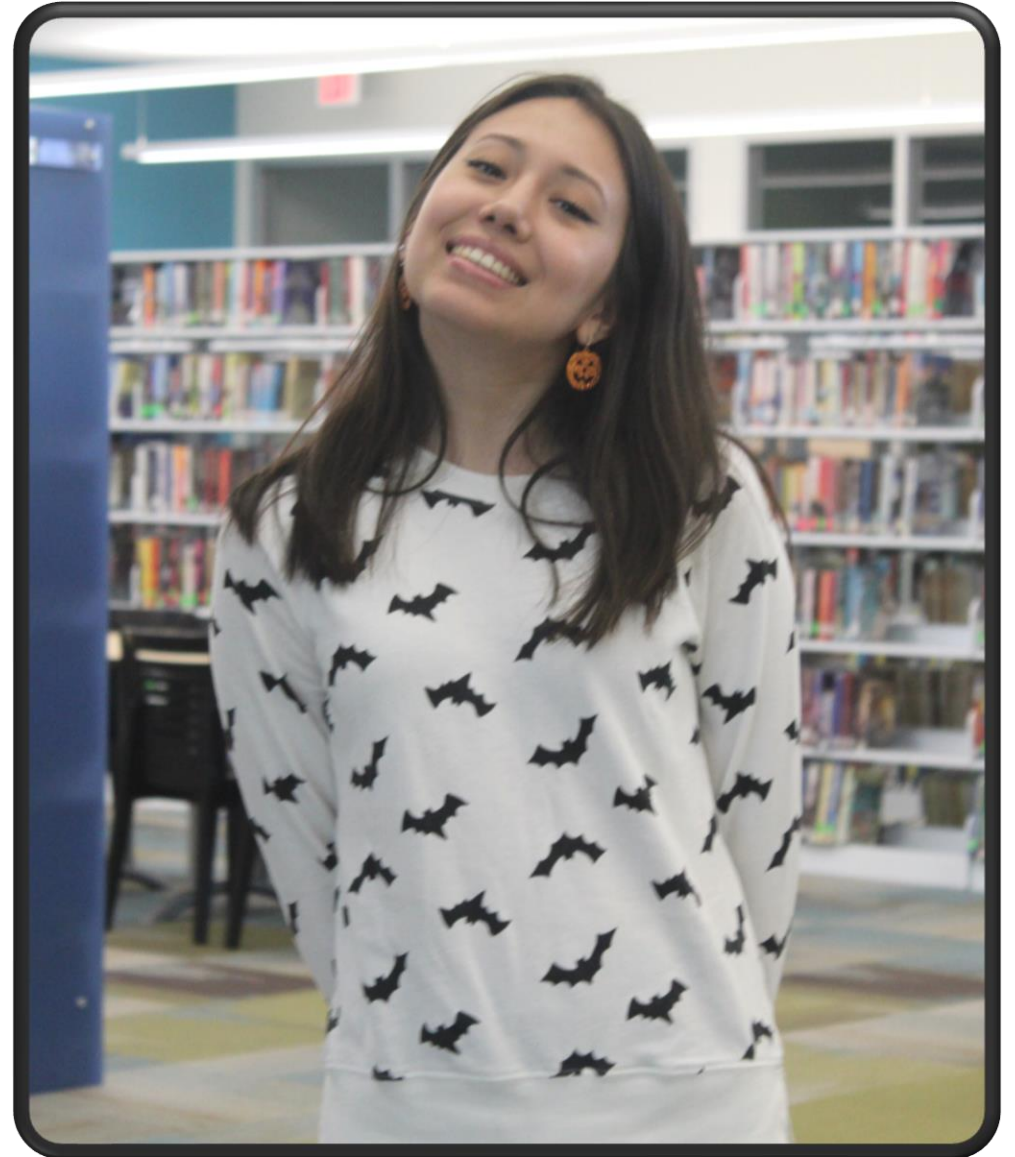
CHRISTINE JANG



**KATHERINE
MACKENZIE**



ANGELA VENTURA



**JEAN
MCCALL**



**JAMIE
PARKER**



**LEIGHANNE
PARRISH**



**GREG
DAVIS**



**TAYLON
BLACK**



A large, irregular pink brushstroke shape serves as a background for the text. It has a soft, painterly texture with visible brush marks and a slightly darker pink outline.

***THE CITY OF HEWITT
AWARD WINNING
LIBRARY!***

***THANK YOU FOR
GOING ABOVE AND
BEYOND!***

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 4.

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and possible action on **Ordinance 2023-13** granting a request for a variance to the sign ordinance for a sign located at 343 Enterprise Blvd. as prescribed in Chapter 58 Sign Regulations.

STAFF RECOMMENDATION/ITEM SUMMARY:

Nystrom Development & Design Group, LLC submitted a request for a variance to the sign ordinance. The property is located at 343 Enterprise Blvd. and is currently being developed. They are requesting a variance to allow for a twenty-four-foot-tall pylon sign with a facing of approximately 82 square feet. The developer is requesting to put up a single pylon sign for the development instead of the allowed monument sign. They are requesting to only have a single sign to help keep the aesthetics of the property from being cluttered and to help with the sight handicap of being next to IH-35. A map of the property along with the application is included in the backup material. Staff is recommending approval of this request.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move to approve **Ordinance No. 2023-13** granting the sign variance request located at 343 Enterprise Dr. for a twenty-four-foot-tall pylon sign as presented.

ATTACHMENTS:

1. Hewitt Variance App - For Sig 2 - Signed
2. 71980 R7 - WWCW -HEWITT TX - SITE PACKAGE
3. 2023-13 Approving Variance 343 Enterprise



Application of Sign Variance

Legal Description of Property: Whitewater Express Car Wash

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

343 Enterprise Blvd, Hewitt, TX 76643

Number of Lots: 1 Number of Acres: 1.18 Flood Zone: No

Zoning Classification: B-P

Existing Building(s) on Property: None - new construction

Total Square footage of all buildings on Property: 4108.7 sq. ft.

I, the undersigned property owner or applicant of the following described real property located in the City of Hewitt, Texas hereby make this application by variance, by requesting approval for the following project: (Include how the project plans vary from the Sign Ordinance): _____

Owner would like to install a 24' pylon sign for the business in place of a monument sign on the northeast corner of the lot depicted on the site map for Sign C.

Indicated the number and give a brief description of the Section of the Sign Ordinance for which the variance is being requested. Sec. 58-7 (a)(1)

This section dictates that "only on-premise monument signs are permitted in all nonresidential and multifamily districts"

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

Lot 23, Block 1, COMMERCE PARK @ I35 HEWITT ADDITION, City of
Hewitt, McLeannan County, TX
GF No. PL23-33886

Ownership (deed): Doc. #/MCC No.:

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

The Variance application must be completed along with the following 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 and stating reasons for request.
2. Submit one (1) copy of survey and one (1) copy of building plans.
3. Non-refundable application fee (see fee schedule).
4. 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 schedule).

I attest that the above information is true and correct to the best of my knowledge and I am now or will be fully prepared to present the above proposal at the City Council 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 City Council 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 the City Council.

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

Name of Property Owner:

Nystrom Development & Design Group, LLC

Telephone Number:

254.226.0973

Mailing Address:

11283 Cedar Rock Parkway, Crawford, TX 76638

Email Address:

bwnystrom@gmail.com

Signature of Property Owner:



Date:

10.30.2023

Name of Applicant/Representative:

Tracy Stocky

Telephone Number:

512.980.8003

Mailing Address:

11209 Conroy Ln, Austin, TX 78652

Email Address:

tracy.stocky@cometsigns.com

Signature of Applicant/Representative:

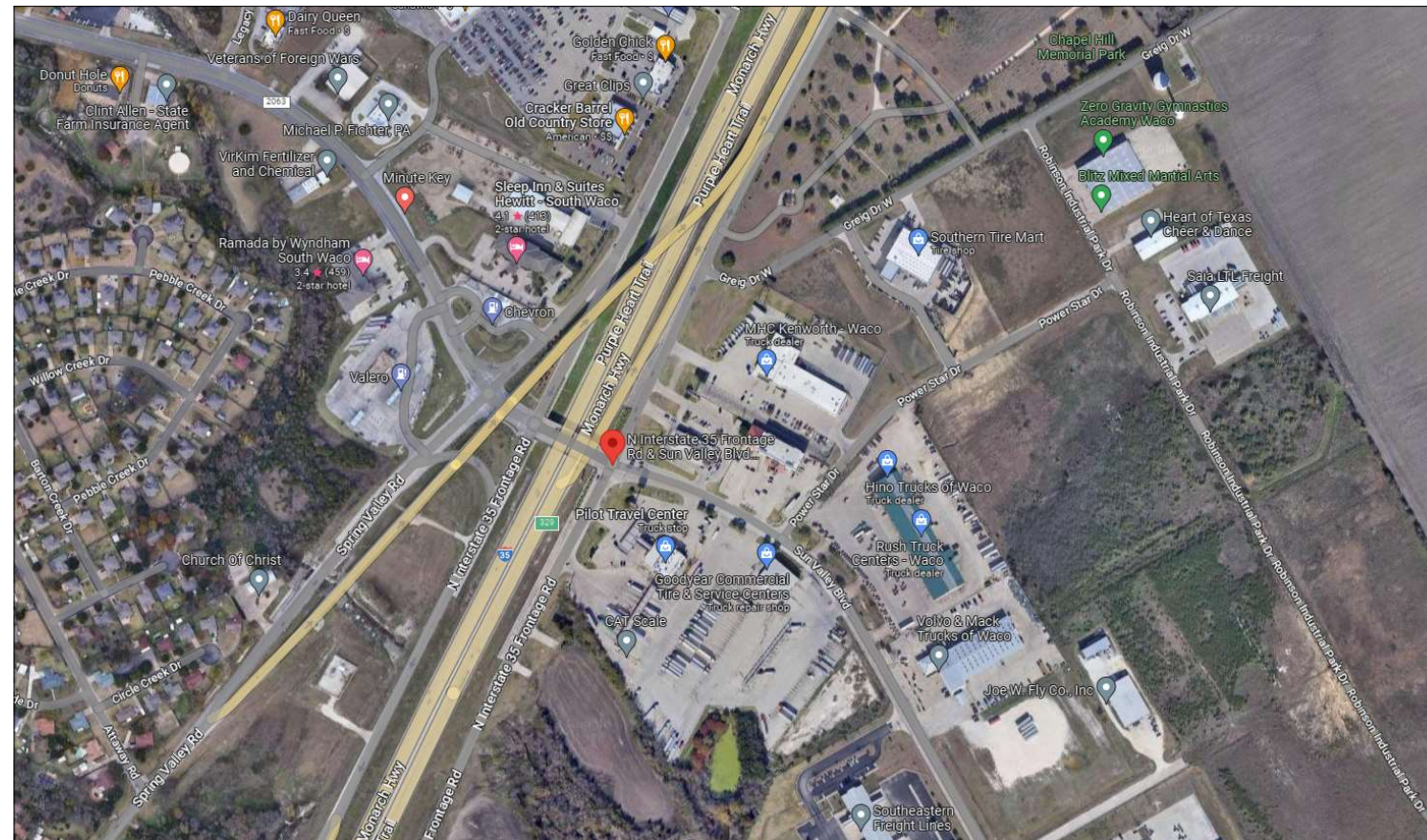


Date:

10/31/2023



Sign Package



343 Enterprise Blvd, Hewitt, TX 76643

SIGN CODE:

WALL SIGN ALLOWANCE
-MAX OF TWO WALL SIGNS
-FOR BUILDINGS LESS THAN 5,000 SQ. FT., MAX OF 30" OAH FOR ONE LINE OF COPY, 36" OAH FOR TWO LINES OF COPY, AND MAX AREA OF 36 SQ. FT.

POLE SIGN NOT ALLOWED FOR THIS AREA

MONUMENT SIGN ALLOWANCE
-MAX OAH OF 6 FT.
-MAX SIGN AREA OF 60 SQ. FT. NOT INCLUDING BASE
-MAX DEPTH OF 30"
-MUST BE HAVE MASONRY SURROUND. BORDER AROUND CABINET WILL FACTOR IN TO SIGN FACE AREA

Job Name:



☒ Proposal Drawing
☐ Final Drawing

Client: WWCW HEWITT
Location: 343 Enterprise Blvd, Hewitt, TX 76643
Salesperson: TOMMY REYNOLDS
Prj. Mngr.: TYLER SMITH
Date: 02/08/2023
Designer: CHRIS BLANTON
File Name: 71980 R7 - WWCW - HEWITT, TX - SITE PACKAGE.cdr
Proposal #: 71980
Job #: 23-0000

Revisions:

R1 - 02/15/2023-CHRIS BLANTON: UPDATE B OPTIONS.
R2-06/21/2023-CHRIS BLANTON: UPDATE ELEVATIONS AND SITE PLAN.
R3-07/12/2023-CHRIS BLANTON: UPDATE OPTIONS @ A AND B.
R4-07/13/2023-CHRIS BLANTON: UPDATE SIZE @ SIGN A.
R5/9.6.23/JY:A-REV. TO RECT. S/F CABINET +B-REMV. OPTION 1.
R6/10.17.23/JY:REMV. B OPT1 FROM SITE PLAN+C&D-REV. LOCATION+C OPTION 2 ADDED+F-ADDED.
R7/10.20.23/JY:UPD. ADDRESS+A-REV. BACK TO OVAL SIGN+E-REV. BACK SIDE LAYOUT.



License #: 18010

Corporate Office
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(210) 341-7244

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2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

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7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

Tyler (Design Center Signs)
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



■ Proposal Drawing
□ Final Drawing

Client: WWCW HEWITT
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Salesperson: TOMMY REYNOLDS
Prj. Mngr.: TYLER SMITH
Date: 02/08/2023
Designer: CHRIS BLANTON
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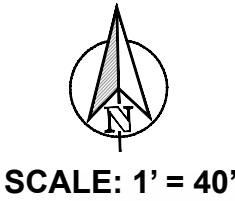
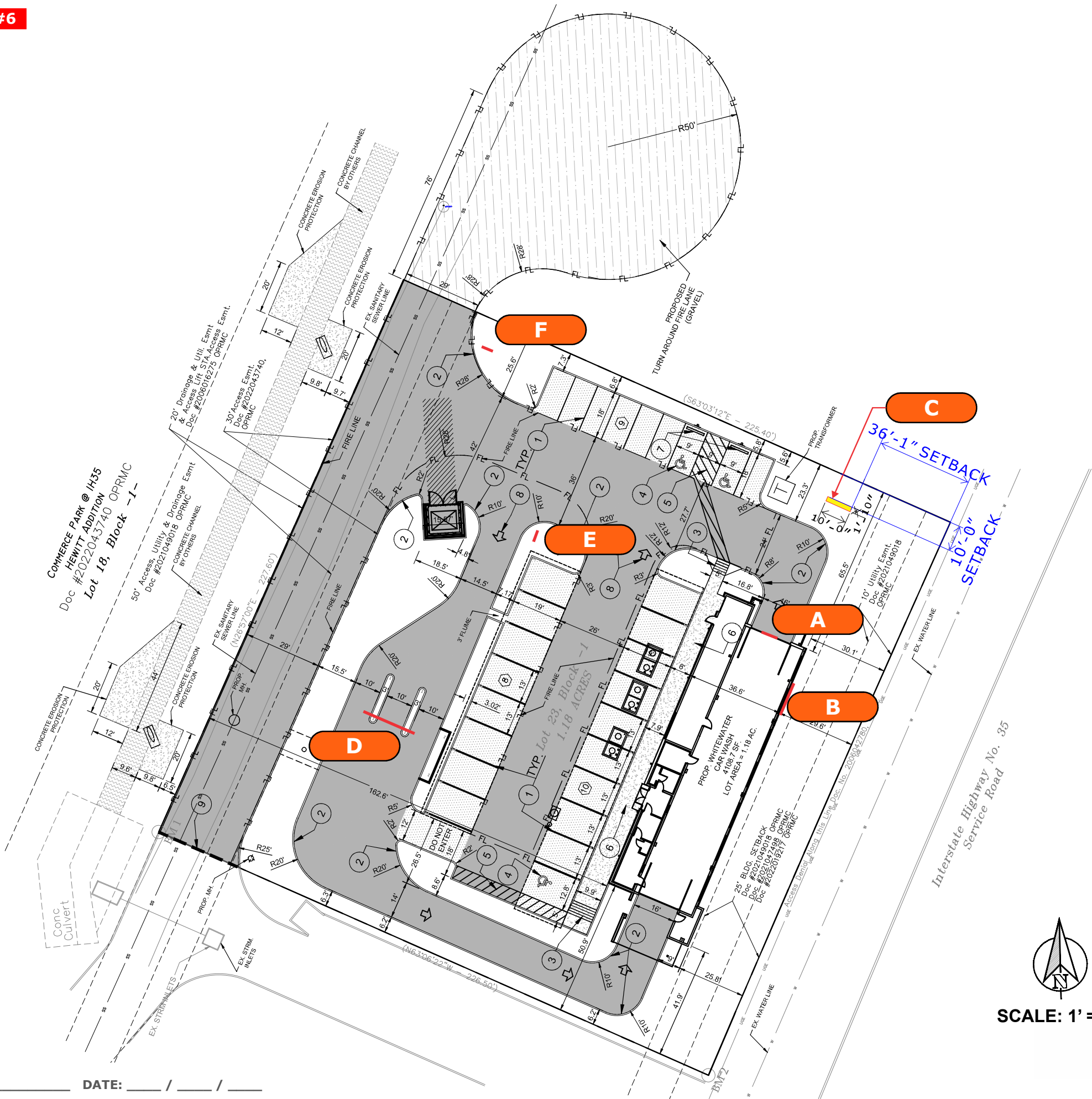
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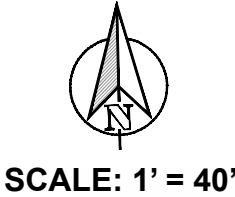
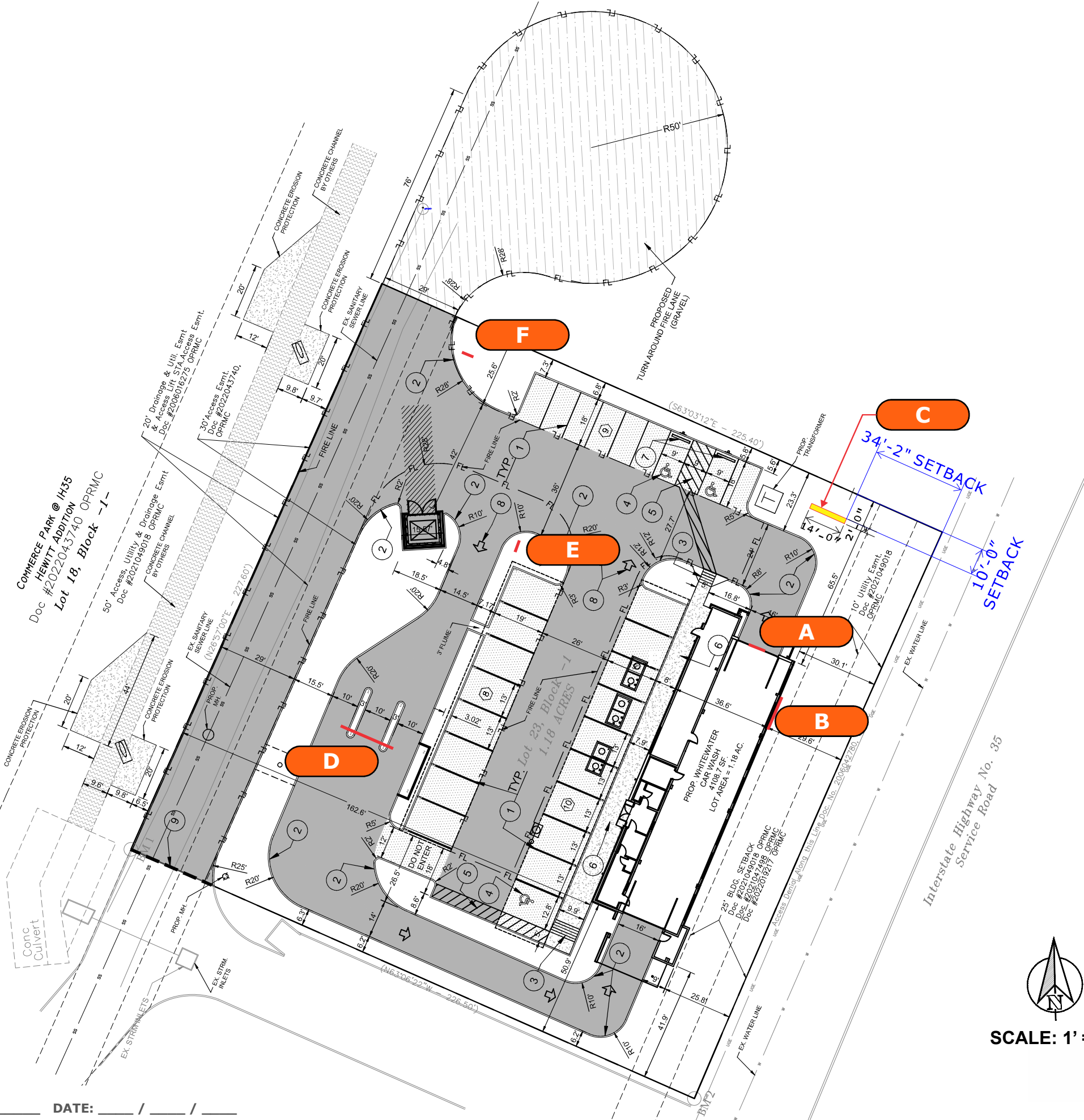
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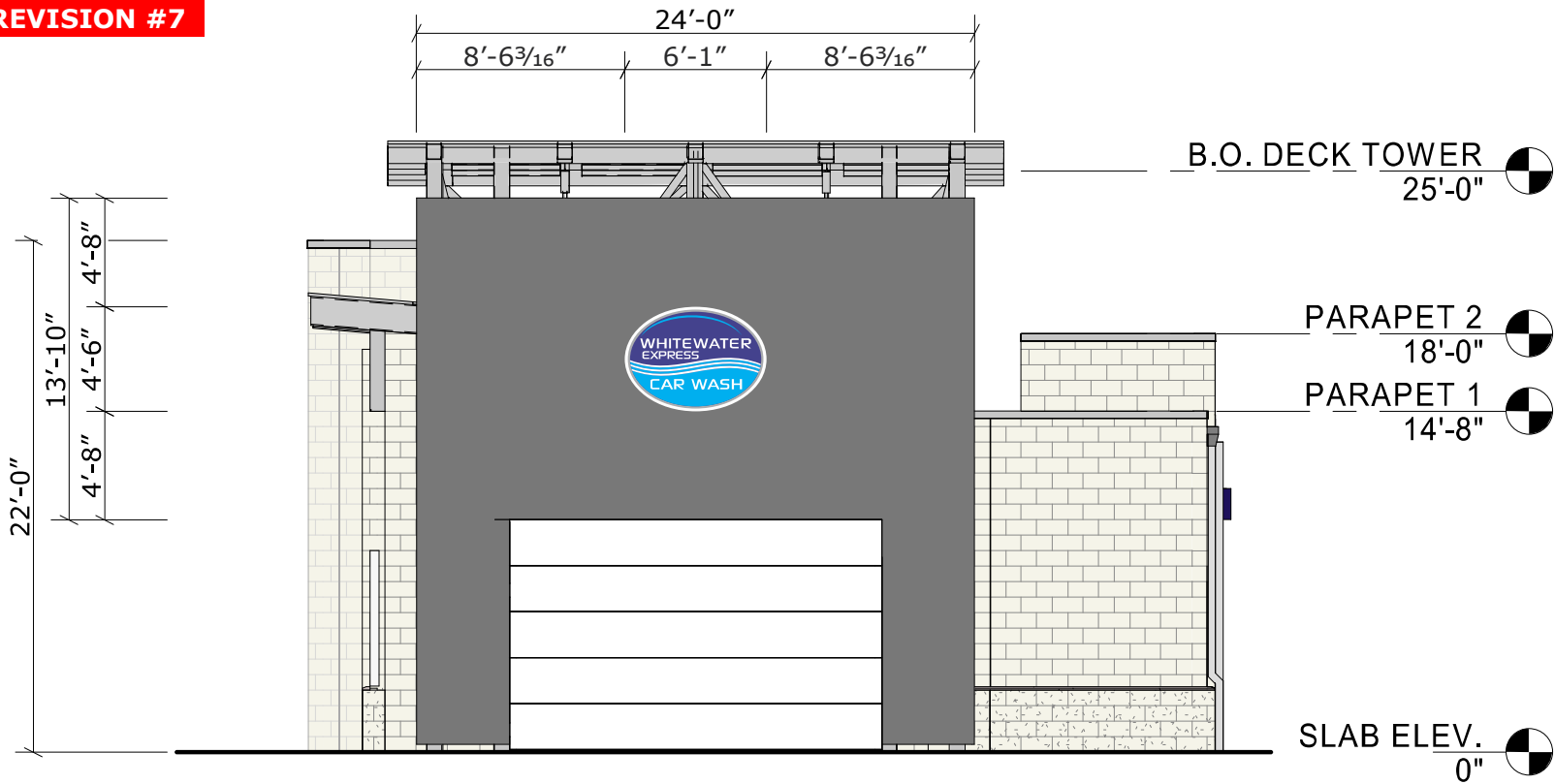
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EXIT ELEVATION

A

1/8" = 1'-0"



FRONT VIEW

OVAL-30 S/F WALL SIGN

QUANTITY: ONE (1) AS SHOWN REQUIRED.

27.38 SQ. FT.

1/2" = 1'-0"

COLOR SPECIFICATIONS

DIGITAL PRINT - D1



END VIEW

WALL SIGN ALLOWANCE
-MAX OF TWO WALL SIGNS
-FOR BUILDINGS LESS THAN 5,000 SQ. FT.,
MAX OF 30" OAH FOR ONE LINE OF COPY,
36" OAH FOR TWO LINES OF COPY,
AND MAX AREA OF 36 SQ. FT.

1/2" Ø EYE BOLT & BOLT SENT WITH CABINET, BOLT PTM SIGN RETURNS & INSTALLED AFTER INSTALL

.063" THICK ALUMINUM FILLER WITH 1" WIDE FACE LANDING WELDED AROUND PERIMETER.

FABRICATED 1" x 1 1/2" WIDE x .090" THICK ALUMINUM FACE RETAINERS.

1 1/2" x 1 1/2" x .125" ALUMINUM ANGLE AS REQUIRED FOR INTERNAL SUPPORT AND MOUNTING STRUCTURE.

WHITE LED ILLUMINATION.

CLEAR POLYCARBONATE FACE WITH SECOND SURFACE DIRECT-PRINTED GRAPHICS.

.090" THICK ALUMINUM BACK.

3/8" DIAMETER NON-CORROSIVE MECHANICAL FASTENERS APPROPRIATE FOR WALL CONSTRUCTION.

1/4" DIAMETER WEEP HOLES IN LOW POINTS OF DISPLAY.

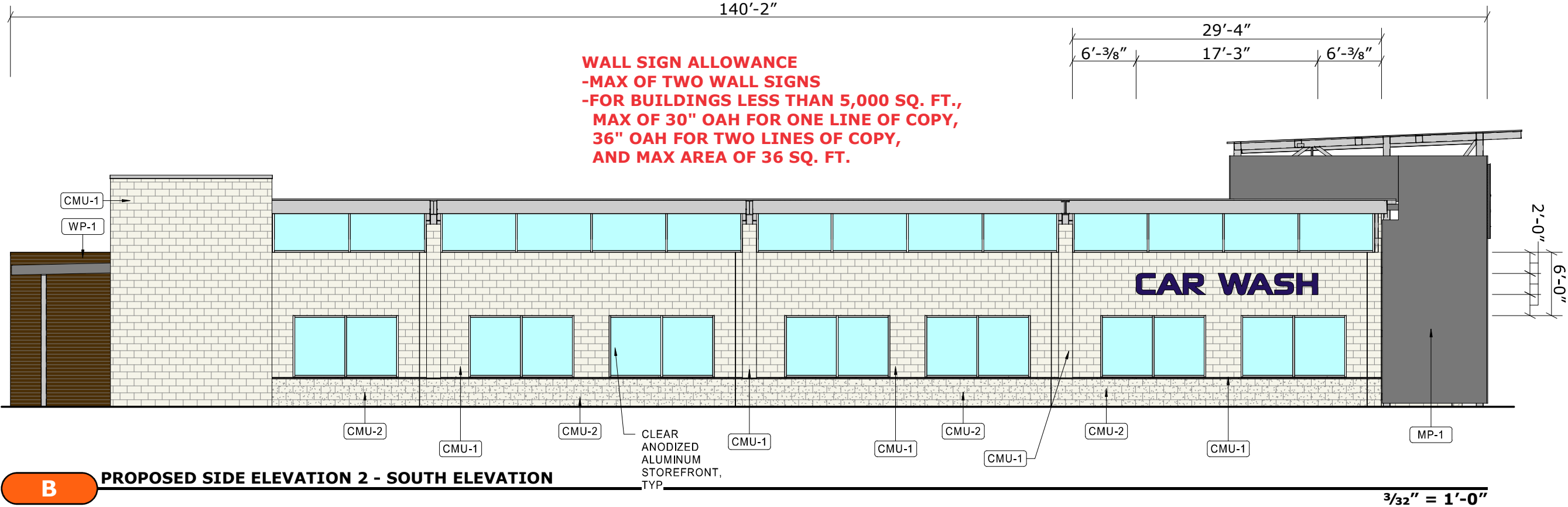
PRIMARY ELECTRICAL CONNECTION BY CUSTOMER'S ELECTRICIAN.

TYPICAL SECTION

1 1/2" = 1'-0"

CUSTOMER APPROVAL

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Job Name:



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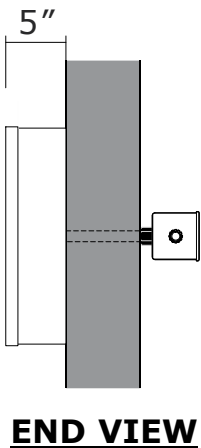
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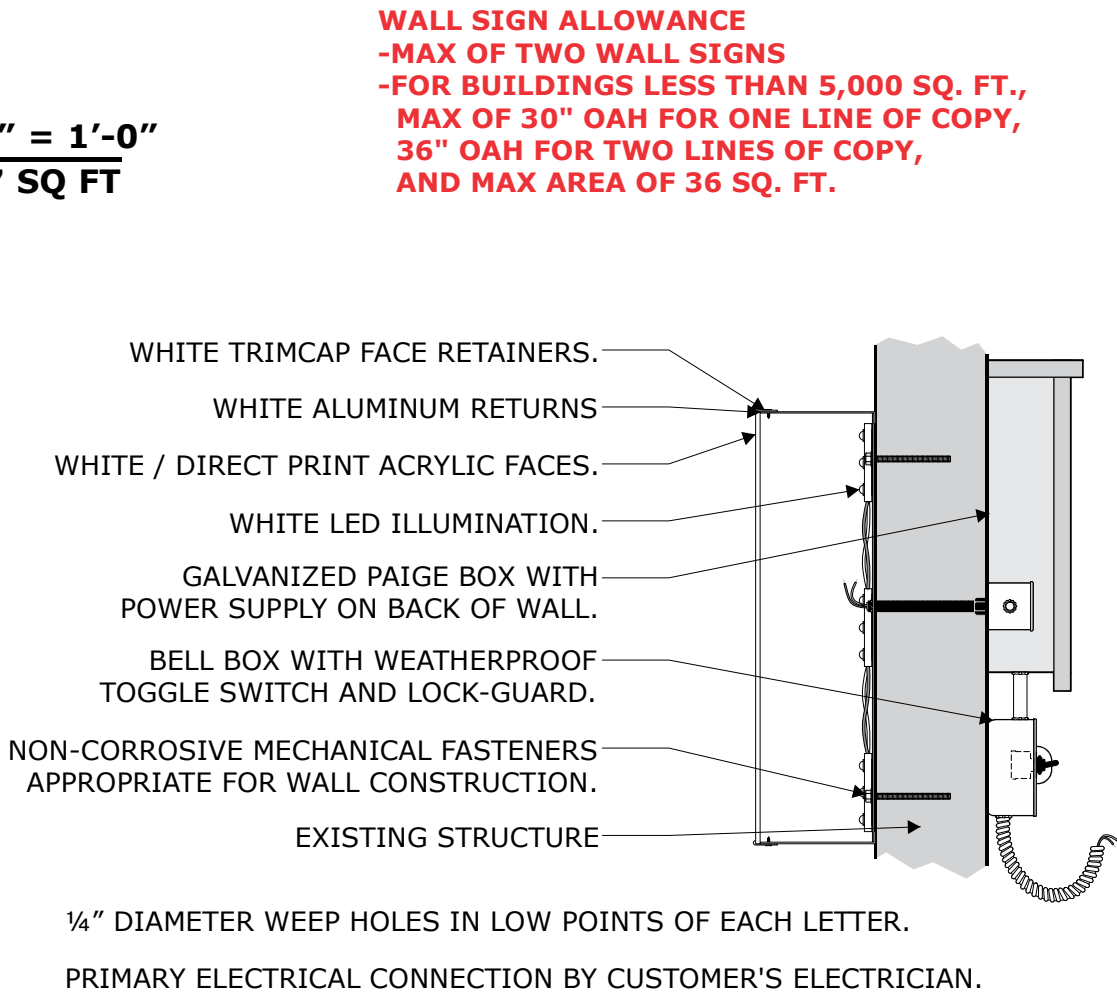


B

30" CLB-LN - FACE-LIT CHANNEL LETTERS
MANUFACTURE AND INSTALL (1) ONE SET OF FACE LIT LETTERS 33.67 SQ FT

SCALE 1/2" = 1'-0"

- FACES : .125" #2447 WHITE ACRYLIC FACES W/ 1ST SURFACE
- DIRECT PRINTED PMS 273 DARK BLUE
- TRIM CAP : 1" WHITE TRIM CAP
- RETURNS : .040" X 5" DEEP P/P ALUM. WHITE
- ILLUMINATION : PRINCIPAL QM2-WHITE LEDS & POWER SUPPLIES
- AS REQ'D FOR PROPER ILLUMINATION
- BACKS : 3MM P/P ACM BACKS



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POLE SIGN NOT ALLOWED FOR THIS AREA

- MONUMENT SIGN ALLOWANCE
- MAX OAH OF 6 FT.
 - MAX SIGN AREA OF 60 SQ. FT. NOT INCLUDING BASE
 - MAX DEPTH OF 30"
 - MUST HAVE MASONRY SURROUND. BORDER AROUND CABINET WILL FACTOR IN TO SIGN FACE AREA

C

M60 D/F MONUMENT SIGN 60.0 SQUARE FEET
MANUFACTURE AND INSTALL (1) D/F MONUMENT SIGN 1/2" = 1'-0"

MAIN CABINET - ALUMINUM CABINET WITH RETAINERS AND FILLERS FOR .177" THICK FLAT CLEAR POLYCARBONATE FACES WITH 2ND SURFACE DIRECT-PRINTED GRAPHICS W/ WHITE BACK SPRAY. CABINET IS INTERNALLY ILLUMINATED WITH WHITE LEDs

BASE SURROUND - CMU BASE WITH TEXTURE PLUS, COLOR TBD. (BY OTHERS)

SUPPORT PIPES - (2) 8" x 8" STEEL SQUARE TUBE SUPPORTS (CONFIRM SUPPORT SIZE PER LICENSED ENGINEER).

FOOTING - 6" MOW PAD (3" ABOVE/ 3" BELOW GRADE) WITH CONCRETE PIER FOUNDATION AS DETERMINED BY LICENSED ENGINEER TO MEET LOCAL CODES AND REQUIREMENTS.

Job Name:



Proposal Drawing
Final Drawing

Client: WWCW HEWITT
Location: 343 Enterprise Blvd, Hewitt, TX 76643
Salesperson: TOMMY REYNOLDS
Prj. Mngr.: TYLER SMITH
Date: 02/08/2023
Designer: CHRIS BLANTON
File Name: 71980 R7 - WWCW - HEWITT, TX - SITE PACKAGE.cdr
Proposal #: 71980
Job #: 23-0000

Revisions:
R1 - 02/15/2023-CHRIS BLANTON: UPDATE B OPTIONS.
R2-06/21/2023-CHRIS BLANTON: UPDATE ELEVATIONS AND SITE PLAN.
R3-07/12/2023-CHRIS BLANTON: UPDATE OPTIONS @ A AND B.
R4-07/13/2023-CHRIS BLANTON: UPDATE SIZE @ SIGN A.
R5/9.6.23/JY:A-REV. TO RECT. S/F CABINET +B-REMV. OPTION 1.
R6/10.17.23/JY:REMV. B OPT1 FROM SITE PLAN+C&D-REV. LOCATION+C OPTION 2 ADDED+F-ADDED.
R7/10.20.23/JY:UPD. ADDRESS+A-REV. BACK TO OVAL SIGN+E-REV. BACK SIDE LAYOUT.



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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

COLOR SPECIFICATIONS

DIGITAL PRINT - D1

P1

P.M.S. 273C
DARK BLUE

P2

WHITE

V1

3M #3630-87
ROYAL BLUE

V2

3M #3630-337
PROCESS
BLUE

V3

3M #3630-121
SILVER

Job Name:



☒ Proposal Drawing
☐ Final Drawing

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R6/10.17.23/JY:REMV. B OPT1 FROM SITE PLAN+C&D-REV. LOCATION+C OPTION 2 ADDED+F-ADDED.
R7/10.20.23/JY:UPD. ADDRESS+A-REV. BACK TO OVAL SIGN+E-REV. BACK SIDE LAYOUT.



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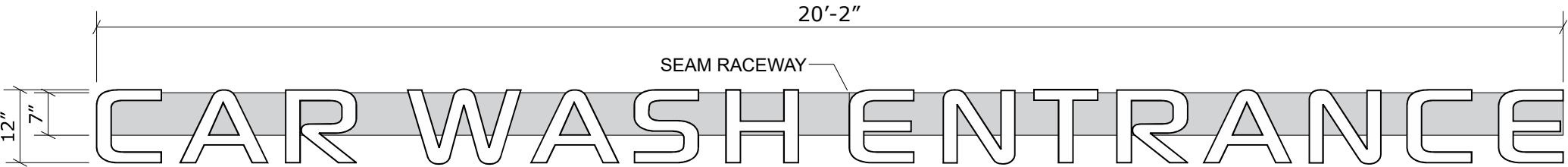
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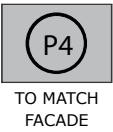
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D

E-12 RACEWAY-MOUNTED CHANNEL LETTERS - 20.17 SQUARE FEET
QUANTITY: ONE (1) AS SHOWN REQUIRED.

1/2" = 1'-0"



CONCEPTUAL VIEW

.040" THICK PRE-FINISHED WHITE ALUMINUM RETURNS WITH ACM BACKS.

1" WIDE WHITE TRIMCAP.

LED DRIVERS MOUNTED INSIDE EXTRUDED ALUMINUM RACEWAY PAINTED TO MATCH SHERWIN WILLIAMS' BRUSHED ALUM. SILVER

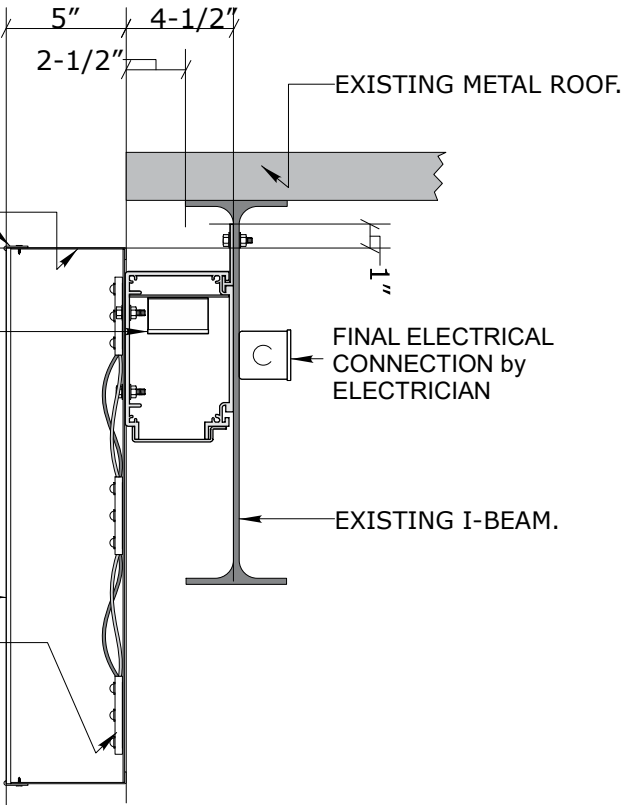
MINIMUM 3/8" DIAMETER NON-CORROSIVE MECHANICAL FASTENERS AT CONNECTION POINTS BETWEEN RACEWAY AND I-BEAM.

3/16" THICK #7328 WHITE PLEX FACES.

QM2 BLUE LED ILLUMINATION.

PRIMARY ELECTRICAL CONNECTION BY CUSTOMER'S ELECTRICIAN.

1/4" DIAMETER WEEP HOLES IN LOW POINTS OF EACH LETTER.



SECTION

1 1/2" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



■ Proposal Drawing
□ Final Drawing

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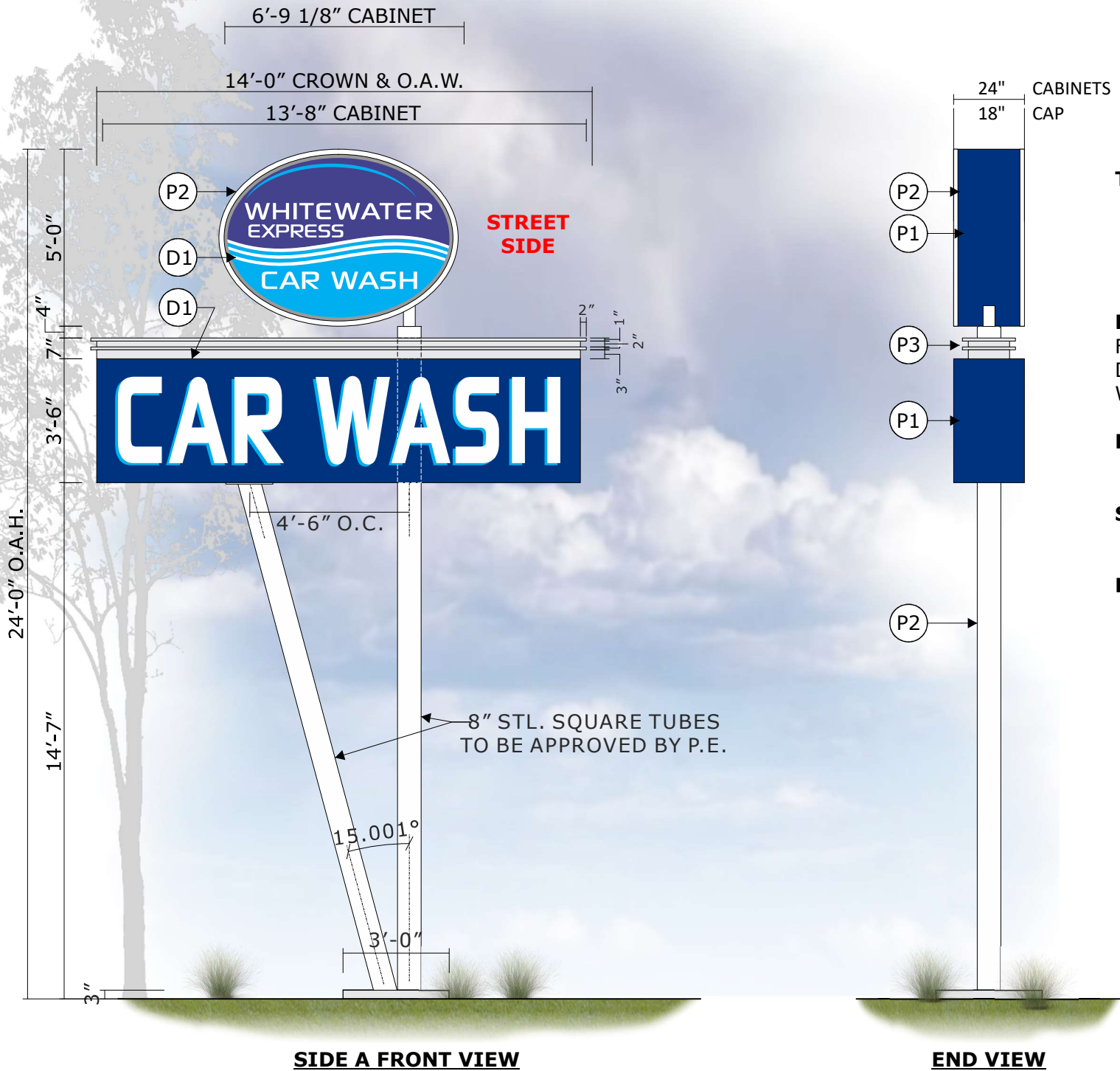
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TOP CABINET - ALUMINUM CABINET WITH 1 1/2" x .125" ANGLE IRON FRAME & .090" ALUM. FILLERS. CABINET HAS 1 3/4" x 1 1/2" RETAINERS FOR .177" THICK FLAT CLEAR POLYCARBONATE FACES WITH 2ND SURFACE DIRECT-PRINTED GRAPHICS W/ WHITE BACK SPRAY. CABINET IS INTERNALLY ILLUMINATED WITH PRINCIPAL PINNACLE STIK D/S WHITE LEDs

BOTTOM CABINET - FABRICATED CABINET with EXTR. ALUM. BLEED FRAME WITH .063" ALUM. FILLER. FLEX FACES WITH 1ST SURFACE DIRECT-PRINTED GRAPHICS. CABINET IS INTERNALLY ILLUMINATED WITH PRINCIPAL PINNACLE STIK D/S WHITE LEDs.

BOTTOM CABINET CAP - CABINET TO HAVE CUSTOM .063" BRAKE FORMED CAP.

SUPPORT PIPES - (2) 8" x 8" STEEL SQUARE TUBE SUPPORTS (CONFIRM SUPPORT SIZE PER LICENSED ENGINEER).

FOOTING - 6" MOW PAD (3" ABOVE/ 3" BELOW GRADE) WITH CONCRETE PIER FOUNDATION AS DETERMINED BY LICENSED ENGINEER TO MEET LOCAL CODES AND REQUIREMENTS.

COLOR SPECIFICATIONS

DIGITAL PRINT - D1					
P.M.S. 273C DARK BLUE	WHITE	BRUSHED SILVER	3M #3630-87 ROYAL BLUE	3M #3630-337 PROCESS BLUE	3M #3630-121 SILVER

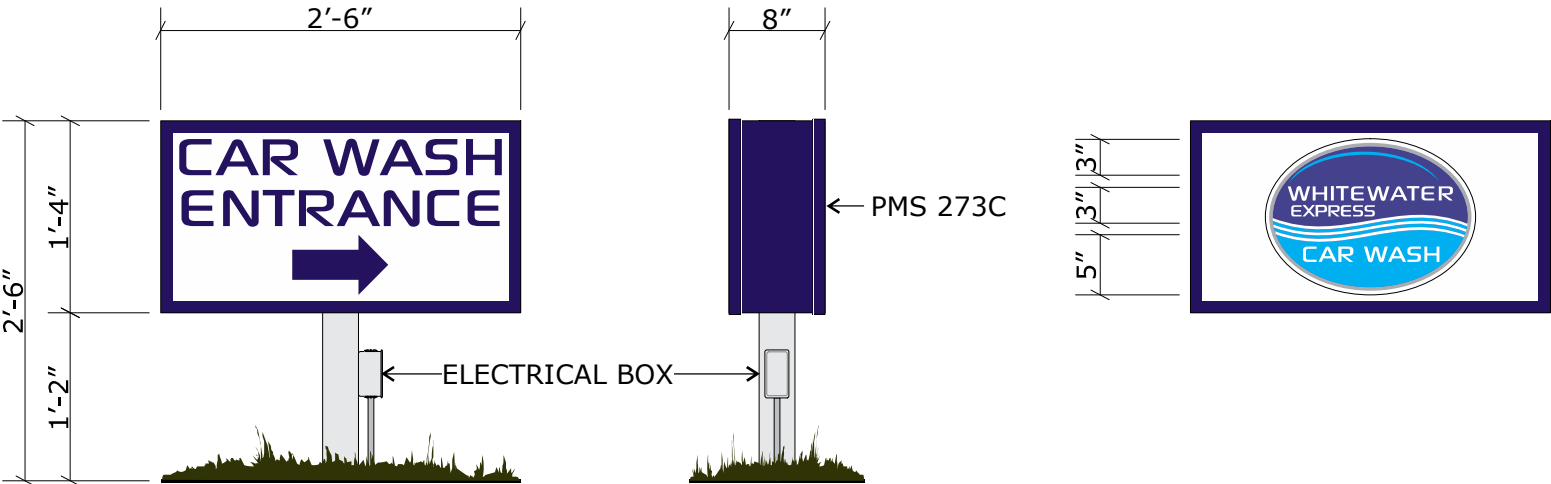
C

P1 PYLON SIGN
MANUFACTURE AND INSTALL (1) D/F PYLON SIGN

82 SQUARE FEET
1/4" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

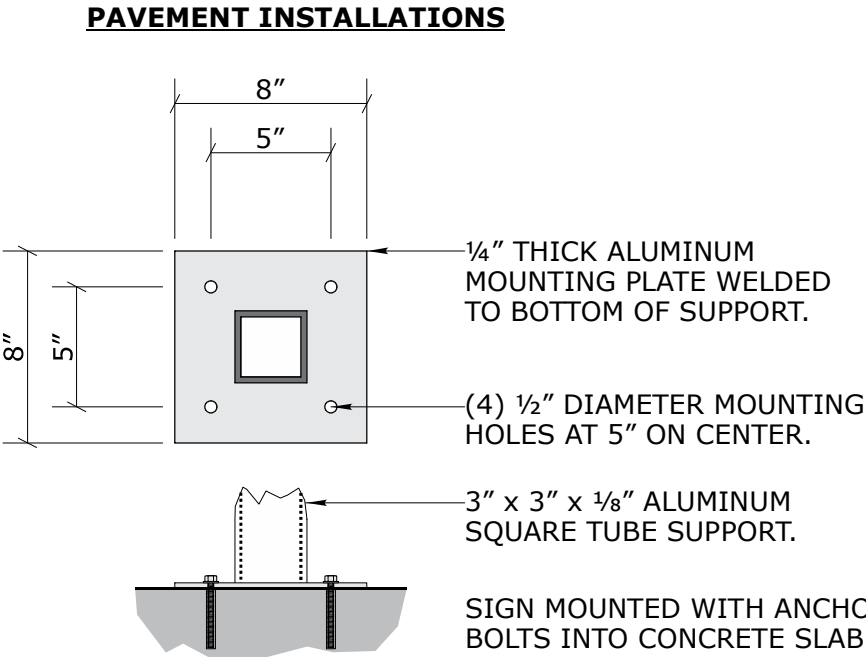
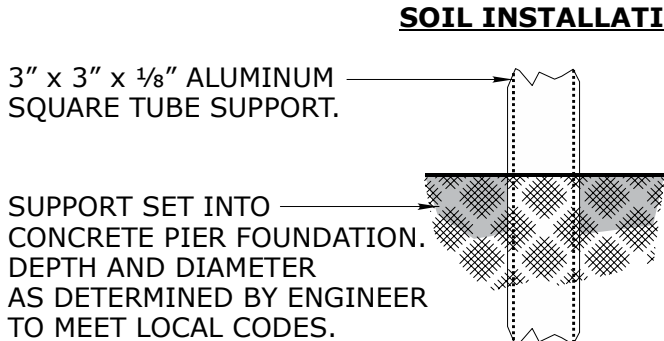


E

DI - DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN- 3.33 SQ. FT.
QUANTITY: ONE (1) AS SHOWN REQUIRED.

3/4" = 1'-0"

- ALUMINUM FILLER PAINTED TO MATCH PMS #273-C DARK BLUE OVER 1" x 1" x .125" ALUMINUM SQUARE TUBE FRAME.
- .125" THICK FLAT WHITE ACRYLIC FACES WITH FIRST SURFACE CUT VINYL GRAPHICS DIGITALLY-PRINTED ON TRANSLUCENT VINYL TO MATCH PMS #273-C DARK BLUE.
- WHITE P-LED ILLUMINATION.
- 1" x 1" x .063" ALUMINUM FACE RETAINERS PAINTED TO MATCH PMS #273-C DARK BLUE.
- 3" x 3" x 1/8" ALUMINUM SQUARE TUBE SUPPORT WITH MATTHEWS' BRUSHED SILVER FINISH.
- MOUNTING PLATE OR CONCRETE PIER FOUNDATION DEPENDING ON INSTALL LOCATION.



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:

☒ Proposal Drawing
☐ Final Drawing

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Location: 343 Enterprise Blvd, Hewitt, TX 76643
Salesperson: TOMMY REYNOLDS
Prj. Mngr.: TYLER SMITH
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R6/10.17.23/JY:REMV. B OPT1 FROM SITE PLAN+C&D-REV. LOCATION+C OPTION 2 ADDED+F-ADDED.
R7/10.20.23/JY:UPD. ADDRESS+A-REV. BACK TO OVAL SIGN+E-REV. BACK SIDE LAYOUT.

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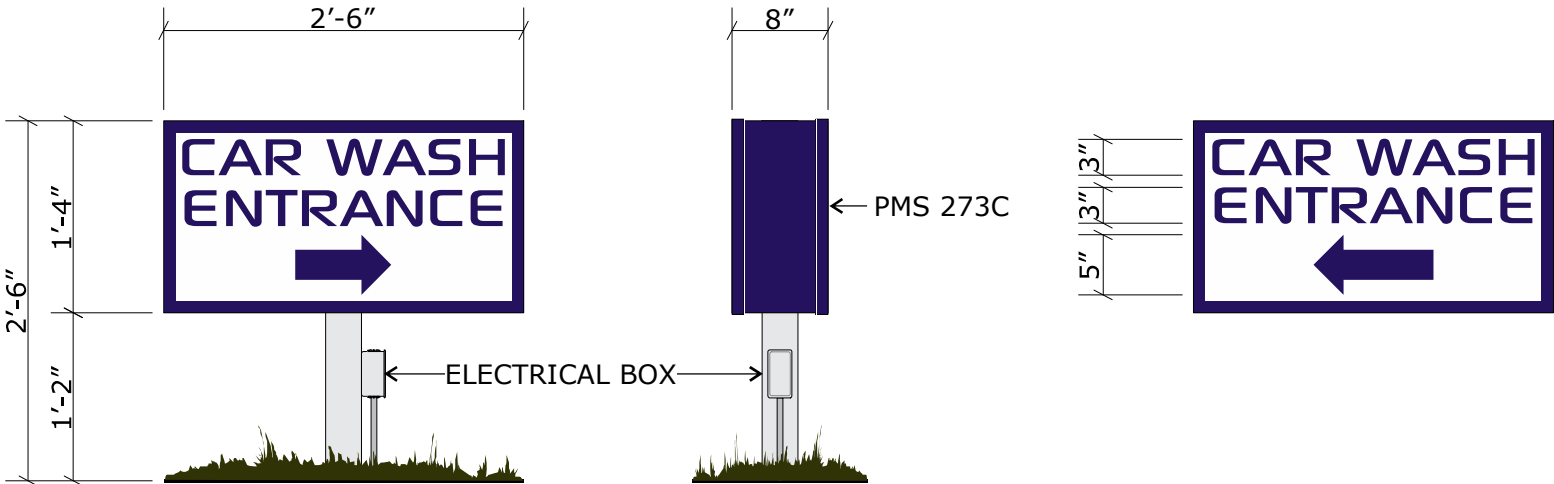
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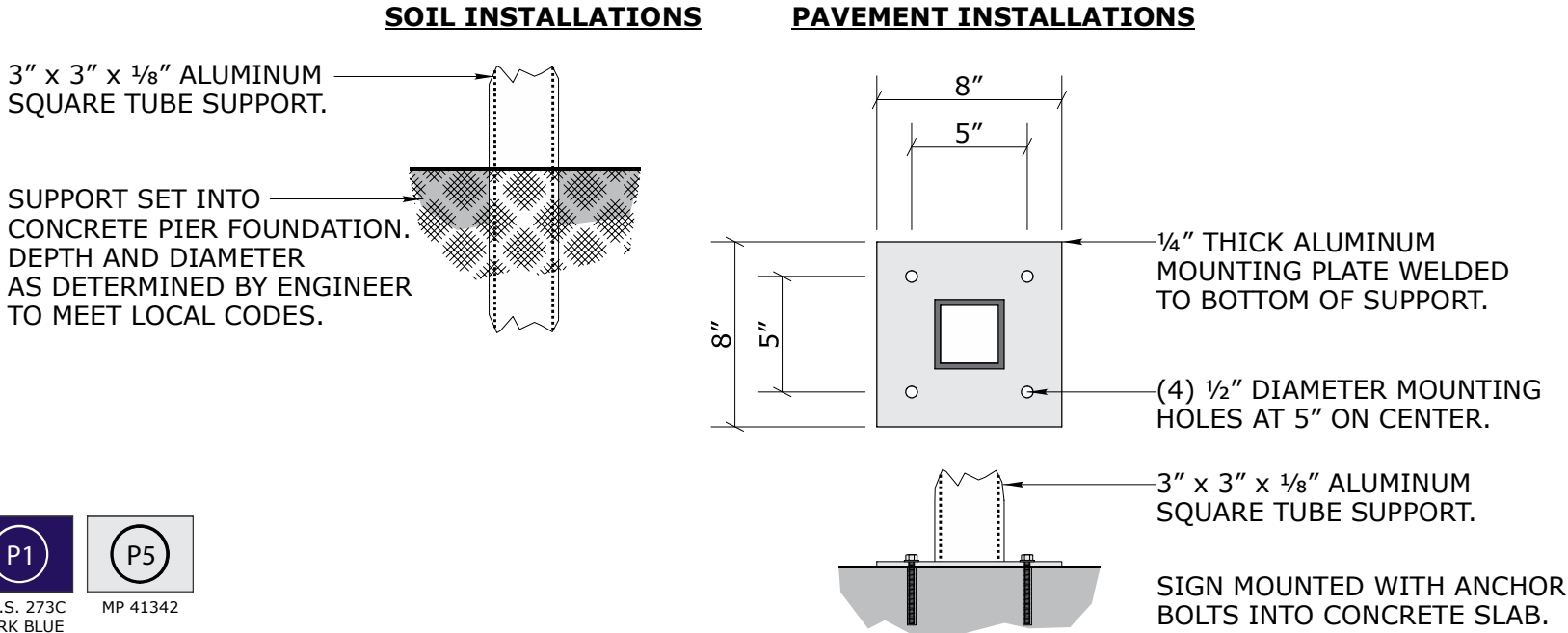


F

DI - DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN- 3.33 SQ. FT.
QUANTITY: TWO (2) AS SHOWN REQUIRED.

$\frac{3}{4}'' = 1'-0''$

- ALUMINUM FILLER PAINTED TO MATCH PMS #273-C DARK BLUE OVER 1" x 1" x .125" ALUMINUM SQUARE TUBE FRAME.
- .125" THICK FLAT WHITE ACRYLIC FACES WITH FIRST SURFACE CUT VINYL GRAPHICS DIGITALLY-PRINTED ON TRANSLUCENT VINYL TO MATCH PMS #273-C DARK BLUE.
- WHITE P-LED ILLUMINATION.
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- MOUNTING PLATE OR CONCRETE PIER FOUNDATION DEPENDING ON INSTALL LOCATION.



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



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ORDINANCE NO. 2023-13

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT,
TEXAS GRANTING A VARIANCE TO SECTION 58-7(p) SIGN
REQUIREMENTS FOR NON-RESIDENTIAL USES OF THE CODE OF
ORDINANCES OF THE CITY OF HEWITT, TEXAS TO ALLOW FOR
SIGN REQUESTED BY DEVELOPMENT LOCATED AT 343
ENTERPRISE BLVD., HEWITT, TEXAS (WHITEWATER EXPRESS)**

CAME ON FOR CONSIDERATION a variance request by Nystrom Development & Design Group, LLC (“Applicant”) for a pylon sign to be located at its development at 343 Enterprise BLVD., Hewitt, Texas. The development meets the requirements of developments adjacent to IH-35, qualifying to apply for a variance under Section 58-2.1 of the Hewitt Code of Ordinances. After a public hearing on the variance the City Council considered and acted on the variance request.

Based on the information provided it is FOUND that the Applicant is entitled to the variance requested because:

- 1) the topography or other special condition of the property not caused by the applicant supports granting the variance to improve sign visibility; and/or
- 2) intervening structures or signs would block or substantially block the view from the Interstate of a sign standardly required in this Chapter, and the variance would enhance sign visibility

It is further FOUND that:

- a) The requested sign will not block the view from Enterprise Blvd. of any other sign or structure, or otherwise have a serious adverse effect on the use and enjoyment of neighboring properties;
- b) The applicant will suffer a substantial hardship if the variance is not granted due to less utilization of its development;
- c) Granting the variance would not be contrary to the public interest and is within the spirit of the ordinance and past practices; and
- d) The variance would further substantial justice and fairness.

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

1. The recitals set forth above are incorporated and made findings of fact; and

2. The variance requested by Nystrom Development & Design Group, LLC (Whitewater Express) for a 24-foot-tall pylon sign with a facing of approximately 82 square feet is approved to be located at its development at 343 Enterprise Blvd., Hewitt, Texas is GRANTED.

PASSED and APPROVED this 27th day of November 2023.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM & LEGALITY:

Michael W. Dixon, City Attorney



COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 5.

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Approval of minutes for the Special Meeting of November 13, 2023.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft copy fo 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:

None



CITY COUNCIL SPECIAL MEETING

November 13, 2023 at 7:00 PM

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

MINUTES

Steve Fortenberry, Mayor, Ward 3

Erica Bruce, Mayor Pro Tem, Ward 3 – **Michael S. Bancale**, Council Member, At-Large

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

Bob Potter, Council Member, Ward 2 – **Brad Turner**, Council Member, Ward 1

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Special Meeting to order at 7:00 PM, and announced a quorum was present. Council Member Johnny Price was absent.

PLEDGE OF ALLEGIANCE

Mayor Fortenberry led the Pledge of Allegiance.

SPECIAL PRESENTATION(S) AND RECOGNITION(S)

1. Proclamation declaring "Municipal Court Week".

Mayor Fortenberry presented the proclamation to Court Administrator Elvira Leyva. Mrs. Leyva expressed appreciation to the Mayor & Council, City Manager Bo Thomas, and Assistant City Manager Jim Devlin for their support.

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 inquired if the City Secretary received any public comment forms. The City Secretary received no public comment forms.

REGULAR AGENDA ITEMS

2. Approval of minutes for the Workshop/Regular Meeting held October 16, 2023.

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

SECOND: Council Member Bob Potter

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

3. Presentation of the report from the 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.

4. Briefing and discussion concerning Financial Statements ending October 31, 2023.

City Manager Bo Thomas advised Finance Director Lee Garcia, previously sent the October Financial Statements electronically for the Council to review and he inquired if the Council had any questions. The Council raised no questions or concerns.

5. Discussion and possible action to award Goddard Enterprises with upgrading the City of Hewitt's outdoor warning siren system.

City Manager Bo Thomas presented.

MOTION: Council Member Michael Bancale moved approval to authorize Goddard Enterprises to perform the outdoor warning siren system upgrade in the amount of \$172,182.73.

SECOND: Council Member Johnny Stevens

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

6. Discussion and possible action on Brush Truck Skid Unit replacement and upfitting.

City Manager Bo Thomas presented.

MOTION: Council Member Brad Turner moved approval of the use of TIFMAS funds to purchase a replacement skid unit, (pump and tank), along with additional wildland firefighting equipment and associated modifications of the truck bed for storage capacity, for an amount not to exceed \$27,000.

SECOND: Council Member Michael Bancale

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

7. Discussion and possible action to authorize the City Manager to enter into an agreement with Martinez Architects for the architectural design of Fire Station 2.

City Manager Bo Thomas presented.

MOTION: Council Member Bob Potter moved approval to authorize the City Manager to enter into an agreement with Martinez Architects for an amount not to exceed \$310,000.

SECOND: Council Member Michael Bancale

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None
ABSENT: Price
MOTION PASSED.

8. Discussion and possible action on **Resolution No. 2023-12** amending and adopting the City of Hewitt's Investment Policy.

City Manager Bo Thomas presented. He noted no changes were needed.

MOTION: Council Member Michael Bancale moved approval of **Resolution No. 2023-12** amending and adopting the City of Hewitt's Investment Policy.

SECOND: Council Member Bob Potter

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

9. Discussion and possible action on **Resolution No. 2023-13** approving financing terms with _____ for a term of _____ years at _____%.

City Manager Bo Thomas presented the results of the bids received.

MOTION: Mayor Pro Tem Erica Bruce moved approval of **Resolution No. 2023-13** accepting the bid from Cogent Bank for a term of three (3) years at a rate of 4.55%.

SECOND: Council Member Bob Potter

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

10. Discussion and possible action on approving **Resolution No. 2023-14** authorizing the City's membership in the Texas SmartBuy Program.

City Manager Bo Thomas presented.

MOTION: Council Member Johnny Stephens moved approval of **Resolution No. 2023-14** authorizing the City's membership in the Texas SmartBuy Program.

SECOND: Council Member Bob Potter

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

ADJOURNMENT

MOTION: Council Member Bob Potter to adjourn the Regular Meeting at 7:34 P.M.

SECOND: Council Member Michael Bancale

AYES: Bancale, Potter, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: Price

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 6.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action on **Resolution No. 2023-15** casting votes to elect the Directors for the McLennan Central Appraisal District for the 2024 term.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft resolution and official ballot for selecting the five (5) member Board of Directors. Each taxing entity is allotted a certain number of votes. The city has a total of 64 votes. The votes may be cast as a block or unit or distributed among candidates.

Senate Bill 2 changes will only allow the term of this position to be one year. After this year, the board of directors will be appointed to staggered four-year terms. Additionally, the board will grow from nine (9) positions consisting of five (5) entity-appointed members, the tax assessor-collector, and three (3) elected during the May general election. The deadline to submit the attached resolution is December 15.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of **Resolution No. 2023-15** casting votes to elect the Directors for the McLennan Central Appraisal District for the 2024 term.

ATTACHMENTS:

1. B 2024-25 ENTITY VOTING ENTITLEMENTS
2. 2023-15 McLennan Central Appraisal District Votes Cast Resolution
3. McLennan Central Appraisal District Board of Directors BALLOT-2023
4. Future Board election timeline and election cycle

MCLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS
ALLOWABLE VOTES BY ENTITY

TAXING UNIT	Preceding YR Tax Levy 2022	PERCENT OF TOTAL LEVY	CALCULATED 2024 TERM VOTES
SCHOOL DISTRICTS			
AXTELL ISD	1,975,208.59	0.363180%	18
BOSQUEVILLE ISD	3,119,706.41	0.573618%	29
BRUCEVILLE-EDDY ISD	2,494,471.01	0.458656%	23
CHINA SPRING ISD	16,076,487.74	2.955971%	148
CONNALLY ISD	11,173,487.10	2.054460%	103
CRAWFORD ISD	3,525,821.27	0.648290%	32
GHOLSON ISD	768,384.94	0.141282%	7
HALLSBURG ISD	1,172,763.53	0.215635%	11
LA VEGA ISD	14,252,199.95	2.620541%	131
LORENA ISD	9,476,472.59	1.742432%	87
MART ISD	1,598,656.06	0.293944%	15
McGREGOR ISD	6,722,080.87	1.235984%	62
MIDWAY ISD	82,456,438.95	15.161202%	758
MOODY ISD	2,378,807.47	0.437389%	22
OGLESBY ISD	8,949.04	0.001645%	0
RIESEL ISD	5,082,609.73	0.934536%	47
ROBINSON ISD	12,015,671.53	2.209312%	110
VALLEY MILLS ISD	1,087,402.02	0.199940%	10
WACO ISD	103,321,188.69	18.997587%	950
WEST ISD	7,860,111.17	1.445233%	72
COUNTY			
McLENNAN COUNTY	89,442,490.77	16.445722%	822
McLENNAN COMMUNITY COLLEGE	34,746,939.79	6.388893%	319
CITY			
BELLMEAD, CITY OF	2,021,120.55	0.371622%	19
BEVERLY HILLS, CITY OF	675,264.58	0.124160%	6
BRUCEVILLE-EDDY, CITY OF	390,445.28	0.071791%	4
CRAWFORD, CITY OF	426,399.22	0.078402%	4
GHOLSON, CITY OF	35,324.74	0.006495%	0
GOLINDA, CITY OF	25,038.40	0.004604%	0
HALLSBURG, CITY OF	21,085.94	0.003877%	0
HEWITT, CITY OF	6,932,322.22	1.274641%	64
LACY-LAKEVIEW, CITY OF	1,508,925.48	0.277445%	14
LEROY, CITY OF	25,858.68	0.004755%	0
LORENA, CITY OF	902,190.56	0.165885%	8
MART, CITY OF	589,947.69	0.108473%	5
McGREGOR, CITY OF	3,266,198.91	0.600553%	30
MOODY, CITY OF	420,780.96	0.077369%	4
RIESEL, CITY OF	246,705.00	0.045361%	2
ROBINSON, CITY OF	5,954,461.12	1.094842%	55
VALLEY MILLS, CITY OF	10,674.79	0.001963%	0
WACO, CITY OF	101,604,918.03	18.682018%	934
WEST, CITY OF	1,412,741.45	0.259760%	13
WOODWAY, CITY OF	6,638,037.24	1.220531%	61
TOTAL	543,864,790	100%	5,000

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AXTELL ISD	2246	1649819
BELLMEAD, CITY OF	5210	1885349
BEVERLY HILLS, CITY OF	1041	518475.8
BOSQUEVILLE ISD	1774	2637265
BRUCEVILLE-EDDY ISD	2544	2321484
BRUCEVILLE-EDDY, CITY OF	1126	351015.7
CASTLEMAN CREEK WATERSHED	185	24294.86
CHINA SPRING ISD	6746	13528193
CONNALLY ISD	7941	9971007
CRAWFORD ISD	2055	2819078
CRAWFORD, CITY OF	563	306598.8
ELM CREEK WATERSHED	544	14998.98
GHOLSON ISD	1170	591966.4
GHOLSON, CITY OF	776	72575.43
GOLINDA, CITY OF	99	23330.62
HALLSBURG ISD	955	965409.6
HALLSBURG, CITY OF	308	18025.14
HEWITT, CITY OF	5971	5689576
LA VEGA ISD	7461	13166379
LACY-LAKEVIEW, CITY OF	2926	1503912
LEROY, CITY OF	281	26135.08
LORENA ISD	4356	8225955
LORENA, CITY OF	978	709568.6
MART ISD	2279	1270815
MART, CITY OF	1576	458224.9
McGREGOR ISD	4054	6045996
MCGREGOR PUBLIC IMPRV DIST#1 2019	52	4440.586
McGREGOR, CITY OF	3190	2684802
McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1	1664	53240.9
McLENNAN COMMUNITY COLLEGE	124057	30142461
McLENNAN COUNTY	124059	89318633
MIDWAY ISD	21719	71031932
MOODY ISD	2278	1738773
MOODY, CITY OF	1023	372484
OGLESBY ISD	36	9207.094
RIESEL ISD	1728	5393064
RIESEL, CITY OF	701	208825.3
ROBINSON ISD	6162	10433295
ROBINSON, CITY OF	5977	5362265
VALLEY MILLS ISD	750	942596.5

VALLEY MILLS, CITY OF	15	6151.262
WACO ISD	41922	86290435
WACO PUBLIC IMPRV DIST#1 1988	626	404827.3
WACO, CITY OF	54406	87144110
WEST ISD	5996	5980030
WEST, CITY OF	1690	1229408
WOODWAY, CITY OF	4782	5844998

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MCLENNAN CAD
BELLMEAD, CITY OF
BEVERLY HILLS, CITY OF
BRUCEVILLE-EDDY, CITY OF
CRAWFORD, CITY OF
GHOLSON, CITY OF
GOLINDA, CITY OF
HALLSBURG, CITY OF
HEWITT, CITY OF
LACY-LAKEVIEW, CITY OF
LEROY, CITY OF
LORENA, CITY OF
MART, CITY OF
McGREGOR, CITY OF
MOODY, CITY OF
RIESEL, CITY OF
ROBINSON, CITY OF
VALLEY MILLS, CITY OF
WACO, CITY OF
WEST, CITY OF
WOODWAY, CITY OF
COUNTY INTANGIBLE PROPERTY
McLENNAN COUNTY
McLENNAN COMMUNITY COLLEGE
McGregor Airport Regulated Area 2014
MCGREGOR PUBLIC IMPRV DIST#1 2019
Waco Public Imp Dist# 2 - 2003
WACO PUBLIC IMPRV DIST#1 1988
AXTELL ISD
BOSQUEVILLE ISD
BRUCEVILLE-EDDY ISD
CHINA SPRING ISD
CONNALLY ISD
CRAWFORD ISD
GHOLSON ISD
HALLSBURG ISD
LA VEGA ISD
LORENA ISD
MART ISD
McGREGOR ISD

MIDWAY ISD
MOODY ISD (Formerly BELL)
OGLESBY ISD (formerly Coryell)
RIESEL ISD
ROBINSON ISD
VALLEY MILLS ISD (formerly Bosque)
WACO ISD
WEST ISD
381 EAST AREA
Tax Increment Dist# 1
Tax Increment Dist# 2
Tax Increment Dist# 3
TAX INCREMENT REINVESTMENT ZONE #1 EAST, CITY OF LORENA
CASTLEMAN CREEK WATERSHED
ELM CREEK WATERSHED
McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1

RESOLUTION NO. 2023-15

TAXING UNIT: CITY OF HEWITT

**RESOLUTION OF VOTES CAST TO ELECT DIRECTORS FOR
THE McLENNAN CENTRAL APPRAISAL DISTRICT BOARD OF
DIRECTORS FOR THE 2024 TERM**

WHEREAS, Section 6.03 (l) of the Texas Property Tax Code, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the McLennan Central Appraisal District before December 14, 2023.

THEREFORE, the City of Hewitt submits the attached Official Ballot, as issued by the Chief Appraiser, stating the vote for candidates for the election of the Board of Directors for the McLennan Central Appraisal District for the 2024 term.

ACTION TAKEN this 27th day of November, 2023, in Regular Session of the governing body of the above-mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of casting votes to elect the Board of Directors of the McLennan County Appraisal District.

PASSED AND APPROVED this 27th day of November, 2023.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM & LEGALITY:

Michael W. Dixon, City Attorney

STATE OF TEXAS §
COUNTY OF McLENNAN §

TAXING UNIT NO.

OFFICIAL BALLOT

SELECTION OF FIVE (5) MEMBERS FOR THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT

ENTER THE NUMBER OF VOTES, IN THE SQUARE(S) ADJACENT TO THE NAME OF THE CANDIDATE(S), INDICATING THE NUMBER OF VOTES YOU WISH TO CAST FOR EACH CANDIDATE. YOU MAY CAST ALL OF YOUR ALLOTTED VOTES FOR ONE CANDIDATE OR DISTRIBUTE THEM AMONGST ANY NUMBER OF CANDIDATES. PLEASE VERIFY THAT THE TOTAL NUMBER OF VOTES CAST MATCH THE ENTITLED NUMBER OF VOTES ALLOWED FOR YOUR TAXING UNIT, WHICH IS LISTED ON THE SPREADSHEET INCLUDED IN THE DELIVERY METHOD OF THIS BALLOT. BALLOTS SUBMITTED IN WHICH THE NUMBER OF VOTES CAST EXCEEDS THE NUMBER OF ENTITLED VOTES, CANNOT BE COUNTED.

<u>NUMBER OF VOTES</u>	<u>NOMINEE</u>
	Michael Baker
	Travis Gibson
	Jonathan Green
	Keith Guillory
	Jim Holmes
	Dwain Moss
	Ben Perry
	Mildred Watkins

**BALLOT AND RESOLUTION MUST BE RETURNED TO
JOE DON BOBBITT, CHIEF APPRAISER, BEFORE DECEMBER 15, 2023. BALLOTS RECEIVED OR
POSTMARKED AFTER DECEMBER 14, 2023, CANNOT BE COUNTED**

except entities that are entitled to cast at least 5% of the total votes (Midway ISD, Waco ISD, McLennan County, MCC, City of Waco) must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body.

December 2023

Taxing units appoint 5 members via taxing unit election to serve a 1-year term

January 1, 2024

5 entity appointed members take office for a 1-year term

May 2024

General election to elect 3 board members by the public bringing board to a 9-member board including TAC as an ex officio member

July 1, 2024

3 members that were elected in May take office for a 2.5-year term to expire 12/31/2026

December 2024

Taxing units appoint 5 members. 2 members to serve a 1-year term and 3 members to serve a 3-year term

January 1, 2025

5 entity appointed members take office

December 2025

Taxing units appoint 2 members to a 4-year term

January 1, 2026

2 entity appointed members take office

November 2026

General election to elect all 3 elected positions

January 1, 2027

3 elected members take office. At the January board meeting, the three elected members will draw lots to determine 1 member to serve a 2-year term to expire 12/31/2028 and 2 members to serve a 4-year term to expire 12/31/2030.

December 2027

Taxing units appoint 3 members to serve a 4-year term

January 1, 2028

3 entity appointed members take office.

ELECTION CYCLES

Elected Members

May 2024	3 members
November 2026	3 members (at first meeting they will draw lots to determine 1 member to serve a 2-year term and 2 members to serve a 4-year term)
November 2028	1 member
November 2030	2 members
November 2032	1 member
November 2034	2 members
November 2036	1 member
November 2038	2 members

Entity Appointed Members

December 2023	5 members
December 2024	5 members (2 members to a 1-year term and 3 members to a 3-year term)
December 2025	2 members
December 2027	3 members
December 2029	2 members
December 2031	3 members
December 2033	2 members
December 2035	3 members
December 2037	2 members



COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 7.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action on **Resolution No. 2023-16** approving the renovation and construction of an addition to the McLennan Central Appraisal District Office, and approving the financing arrangement for the renovation and construction of the project.

STAFF RECOMMENDATION/ITEM SUMMARY:

On October 5, 2023, the McLennan Central Appraisal District ("MCAD") Board of Directors passed a resolution requesting the approval and authorization of the Voting Taxing Units to renovate and construct an addition to the office located at 315 South 26th Street and to finance the costs of renovating and constructing the project for a cost not to exceed \$2,000,000.00.

The Texas Property Code requires the approval of three-fourths of the Voting Taxing Units that fund MCAD to approve the renovation and construction project. The signed MCAD Resolution No. 2023-8 and background information on the project proposal and alternatives from MCAD are attached to this item. The City pays MCAD proportionately with other jurisdictions within McLennan County, and the costs of the repairs are allocated within the fee structure.

Chief Appraiser Joe Don Bobbitt, R.P.A., will present this item.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move approval of **Resolution No. 2023-16** approving the renovation and construction of an addition to the McLennan Central Appraisal District Office, and approving the financing arrangement for the renovation and construction of the project.

ATTACHMENTS:

1. SIGNED MCAD RESOLUTION 2023-8
2. Proposal and Alternatives - MCAD Renovations 2023
3. 2023-16 MCAD Resolution Approving Renovation

RESOLUTION NO. 2023-8

**RESOLUTION BY THE BOARD OF DIRECTORS OF THE McLENNAN
CENTRAL APPRAISAL DISTRICT REQUESTING AUTHORIZATION
TO RENOVATE AND CONSTRUCT AN ADDITION TO ITS APPRAISAL
OFFICE AND TO FINANCE THE RENOVATION AND
CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE**

WHEREAS, the McLennan Central Appraisal District ("MCAD") is an appraisal district and political subdivision of the State of Texas operating pursuant to Chapter 6 of the *Texas Tax Code*; and

WHEREAS, Section 6.051 of the *Texas Tax Code* authorizes the MCAD to construct or renovate a building as necessary to establish and operate an appraisal office; and

WHEREAS, the Board of Directors of MCAD has determined that its office located at 315 South 26th Street, Waco, Texas is not adequate for its staff to perform their functions to appraise property and to serve the public as required under the Texas Property Tax Code; and,

WHEREAS, based on the study of its office facilities, the Board of Directors is considering improving its office by renovating and constructing an addition to it that will benefit both the staff of the appraisal district and the public that it serves for a cost not to exceed \$2,000,000; and,

WHEREAS, the Texas Property Tax Code requires the approval of three-fourths of the voting Taxing Units that fund MCAD to approve the renovation and construction of an addition to its office; and,

WHEREAS, the Board of Directors determined that it would be in the public interest to renovate and construct an addition to its office and at this time seeks the authorization from the Voting Taxing Units to renovate and construction an addition to its office and to approve the financing of the renovation and construction for an amount not to \$2,000,000,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT THAT:

1. The above recitals are true and correct.
2. The Board of Directors of McLennan Central Appraisal District requests the approval and authorization of the Voting Taxing Units to:
 - a. Renovate and construct an addition to its office located at 315 South 26th Street, Waco, Texas for an amount not to exceed \$2,000,000.
 - b. Finance the costs of renovating and constructing an addition to its office for an amount not to exceed \$2,000,000, such financing to be by a note and deed of trust or

by a lease structure, with the final terms of the financing arrangement to be subject to the approval of Board of Directors; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this 5th day of October, 2023.

McLENNAN CENTRAL APPRAISAL DISTRICT

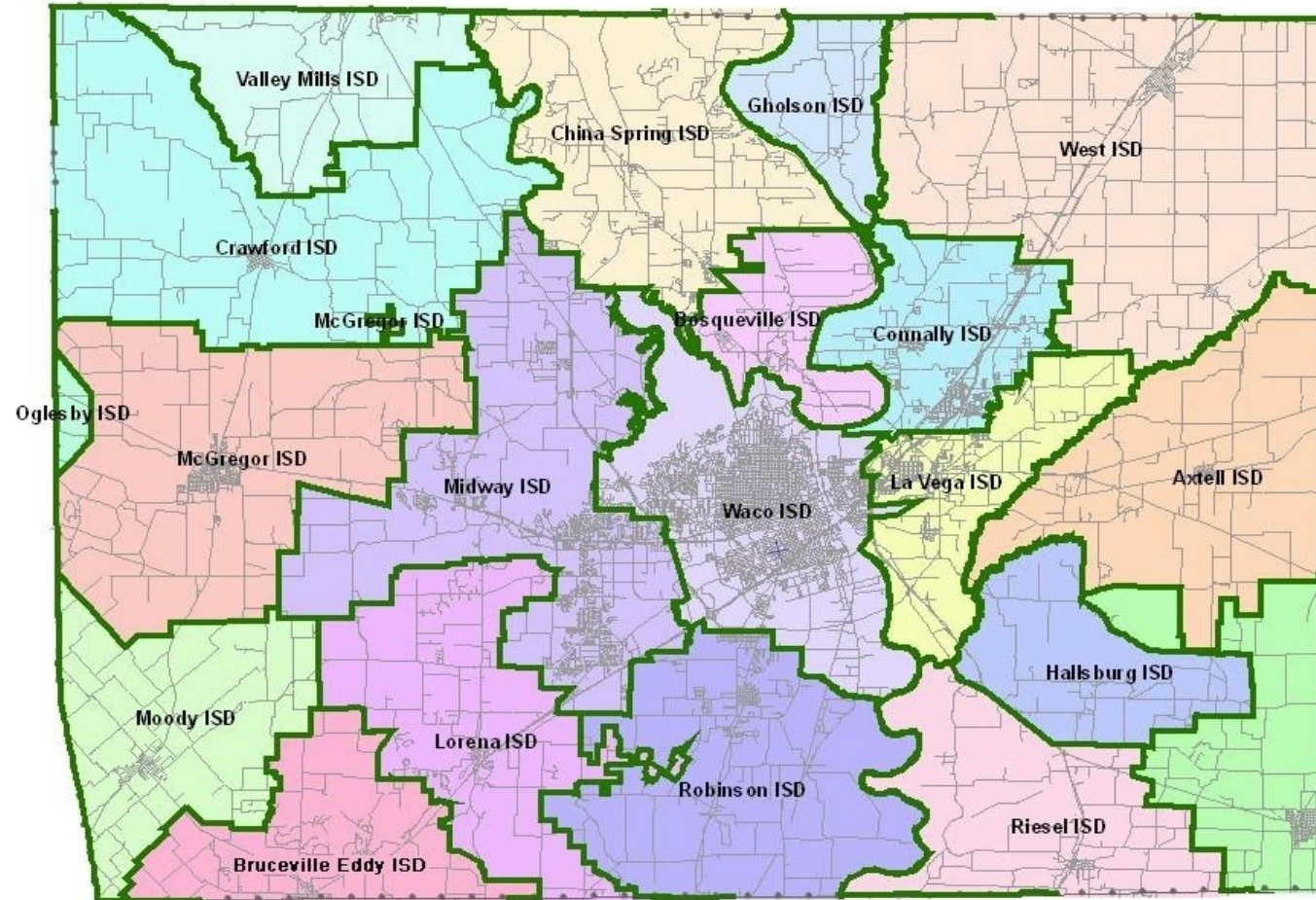
By: 
Ben Perry, Chairman

ATTEST:

By: 
Jim Holmes, Secretary

McLennan Central Appraisal District

Building Renovation Proposal



Current Waiting Area

Small waiting area

16 Seats



Customer Service Counter

One window availability.

Confined space.



Hallway to Appraisal Review Board
waiting area and five hearing rooms on
the right.



ARB Waiting Area

Secondary waiting area for ARB hearings at end of hallway.



Recommendation

Addition to the current building to create a proper entry and customer service counter. This space would be occupied by the customer service and mapping departments. The space currently occupied by the mapping department would be remodeled to add two ARB hearing rooms and a larger ARB waiting area.

Estimated cost from architect is \$400/sf at the high end, and should be substantially less based on metal building style construction.

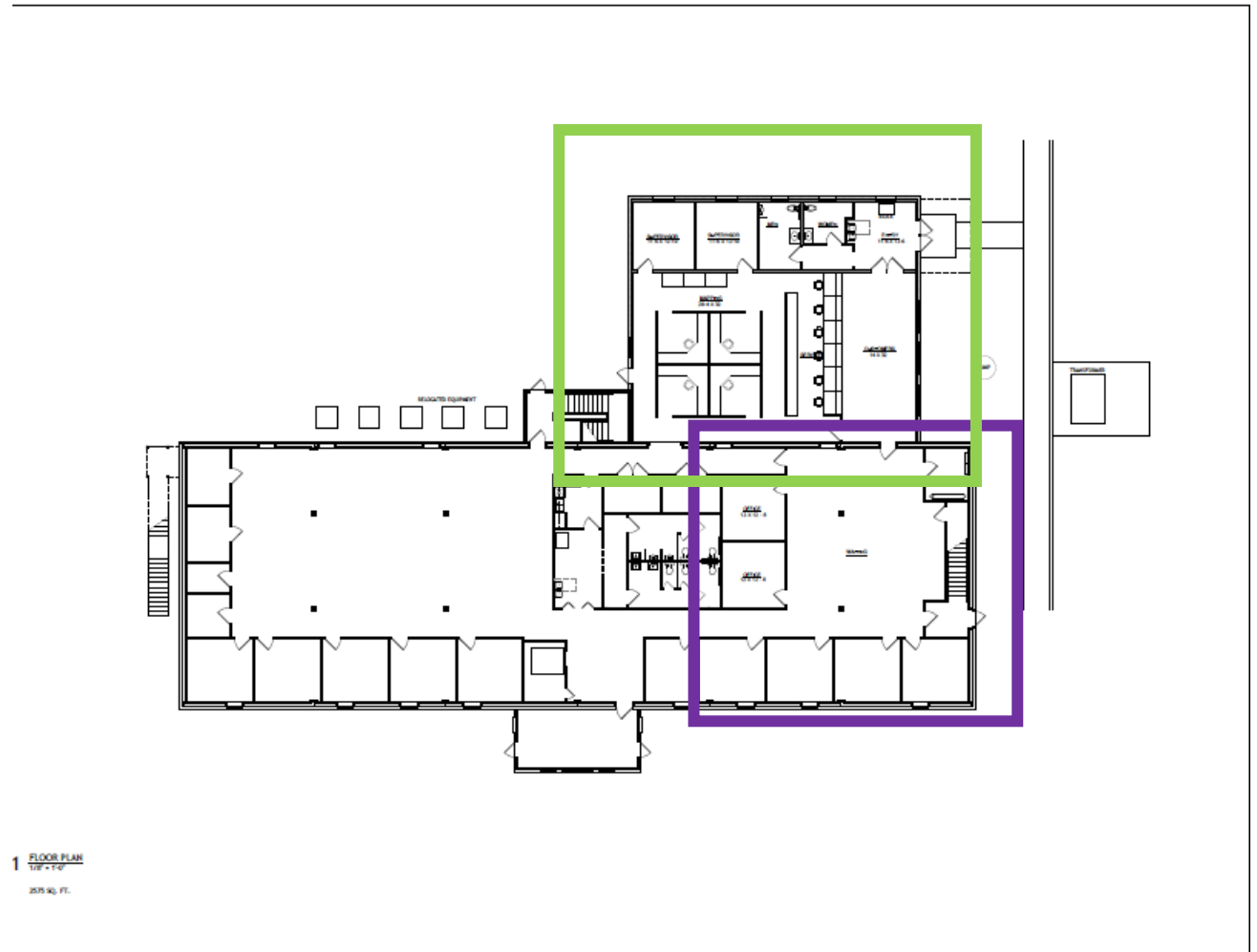
Estimated Total Costs:

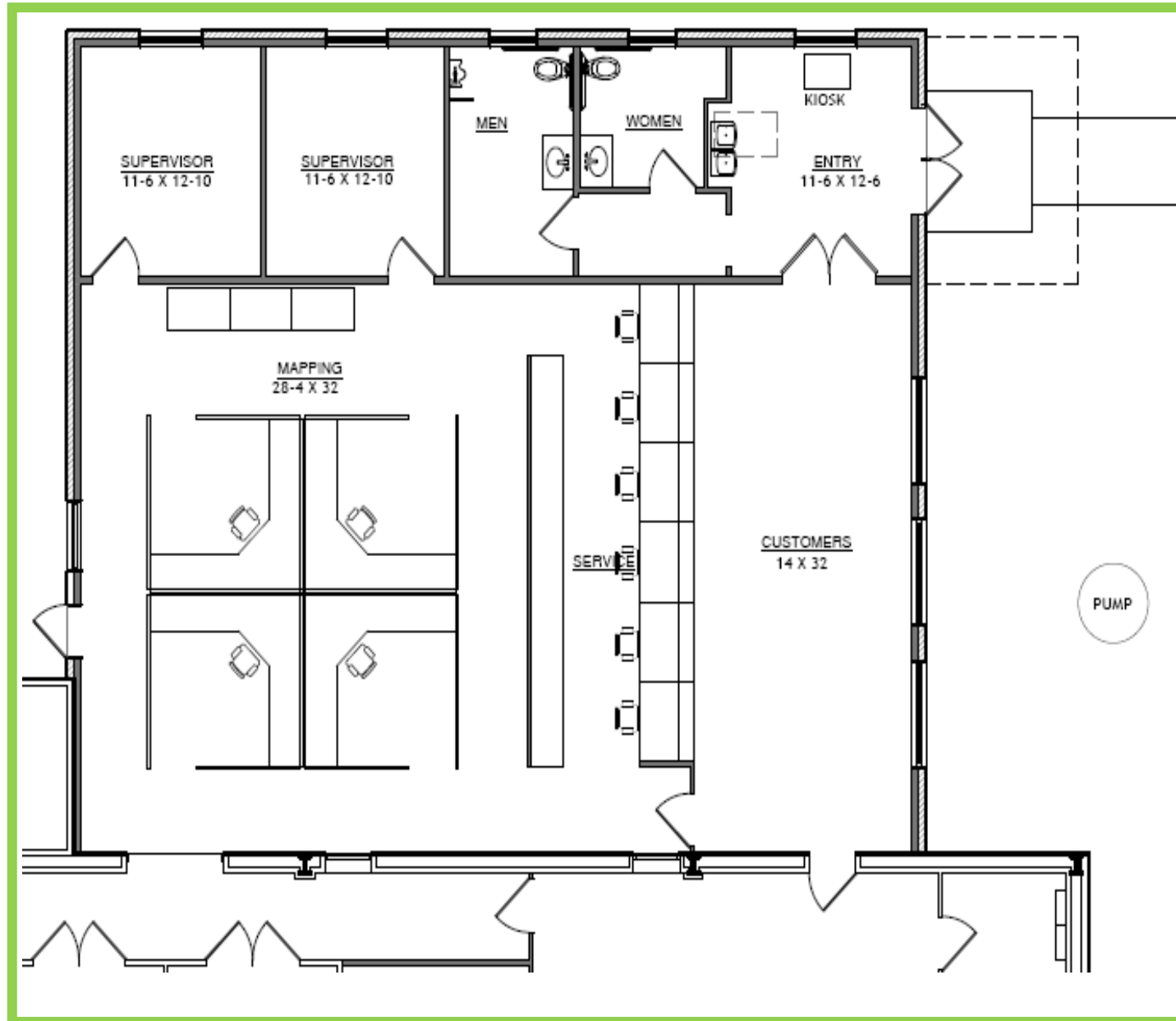
Approx. 2500 sf building addition @ \$400/sf = \$1,000,000

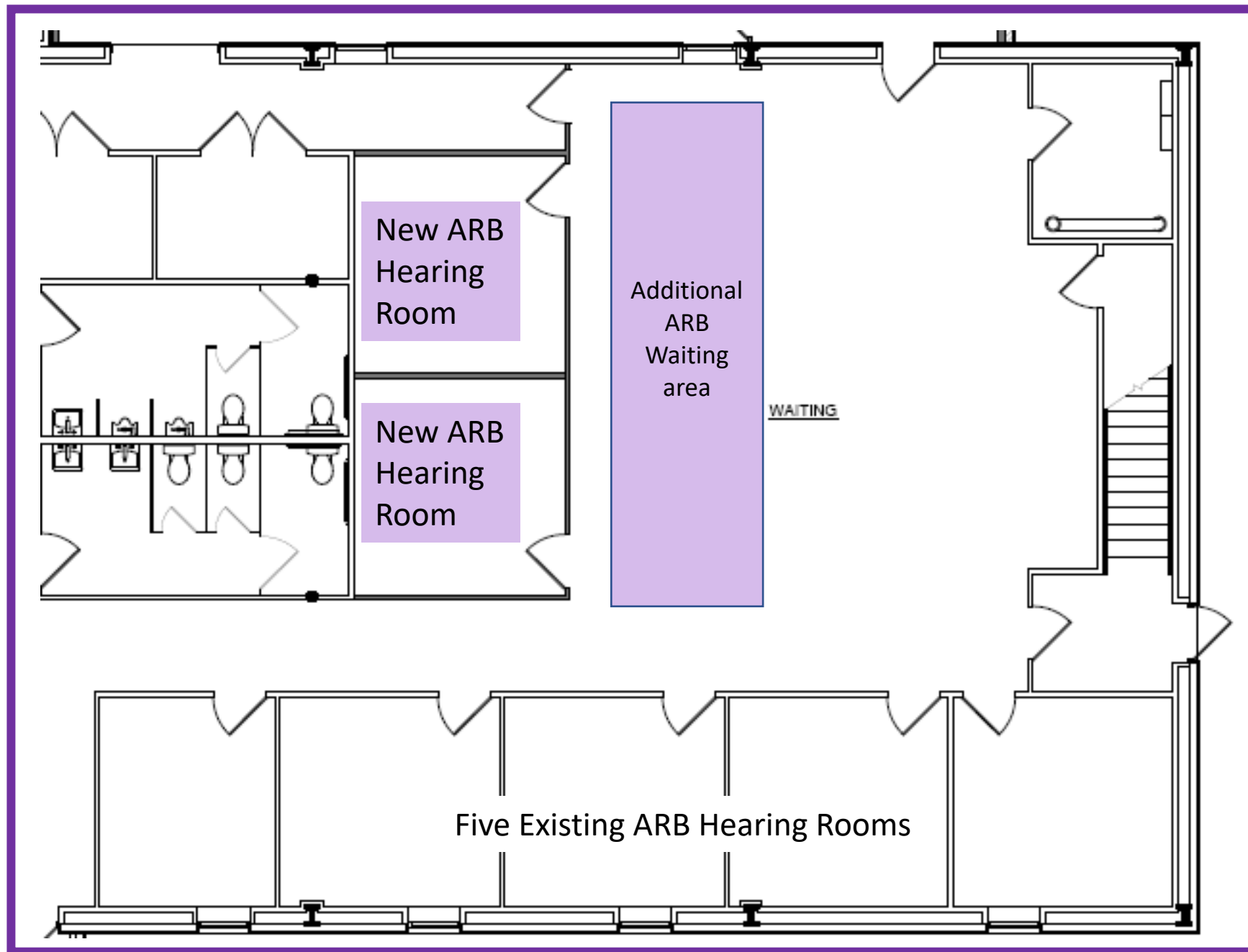
Approx. 25,000 sf Parking lot addition @ \$10/sf = \$250,000

Remodel of existing building = \$250,000 - \$750,000

Estimated Total cost = \$1,500,000 - \$2,000,000







Parking Lot

Addition to the parking lot to create an adequate flow of traffic.



Alternatives

- Purchase and remodel building in a different location and sell current facility. Deemed impractical to find suitable site and would require extensive remodeling. Only two buildings that meet size range are currently available and significantly older.
 - Estimated Cost \$2.5M
- 6000 sf addition to the rear of the existing building. The addition would move the main entrance of the building to the back of the property. Customer service and ARB hearing rooms would be in this wing. No remodel to the existing building.
 - Estimated Cost \$2M
- Complete remodeling of the existing building and a small two-story addition to the rear of the building. This would create a central waiting area on the first floor by moving restrooms and elevator. The upstairs would be remodeled to accommodate all valuation departments and administration.
 - Estimated Cost \$3M
- Construct a new MCAD office on the vacant land behind the existing building that MCAD already owns. The new building would be designed with customer flow in mind with a larger waiting area and easy access to the ARB area. This would also provide a customer parking lot completely in front of the building.
 - Estimated Cost \$4.6M

RESOLUTION NO. 2023-16

**RESOLUTION BY THE GOVERNING BODY OF THE CITY OF HEWITT
(TAXING UNIT) APPROVING THE RENOVATION AND
CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE AND
TO FINANCE THE RENOVATION AND CONSTRUCTION OF AN
ADDITION TO ITS APPRAISAL OFFICE**

WHEREAS, pursuant to Chapter 6 of the Texas Property Tax Code, the City of Hewitt appoints a member or members to the Board of Directors of the McLennan Central Appraisal District (“MCAD”); and

WHEREAS, pursuant to Section 6.051 of the Texas Property Tax Code, MCAD has the legal right to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the MCAD appraisal office; and

WHEREAS, the Governmental Unit has received Resolution 2023-8, adopted by the MCAD Board of Directors recommending the renovation and construction of an addition to its appraisal office located at 315 South 26th Street, Waco, Texas (the Project”) as well as alternatives for a MCAD office that were considered prior to making such decision; and

WHEREAS, the Governmental Unit has also been presented with information regarding the financing alternatives regarding the renovation and construction of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE GOVERNMENTAL UNIT THAT:

1. The above recitals are true and correct.
2. This Governmental Unit hereby approves the renovation and construction of the Project at a maximum total price not to exceed \$ 2,000,000.
3. This Governmental Unit further approves the financing arrangement for the renovation and construction of the Project either by note and deed of trust or by a lease structure, with the final terms of the financing arrangement to be subject to the approval of MCAD; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this ____ day of _____, 2023.

CITY OF HEWITT

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney



COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 8.

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on renewal of an Agreement with Valley View Consulting, L.L.C., for a period of two years ending December 31, 2025, with the option to extend an additional one or two year increments.

STAFF RECOMMENDATION/ITEM SUMMARY:

On December 6, 2021, City Council extended the Agreement with Valley View Consulting, L.L.C., to act as independent investment advisors to the City and to perform professional services with respect to Investable Funds thru December 31, 2023. Staff recommends continuing with Valley View and accepting the attached agreement to perform investment services for the City for an additional two years ending December 31, 2025.

FISCAL IMPACT:

Amount Budgeted - N/A

Line Item in Budget - N/A

SUGGESTED MOTION:

I move that the Agreement with Valley View Consulting, L.L.C., be renewed for a period of two years ending December 31, 2025, with the option to extend in additional one or two year increments.

ATTACHMENTS:

1. IA Agreement 2023 11 07 Hewitt

**AGREEMENT
BY AND BETWEEN
THE CITY OF HEWITT, TEXAS
AND
VALLEY VIEW CONSULTING, L.L.C.**

It is understood and agreed that the City of Hewitt (the *Investor*) will have money available for investment (the *Investable Funds*) and Valley View Consulting, L.L.C. (the *Advisor*) has been requested to provide professional services to the Investor with respect to the Investable Funds. This agreement (the *Agreement*) constitutes the understanding of the parties with regard to the subject matter hereof.

1. This Agreement shall apply to any and all Investable Funds of the Investor from time to time during the period in which this Agreement shall be effective.
2. The Advisor agrees to provide its professional services to direct and coordinate all programs of investing as may be considered and authorized by the Investor.
3. The Advisor agrees to perform the following duties, as requested:
 - a. Assist the Investor in developing cash flow projections,
 - b. Suggest appropriate investment strategies to achieve the Investor's objectives,
 - c. Advise the Investor on market conditions, general information and economic data,
 - d. Analyze risk/return relationships between various investment alternatives,
 - e. Attend occasional meetings as requested by the Investor,
 - f. Assist in the selection, purchase, and sale of investments. The Advisor shall not have discretionary investment authority over the Investable Funds and the Investor shall make all decisions regarding purchase and sale of investments. All funds shall be invested consistent with the Texas Public Funds Investment Act, Chapter 2256 Government Code and the Investor's investment policies. The eligible investments are listed in the Investor's Investment Policy,
 - g. Advise on the investment of bond funds as to provide the best possible rate of return to the Investor in a manner which is consistent with the proceedings of the Investor authorizing the investment of the bond funds or applicable federal rules and regulations,
 - h. Assist the Investor in creating investment reports in compliance with State legislation and the Investor's Investment Policy,
 - i. Assist the Investor in creating monthly portfolio accounting reports, and
 - j. Assist the Investor in selecting a primary depository services financial institution.

4. The Investor agrees to:

- a. Compensate the Advisor for any and all services rendered and expenses incurred as set forth in Appendix A attached hereto,
- b. Provide the Advisor with the schedule of estimated cash flow requirements related to the Investable Funds, and will promptly notify the Advisor as to any changes in such estimated cash flow projections,
- c. Allow the Advisor to rely upon all information regarding schedules, investment policies and strategies, restrictions, or other information regarding the Investable Funds as provided to it by the Investor and that the Advisor shall have no responsibility to verify, through audit or investigation, the accuracy or completeness of such information,
- d. Recognize that there is no assurance that recommended investments will be available or that such will be able to be purchased or sold at the price recommended by the Advisor, and
- e. Not require the Advisor to place any order on behalf of the Investor that is inconsistent with any recommendation given by the Advisor or the policies and regulations pertaining to the Investor.

5. In providing the investment services in this Agreement, it is agreed that the Advisor shall have no liability or responsibility for any loss or penalty resulting from any investment made or not made in accordance with the provisions of this Agreement, except that the Advisor shall be liable for its own gross negligence or willful misconduct; nor shall the Advisor be responsible for any loss incurred by reason of any act or omission of any broker, selected with reasonable care by the Advisor and approved by the Investor, or of the Investor's custodian. Furthermore, the Advisor shall not be liable for any investment made which causes the interest on the Investor's obligations to become included in the gross income of the owners thereof.

6. The fee due to the Advisor in providing services pursuant to this Agreement shall be calculated in accordance with Appendix A attached hereto, and shall become due and payable as specified. Any and all expenses for which the Advisor is entitled to reimbursement in accordance with Appendix A attached hereto shall become due and payable at the end of each calendar quarter in which such expenses are incurred.

7. This Agreement shall remain in effect until December 31, 2025, with the option of the Investor to extend this Agreement in additional one or two-year increments. Provided, however, the Investor or Advisor may terminate this Agreement upon thirty (30) days written notice to the other party. In the event of such termination, it is understood and agreed that only the amounts due to the Advisor for services provided and expenses incurred to and including the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. In the event this Agreement is terminated, all investments and/or funds held by the Advisor shall be returned to the Investor as soon as practicable. In addition, the parties hereto agree that upon termination of this Agreement the Advisor shall have no continuing obligation

to the Investor regarding the investment of funds or performing any other services contemplated herein.

8. The Advisor reserves the right to offer and perform these and other services for various other clients. The Investor agrees that the Advisor may give advice and take action with respect to any of its other clients, which may differ from advice given to the Investor. The Investor agrees to coordinate with and avoid undue demands upon the Advisor to prevent conflicts with the performance of the Advisor towards its other clients.

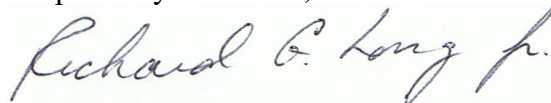
9. The Advisor shall not assign this Agreement without the express written consent of the Investor.

10. By initialing the appropriate line, Investor acknowledges that:

- 1) _____ Investor was provided a written copy of Form ADV Part 2 not less than 48 hours prior to entering into this written contract, or
- 2) _____ Investor received a written copy of Form ADV Part 2 at the time of entering into this contract and has the right to terminate this contract without penalty within five business days after entering into this contract.
- 3) X Investor is renewing an expiring contract and has received in the past, and offered annually, a written copy of Form ADV Part 2.

When accepted by the Investor, it, together with Appendix A attached hereto, will constitute the entire Agreement between the Investor and Advisor for the purposes and the consideration herein specified.

Respectfully submitted,



Richard G. Long, Jr.
Manager, Valley View Consulting, L.L.C.

This agreement is hereby agreed to and executed on behalf of the City of Hewitt, Texas.

By _____
City of Hewitt

Date: _____

APPENDIX A

FEE SCHEDULE AND EXPENSE ITEMS

In consideration for the services rendered by Advisor in connection with the investment of the Investable Funds for the Investor, it is understood and agreed that its fee will be an annual fee equal to \$10,000.00. Said fee shall be prorated and due and payable at the end of each investment quarter.

Should the Investor issue debt, additional fees shall apply. Said annual fee shall not exceed 8 basis points (0.08%) of the total debt fund's average quarter end book value.

Should the selected bond proceeds investment strategy incorporate a flexible repurchase agreement or other structured investment, fees will be determined by any applicable I.R.S. guidelines and industry standards.

Should the Investor request assistance with selecting a primary bank depository services contract additional fees shall apply. Said fee shall not exceed \$5,000.00 per selection process.

Said fee includes all costs of services related to this Agreement, and all travel and business expenses related to attending regularly scheduled quarterly meetings. With pre-trip Investor approval, the Advisor may also request reimbursement for special meeting or event travel and business expenses. The obligation of the Advisor to pay expenses shall not include any costs incident to litigation, mandamus action, test case or other similar legal actions.

Although none are anticipated, any other fees retained by Advisor in the performance of its duties shall be disclosed to the Investor.



COUNCIL AGENDA ITEM FORM

MEETING DATE: November 27, 2023

AGENDA ITEM #: 9.

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion and possible action regarding the annual consumer price increase (CPI) to solid waste rates for Republic Services.

STAFF RECOMMENDATION/ITEM SUMMARY:

Republic Services requests its annual CPI increase by contract terms of 4.87% based upon the Consumer Price Index for all Urban Consumers. Modifications to these rates will be applied on the rate schedule designated as "Exhibit A" (attached). Also, the City of Waco has authorized two rate increases in landfill tipping fees since the Republic's rate increase was implemented last year: an 8% increase effective October 1, 2022, and a 25% increase effective October 1, 2023. This disposal fee will be passed on to Hewitt's residential and commercial accounts as follows:

Residential - 4.97% increase
Commercial - 3.45% increase
Industrial - 12.53% increase

The supporting documents are attached for your review.

FISCAL IMPACT:

Amount Budgeted - N/A
Line Item in Budget - N/A

SUGGESTED MOTION:

I move to authorize the CPI increase as requested by Republic Services.

ATTACHMENTS:

1. Hewitt Annual Increase 2023
2. Hewitt Rate Schedule 2023 CPI
3. Hewitt Rate Schedule 2023 Haul + Disp



2559 FM 66, Itasca, TX 76055
o 817.317.2029 republicservices.com

November 15, 2023

Bo Thomas, City Manager
City of Hewitt
200 Patriot Court
Hewitt, TX 76643

Dear Mr. Thomas,

Republic Services would like to take this opportunity to express our appreciation for the opportunity to provide solid waste services to the citizens and businesses of the City of Hewitt.

In agreement with the contract language, the rates described in the contract shall be adjusted annually by the same percentage as the Consumer Price Index for All Urban Consumers (Water, Sewer and Trash Collection Services) U.S. City Average, as published by United States Department of Labor, Bureau of Statistics (the "CPI").

The rate increase of 4.87% as allowed by the contract, Section 14.02 Modification to Rates will be applied to the rates set forth in Exhibit A of the Contract.

The Recycling Processing Fee was reviewed as per Section 14.02, c), Annual Recycling Adjustment, and there was no change in the Processing Charge in the twelve-month comparison. Therefore, there will be no adjustment to the Annual Recycling Charge.

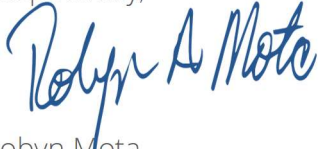
Per section 14.02 (d) of our contract with the City, we may have to pass on increases as a result of costs incurred by Company due to any third-party disposal facility being used. In this case, the City of Waco has authorized two rate increases in landfill tipping fees since Republic's rate increase was implemented last year. Waco implemented an 8% increase effective October 1, 2022, and a 25% increase effective October 1, 2023. The disposal net increase will be passed on to the City of Hewitt residents and commercial accounts as follows:

- Residential 4.97% increase
- Commercial 3.45% increase
- Industrial 12.53% increase

The support documents are attached for your review. Please feel free to contact me with any questions.

Republic Services would like to thank the City Staff and Elected Officials. We appreciate your business and look forward to continuing to provide you with safe, efficient, reliable service and customer experience.

Respectfully,



Robyn Mota
Municipal Services Manager

Enc. US Department of Labor, Bureau of Labor Statistics – US City Average, Water, Sewer and
Trash Collection Services Index
Rate Schedule

CPI for All Urban Consumers (CPI-U)

Original Data Value

Series Id: CUUR0000SEHG,CUUS0000SEHG

Not Seasonally Adjusted

Series Title: Water and sewer and trash collection services in U.S. city

Area: U.S. city average

Item: Water and sewer and trash collection services

Base Period: DECEMBER 1997=100

Years: 2013 to 2023

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	194.553	195.505	195.981	196.319	196.727	196.989	198.173	198.736	198.804	199.759	200.004	200.203
2014	201.169	202.149	202.657	203.084	203.124	203.396	205.022	206.171	206.363	207.633	208.562	209.414
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464
2023	281.461	283.663	284.166	285.052								

YOY Change	13.333	14.142	14.545	14.633	11.302	11.525	11.391	12.174	13.012	12.614	13.244	13.099
Increase Percen	4.97%	5.25%	5.39%	5.41%	4.35%	4.43%	4.35%	4.63%	4.93%	4.77%	5.01%	4.94%

12-Month Average 4.87%

CITY OF HEWITT

AMENDED "EXHIBIT A"

RATE SCHEDULE

Residential

Once per week REFUSE with polycart	\$ 14.96
Twice per month RECYCLE with polycart	\$ 4.87
Total charge to resident/per month	<u>\$ 19.83</u>
Additional polycart/per month	\$ 5.51

Commercial Hand Collection

Once per week REFUSE collection with 2 polycarts	\$ 18.84
Additional polycart/per month	\$ 5.51

Commercial Front Load Service						
Container Size	1X week	2X week	3X week	4X week	5X week	Extra Lift
2 yard	\$ 100.20	\$ 178.08	\$ 256.04	\$ 333.86	\$ 411.73	\$ 56.62
3 yard	\$ 112.72	\$ 197.21	\$ 286.01	\$ 372.67	\$ 459.36	\$ 56.62
4 yard	\$ 121.49	\$ 215.43	\$ 312.39	\$ 407.85	\$ 503.26	\$ 66.06
6 yard	\$ 146.51	\$ 259.50	\$ 372.51	\$ 485.51	\$ 598.55	\$ 75.52
8 yard	\$ 173.35	\$ 303.98	\$ 451.51	\$ 565.12	\$ 695.67	\$ 75.52

Casters: \$36.96

Locks: \$14.81

Delivery, Removal or Relocate: \$31.49

Extra Yardage (per yard): \$29.10

Roll Off Containers	Delivery / Relocate	Washout	Rent		Haul Rate	Disposal Per Ton	Deposit/ Container
SIZE			Month	Day			
20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 468.45	\$ 65.00	\$ 616.38
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 468.45	\$ 65.00	\$ 616.38
40 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 468.45	\$ 65.00	\$ 616.38

Haul Rate includes 4 tons

Residential Purposes (not residential developments)

20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69
40 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69

Haul Rate includes 4 tons

COMPACTORS

SIZE	Delivery / Relocate	Washout	Rent		Haul Rate/Load	Disposal Per Ton	Deposit/ Container
			Month	Day			
30 yard Compactor	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 468.45	\$ 65.00	Negotiable
35 yard Compactor	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 468.45	\$ 65.00	Negotiable
40/42 yard Compac	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 468.45	\$ 65.00	Negotiable

Construction and Demolition Waste Haul

Haul Rate includes 4 tons

20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 608.45	\$ 100.00	\$ 756.38
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 608.45	\$ 100.00	\$ 756.38
Construction and Demolition Waste Hauls with concrete				\$ 100.00	Haul Rate includes 4 tons		

FRANCHISE FEE 10.0%

CITY OF HEWITT

AMENDED "EXHIBIT A"

RATE SCHEDULE

Residential

Once per week REFUSE with polycart	\$ 14.25
Twice per month RECYCLE with polycart	\$ 4.64
Total charge to resident/per month	\$ 18.89
Additional polycart/per month	\$ 5.25

Commercial Hand Collection

Once per week REFUSE collection with 2 polycarts	\$ 18.21
Additional polycart/per month	\$ 5.25

Commercial Front Load Service

Container Size	1X week	2X week	3X week	4X week	5X week	Extra Lift
2 yard	\$ 96.86	\$ 172.14	\$ 247.50	\$ 322.73	\$ 398.00	\$ 54.73
3 yard	\$ 108.96	\$ 190.63	\$ 276.47	\$ 360.24	\$ 444.04	\$ 54.73
4 yard	\$ 117.44	\$ 208.25	\$ 301.97	\$ 394.25	\$ 486.48	\$ 63.86
6 yard	\$ 141.62	\$ 250.85	\$ 360.09	\$ 469.32	\$ 578.59	\$ 73.00
8 yard	\$ 167.57	\$ 293.84	\$ 436.45	\$ 546.27	\$ 672.47	\$ 73.00

Casters: \$36.96

Delivery, Removal or Relocate: \$31.49

Locks: \$14.81

Extra Yardage (per yard): \$28.13

Roll Off Containers

SIZE	Delivery / Relocate	Washout	Rent		Haul Rate/Load	Deposit/ Container
			Month	Day		
20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 579.24	\$ 295.85
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 678.87	\$ 295.85
40 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 734.24	\$ 295.85
30 yard Compactor	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 743.50	Negotiable
35 yard Compactor	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 751.10	Negotiable
40/42 yard Compact	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 758.69	Negotiable

Construction and Demolition Waste Haul

20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 608.51	\$ 295.85
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 680.93	\$ 295.85

FRANCHISE FEE 10.0%

Effective 12/01/23

CITY OF HEWITT

AMENDED "EXHIBIT A"

RATE SCHEDULE

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Once per week REFUSE with polycart	\$ 14.96
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Container Size	1X week	2X week	3X week	4X week	5X week	Extra Lift
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6 yard	\$ 146.51	\$ 259.50	\$ 372.51	\$ 485.51	\$ 598.55	\$ 75.52
8 yard	\$ 173.35	\$ 303.98	\$ 451.51	\$ 565.12	\$ 695.67	\$ 75.52

Casters: \$36.96

Locks: \$14.81

Delivery, Removal or Relocate: \$31.49

Extra Yardage (per yard): \$29.10

Roll Off Containers							
SIZE	Delivery / Relocate	Washout	Rent		Haul Rate	Disposal Per Ton	Deposit/ Container
			Month	Day			
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40 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 468.45	\$ 65.00	\$ 616.38

Haul Rate includes 4 tons

Residential Purposes (not residential developments)

20 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69
30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69
40 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 374.76	\$ 65.00	\$ 522.69

Haul Rate includes 4 tons

COMPACTORS							
SIZE	Delivery / Relocate	Washout	Rent		Haul Rate/Load	Disposal Per Ton	Deposit/ Container
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30 yard Compactor	Negotiable	\$ 196.85	Negotiable	Negotiable	\$ 468.45	\$ 65.00	Negotiable
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Construction and Demolition Waste Haul

Haul Rate includes 4 tons

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30 yard Open Top	\$ 147.93	\$ 168.75	\$ 130.18	\$ 4.28	\$ 608.45	\$ 100.00	\$ 756.38
Construction and Demolition Waste Hauls with concrete				\$ 100.00	Haul Rate includes 4 tons		

FRANCHISE FEE 10.0%