

HEWITT TEXAS

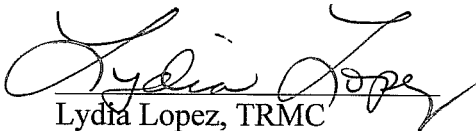
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Workshop** meeting of the governing body of the City of Hewitt will be held on the **16th day of February, 2015 at 5:30 PM in Hewitt City Hall, 105 Tampico Drive**, Hewitt, Texas, at which time the following subjects will be discussed:

1. Call to order.
2. City Manager's update on municipal business:
 - a. Report from City Engineer including review and discussion of Capital Improvement Projects.
 - b. Update on proposed Sports Complex project.
 - c. Briefing and discussion concerning bond issuance.
 - d. Briefing and discussion concerning animal control.
 - e. Briefing and discussion concerning Public Safety operations – Police & Fire.
3. Convene Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:
 - **Pursuant to §551.072 – Purchase, Exchange, Lease, or Value of Real Property.**
4. Close Executive Session.
5. Review regular meeting agenda items.
6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 2:40 AM/PM on February 13, 2015.

CITY OF HEWITT


Lydia Lopez, TRMC
City Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Hewitt City Secretary at (254) 666-6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Regular** meeting of the governing body of the City of Hewitt will be held on the **16th day of February, 2015 at 7:00 PM in the City Council Room at Hewitt City Hall, 105 Tampico Drive, Hewitt, Texas**, at which time the following subjects will be discussed:

1. Call to order.
2. Pledge of Allegiance to the U.S. Flag
3. Consider approval of minutes of the Council Workshop/Regular Meeting of February 2, 2015.
4. Hear visitors on matters pertaining to city business.
5. Consider award of bid for Lands End Cove storm drainage flume project to Barnett Construction in the total amount of \$29,750.
6. Consider a resolution approving financing terms for approved capital equipment by Branch Banking and Trust Company (BB&T) at 1.16% for three years with an annual payment of \$84,437.46.
7. Consider a resolution of support concerning the Reserve at Hewitt, LLC (Texas Department of Housing and Community Affairs Application #15294) a proposed senior citizens and veterans affordable rental housing development.
8. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 2:40 AM PM on February 13, 2015.

CITY OF HEWITT


Lydia Lopez, TRMC
City Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Hewitt City Secretary at (254) 666-6171 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.



COUNCIL WORKSHOP AGENDA ITEM #2.a



CITY ENGINEER'S REPORT

February 13, 2015

2010 IH-35 Utility Improvements:

While we are currently still waiting on the damaged pumps to be repaired we have been in discussions with the TxDOT and the contractor discussing different possible solutions. As you are aware of I have drafted a letter to TxDOT, restating our concerns and asked about the possibility of beginning discussions on scrapping all of the electrical components and starting over.

The contractor believes that they may have come up with a solution, but we are not convinced with of the validity of the suggestion at this point. I am trying to get a meeting put together with them to discuss our concerns with their possible solution.

Commerce Park Plant Project and Related Projects:

Elevated Storage Tank;

Work on this project is continuing smoothly, since the last meeting the contractor has been placing the tank roof panels and should be getting ready to gouge and weld them in place. As per conversations with the contractor the paint crew is planning to be back on site next week and finish up the painting of the roof as soon as the steel crew completes their work.

Plant Contract;

At this time the City is waiting on receiving the plan project files, after being received, this project should be ready to send to TCEQ for their review.

Piping;

At this time the City is waiting on receiving the plan project files, after being received, this project can be ready for advertisement shortly. The City at this time is still in talks with some property owners to obtain an easement.

Ritchie Road Plant and Well Electrical System Improvements:

The contractor at this time is constructing the electrical control building. Also, the electrical engineer and the contractor are going over some electrical submittals as well.

Street Micro-Slurry Seal:

If the Council will recall this project was suspended until Spring of 2015.

2014 Bond Projects:

Old Temple Road Street Improvements:

At this time we are just working on getting all the small details straightened out. This project is expected to go out for bids in April of this year.

HEWITT TEXAS

CITY ENGINEER'S REPORT

February 13, 2015

Panther Way Street Improvements:

Design on this project progressing. We have been working on culver designs along the project at this time. Much like the Old Temple Road project we will be pushing to receive bids in April so that construction can begin as soon as school is out for summer break.

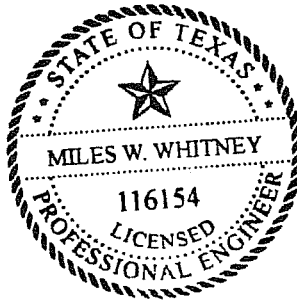
City Hall / Library:

The plans have been completed and K4 is currently working on receiving quotes for the work.

By:



Miles W. Whitney, P.E.



Note: All dates are approximate and subject to change.



COUNCIL WORKSHOP AGENDA ITEM #2.c

City of Hewitt, Texas

Proposed Certificates of Obligations

February 13, 2015

Existing General Fund Debt Obligations		
Fiscal Year Ending 9/30	Total Debt Service	
2015	\$ 1,115,889	
2016	1,404,279	
2017	1,397,452	
2018	1,405,916	
2019	1,407,562	
2020	1,403,146	
2021	1,398,434	
2022	1,408,783	
2023	1,410,106	
2024	1,413,346	
2025	1,215,303	
2026	1,212,774	
2027	1,212,625	
2028	1,216,384	
2029	1,216,622	
2030	1,216,442	
2031	922,430	
2032	929,271	
2033	720,530	
2034	720,880	
2035	235,499	
2036	233,580	
2037	236,020	
2038	233,100	
Total	\$ 25,286,372	

Proposed Additional Debt Options - Level Debt Service			
\$3,875,000 15 years*	New Totals	\$3,875,000 20 Years**	New Totals
\$ 313,021	\$ 1,115,889	\$ 260,625	\$ 1,115,889
311,875	1,717,300	262,500	1,664,904
316,375	1,709,327	263,000	1,659,952
315,625	1,722,291	263,350	1,668,916
314,750	1,723,187	263,550	1,670,912
313,750	1,717,896	263,600	1,666,696
312,625	1,712,184	258,500	1,662,034
316,375	1,721,408	263,400	1,667,283
314,875	1,726,481	263,000	1,673,506
313,250	1,728,221	262,450	1,676,346
316,500	1,528,553	261,750	1,477,753
314,500	1,529,274	260,900	1,474,524
312,375	1,527,125	259,900	1,473,525
315,125	1,528,759	258,750	1,476,284
312,625	1,531,747	262,450	1,475,372
-	1,529,067	260,850	1,478,892
-	922,430	259,100	1,183,280
-	929,271	262,200	1,188,371
-	720,530	260,000	982,730
-	720,880	262,650	980,880
-	235,499	-	498,149
-	233,580	-	233,580
-	236,020	-	236,020
-	233,100	-	233,100
\$ 4,713,646	\$ 30,000,018	\$ 5,232,525	\$ 30,518,897

Proposed Additional Debt Options - No Principal Year 1			
\$3,875,000 15 years*	New Totals	\$3,875,000 20 Years**	New Totals
\$ 113,021	\$ 1,115,889	\$ 135,625	\$ 1,115,889
331,875	1,517,300	271,250	1,539,904
331,000	1,729,327	271,600	1,668,702
330,000	1,736,916	271,800	1,677,516
328,875	1,737,562	271,850	1,679,362
332,625	1,732,021	271,750	1,674,996
331,125	1,731,059	271,500	1,670,184
329,500	1,739,908	271,100	1,680,283
332,750	1,739,606	270,550	1,681,206
330,750	1,746,096	269,850	1,683,896
333,625	1,546,053	269,000	1,485,153
331,250	1,546,399	268,000	1,481,774
333,750	1,543,875	271,850	1,480,625
331,000	1,550,134	270,400	1,488,234
333,125	1,547,622	268,800	1,487,022
-	1,549,567	272,050	1,485,242
-	922,430	270,000	1,194,480
-	929,271	267,800	1,199,271
-	720,530	270,450	988,330
-	720,880	267,800	991,330
-	235,499	-	503,299
-	233,580	-	233,580
-	236,020	-	236,020
-	233,100	-	233,100
\$ 4,754,271	\$ 30,040,643	\$ 5,273,025	\$ 30,559,397

* Interest rate assumed at 2.5%.

** Interest rate assumed at 3.0%



COUNCIL AGENDA ITEM FORM

MEETING DATE: February 2, 2015

AGENDA ITEM #: 3

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the Council Workshop/Regular Meeting of February 2, 2015.

STAFF RECOMMENDATION/ITEM SUMMARY:

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

ATTACHMENTS:

Draft minutes

HEWITT TEXAS

MINUTES OF A CITY COUNCIL WORKSHOP/MEETING HEWITT CITY HALL – 105 TAMPICO DRIVE February 2, 2015 - 6:30/7:00 PM

Members Present: Mayor Wilbert “Walky” Wachtendorf (presiding), Mayor Pro Tem Ed Passalugo, Council Members Bill Fuller, James Vidrine, Travis Bailey, Alex Snider, and Ronnie McNeil

Staff Present: City Attorney Charlie Buenger, City Engineer Miles Whitney, City Manager Adam Miles, Fire Chief Lance Bracco, Police Chief Jim Devlin, Deputy Police Chief Tuck Saunders, Utilities Director James Black, Library Director Waynette Ditto, HR Generalist Tierny Krueger and City Secretary Lydia Lopez

Staff Absent: Assistant City Manager James Barton, Finance Director Lee Garcia, HR/Civil Service Director Susana Garcia-Gilmore

Workshop – 6:30 PM

1. Mayor Wachtendorf called the meeting to order at 6:30 PM.
2. City Manager’s update on municipal business:
 - a. Report from City Engineer was held including review and discussion of Capital Improvement Projects.
 - b. Briefing and discussion was held concerning Public Safety operations – Police & Fire.
3. Convene Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following: **NOT HELD**
➤ **Pursuant to §551.072 – Purchase, Exchange, Lease, or Value of Real Property.**
4. Close Executive Session. **NOT HELD**
5. The regular meeting agenda items were reviewed.

Mayor Wachtendorf recessed Workshop at 6:58 PM.

REGULAR MEETING – 7:00 PM

1. **CALL TO ORDER.** Mayor Wachtendorf called the meeting to order at 7:00 PM, welcomed all in attendance, recognized the celebration of “Ground Hog Day”, and noted Governor Abbott’s declaration of “Chris Kyle Day” in commemoration of his passing.

2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG** – Mayor Wachtendorf led the Pledge of Allegiance.
3. **SPECIAL PRESENTATION TO HEWITT PUBLIC LIBRARY.** Mayor Wachtendorf presented Library Director Waynette Ditto with the 2014 Achievement of Library Excellence Award received through the Texas Municipal Library Directors Association. The award represents a significant achievement because out of 555 public library systems, only 39 received the 2014 award.
4. **CONSIDER APPROVAL OF MINUTES OF THE COUNCIL WORKSHOP/REGULAR MEETING OF JANUARY 19, 2015.** *A motion was made by Mayor Pro Tem Ed Passalugo and seconded by Council Member Travis Bailey to approve the minutes as submitted but allow for corrections; all seven in favor, motion passed.*
5. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** NONE
6. **CONSIDER AWARD OF BID FOR WATER PLANT FENCE REPLACEMENT PROJECT TO MID TEX FENCE IN THE TOTAL AMOUNT OF \$39,840.46.** *A motion was made by Mayor Pro Tem Ed Passalugo and seconded by Council Member Travis Bailey to approve; all seven in favor, motion passed.*
7. **AUTHORIZE PURCHASE OF AMPHITHEATER BUILDING KIT FROM ICON SHELTER SYSTEMS, INC. IN THE AMOUNT OF \$94,896.68.** *A motion was made by Council Member Bill Fuller and seconded by Council Member Travis Bailey to approve; all seven in favor, motion passed.*
8. **CONSIDER A RESOLUTION ORDERING A GENERAL ELECTION IN THE CITY OF HEWITT ON SATURDAY, MAY 9, 2015; DESIGNATING THE POLLING PLACE; AND PROVIDING OTHER MATTERS RELATING TO THE GENERAL ELECTION. (CONSIDERE UN RESOLUCIÓN QUE ORDENA UNA ELECCIÓN GENERAL QUE SE LLEVARÍA A CABO EL 9 DE MAYO DEL 2015; DESIGNACIÓN DE LOS LUGARES DE VOTACIÓN; Y PROVEERÍA CONSIDERACIÓN PARA OTROS ASUNTOS RELACIONADOS A LAS ELECCIÓN GENERAL.)** *A motion was made by Mayor Pro Tem Ed Passalugo and seconded by Council Member Bill Fuller to approve; all seven in favor, motion passed.*

NOT LISTED ON THE PRINTED AGENDA

Mayor Pro Tem Ed Passalugo commended Council Member Travis Bailey and volunteers for putting on the “Really Big Fishing Event for Very Special People.”

9. **ADJOURN.** *Motion was made by Mayor Pro Tem Ed Passalugo and seconded by Council Member Alex Snider to adjourn the meeting at 7:13 PM, all seven in favor, motion passed.*

Workshop (Continued)

Mayor reconvened the Workshop at 7:14 PM.

Continued discussion was held on Capital Improvement Projects.

Adjourn. *A motion was made by Council Member Travis Bailey and seconded by Mayor Pro Tem Ed Passalugo to adjourn at 7:53 PM; all seven in favor, motion passed.*

Approved: February 16, 2015

Lydia Lopez, City Secretary

Wilbert Wachtendorf, Mayor

HEWITT TEXAS

ITEM #4 – HEARING OF VISITORS

CITIZEN PARTICIPATION AT MEETINGS

1. All citizens are encouraged to discuss matters of concern with the staff and individual council members prior to placing items on the agenda. Many times this will expedite a resolution or allow proper investigation of the matter for presentation to the entire council.

NO CITIZEN NOR STAFF MEMBER MAY SPEAK NOR OTHERWISE INTERRUPT ANY MEETING UNTIL RECOGNIZED BY THE PRESIDING OFFICER.

2. To maintain decorum at public hearings, the mayor will ask the citizens present if they wish to speak for or against the item on the agenda. If so, they will be given an opportunity to do so at the proper time, when recognized by the chair. If more than five citizens wish to address the council on any single agenda item, those citizens are advised to select spokespersons to present their case.
3. Citizens who wish to bring up a matter that pertains to city business or address an item on the agenda may do so, but only under the agenda item “Hear Visitors.” **The council is prohibited by law from discussing or acting on any item that has not been posted on the agenda.**
4. **Citizens addressing the city council on items not on the agenda shall be limited to five minutes each. Total time for presentations on any one item or topic shall be limited to twenty-five minutes. The city council members shall not enter into discussion on any subject not properly placed on the agenda; however, the council members may ask questions for clarification purposes.**
5. As a general rule, citizens may not participate in the discussion of the council workshop session.



COUNCIL AGENDA ITEM FORM

MEETING DATE: February 16, 2015

AGENDA ITEM #: 5

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

Consider award of bid for Lands End Cove storm drainage flume project to Barnett Construction in the total amount of \$29,750.

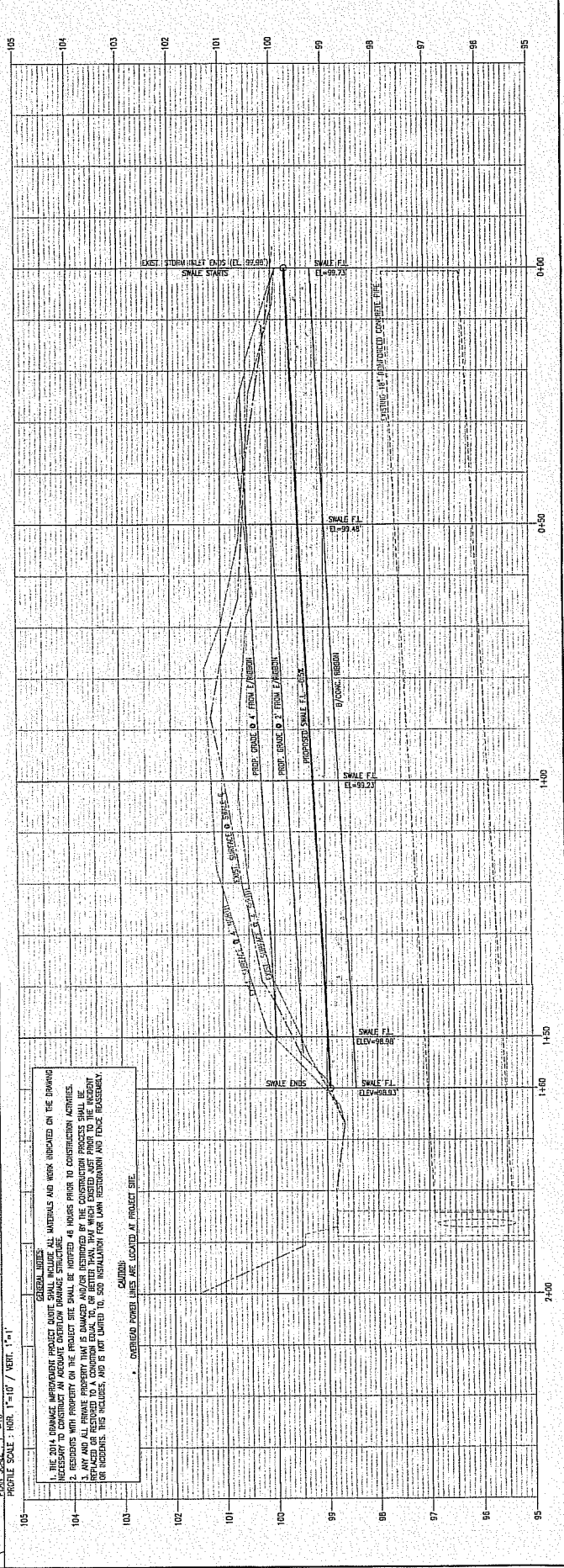
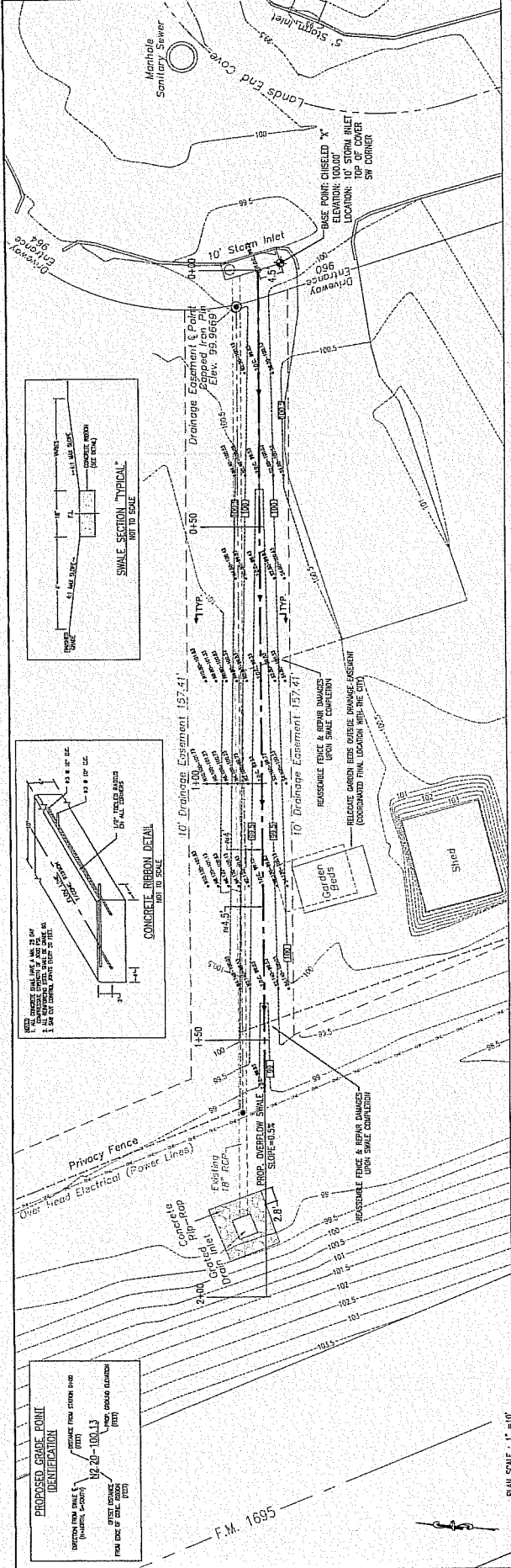
STAFF RECOMMENDATION/ITEM SUMMARY:

Our City Engineer worked to develop a long term solution to a recurring drainage issue off of Lands End Cove. During extreme rain events stormwater can back up in the street and onto neighboring yards which can result in flooding of homes in the immediate vicinity. City staff solicited quotes from six local contractors to construct a new drainage flume to alleviate the backup. The City only received one response from Barnett Construction in the amount of \$29,750. City staff recommends award of the bid to Barnett Construction.

ATTACHMENTS:

Drainage Flume Schematics

REVISION	DESCRIPTION	DATE	BY	CHK.
1	ISSUED FOR PERMIT	1-14-15		



PLAN SCALE: 1" = 10'
 PROFILE SCALE: 1" = 10' / VERT. 1" = 1'

GENERAL NOTES
 1. THE 2014 DRAINAGE IMPROVEMENT PROJECT QUOTE SHALL INCLUDE ALL MATERIALS AND WORK INDICATED ON THE DRAWING.
 2. THE 2014 DRAINAGE IMPROVEMENT PROJECT QUOTE SHALL BE BASED ON THE PROJECT SITE SHOWN ON THE DRAWING.
 3. ANY AND ALL PRIVATE PROPERTY THAT IS DAMAGED AND/OR RESTRICTED BY THE CONSTRUCTION PROCESS SHALL BE REPLACED OR RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED JUST PRIOR TO THE PROJECT.
 4. THE 2014 DRAINAGE IMPROVEMENT PROJECT QUOTE SHALL INCLUDE ALL NECESSARY PERMITS AND FEES FOR THE PROJECT.
 5. THE 2014 DRAINAGE IMPROVEMENT PROJECT QUOTE SHALL INCLUDE ALL NECESSARY INSURANCE AND BONDING.

PROPOSED GRADE POINT IDENTIFICATION
 OVERFLOW SWALE (ELEV. 99.03)
 02 20' - 100.13
 02 20' - 100.13
 02 20' - 100.13
 02 20' - 100.13



COUNCIL AGENDA ITEM FORM

MEETING DATE: February 16, 2015

AGENDA ITEM #: 6

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Consider a resolution approving financing terms for approved capital equipment by Branch Banking and Trust Company (BB&T) at 1.16% for three years with an annual payment of \$84,437.46.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a comparison of the four bids received on Wednesday, February 4th, 2015. Included on the attachment is a list of the items being financed. The best interest rate is being offered by Branch Banking & Trust Company (BB&T) at 1.16% for 3 years. Staff recommends acceptance of bid to fund approved capital equipment purchases.

ATTACHMENTS:

Bid tabulation
Resolution

Results from Lease Financing Bid for \$245,000

Bids Received by 10 am on 2/4/2015:

Notice Printed in Hometown News on January 21st and January 28th, 2014.

Notice Emailed to all who had expressed interest in bidding on an future financing: 31 emails.

Notice of Bid on Lease Financing for: Police vehicles, Public Works vehicles, and related Equipment

Responses:		Rates & Annual Payments		
<u>Financier</u>	<u>Agent</u>	<u>3 yr Term</u>	<u>4 yr Term</u>	<u>Addtl Fees</u>
Chase Bank	Melisa Atkinson	1.687%	1.759%	\$0.00
		84,437.46	63,966.95	
Bancorp	John Ferretti	2.00%	2.15%	\$500.00
		84,985.40	64,610.53	
First Government Lease	Paul Graven	2.36%	2.59%	\$0.00
		85,551.30	65,266.63	
BB&T	Mary P Coley	1.16%	1.35%	\$0.00
		83,568.62	63,331.05	

CAPITAL OUTLAY - Lease Financing

General Fund

41 Police Department

2014 Chevy Tahoe PPV vehicles (2)- Patrol	101,743	101,743
---	---------	---------

50 Community Services

2014 Kubota Tractor	31,550	
Shredder	6,100	37,650

63 Community Development

Floor Scrubber	8,650	8,650
----------------	-------	-------

Total General Fund	148,043
--------------------	---------

Water & Wastewater Fund

91 W&WW - Maintenance

F250 Trucks (2) w/service bodies	63,832	63,832
----------------------------------	--------	--------

Total Water & Wastewater Fund	63,832
-------------------------------	--------

Drainage Fund

12 Drainage Fund

2015 Ford F250 Super Cab 3/4/ Ton Pickup	27,683
--	--------

Total Drainage Fund	27,683
---------------------	--------

Total Possible Financing	239,558
--------------------------	---------

Resolution No. 2015-02-16-1

WHEREAS: The City of Hewitt, Texas (the "City") has previously determined to undertake a project for the purchase of various vehicles and equipment, and the finance director has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The City hereby determines to finance the Project through Branch Banking and Trust Company ("BB&T"), in accordance with the proposal dated February 4, 2015. The amount financed shall not exceed \$245,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 1.16% and the financing term shall not exceed three years from closing.
2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the City are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution. The Financing Documents shall include a Lease Purchase Agreement and a Project Fund Agreement as BB&T may request.
3. The finance director is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The finance director is authorized to approve changes to any Financing Documents previously signed by City officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the finance director shall approve, with the finance director's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.
4. The City shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The City hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. The City intends that the adoption of this resolution will be a declaration of the City's official intent to reimburse expenditures for the project that is to be financed from the proceeds of the BB&T financing described above. The City intends that funds that have been advanced, or that may be advanced, from the City's general fund, or any other City fund related to the project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of City officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

PASSED AND APPROVED this 16th day of February, 2015.

THE CITY OF HEWITT, TEXAS

Wilbert Wachtendorf, Mayor

ATTEST:

Lydia Lopez, TRMC
City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: February 16, 2015

AGENDA ITEM #: 7

SUBMITTED BY: Adam Miles, City Manager

ITEM DESCRIPTION:

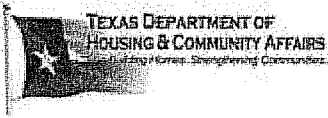
Consider a resolution of support concerning the Reserve at Hewitt, LLC (Texas Department of Housing and Community Affairs Application #15294) a proposed senior citizens and veterans affordable rental housing development.

STAFF RECOMMENDATION/ITEM SUMMARY:

Chris Applequist with Miller-Valentine Group has submitted a proposed application to the Texas Department of Housing and Community Affairs (TDHCA) concerning development of a proposed affordable rental housing project designated for senior citizens and veterans. The proposed site of the development is on Patriot Court near Hewitt Drive. As part of that submittal Mr. Applequist is seeking a resolution of support and financial commitment from the City of Hewitt for the project. If approved, building and tap fees would be deferred and the city would provide up front funding for public infrastructure in the total amount of \$202,575.00. Miller-Valentine Group would then repay this amount back to the City over the next fifteen years at 3% interest. Staff recommends approval of this request.

ATTACHMENTS:

Notification of Submission of Affordable Housing Application
Resolution



Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications

January 20, 2015

The Honorable Charles Snider
City Council of Hewitt
P.O. Box 610
Hewitt, TX 76643-0610

Re: Notification of Affordable Rental Housing Application(s) Proposed in Your Jurisdiction

Dear Council Member Snider:

The Texas Department of Housing and Community Affairs (the "Department") has received a preliminary application(s) for possible funding in the Competitive Housing Tax Credit Program to develop or acquire rental housing in the community that you represent.

This notification is made in accordance with §2306.1114, Texas Government Code, to ensure that you are fully informed of the housing activity in your district and so that you can provide your input on the proposed application(s). The Department greatly values your views concerning the need for affordable housing within the your district and how the proposed development(s) may address that need. Should the applicant submit a full application to the Department on or before February 27, 2015, the Department will notify you again with more detailed information about the proposed development and provide instructions of how and when to submit public comment should you choose to participate in the process.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental production programs, the Department encourages the new construction or rehabilitation of multifamily housing, primarily through private developers. These developments benefit Texans in your district by providing potential employment, local tax revenue, and affordable, safe, and high-quality housing for eligible families.

If you have any questions or need additional information, please contact the Multifamily Director, Jean Latsha at 512.475.1676.

Sincerely,

Jean Latsha

Jean Latsha
Director, Multifamily Finance

Relevant Development Information as Presented by the Applicant:

Project Number:

Development Name:

Development Address:

Development City: Development Zip: Region:

Regional Allocation: Target Population:

Set Aside: ☐ Nonprofit ☐ USDA ☐ At-Risk

Construction Type:

Credit/ Funding Request:

Total Low Income Units: Total Market Rate Units: Total Units:

Applicant Information:

Owner Contact:

Owner Address:

Owner City: Owner State: Owner Zip:

Owner Phone:

Owner Email:

RESOLUTION NO. 2015-02-16-2

Whereas, Reserve at Hewitt, LLC (TDHCA Application # 15294) has proposed a development for affordable senior rental housing located south of Ritchie Road and west of Hewitt Drive, named Reserve at Hewitt in the City of Hewitt; and

Whereas, Reserve at Hewitt, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Competitive 9% Housing Tax Credits and TDHCA HOME Funds for Reserve at Hewitt.

Whereas, Reserve at Hewitt, LLC has requested a partial deferral of City permitting fees and tap fees in the amount of \$21,515 for Reserve at Hewitt as a commitment of Development funding from the City of Hewitt, Texas; and

Whereas, Reserve at Hewitt, LLC has requested public utility and public street improvement assistance in the amount of \$181,060 for Reserve at Hewitt as a commitment of Development funding from the City of Hewitt, Texas; and

NOW THEREFORE IT BE RESOLVED, that the City of Hewitt, acting through its governing body, hereby confirms that it supports and approves the proposed Reserve at Hewitt (TDHCA Application # 15294), located south of Ritchie Road and west of Hewitt Drive, in Hewitt, and that this formal action has been taken to put on record the opinion expressed by the City of Hewitt on February 16, 2015, and

FURTHER RESOLVED, development permitting fees and tap fees for the proposed project are estimated at \$21,515 and public utility and public street improvements are estimated at \$181,060. The City Council of the City of Hewitt, Texas hereby grants Reserve at Hewitt, LLC's request for a partial deferral of City development permitting fees and tap fees, due and arising from the proposed development of Reserve at Hewitt in the amount of \$21,515. And, the City Council of the City of Hewitt, Texas hereby grants Reserve at Hewitt, LLC's request for public utility and public street improvement assistance arising from the proposed development of Reserve at Hewitt in the amount of \$181,060. The total amount of all Hewitt deferral and assistance is \$202,575. This fee deferral and public utility improvements and public street improvement assistance will be repaid to the City of Hewitt by Reserve at Hewitt, LLC in the form of a fully amortizing loan at 3.0 percent interest with a term of 15 years and an amortization period of 30 years with no prepayment penalties.

FURTHER RESOLVED, that for and on behalf of the Governing Body, Adam Miles, City Manager is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 16th day of February, 2015.

CITY OF HEWITT

Wilbert Wachtendorf, Mayor

ATTEST:

Lydia Lopez, City Secretary