

HEWITT TEXAS

CITY COUNCIL MEETING AGENDA

January 20, 2020

Work Session – 6:30 PM

Regular Meeting - 7:00 PM

CITY HALL, 200 PATRIOT COURT

HEWITT, TX 76643

MAYOR AND CITY COUNCIL

Charlie Turner – Mayor, Ward 1

Wilbert Wachtendorf – Mayor Pro Tem, Ward 1

Bill Fuller – Council Member, Ward 2

Vacant – Council Member, Ward 2

Steve Fortenberry – Council Member, Ward 3

Erica Bruce – Council Member, Ward 3

Michael S. Bancale – Council Member, At-Large

CITY STAFF

Bo Thomas, City Manager

Michael W. Dixon, City Attorney

Miles Whitney, City Engineer

Lydia Lopez, City Secretary

Jim Devlin, Police Chief

Lee Garcia, Finance Director

Lance Bracco, Fire Chief

Waynette Ditto, Library Director

Tracy Lankford, Community Dev. Director

Kevin Reinke, Utilities Director

Scott Coleman, General Services Director

Tuck Saunders, Assistant Police Chief

Jessica Higgins, HR Generalist

HEWITT TEXAS

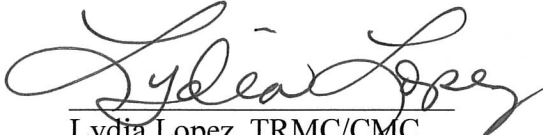
NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Workshop** meeting of the governing body of the City of Hewitt will be held on the **20th day of January, 2020, at 6:30 PM in Hewitt City Hall, Council Chambers, 200 Patriot Court**, Hewitt, Texas, at which time the following subjects will be discussed:

1. Call meeting to order.
2. Briefing and discussion regarding Charter review.
3. 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 2:00 AM/PM on January 15, 2020

CITY OF HEWITT


Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the American with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in this Council Meeting. To better serve you, request must be made at least 24 hours prior to the meeting. Contact the City Secretary at 254.666.6171 or by fax at 254.666.6014. The building is wheelchair accessible, with handicap parking available at the front of the building.



COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: Workshop – Item #2

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Briefing and discussion regarding Charter review.

STAFF RECOMMENDATION/ITEM SUMMARY:

The City Council has identified the need for a Charter review as a priority. The attached information is only regarding questions that arise from an operational perspective regarding the Charter and are only for discussion purposes. Many of these items may not be a concern to the Council.

FISCAL IMPACT:

Amount Budgeted – \$0
Line Item in Budget – FY '20-'21 budget.

SUGGESTED MOTION:

None at this time.

ATTACHMENTS:

Outline of potential items for Charter Review

Charter Review

Article 1-

Sec. 1.4 definition of “public ways” include Drainage channels?

Sec. 1.7 annexation with or without consent of landowners? New
State Law?

Article 2-

Sec. 2.1 Ward lines need to be re drawn based upon population?

Sec. 2.2 All members elected at large?

Sec. 2.4 Qualification for office 12 months vs 6 months?

Sec. 2.10 Voice vote vs raised hand?

Article 3-

Sec. 3.5 Continue run off or just simple majority?

Article 4-

Looks OK but may need legal update.

Article 5-

Sec 5.1 Residency requirement/ federal law?

Sec 5.7 Dept. Head residency requirement/ FLSA?

Article 6-

Same as Article 4.

Charter Review cont'd.

Article 7-

Sec. 7.4 Budget is submitted well before setting public hearing.

Sec. 7.5 In the event of no action Proposed vs Existing budget?

Sec. 7.8 Emergency borrowing paid off by the end of following fiscal?

Sec. 7.13 Purchasing, how about just follow state law?

Article 8-

Same as Articles 4 and 6.

Article 9-

Sec. 9.7 Does this mean appraisal district, comptroller, etc.?

Article 10-

Sec. 10.2 (d) P & Z commission submission of Capital Improvements?

Article 11-

Sec. 11.2 Do we need to add fiber, cell, nodes, etc.?

Sec. 11.3 Exclusive granted to Republic need to confirm 4%?

Sec. 11.8 To my knowledge, Hewitt has not had rate hearings??

Sec. 11.14 2 readings for franchises?? Not for latest Republic renewal.

Sec. 11.16 Do we need or want these powers?

Article 12-

Sec. 12.1 Fireproof depository?? Laserfiche?

Charter Review cont'd (2)

Sec. 12.4 De minimus gifts? Need addressing?

Sec. 12.8 Raise bond threshold to contracts of \$50k or greater?

Sec. 12.13 WOW, what does that mean?

Sec. 12.18 Does this requirement mean amendments be mailed to all
Voters, as well?

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 **20th day of January, 2020, at 7:00 PM in Hewitt City Hall, Council Chambers, 200 Patriot Court**, Hewitt, Texas, at which time the following subjects will be discussed and upon which action may be taken:

In order to address the Council on any item, you must complete a Speaker's Request Form and submit to the City Secretary prior to the start of the Council meeting. Comments on non-agenda items must be made only during the citizens' comments agenda item. Council may not comment publicly on issues raised during citizen comments that are not listed on the Agenda but may direct the City Manager to resolve or request the matter to be placed on a future agenda. Such public comments shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended.

Pursuant to HB 2480, effective September 1, 2019: For all non-public hearing items that are on the agenda, citizens can speak immediately prior to the time that the item is considered by the Council. However, in order for the Presiding Officer to recognize your request to speak on that agenda item, you must have identified that agenda item on the Speaker Request Form turned into the City Secretary.

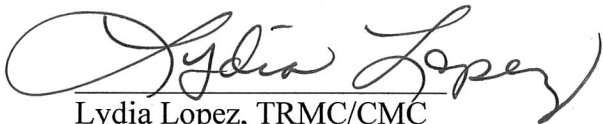
All comments must be directed to the Presiding Officer, rather than an individual Council Member or city staff. Comments are limited to five (5) minutes and must pertain to the subject matter listed on the Speaker's Request Form.

1. Call meeting to order.
2. Pledge of Allegiance to the U.S. Flag
3. Hear visitors on matters pertaining to city business. *Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.*
4. Briefing and discussion concerning upcoming events:
 - TML Region 9 Meeting – January 23, 2020
 - Greater Hewitt Chamber of Commerce Banquet – January 30, 2020
 - Coffee With A Cop – Cefco on Ritchie Rd. – February 7, 2020
 - Citizen's Police Academy 2020 – February 18, 2020 thru April 28, 2020
 - C.R.A.S.E. – Civilian Response to Active Shooter Events – February 22, 2020
 - March 21, 2020 – Hop into the Hewitt Public Library Spring Event – March 21, 2020
5. Public hearing and action on **Ordinance No. 2020-01** changing the Land Use designation of property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd. from Low Density Residential to Retail.
6. Public hearing and action on **Ordinance No. 2020-02** changing the Zoning designation of property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd. from R-1 Single-family Residential to C-1 Restricted Commercial.

7. Consider approval of minutes of the City Council Regular Meeting of December 16, 2019.
8. Presentation of report from City Engineer
 - Update on pending utility projects
 - Update on pending street projects
 - Update on pending drainage projects
9. Authorize a contract for street sweeping services from Southwest Maintenance for the City of Hewitt in the amount of \$6,650.
10. Authorize the construction of a 25'X25' building for the Utilities Services Vector Sewer Truck to Rice Inspection Inc., in the amount of \$47,956.
11. Authorize the landscape services for the Butterfly Garden rock bed located in the exterior courtyard to Barrera's Nursery and Landscape in the amount of \$6,465.
12. Briefing and discussion concerning Financial Statements ending December 31, 2019.
13. Consideration and action on approval of Quarterly Investment Report for the Quarter Ending December 31, 2019.
14. Consider appointment of Municipal Court Judge as required by the City Charter for a monthly stipend of \$1,110.
15. 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 2:00 AM/PM on January 15, 2020

CITY OF HEWITT



Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the American with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in this Council Meeting. To better serve you, request must be made at least 24 hours prior to the meeting. Contact the City Secretary at 254.666.6171 or by fax at 254.666.6014. The building is wheelchair accessible, with handicap parking available at the front of the building.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 5

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Ordinance No. 2020-01** changing the Land Use designation of property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd. from Low Density Residential to Retail.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. David Hodson submitted a request to change the land use designation on property located at 508 Sun Valley Blvd. This is a tract of land located three (3) lots west of the intersection of Sun Valley Blvd. and Old Temple Rd. Mr. Hodson is requesting the land use change from Residential to Retail. The Planning and Zoning Commission met on Tuesday, January 7, 2020, to consider the request. After a public hearing and deliberation, the P&Z Commission recommended approval of the request with a vote of 6 to 0. A map of the property and copy of the minutes are included in the backup material. Staff recommends approval of this request.

FISCAL IMPACT:

Amount Budgeted – 0
Line Item in Budget – 0

SUGGESTED MOTION:

I move to approve Ordinance No. 2020-01 changing the Comprehensive Future Land Use Map for property located at 508 Sun Valley Blvd. from Low Density Residential to Retail.

ATTACHMENTS:

P&Z Minutes and supporting documentation
Draft ordinance

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 7, 2020 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Chairman Walt Peterson

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

1. **Call of Planning & Zoning Commission Meeting to Order.** *Acting Chairman John Baker called the meeting to order at 6:00pm.*
2. **Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by Bobby Wolske, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
3. **Public Hearing:**
 - a) **Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Public Hearing for Part A opened at 6:03PM. Speaking in favor: David Hodson, residing at 508C Sun Valley Blvd, Hewitt, TX. Mr. Hodson is the owner of the property and also resides at the residence. He is wanting to build a new dwelling on the property to use for an Air B&B, as well as have for his family to use when they come to visit out of town. Due to the property already having three separate dwellings, adding another dwelling is needing a zoning change to fall more in line with a motel/hotel. No one speaking against, Part A public hearing closed 6:09PM.*
 - b) **Consider a request of David Hodson to change the zoning 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from R-1 Single Family Residential to C-1 Restricted Commercial District. (Note: The Comprehensive Future Land Use Map change request is required since the zoning request does not follow the current City Comprehensive Future Land Use Map.)** *Public Hearing for Part*

B opened at 6:09PM. Speaking in favor: David Hodson, residing at 508C Sun Valley, Hewitt, TX. Mr. Hodson reiterated what he said before about using property as an Air B&B and for his family when they are in town. No one speaking against, Part B public hearing closed at 6:11PM.

- 4. Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Question from Paul Lasater regarding if this property was re-zoned to commercial, and it was sold down the line, what could go in this place. Tracy Lankford, Community Development Director, said that if this is approved for a C-1 zoning change, and it was ever re-sold, anything that fits in the C-1 zoning would be allowed here. Paul Lasater asked a question regarding how taxes worked, and if there are any rules in place that the renters know prior to reserving. David Hodson answered that when someone books via Air B&B, they have to read and agree to all rules that are in place such as no parties, no smoking, etc. The money is paid to Air B&B and they distribute the money to Mr. Hodson, and also the City for their portion of the Hotel/Motel Tax. A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 5. Discussion and possible action: Consider a request of David Hodson to change the zoning of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1 from R-1 Single Family Residential to C-1 Restricted Commercial District.** *A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 6. Adjourn.** *A motion was made by Michael Hix, seconded by Jonathan Dulus, to adjourn the meeting at 6:22PM. All six in favor, motion passed.*

John Baker, Acting Chairman

Date Approved

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

John Baker

Paul Lasater

Bobby Drake

Michael Lee Hix

Jonathan Denton Dulus

Bobby Wolske

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

HEWITT TEXAS

NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt on **Tuesday, January 7, at 6:00PM in the City Council Chambers at Hewitt City Hall, located at 200 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.
3. **Public Hearing:**
 - a) Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail
 - b) Consider a request of David Hodson to change the zoning 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from R-1 Single Family Residential to C-1 Restricted Commercial District.
(Note: The Comprehensive Future Land Use Map change request is required since the zoning request does not follow the current City Comprehensive Future Land Use Map.)
4. Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.
5. Discussion and possible action: Consider a request of David Hodson to change the zoning of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1 from R-1 Single Family Residential to C-1 Restricted Commercial District.

6. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on a Public Notice Board located in front of City Hall before 5:00PM on January 3, 2020.

Brittney Cantu, City of Hewitt Zoning 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 Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.

HEWITT TEXAS

City of Hewitt

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

Legal Description of Property:

508 SUN Valley Blvd Hewitt TX 76643 .99 acres

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

There is also a 508A & A 508C SUN Valley Blvd Hewitt TX, this new addition would be on 508C

Zoning Change From Residential R-1 to using it AS AN AIRBNB

C-1 Restricted Commercial

Please describe the interest in property:

2 Bedroom 1 Kitchen 2 Bathroom & Living Room With a Laundry Room 1,000 to 1200 Square Feet
using this AS AN AIRBNB

Existing Building(s) on Property: 3 Homes on property with one 3 car garage

Total sq. ft. of all buildings on property: 1500, plus 1,000, plus 1500, plus 3 car garage 1,000
5,000 Total Square Feet

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

Ownership (deed): Doc. #/MCC No. 2015001712

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

December 3, 2019

January 7, 2020

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

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

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

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

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

Name of Property Owner: David R Hodson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Property Owner: [Signature] Date: 10/21/2019

Name of Applicant/Representative David R Hodson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Applicant/Representative: [Signature] Date: 10/21/2019



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17



APPLICATION REVIEW

Z-2020-1

CASE #: Z-2020-1

NOTICES: 6 mailed; 0 returned

HEARING DATE: January 20, 2020

PROPERTY ADDRESS: 508 Sun Valley

LEGAL DESCRIPTION: O'Campo C A-32 Tract 1

Owner: David R Hodson

APPLICANT: David R Hodson

MAILING ADDRESS: 508C Sun Valley Blvd, Hewitt, TX 76643

COMPREHENSIVE PLAN FUTURE LAND USE PLAN STAFF REVIEW:

The City of Hewitt adopted "Comprehensive Plan 2022", a Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21, on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider upholding the current land use category or a change in the plan's Future Land Use Map.

LAND USE DESIGNATION REQUEST:

The applicant is requesting a land use designation change from Low Density Residential to Retail.

ZONING:

The applicant requests a zone change from R-1 Single-family Residential to C-1 Restricted Commercial District.

SUMMARY DESCRIPTION OF USES IN C-1: The purpose and intent of the "C-1 restricted commercial district" is to provide for compatible land, building and structure uses primarily oriented to select retail convenience goods and services which supply the daily needs of residential

neighborhoods, including neighborhood shopping centers; select low intensity office uses; and select community facility uses. The locational characteristics of this district are generally confined to limited intersection locations of collector streets and thoroughfare streets; within residential "planned unit development" projects; and as a transition district between residential districts and higher intensity commercial and industrial districts.

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial mixed with residential uses. The majority of the surrounding properties are residential and commercial based. This property borders on residential use to the west and commercial uses to the north and east.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of this request to change the zoning from **R-1** to **C-1** based on the following finds:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in C-1 zoning district.
- 3) The property meets all the size and width requirements for C-1 zoning.
- 4) The property is located along Sun Valley Boulevard.

TRAFFIC DATA:

- 1) Description of the adjacent street system:
Road: Sun Valley Blvd
Classification: Arterial
Number of Lanes: 5
Average Daily Traffic: data not available

- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: none
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access Problems: no
 - b) Increased Traffic Congestion: Minimal
 - c) Pedestrian Traffic: no
 - d) Visibility Problems: no
- 4) Traffic Department comments and recommendations: No significant traffic impact anticipated.

PUBLIC WORKS DATA:

- 1) Street Condition: ☒ Good ☐ Acceptable ☐ Needs Reconstruction
- 2) Street Width:
Existing: ROW 100' Pavement 65'
Required: ROW 100' Pavement 65'
- 3) Curb and Gutter: ☐ Does Not Apply ☐ Needs to be installed ☒ Exists
☐ Needs Reconstruction
- 4) Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
- 6) Sewer is available on the property.
- 7) Community Services comments and recommendations: The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW:

No comments.

FIRE DEPARTMENT REVIEW:

Anticipated Fire Response Time:

Is the Fire Response Time Adequate? ☒ Yes ☐ No

Fire Department Comments and Recommendations: No Additional Comments

MCLENNAN COUNTY HEALTH DISTRICT REVIEW:

Inspection/Permit Required? [] Yes [X] No

Date of Inspection: N/A

Comments: No Additional Comments

POLICE DEPARTMENT REVIEW:

No Comments.

ORDINANCE NO. 2020-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS AMENDING ORDINANCE NO. 2003-04-21 AND ALL AMENDMENTS THERETO, KNOWN AS THE COMPREHENSIVE PLAN 2022 OF THE CITY OF HEWITT, TEXAS, CHANGING THE FUTURE LAND USE PLAN OF THE HEREIN DESCRIBED PROPERTY FROM LOW DENSITY RESIDENTIAL TO RETAIL PROVIDING SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by David Hodson to rezone property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd. located from **Low Density Residential** to **Retail**.

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

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on November 18, 2019, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday January 7, 2020, after due notice in the manner provided by law; and

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

WHEREAS, the said Commission has made a report to the City Council of the City of Hewitt, Texas, recommending approval of this land use request by a vote of 6 in approval and 0 in denial; and

WHEREAS, the City Council of the City of Hewitt, Texas deems that this change complies with the spirit of the Comprehensive Plan, is appropriate for the shape and size of the property, and is in the public interest;

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

SECTION ONE. All that certain tract or parcel of land in McLennan County, Texas, known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd., Hewitt, McLennan County, Texas, from **Low Density Residential** to **Retail**.

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

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

applicable to this property.

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

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

SECTION SIX.

This Ordinance shall become effective when passed.

PASSED AND APPROVED this the 20th day of January, 2020, at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 6

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Ordinance No. 2020-02** changing the Zoning designation of property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd. from R-1 Single-family Residential to C-1 Restricted Commercial.

STAFF RECOMMENDATION/ITEM SUMMARY:

Mr. David Hodson submitted a request to change the zoning designation on property located at 508 Sun Valley Blvd. This is a tract of land located three (3) lots west of the intersection of Sun Valley Blvd. and Old Temple Rd. Mr. Hodson is requesting the zoning change from R-1 Single-family Residential to C-1 Restricted Commercial. The Planning and Zoning Commission met on Tuesday, January 7, 2020, to consider the request. After a public hearing and deliberation, the P&Z Commission recommended approval of the request with a vote of 6 to 0. A map of the property and copy of the minutes are included in the backup material. Staff recommends approval of this request.

FISCAL IMPACT:

Amount Budgeted – N/A

Line Item in Budget – N/A

SUGGESTED MOTION:

I move to approve Ordinance No. 2020-02 changing the zoning of property located at 508 Sun Valley Blvd. from R-1 Single-family Residential to C-1 Restricted Commercial.

ATTACHMENTS:

P&Z Draft Minutes and supporting documentation
Draft Ordinance

HEWITT TEXAS

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 7, 2020 – 6:00PM

Members Present: John Baker, Bobby Drake, Jonathan Dulus, Michael Hix, Paul Lasater, Bobby Wolske

Members Absent: Chairman Walt Peterson

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

1. **Call of Planning & Zoning Commission Meeting to Order.** *Acting Chairman John Baker called the meeting to order at 6:00pm.*
2. **Consider approval of minutes for the November 5, 2019 Planning and Zoning Commission regular meeting.** *A motion was made by Bobby Wolske, seconded by Michael Hix, to approve the minutes as submitted but allow for corrections. All six in favor, motion passed.*
3. **Public Hearing:**
 - a) **Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Public Hearing for Part A opened at 6:03PM. Speaking in favor: David Hodson, residing at 508C Sun Valley Blvd, Hewitt, TX. Mr. Hodson is the owner of the property and also resides at the residence. He is wanting to build a new dwelling on the property to use for an Air B&B, as well as have for his family to use when they come to visit out of town. Due to the property already having three separate dwellings, adding another dwelling is needing a zoning change to fall more in line with a motel/hotel. No one speaking against, Part A public hearing closed 6:09PM.*
 - b) **Consider a request of David Hodson to change the zoning 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from R-1 Single Family Residential to C-1 Restricted Commercial District. (Note: The Comprehensive Future Land Use Map change request is required since the zoning request does not follow the current City Comprehensive Future Land Use Map.)** *Public Hearing for Part*

B opened at 6:09PM. Speaking in favor: David Hodson, residing at 508C Sun Valley, Hewitt, TX. Mr. Hodson reiterated what he said before about using property as an Air B&B and for his family when they are in town. No one speaking against, Part B public hearing closed at 6:11PM.

- 4. Discussion and possible action: Consider a request of David Hodson to change the Comprehensive Future Land Use Map of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1, from Low Density Residential to Retail.** *Question from Paul Lasater regarding if this property was re-zoned to commercial, and it was sold down the line, what could go in this place. Tracy Lankford, Community Development Director, said that if this is approved for a C-1 zoning change, and it was ever re-sold, anything that fits in the C-1 zoning would be allowed here. Paul Lasater asked a question regarding how taxes worked, and if there are any rules in place that the renters know prior to reserving. David Hodson answered that when someone books via Air B&B, they have to read and agree to all rules that are in place such as no parties, no smoking, etc. The money is paid to Air B&B and they distribute the money to Mr. Hodson, and also the City for their portion of the Hotel/Motel Tax. A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 5. Discussion and possible action: Consider a request of David Hodson to change the zoning of 508 Sun Valley Blvd, known as O'Campo C A-32 Tract 1 from R-1 Single Family Residential to C-1 Restricted Commercial District.** *A motion was made by Bobby Wolske, seconded by Jonathan Dulus, to recommend approval. All six in favor, motion to go before City Council January 20, 2020.*
- 6. Adjourn.** *A motion was made by Michael Hix, seconded by Jonathan Dulus, to adjourn the meeting at 6:22PM. All six in favor, motion passed.*

John Baker, Acting Chairman

Date Approved

Brittney Cantu, Zoning Secretary

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Walter H. Peterson - Chairman

John Baker

Paul Lasater

Bobby Drake

Michael Lee Hix

Jonathan Denton Dulus

Bobby Wolske

CITY STAFF

Bo Thomas – City Manager

Miles Whitney – City Engineer

Tracy Lankford – Community Development Director

Brittney Cantu – Zoning Secretary

Planning and Zoning meetings are held as needed on the first Tuesday of each month at 6PM in the City of Hewitt Council Chambers located at 200 Patriot Court, Hewitt, Texas 76643.

HEWITT TEXAS

City of Hewitt

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

Legal Description of Property:

508 SUN Valley Blvd Hewitt TX 76643 .99 acres

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

There is also a 508 A & A 508 C SUN Valley Blvd Hewitt TX, this new addition would be on 508C

Zoning Change From Residential R-1 to Using it AS AN AirBNB

C-1 Restricted Commercial

Please describe the interest in property:

2 Bedroom 1 Kitchen 2 Bathroom & Living Room With a Laundry Room 1,000 to 1200 Square Feet USING THIS AS AN AIRBNB

Existing Building(s) on Property: 3 Homes on property with one 3 car garage

Total sq. ft. of all buildings on property: 1500, plus 1,000, plus 1500, plus 3 car garage 1,000 5,000 Total Square Feet

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

Ownership (deed): Doc. #/MCC No. 2015001712

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

December 3, 2019

January 7, 2020

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

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

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

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

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

Name of Property Owner: David R Hodson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Property Owner: [Signature] Date: 10/21/2019

Name of Applicant/Representative David R Hodson Phone No. 254-722-6576
Mailing Address: 508 C Sun Valley Blvd City: Hewitt State: TX Zip: 76643
Email Address: hodlu@aol.com
Signature of Applicant/Representative: [Signature] Date: 10/21/2019



APPLICATION REVIEW

Z-2020-1

CASE #: Z-2020-1

NOTICES: 6 mailed; 0 returned

HEARING DATE: January 20, 2020

PROPERTY ADDRESS: 508 Sun Valley

LEGAL DESCRIPTION: O'Campo C A-32 Tract 1

Owner: David R Hodson

APPLICANT: David R Hodson

MAILING ADDRESS: 508C Sun Valley Blvd, Hewitt, TX 76643

COMPREHENSIVE PLAN FUTURE LAND USE PLAN STAFF REVIEW:

The City of Hewitt adopted "Comprehensive Plan 2022", a Comprehensive Plan for the City of Hewitt, Texas, under Ordinance No. 2003-04-21, on April 21, 2003. When a zoning change is received, the City evaluates it to determine whether it is consistent with the Comprehensive Plan. This evaluation will be based on the goals and objectives and policies of the plan, as well as the land use categories depicted on the Future Land Use Map. A zoning change proposal has been submitted by the applicant that is not consistent with the Comprehensive Plan. The City may consider upholding the current land use category or a change in the plan's Future Land Use Map.

LAND USE DESIGNATION REQUEST:

The applicant is requesting a land use designation change from Low Density Residential to Retail.

ZONING:

The applicant requests a zone change from R-1 Single-family Residential to C-1 Restricted Commercial District.

SUMMARY DESCRIPTION OF USES IN C-1: The purpose and intent of the "C-1 restricted commercial district" is to provide for compatible land, building and structure uses primarily oriented to select retail convenience goods and services which supply the daily needs of residential

neighborhoods, including neighborhood shopping centers; select low intensity office uses; and select community facility uses. The locational characteristics of this district are generally confined to limited intersection locations of collector streets and thoroughfare streets; within residential "planned unit development" projects; and as a transition district between residential districts and higher intensity commercial and industrial districts.

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of commercial mixed with residential uses. The majority of the surrounding properties are residential and commercial based. This property borders on residential use to the west and commercial uses to the north and east.

STAFF RECOMMENDATION

ZONING:

Planning Services recommends **approval** of this request to change the zoning from **R-1** to **C-1** based on the following finds:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in C-1 zoning district.
- 3) The property meets all the size and width requirements for C-1 zoning.
- 4) The property is located along Sun Valley Boulevard.

TRAFFIC DATA:

- 1) Description of the adjacent street system:
Road: Sun Valley Blvd
Classification: Arterial
Number of Lanes: 5
Average Daily Traffic: data not available

- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: none
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access Problems: no
 - b) Increased Traffic Congestion: Minimal
 - c) Pedestrian Traffic: no
 - d) Visibility Problems: no
- 4) Traffic Department comments and recommendations: No significant traffic impact anticipated.

PUBLIC WORKS DATA:

- 1) Street Condition: ☒ Good ☐ Acceptable ☐ Needs Reconstruction
- 2) Street Width:
Existing: ROW 100' Pavement 65'
Required: ROW 100' Pavement 65'
- 3) Curb and Gutter: ☐ Does Not Apply ☐ Needs to be installed ☒ Exists
☐ Needs Reconstruction
- 4) Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
- 6) Sewer is available on the property.
- 7) Community Services comments and recommendations: The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW:

No comments.

FIRE DEPARTMENT REVIEW:

Anticipated Fire Response Time:

Is the Fire Response Time Adequate? ☒ Yes ☐ No

Fire Department Comments and Recommendations: No Additional Comments

MCLENNAN COUNTY HEALTH DISTRICT REVIEW:

Inspection/Permit Required? ☐ Yes ☒ No

Date of Inspection: N/A

Comments: No Additional Comments

POLICE DEPARTMENT REVIEW:

No Comments.

ORDINANCE NO. 2020-02

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

WHEREAS, in accordance with the Code of Ordinances of the City of Hewitt, a request was submitted by David Hodson to rezone property known as O'Campo C A-32 Tract 1 located at 508 Sun Valley, Hewitt, McLennan County, Texas, from **R-1 Single-family Residential to C-1 Restricted Commercial**

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

WHEREAS, a public hearing in relation thereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Hewitt on November 18, 2019, after due notice in the manner provided by law; and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on Tuesday, January 7, 2020, after due notice in the manner provided by law; and

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

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

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

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

SECTION ONE. All that certain tract or parcel of land in McLennan County, Texas, known as O'Campo C A-32 Tract 1 located at 508 Sun Valley Blvd., Hewitt, McLennan County, Texas, from **R-1 (Single-family residential) to C-1 (Restricted Commercial)**

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

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

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

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

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

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

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

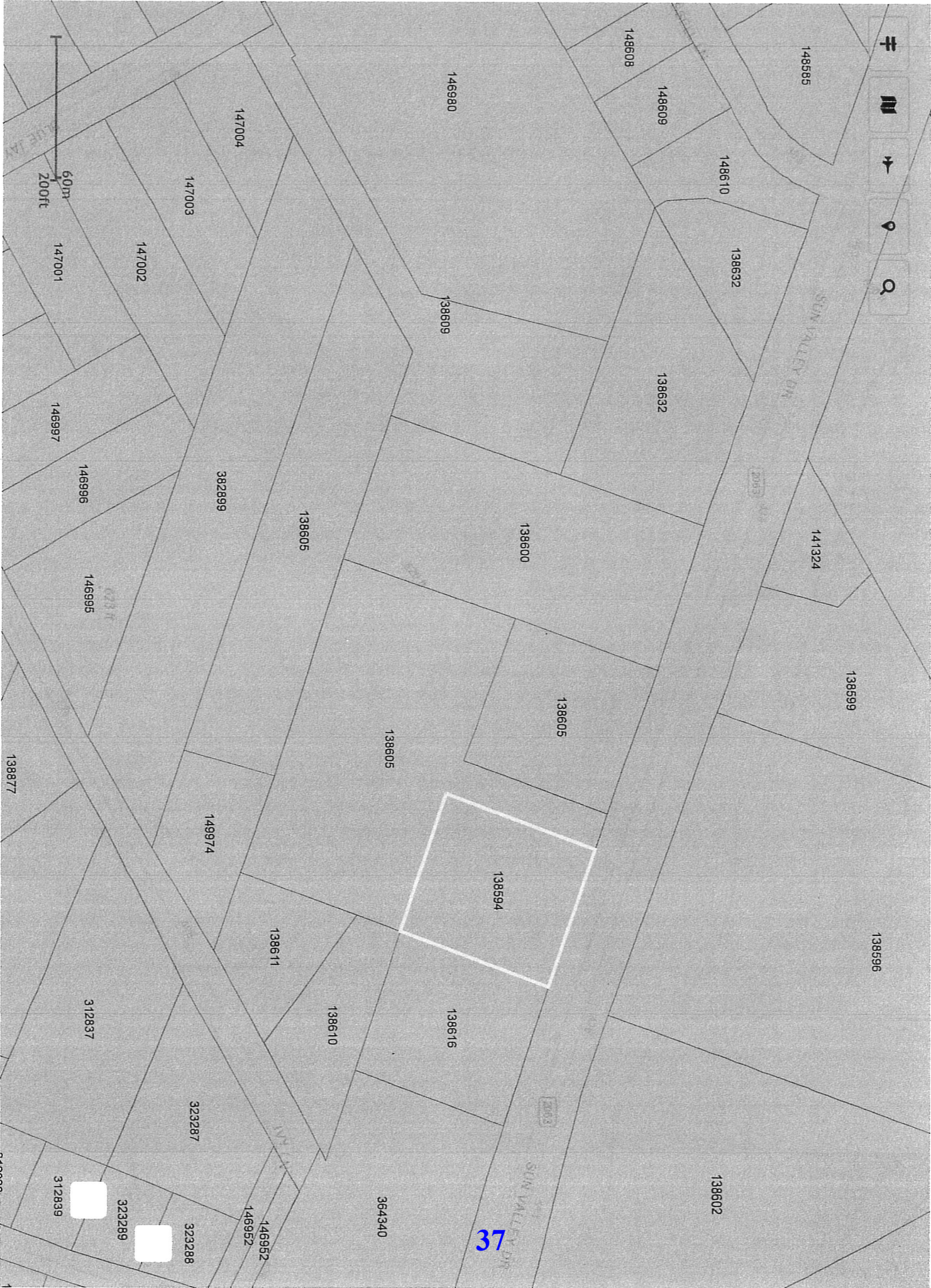
PASSED AND APPROVED this the 20th day of January, 2020 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary



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HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 7

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the City Council Regular Meeting of December 16, 2019.

STAFF RECOMMENDATION/ITEM SUMMARY:

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

FISCAL IMPACT:

Amount Budgeted – N/A

Line Item in Budget – N/A

SUGGESTED MOTION:

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

ATTACHMENTS:

Draft minutes

HEWITT TEXAS

MINUTES OF A CITY COUNCIL REGULAR MEETING HEWITT CITY HALL – 200 PATRIOT COURT December 16, 2019 – 7:00 PM

Members present: Mayor Pro Tem Wilbert “Walky” Wachtendorf (presiding); Council Members Bill Fuller, Michael S. Bancale, Steve Fortenberry, and Erica Bruce

Members absent: Mayor Charlie Turner Mayor

Staff present: City Manager Bo Thomas, City Attorney Mike Dixon, City Engineer Miles Whitney, Police Chief Jim Devlin, Fire Chief Lance Bracco, Community Development Director Tracy Lankford, Finance Director Lee Garcia, General Services Director Scott Coleman, Library Director Waynette Ditto, Utilities Director Kevin Reinke, and City Secretary Lydia Lopez

Staff absent: Assistant Police Chief Tuck Saunders

REGULAR MEETING – 7:00 PM

1. **CALL TO ORDER.** Mayor Pro Tem Wilbert “Walky” Wachtendorf called the meeting to order at 7:00 PM
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.** Mayor Pro Tem Wachtendorf asked all to join him in saying the Pledge of Allegiance.
3. **SPECIAL RECOGNITION OF NEWLY HIRED EMPLOYEES.** The following employees were recognized:

Scott Coleman-General Services Director
Derek Farmer-Field Assistant
Angel Burdier-Firefighter
Keith Skopik-Firefighter
4. **PRESENTATION AND SWEARING IN OF NEWLY APPOINTED POLICE OFFICERS YASMIN RAHIM AND THAYER TUCKER.** Police Chief Jim Devlin introduced and administered the ceremonial oath of office to newly appointed Officers Yasmin Rahim and Thayer Tucker.

5. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. No one appeared.

6. **BRIEFING AND DISCUSSION CONCERNING UPCOMING EVENTS:**

- TML Region 9 Meeting – January 23, 2020
- Greater Hewitt Chamber of Commerce Banquet – January 30, 2020

7. **CONSIDER APPROVAL OF MINUTES OF THE COUNCIL REGULAR MEETING OF DECEMBER 2, 2019.**

MOTION: Council Member Bill Fuller moved approval of the minutes as presented but to allow for corrections.

SECOND: Council Member Michael Bancale

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce

NAYES: None

ABSENT: Turner

MOTION PASSED.

8. **CONSIDER REAPPOINTMENTS TO THE PARKS AND BEAUTIFICATION COMMITTEE AND THE LIBRARY BOARD OF DIRECTORS.**

City Manager Bo Thomas presented the following members who were eligible for reappointment:

Parks and Beautification Committee

Tom Hernandez, Casey Lowrey, and Ann Schiltz

Library Board of Directors

Sally Goldman and Ronald G. Smith

Mr. Thomas noted that Library Board member Gayle H. Shipp had a term that expired on December 31, 2019, however, had declined to serve another two year term.

MOTION: Council Member Bill Fuller moved to reappoint the members listed above.

SECOND: Council Member Erica Bruce

AYES: Fuller, Wachtendorf, Fortenberry, and Bruce

NAYES: None

ABSENT: Turner

MOTION PASSED.

9. **PRESENTATION OF REPORT FROM CITY ENGINEER MILES WHITNEY**

- Update on pending utility projects
- Update on pending street projects
- Update on pending drainage projects

- 10. BRIEFING AND DISCUSSION CONCERNING FINANCIAL STATEMENTS ENDING NOVEMBER 31, 2019.** City Manager Bo Thomas stated that Finance Director Lee Garcia previously sent the October Financials to the Council and inquired whether there were any questions. No questions were asked.
- 11. AUTHORIZE THE PURCHASE OF 2019 JOHN DEERE 410L BACKHOE FOR UTILITIES SERVICES THROUGH RDO EQUIPMENT IN THE AMOUNT OF \$90,244.18.** City Manager Bo Thomas presented. General discussion was held concerning whether the funds to purchase were budgeted.
MOTION: Council Member Bill Fuller moved to authorize the purchase of a 2019 John Deere backhoe from RDO Equipment for a total amount of \$90,244.18.
SECOND: Council Member Steve Fortenberry
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce
NAYES: None
ABSENT: Turner
MOTION PASSED.
- 12. AUTHORIZE PREVENTIVE MAINTENANCE EXPENSE OF \$7,791.63 AND SUBSEQUENT ENGINE REPAIR OF \$17,951.22 FOR ENGINE-1 TO METRO FIRE APPARATUS SPECIALIST, INC. FOR A TOTAL AMOUNT OF \$25,742.85.** City Manager Bo Thomas presented.
MOTION: Council Member Steve Fortenberry moved approval of the preventive maintenance expense of \$7,791.63 and subsequent engine repair of \$17,951.22 for Engine-1 to Metro Fire Apparatus Specialist, Inc. for a total of \$25,742.85.
SECOND: Council Member Michael Bancale
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce
NAYES: None
ABSENT: Turner
MOTION PASSED.
- 13. AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF WACO FOR PARTICIPATION IN THE 2020 HOUSEHOLD HAZARDOUS WASTE EVENT AND ALLOCATE FUNDING IN AN AMOUNT NOT TO EXCEED \$10,000 FOR THE COST OF PARTICIPATION.** City Manager Bo Thomas presented.
MOTION: Council Member Bill Fuller moved approval of this item to authorize the City Manager to execute an Interlocal Agreement with the City of Waco for participation in the 2020 Household Hazardous Waste event and allocate funding in an amount not to exceed \$10,000 for the cost of participation.
SECOND: Council Member Michael Bancale
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce
NAYES: None
ABSENT: Turner
MOTION PASSED.

- 14. ANNOUNCE THE CANCELLATION OF THE COUNCIL MEETING OF JANUARY 6, 2020. THE NEXT COUNCIL MEETING WILL BE HELD ON JANUARY 20, 2020.** City Manager Bo Thomas presented.

MOTION: Council Member Bill Fuller moved to approve the cancellation of the Council Meeting of January 6, 2020.

SECOND: Council Member Michael Bancale

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce

NAYES: None

ABSENT: Turner

MOTION PASSED.

- 15. ADJOURN.**

MOTION: Council Member Bill Fuller moved to adjourn the meeting at 7:45 PM.

SECOND: Council Member Steve Fortenberry

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, and Bruce

NAYES: None

ABSENT: Turner

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Charles D. Turner, Mayor



COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 8

SUBMITTED BY: Miles Whitney, P.E.

ITEM DESCRIPTION:

Presentation of report from City Engineer

STAFF RECOMMENDATION/ITEM SUMMARY:

The City Engineer will present and respond to any questions regarding the Engineer's Report.

FISCAL IMPACT:

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

SUGGESTED MOTION:

No Action Required

ATTACHMENTS:

Report



CITY ENGINEER'S REPORT

January 14, 2020

Utility Projects

FM 2113; Spring Valley Rd.

Currently working the agreement between the City and TxDOT for some partial reimbursements. Awaiting approval from TxDOT prior to submitting this project out for bids.

Street/Transportation Projects

Ritchie Road Improvements; (From Warren Dr. to Park Place Dr.)

Contactor is finishing up this project in the coming months.

April/December; Mill and Overlay

Contractor is performing some crack sealing and base repairs, should be performing the overlay for the street in the coming weeks.

E. Warren Street Improvements

Survey work is being progressed.

Ritchie Rd. Street Improvements (Patriot Court to Hewitt Dr.)

Preliminary soil investigations are soon to be ordered, in addition topographic surveys will be ordered soon as well.

FM 1695 Sidewalk Project (Panther Way, and Hewitt Dr. Area)

95% complete plans have been submitted to both the City and TxDOT for review. Construction is anticipated to begin late spring/early summer.

Drainage Projects

920/924 Oakmont Dr.; 36" RCP Storm Sewer

City has been coordinating with the property owners to finalize the work to be performed.

208/212 Cross Country Drainage Improvements

HEWITT TEXAS II

CITY ENGINEER'S REPORT

January 14, 2020

Surveyor is to be working on exhibits for additional drainage easement requested. Once received we will get them approved and out for signatures. It is then that we will set a bid date for the project.

By:



Miles W. Whitney P.E.
Miles W. Whitney, P.E.

Note: All dates are approximate and subject to change.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 9

SUBMITTED BY: Scott Coleman, General Services Director

ITEM DESCRIPTION:

Authorize a contract for street sweeping services from Southwest Maintenance for the City of Hewitt in the amount of \$6,650.

STAFF RECOMMENDATION/ITEM SUMMARY:

The purpose of this service is to sweep City of Hewitt streets and curbs to aid in the removal of sedimentation, silt, and debris from roadways and curbing.

Removing silt and debris from the roadways and curbing will help to ensure that the drainage systems flow as intended.

The city has been divided into six (6) routes for scheduling. The schedule has been designed to help avoid conflict with trash pickup.

FISCAL IMPACT:

Amount Budgeted – \$16,000.00

Line Item in Budget – 10-50408-41-02 Service Contracts

SUGGESTED MOTION:

I move to authorize Street Sweeping Services from Southwest Maintenance for a total amount of \$6650.

ATTACHMENTS:

Route mapping, tentative schedule and contract proposal



HEWITT TEXAS CITY STREET CONDITION

October 24, 2016

CAYOTE
CONSULTING, LLC
T.O.P.E. #16357
P.O. BOX 4268
WACO, TX 76708 Ph: 254-744-3499

Sweeping Routes

- Rt. 1 - _____
- Rt. 3 - _____
- Rt. 2 - _____
- Rt. 4 - _____
- Rt. 6 - _____
- Rt. 5 - _____

City of Hewitt Tentative Sweeping Schedule

By Route:

Rt. 1 Monday, January 27th Tuesday, January 28th Rt.

2 Tuesday, January 28th Monday, February 3rd

Rt. 3 Thursday, January 30th Monday, February 3rd

Rt. 4 Monday, February 3rd Tuesday, February 4th Thursday February 6th

Rt. 5 Thursday, February 6th Monday, February 10th

Rt. 6 Tuesday, February 11th Thursday, February 13th

This schedule is tentative and may change based on weather conditions and the amount of road debris requiring pickup.

- Asphalt Sealcoating
- Pavement Repair
- Concrete Car Stops
- Sweeping
- Striping

City of Hewitt

Contract Sweeping

January 13, 2020

Southwest Maintenance does hereby make the following proposal to the City of Hewitt for street sweeping services.

Proposal & Specifications

I. Sweeping Cycle

We propose to sweep all paved residential and arterial streets within the Hewitt city limits except for the following:

- 1.) FM 2113- Spring Valley Rd
FM 2083- Sun Valley Rd
Old Temple Rd
FM 1695- Hewitt Dr.
FM 3476 Bagby
IH 35 Frontage Rd.
- 2.) Streets deemed not sweepable, either temporarily or permanently. Sweepable meaning a paved surface smooth enough/or in good enough repair to be swept with the equipment specified for this job without causing damage to the equipment and allowing removal of the dirt, gravel, and debris from the surface to a degree satisfactory enough to justify the sweeping. Any streets considered unsweepable will be mutually agreed to as such by both the City and Southwest Maintenance.
- 3.) Streets specified in advanced by the City as private roads, County roads, gravel roads, or for other reasons not required to be swept.

Each sweeping cycle as described above, 118 curb miles each plus new streets, as noted in separate letter but not a part of this total, will be swept.

All scheduled sweeping will be performed between the hours of 7:30 a.m and 6:00 p.m. Monday through Friday. Sweeping will be scheduled to avoid rainy or inclement weather.

- II. Equipment
Tymco Model 600 Air Sweeper

City of Hewitt Contract Sweeping

III. Cooperation

To enable Southwest Maintenance to sweep effectively, it is imperative that the City of Hewitt assist and work with Southwest Maintenance by providing the following:

- 1.) One or more strategically located dump sites, maintained by the City, for the disposal of street waste from the sweeper.
- 2.) Tree trimming in areas where overhanging limbs prevent access to curb and gutter with the sweeper.
- 3.) Construction site and heavy accumulation clean up where a loader, maintainer, shovel crew and/or dump truck are necessary prior to sweeping.
- 4.) Grass removal and poisoning in street and gutter areas.
- 5.) Water for dust control system on sweepers – approximate maximum use 500 gallons per sweeper per day.

IV. Cost

The cost of each sweeping cycle will be \$6,650.00. Billing for each sweeping cycle will be made upon completion of that cycle and will be due upon receipt by the City of Hewitt.

V. Hourly and Emergency Sweeping

Unscheduled sweeping as needed will be performed on an on call basis for \$125.00 per hour with a two hour minimum. Advance notice whenever possible will contribute to timeliness on the part of Southwest Maintenance. Billing for each instance of unscheduled sweeping will be made upon its' completion and will be due upon receipt by the City of Hewitt.

From:

Southwest Maintenance

803 S. Robinson Dr.

Robinson, TX 76706

To:

City of Hewitt, Tx

1/13/2020

In reference to the proposal for street sweeping to the City of Hewitt, dated 1/13/2020, the following items affected the price change in this new proposal from the prices of the previous proposal dated 3/1/16. The previous proposal was presented for repeat sweeping to be done every 3 months for a total of 4 sweepings per year. Since this has not taken place and the time between sweepings has been longer, the time to perform the sweeping has increased due to more debris being swept each sweeping cycle and more trips to empty the sweeper, adding to our time on the job to complete each cycle. Also, there are additional streets and additions to streets due to new housing developments in the city. Considering these factors and the ever increasing cost of business, equipment purchase and maintenance, we are submitting this proposal for continued sweeping in the City of Hewitt. We sincerely hope this will be acceptable for future services.

Sincerely,

Morris Wood

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 10

SUBMITTED BY: Kevin Reinke, Utilities Director

ITEM DESCRIPTION:

Authorize the construction of a 25'X25' building for the Utilities Services Vactor sewer truck to Rice Inspection, Inc., in the amount of \$47,956.

STAFF RECOMMENDATION/ITEM SUMMARY:

Construct a 25'x25' metal building with concrete floor and concrete approach at Community Service to house our Vactor sewer truck in the amount of \$47,956.00. This will be a partial extension of an existing equipment shed on our yard.

FISCAL IMPACT:

Amount Budgeted – \$60,000
Line Item in Account Number 20-50620-91-00

SUGGESTED MOTION:

I move to authorize the construction of a 25'X25' building for the Utilities Services Vactor sewer truck to Rice Inspection, Inc. in the amount of \$47,956.

ATTACHMENTS:

Supporting documentation if any

Rice Inspection, Inc.

PO BOX 264
McGregor, TX 76657
254 722-0118
trenton@riceinspectioninc.com

TO:
Kevin Reinke
City of Hewitt

Proposal

12/22/2019

JOB DESCRIPTION	
Construct a 25x25 addition to an existing 25x150 shed at the Community Services Building.	

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Construct a 25'x25' addition to the right end bay of the existing 25'x150' shed. Roof will slope the opposite direction of existing roof. Building structure will tie into existing coulmns and will include 1 Beam trusses and columns and purlin size to match existing purlins. All tin and trim will match existing colors. Building will include 1 - 12x14 roll up door and 1-4' wide walk in door. Also will include 2" of closed cell spray foam. Additional construction will include adding 25' wall to existing shed to fully enclose 25'x50' area.	\$21,500.00
Electrical additions include 8 -8' LED strip light on a single motion sensor, One LED wall pack exterior light, and on each wall and for roll up doors.	3,956.00
Concrete slab will be 6" thick with #4 rebar on 12" centers and will be 25' wide with an exact length to be determined by construction. Proposal is based on \$7.50 a square foot at 3000 square feet.	22,500.00
Total Proposed Amount	\$47,956.00

Trenton Rice
PREPARED BY

December 22, 2019
DATE

From: [Cody Barlow](#)
To: [Kevin Reinke](#)
Subject: Revised Metal Building Quote
Date: Thursday, January 02, 2020 1:20:30 PM

Construct a new 25' by 25' metal building attached to existing building, complete with concrete slab, spray insulation, electric, 1 roll up door and 1 walk door.
\$48,500

Let me know if you want us to do it and I'll send you a signed proposal.
Thanks.

Sent from my iPhone

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 11

SUBMITTED BY: Waynette Ditto, Library Director

ITEM DESCRIPTION:

Authorize landscape services for the Butterfly Garden rock bed located in the exterior courtyard to Barrera's Nursery and Landscape in the amount of \$6,465.

STAFF RECOMMENDATION/ITEM SUMMARY:

Staff recommends the removal of the rocks in the Butterfly Garden and replace with plant foliage to provide a safer environment for library patrons in particularly for the children that tend to play in the courtyard. The rocks have become somewhat an attractive nuisance as well as a hazard for mowing and upkeep of the lawn. The attached proposal describes the type of plant materials to be planted.

FISCAL IMPACT:

Amount Budgeted – \$8,000.00

Line Item in Budget – 10-50620-59-00

SUGGESTED MOTION:

I move to authorize the landscape services for the Butterfly Garden located in the exterior courtyard to Barrera's Nursery and Landscape in the amount of \$6,465.

ATTACHMENTS:

Proposal

Barrera's Nursery and Landscape Co.
201 Sun Valley
Hewitt, Texas 76643
(254) 666-9806 ** (254) 666-0919 Fax

November 19, 2019

N. Waynette Ditto
200 Patriot Court
Hewitt, TX 76643

Landscape Proposal

Below please find the pricing for 200 Patriot Court. The scope of work is as follows:

Remove rock and prep for planting	\$1500.00
20 Metal Edging	\$ 600.00
1 #45 Live Oak Tree	\$ 795.00
22 #3 Drift Roses	\$ 770.00
40 #1 Mix Perennials	\$ 600.00
8 yds Compost	\$ 800.00
8 yds Hardwood Mulch	\$ 800.00

Check Sprinkler System (Subject to additional costs based on quality of the system) <\$ 600.00+/->

Barrera's Nursery and Landscape will provide all labor, materials and equipment necessary to complete the above proposed job. The total price for this job will be \$6,465.00, plus any applicable taxes. Any proposed changes or additional work shall be discussed prior to start of the job.

If you accept the above, proposed job, please sign, date and fax back to 254.666.0919 or email to kevin@barrerasnursery.com at your earliest convenience.

City of Hewitt

Date:



COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 12

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Briefing and discussion concerning Financial Statements ending December 31, 2019.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Financial Statements ending December 31, 2019, were sent electronically on or before January 13, 2020. Finance Director Lee Garcia will be available to respond to any questions or comments.

FISCAL IMPACT:

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

SUGGESTED MOTION:

No action required

ATTACHMENTS:

None



COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 13

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Consideration and action on approval of Quarterly Investment Report for the Quarter ending December 31, 2019.

STAFF RECOMMENDATION/ITEM SUMMARY:

The City's Investment Policy, Section XI. Reporting (PFIA 2256-023) requires the preparation of a quarterly report for the City Council. Please see the following Investment Report for the Quarter ending December 31, 2019.

FISCAL IMPACT:

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

SUGGESTED MOTION:

"I move approval of the Quarterly Investment Report as of December 31, 2019."

ATTACHMENTS:

Quarterly Investment Report as of December 31st, 2019.

City of Hewitt

QUARTERLY INVESTMENT REPORT

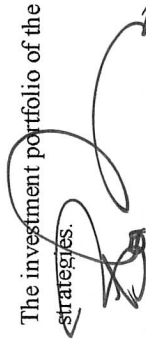
For the Quarter Ended

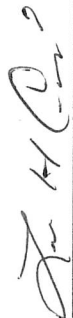
December 31, 2019

Prepared by

Valley View Consulting, L.L.C.

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


City Manager


Finance Director

Accountant

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

Summary

Quarter End Results by Investment Category:

Asset Type	September 30, 2019		December 31, 2019	
	Book Value	Market Value	Book Value	Market Value
Pools/DDA/MMA	\$ 10,087,832	\$ 10,087,832	\$ 11,674,964	\$ 11,674,964
Securities/CDs	6,622,253	6,622,253	6,664,920	6,664,920
Totals	\$ 16,710,085	\$ 16,710,085	\$ 18,339,883	\$ 18,339,883

Quarter Average Yield (1)

Total Portfolio	2.06%
Rolling Three Month Treasury	1.595%
Rolling Six Month Treasury	1.775%
TexPool	1.623%

Interest Earnings

Quarterly Interest Income	\$ 92,288
Year-to-date Interest Income	\$ 92,288

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	2.06%
Rolling Three Month Treasury	1.60%
Rolling Six Month Treasury	1.78%
TexPool	1.62%

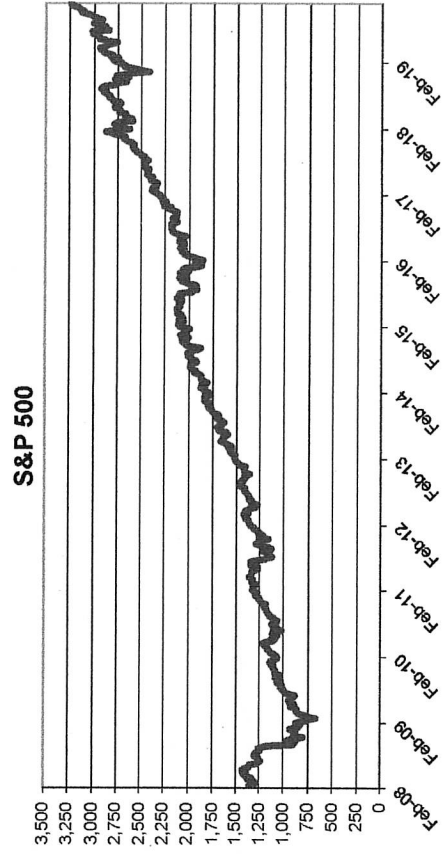
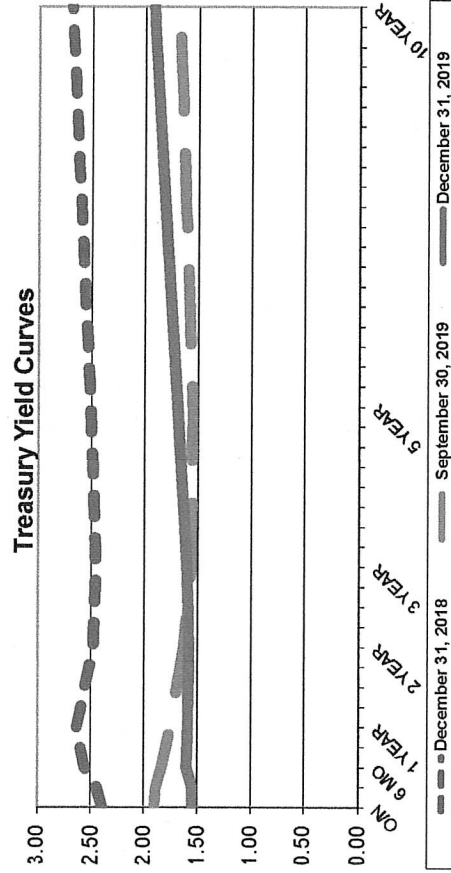
(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yields** calculated using quarter end report yields.

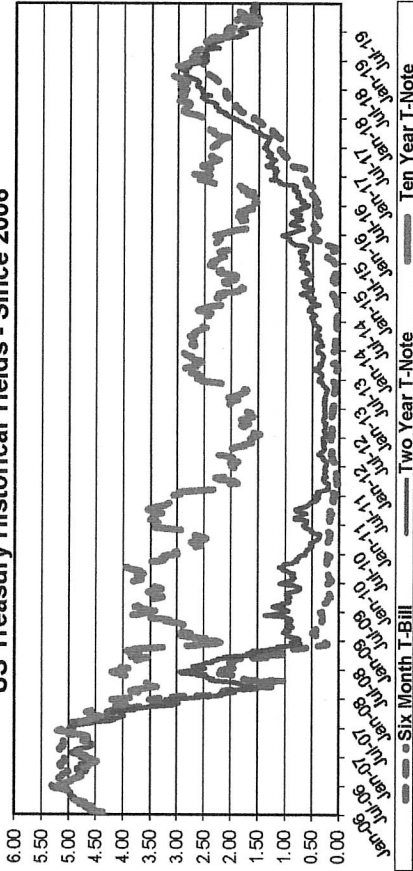
Economic Overview

12/31/2019

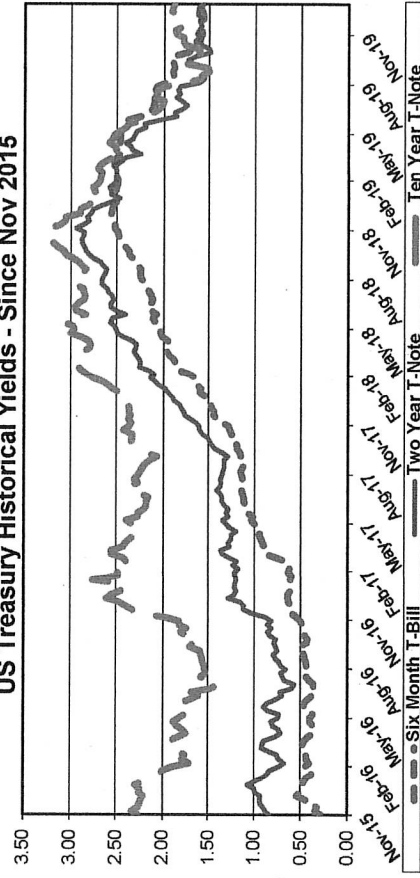
The Federal Open Market Committee (FOMC) held the Fed Funds target range at 1.50% - 1.75% (Effective Fed Funds are trading +/- 1.55%). The Futures Market has reduced the probability of additional decreases until late summer/early fall 2020. Middle East turmoil had bumped crude oil over \$60, but it has retreated back below. December Non Farm Payroll rose 145,000 resulting in a three month moving average of 185,000. The Unemployed level remained at 3.5%. The Stock Markets remain at or near historic highs. Consumer spending has improved. Housing shows signs of growth. Overall economic activity remains positive, 3rd Quarter GDP was confirmed at 2.1%. The British are moving forward with Brexit. Several trade agreements are also progressing (China, North America, Japan). The Yield Curve shifted to slightly positive.



US Treasury Historical Yields - Since 2006



US Treasury Historical Yields - Since Nov 2015



Portfolio Holdings
Group By: Issuer
As of 12/31/2019

Asset Class	Description	Amount	Portfolio Name	Maturity Date
Alliance Bank				
10-124 AB 90 Day Reserve	ALLIANCE 2.65 4/15/2020	917,926.70	007 GF 90 Day Reserve	04/15/2020
10-132 AB 90 Day Res	ALLIANCE 2.45 7/19/2021	909,280.93	007 GF 90 Day Reserve	07/19/2021
15-164 MMA	ALLIANCE BANK MM	247,464.85	050 GF Capital Projects	N/A
20-120 UF-Operating	ALLIANCE BANK 2.95 6/8/2020	526,755.65	010 Utility Fund Operating	06/08/2020
20-152 AB UF	ALLIANCE 1.96 4/17/2020	1,072,180.69	010 Utility Fund Operating	04/17/2020
20-164 AB UF Deposits	ALLIANCE BANK 2.95 7/5/2020	370,609.16	012 UF Water Deposits	07/05/2020
20-166 AB Debt	ALLIANCE 2.45 7/19/2021	1,010,312.14	013 UF Self-Supt Debt	07/19/2021
20-272 UF Oper Res AB	ALLIANCE 2.65 4/17/2020	809,193.12	014 UF 90 Day Reserve	04/17/2020
		5,863,723.24		
Cash on Hand				
None	Cash on Hand Cash	550.00	001 GF Operating	N/A
None	Cash on Hand Cash	1,300.00	010 Utility Fund Operating	N/A
		1,850.00		
East West Bank				
20-220 EW UF Oper	East West Bank 2.97 7/1/2020	1,048,661.21	010 Utility Fund Operating	07/01/2020
		1,048,661.21		
Independent Bank				
10-120 GF-Operating	Independent Bank MM	698,604.40	001 GF Operating	N/A
10-125 GF 90 Day Reserve	Independent Bank MM	113,546.80	007 GF 90 Day Reserve	N/A
10-130 GF-I&S	Independent Bank MM	866,385.48	006 GF Tax I&S	N/A
10-135 GF-Street Res	Independent Bank MM	804.83	003 GF Street Reserve	N/A
10-138 PEG Acct	Independent Bank MM	394,643.94	008 PEG Account	N/A
10-140 Payroll	Independent Bank MM	1,002.13	004 Payroll Acct	N/A
10-160 HHIT	Independent Bank MM	624.12	005 HHIT	N/A
12-120 DF Oper	Independent Bank MM	217,218.02	015 Drainage Fund	N/A
15-120 St Cap Oper	Independent Bank MM	239,371.23	050 GF Capital Projects	N/A
18-120 2017 Bond Fund	Independent Bank MM	249,697.29	054 2017 Bond Fund	N/A
20-120 UF-Operating	Independent Bank MM	781,584.26	010 Utility Fund Operating	N/A
20-122 UF-Oper Res IB	Independent Bank MM	439,784.52	014 UF 90 Day Reserve	N/A
20-138 UF-Debt	Independent Bank MM	64,114.82	013 UF Self-Supt Debt	N/A
20-140 UF-Deposits	Independent Bank MM	114,583.40	012 UF Water Deposits	N/A
25-120 UF Cap Oper	Independent Bank MM	1,577,658.74	070 UF Capital Projects	N/A
40-120 Hotel Fund Oper	Independent Bank MM	158,344.34	016 Hotel Fund	N/A
		5,917,968.32		
Southside Bank				
10-265 GF-St Res-SSB	Southside Bank MM	215,295.58	003 GF Street Reserve	N/A
10-266 GF-Oper-SSB	Southside Bank MM	1,008,488.52	001 GF Operating	N/A
10-267 GF-I&S-SSB	Southside Bank MM	486,250.49	006 GF Tax I&S	N/A
18-150 2017 Bond-SSB	Southside Bank MM	2,025,912.46	054 2017 Bond Fund	N/A
20-265 UF Oper-SSB	Southside Bank MM	953,249.58	010 Utility Fund Operating	N/A
20-266 UF Debt-SSB	Southside Bank MM	315,385.43	013 UF Self-Supt Debt	N/A
20-267 UF Equip-SSB	Southside Bank MM	231,523.28	011 UF Equipment Res	N/A
		5,236,105.34		
TexPool				
10-200 GF-Reserve-Txpl	TexPool LGIP	87,882.36	001 GF Operating	N/A
10-201 GF-St Res-Txpl	TexPool LGIP	11,094.22	003 GF Street Reserve	N/A
10-203 GF-I&S-Txpl	TexPool LGIP	1,831.56	006 GF Tax I&S	N/A
15-200 St Cap-Txpl	TexPool LGIP	12,895.37	050 GF Capital Projects	N/A
20-200 UF Oper-Txpl	TexPool LGIP	23,297.20	010 Utility Fund Operating	N/A
20-201 UF Dep-Txpl	TexPool LGIP	1,621.08	012 UF Water Deposits	N/A
20-203 UF Equip-Txpl	TexPool LGIP	5,522.19	011 UF Equipment Res	N/A
20-204 UF Debt-Txpl	TexPool LGIP	117,129.01	013 UF Self-Supt Debt	N/A
25-200 UF Cap-Txpl	TexPool LGIP	10,302.16	070 UF Capital Projects	N/A
		271,575.15		
		18,339,883.26		

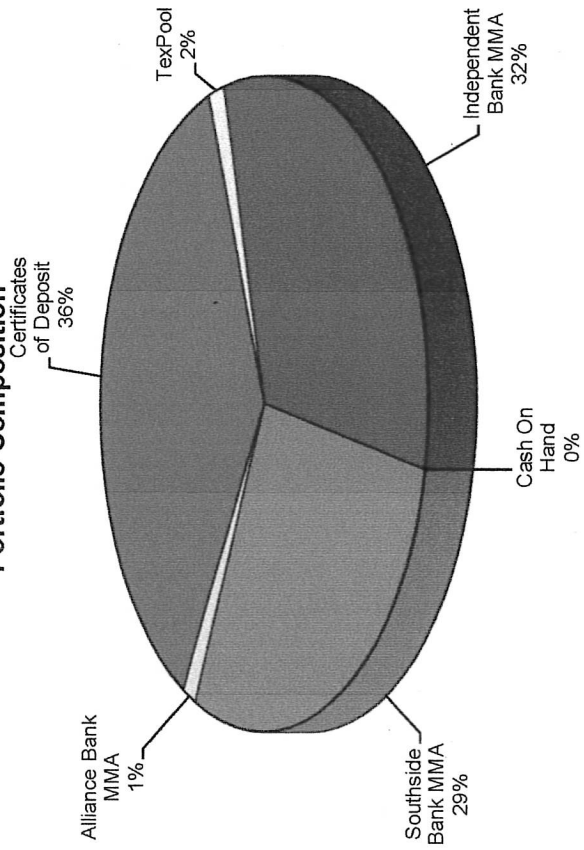
**Investment Holdings
December 31, 2019**

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Cash on Hand		0.00%	01/01/20	12/31/19	\$ 1,850	\$ 1,850	1.00	\$ 1,850	1	0.00%
Independent Bank - MMA		1.76%	01/01/20	12/31/19	5,917,968	5,917,968	1.00	5,917,968	1	1.76%
Southside Bank - MMA		1.74%	01/01/20	12/31/19	5,236,105	5,236,105	1.00	5,236,105	1	1.74%
Alliance Bank - MMA		1.97%	01/01/20	12/31/19	247,465	247,465	1.00	247,465	1	1.97%
TexPool	AAA	1.62%	01/01/20	12/31/19	271,575	271,575	1.00	271,575	1	1.62%
Alliance Bank CD		2.65%	04/15/20	04/16/19	917,927	917,927	100.00	917,927	106	2.65%
Alliance Bank CD		2.65%	04/17/20	04/17/19	809,193	809,193	100.00	809,193	108	2.65%
Alliance Bank CD		1.96%	04/17/20	10/31/19	1,072,181	1,072,181	100.00	1,072,181	108	1.96%
Alliance Bank CD		2.95%	06/08/20	06/08/18	526,756	526,756	100.00	526,756	160	2.97%
East West Bank CD		2.97%	07/01/20	09/30/18	1,048,661	1,048,661	100.00	1,048,661	183	3.01%
Alliance Bank CD		2.95%	07/05/20	06/05/18	370,609	370,609	100.00	370,609	187	2.97%
Alliance Bank CD		2.45%	07/19/21	07/19/19	1,919,593	1,919,593	100.00	1,919,593	566	2.47%
Total					\$ 18,339,883	\$ 18,339,883		\$ 18,339,883	95	2.06%
									(1)	(2)

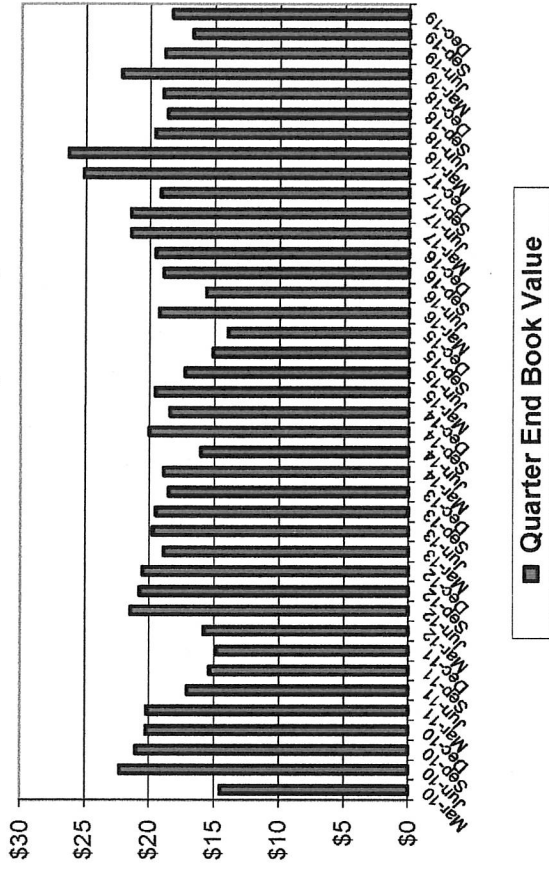
(1) Weighted average life - For purposes of calculating weighted average life, cash equivalent investments are assumed to have a one day maturity.

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

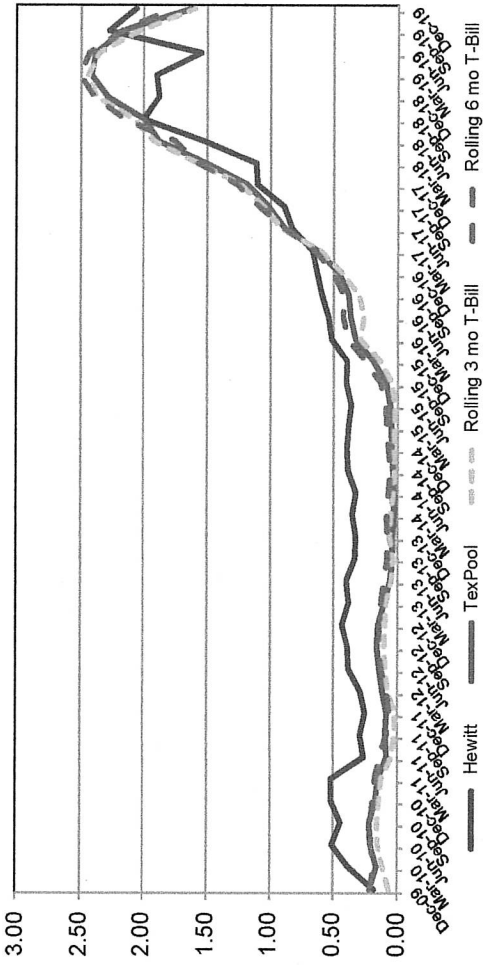
Portfolio Composition



Total Portfolio (Millions)



Total Portfolio Performance



Portfolio Holdings
Group By: Portfolio Name
As of 12/31/2019

Description	Settlement Date	YTM @ Cost	Amount	Maturity Date	Days To Maturity
GF Operating					
Cash on Hand Cash	12/31/2011	0.000	550.00		
Independent Bank MM	07/01/2014	1.760	698,604.40		
Southside Bank MM	07/19/2019	1.740	1,008,488.52		
Independent Bank MM	07/01/2014	1.760	1,002.13		
Independent Bank MM	07/01/2014	1.760	624.12		
			1,709,269.17		
GF Street Reserve					
Independent Bank MM	07/01/2014	1.760	804.83		
Southside Bank MM	12/31/2011	1.740	215,295.58		
TexPool LGIP	12/31/2011	1.623	11,094.22		
Sub Total / Average 003 GF Street Reserve		1.734	227,194.63		
GF Tax I&S					
Independent Bank MM	07/31/2014	1.760	866,385.48		
Southside Bank MM	12/31/2011	1.740	486,250.49		
TexPool LGIP	12/31/2011	1.623	1,831.56		
Sub Total / Average 006 GF Tax I&S		1.753	1,354,467.53	Req'd Reserve=\$561,321	
GF 90 Day Reserve					
ALLIANCE 2.45 7/19/2021	07/19/2019	2.450	909,280.93	07/19/2021	566
ALLIANCE 2.65 4/15/2020	04/16/2019	2.650	917,926.70	04/15/2020	106
Independent Bank MM	07/31/2017	1.760	113,546.80		
TexPool LGIP	12/31/2011	1.623	87,882.36		
		2.504	2,028,636.79	Req'd Reserve=\$2,004,841	
PEG Account					
Independent Bank MM	07/01/2016	1.760	394,643.94		
Sub Total / Average 008 PEG Account		1.760	394,643.94		
	Total General Fund		5,714,212.06		
Hotel Fund					
Independent Bank MM	07/01/2014	1.760	158,344.34		
		1.760	158,344.34		
GF Capital Projects					
ALLIANCE BANK MM	06/07/2017	1.970	247,464.85		
Independent Bank MM	07/01/2014	1.760	239,371.23		
TexPool LGIP	12/31/2011	1.623	12,895.37		
		1.860	499,731.45		
2017 Bond Fund					
Independent Bank MM	12/22/2017	1.760	249,697.29		
Southside Bank MM	05/31/2019	1.740	2,025,912.46		
		1.742	2,275,609.75		
	Total GF Capital Project Funds		2,775,341.20		

Utility Fund Operating					
ALLIANCE 1.96 4/17/2020	10/31/2019	1.960	1,072,180.69	04/17/2020	108
ALLIANCE BANK 2.95 6/8/2020	06/08/2018	2.950	526,755.65	06/08/2020	160
Cash on Hand Cash	12/31/2011	0.000	1,300.00		
East West Bank 2.97 7/1/2020	09/30/2018	2.970	1,048,661.21	07/01/2020	183
Independent Bank MM	07/01/2014	1.760	781,584.26		
Southside Bank MM	12/31/2011	1.740	953,249.58		
TexPool LGIP	12/31/2011	1.623	23,297.20		
		2.233	4,407,028.59		
UF Equipment Res					
Southside Bank MM	12/31/2011	1.740	231,523.28		
TexPool LGIP	12/31/2011	1.623	5,522.19		
		1.737	237,045.47		
UF Water Deposits					
ALLIANCE BANK 2.95 7/5/2020	06/05/2018	2.948	370,609.16	07/05/2020	187
Independent Bank MM	07/01/2014	1.760	114,583.40		
TexPool LGIP	12/31/2011	1.623	1,621.08		
		2.664	486,813.64		143
UF Self-Supt Debt					
ALLIANCE 2.45 7/19/2021	07/19/2019	2.450	1,010,312.14	07/19/2021	566
Independent Bank MM	07/31/2014	1.760	64,114.82		
Southside Bank MM	12/31/2011	1.740	315,385.43		
TexPool LGIP	12/31/2011	1.623	117,129.01		
		2.208	1,506,941.40	Req'd Reserves=\$540,444	
UF 90 Day Reserve					
ALLIANCE 2.65 4/17/2020	04/17/2019	2.650	809,193.12	04/17/2020	108
Independent Bank MM	09/10/2018	1.760	439,784.52		
		2.337	1,248,977.64	Req'd Reserves=\$1,156,835	
	Total Utility Fund		7,886,806.74		
Drainage Fund					
Independent Bank MM	07/01/2014	1.760	217,218.02		
	Total Drainage Fund		217,218.02		
UF Capital Projects					
Independent Bank MM	07/01/2014	1.760	1,577,658.74		
TexPool LGIP	12/31/2011	1.623	10,302.16		
	Total UF Capital Project Funds		1,587,960.90		
		2.050	18,339,883.26		95

Book Value Comparison

Description	Coupon/ Discount	Maturity Date	September 30, 2019			December 31, 2019		
			Par Value	Book Value	Purchases/ Adjustments	Sales/Adjust/ Maturities	Par Value	Book Value
Cash on Hand	0.00%	01/01/20	\$ 1,850	\$ 1,850	—	—	\$ 1,850	\$ 1,850
Independent Bank - MMA	1.76%	01/01/20	4,107,788	4,107,788	1,810,180		5,917,968	5,917,968
Southside Bank - MMA	1.74%	01/01/20	5,211,685	5,211,685	24,420		5,236,105	5,236,105
Alliance Bank - MMA	1.97%	01/01/20	496,119	496,119		(248,654)	247,465	247,465
TexPool	1.62%	01/01/20	270,389	270,389	1,186		271,575	271,575
Alliance Bank CD	2.25%	10/16/19	1,066,847	1,066,847		(1,066,847)	—	—
Alliance Bank CD	2.65%	04/15/20	911,889	911,889	6,038		917,927	917,927
Alliance Bank CD	2.65%	04/17/20	803,870	803,870	5,323		809,193	809,193
Alliance Bank CD	1.96%	04/17/20	—	—	1,072,181		1,072,181	1,072,181
Alliance Bank CD	2.95%	06/08/20	522,900	522,900	3,855		526,756	526,756
East West Bank CD	2.97%	07/01/20	1,040,934	1,040,934	7,727		1,048,661	1,048,661
Alliance Bank CD	2.95%	07/05/20	367,897	367,897	2,712		370,609	370,609
Alliance Bank CD	2.45%	07/19/21	1,907,915	1,907,915	11,678		1,919,593	1,919,593
TOTAL			\$ 16,710,085	\$ 16,710,085	\$ 2,945,300	\$ (1,315,501)	\$ 18,339,883	\$ 18,339,883

Allocation By Fund
September 30, 2019

Book and Market Value	Cash on Hand	Independent		Southside		10/16/19	04/15/20	04/17/20
		Cash on Hand	Bank - MMA (1.76%)	TexPool (2.164%)	Bank - MMA (2.25%)	Alliance Bank MMA (1.97%)	Alliance Bank (2.65%)	Alliance Bank (2.65%)
GF Operating	\$ 550	\$	409,450	\$ 87,499	\$ 1,003,785	\$	\$	\$
GF Street Reserve	-	-	801	11,046	214,291	-	-	-
GF Tax I&S	-	-	95,715	1,824	483,983	-	-	-
GF 90 Day Reserves	-	-	113,047	-	-	-	911,889	-
PEG Account	-	-	384,030	-	-	-	-	-
Street Capital	-	-	25,338	12,839	-	496,119	-	-
Hotel Fund	-	-	140,251	-	-	-	-	-
HHIT	-	-	610	-	-	-	-	-
Drainage Fund	-	-	225,005	-	-	-	-	-
Payroll Account	-	-	928	-	-	-	-	-
UF Operating	1,300	-	1,609,423	23,195	948,804	-	1,066,847	-
UF Deposits	-	-	109,715	1,614	-	-	-	-
UF Self-Supporting	-	-	6,607	116,618	313,915	-	-	-
UF 90-Day Reserves	-	-	437,850	-	-	-	-	803,870
UF Equipment	-	-	-	5,498	230,444	-	-	-
UF Capital (2016 Bonds)	-	-	293,272	10,257	-	-	-	-
2017 Bond Funds	-	-	255,744	-	2,016,464	-	-	-
Totals	\$ 1,850	\$	\$ 4,107,788	\$ 270,389	\$ 5,211,685	\$ 496,119	\$ 911,889	\$ 803,870

Allocation By Fund
September 30, 2019

(continued)

	06/08/20	07/01/20	07/05/20	07/19/21	Total
Book and Market Value	Alliance Bank (2.95%)	East West Bank (2.97%)	Alliance Bank (2.95%)	Alliance Bank (2.45%)	
GF Operating	\$ -	\$ -	\$ -	\$ -	1,501,284
GF Street Reserve	-	-	-	-	226,139
GF Tax I&S	-	-	-	-	581,521
GF 90 Day Reserves	-	-	-	903,749	1,928,686
PEG Account	-	-	-	-	384,030
Street Capital	-	-	-	-	534,296
Hotel Fund	-	-	-	-	140,251
HHIT	-	-	-	-	610
Drainage Fund	-	-	-	-	225,005
Payroll Account	-	-	-	-	928
UF Operating	522,900	1,040,934	-	-	5,213,404
UF Deposits	-	-	367,897	-	479,226
UF Self-Supporting	-	-	-	1,004,166	1,441,305
UF 90-Day Reserves	-	-	-	-	1,241,721
UF Equipment	-	-	-	-	235,942
UF Capital (2016 Bonds)	-	-	-	-	303,530
2017 Bond Funds	-	-	-	-	2,272,208
Totals	\$ 522,900	\$ 1,040,934	\$ 367,897	\$ 1,907,915	\$ 16,710,085

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: January 20, 2020

AGENDA ITEM #: 14

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider appointment of Municipal Court Judge as required by the City Charter for a monthly stipend of \$1,110.

STAFF RECOMMENDATION/ITEM SUMMARY:

Per the City Charter, the Municipal Court Judge must be appointed each year. Dan Francis has agreed to serve if reappointed. Dan has been our Judge for many years; he does an excellent job and has a great working relationship with our Court personnel.

Staff recommends approval of his appointment.

FISCAL IMPACT:

Amount Budgeted – \$13,200.00
Line Item in Budget – 10-50413-65-00

SUGGESTED MOTION:

I move to approve the appointment of Municipal Court Judge Dan Francis

ATTACHMENTS:

None