

HEWITT TEXAS

CITY COUNCIL WORKSHOP/REGULAR MEETING

August 15, 2022 at 6:30 PM

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

AGENDA

Steve Fortenberry, Mayor, Ward 3

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

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

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

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

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

WORKSHOP MEETING - 6:30 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

WORKSHOP AGENDA

1. Briefing and discussion concerning the Special Permit request for an electrical substation (Agenda Item #3).
2. Discussion concerning proposed budget for FY 2022-2023.

WORKSHOP ADJOURNMENT

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

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

PUBLIC HEARINGS AND RELATED ACTION

3. Public hearing and action on **Resolution No. 2022-08** approving a request for a special permit for an electrical substation located at the northeast corner of Spring Valley Rd. and N. Old Temple Rd. as prescribed in Part 4 of Appendix-A Zoning of the Code of Ordinances of the City of Hewitt.
4. Conduct the second of two public hearings on the 2022 Tax Rate.

REGULAR AGENDA ITEMS

5. Consider approval of minutes of the Workshop/Regular Meeting of August 01, 2022, and the Special Called Meeting of August 08, 2022.
6. Discussion and action on **Ordinance No. 2022-10** accepting the 2022 Certified Tax Roll.
7. Discussion and action on **Ordinance No. 2022-11** adopting the 2022 Tax Rate of \$.540102.
8. Discussion and action on **Resolution No. 2022-09** approving FY 2022-2023 Master Fee Schedule.
9. Discussion and action on ratification of the property tax increase reflected in the budget.
10. Discussion and action on **Ordinance No. 2022-12** adopting the FY 2022-2023 Annual Operating and Capital Budget.
11. Briefing and discussion concerning Financial Statements ending July 31, 2022.
12. Discussion and action to ratify the expenditure of \$102,036 for the emergency repair of McLemore well pump, motor, and other equipment at Plant #2 to Jurgensen Pump, LLC.

ADJOURNMENT

I certify that the above notice of meeting was posted on the Public Notice Board located in front of City Hall on August 10, 2022, by 5:00 PM.

CITY OF HEWITT

Lydia Lopez, TRMC/CMC
City Secretary

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

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 3

SUBMITTED BY: Tracy Lankford, Community Development Director

ITEM DESCRIPTION:

Public hearing and action on **Resolution No. 2022-08** approving a request for a special permit for an electrical substation located at the northeast corner of Spring Valley Rd. and N. Old Temple Rd. as prescribed in Part 4 of Appendix-A Zoning of the Code of Ordinances of the City of Hewitt.

STAFF RECOMMENDATION/ITEM SUMMARY:

This request is for a Special Permit, by Kimley-Horn, for Oncor/TXU Electric Delivery Service Company for an Electrical Substation. The Planning and Zoning Commission met on Tuesday, August 2, 2022, to consider the request. After a public hearing and deliberation, the P&Z Commission recommends approving the request with the special conditions of placing an 8-foot masonry wall instead of the proposed chain link fence and planting 3-foot-tall evergreen trees around the perimeter of the wall spaced every 8 to 10 feet. The Commission approved with a vote of 4 to 0. Attached is a copy of the minutes in the backup material.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to approve Resolution 2022-08 authorizing a Special Permit request by Kimley-Horn for Oncor/TXU Electric Delivery Service Company for an electrical substation on the property known as O'Campo C A-32 Tract 1C2.

ATTACHMENTS:

P&Z Draft Minutes and supporting documentation
Resolution No. 2022-08

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

August 02, 2022 at 6:00 PM

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

MINUTES

CALL OF PLANNING AND ZONING COMMISSION MEETING TO ORDER FOR AUGUST 2, 2022.

Chairman Walt Peterson called the meeting to order at 6pm.

PRESENT

Chairman Walter Peterson

Brian Dalrymple

Bobby Drake

Mike Hix

ABSENT

Travis Bailey

Dustin Crawford

Paul Lasater

CONSIDER APPROVAL OF MINUTES FOR THE JULY 12, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

Meeting minutes approved but allowing for corrections as needed.

Motion made by Hix, Seconded by Dalrymple.

Voting Yea: Chairman Peterson, Dalrymple, Drake, Hix

PUBLIC HEARING: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.

Public Hearing opened at 6:01pm.

Speaking for project: Rob Myers with Kimbley-Horn, 6160 Warren Pwky, Frisco, TX. Mr. Myers is representing this project for an electrical substation to be placed on requested property. The property is currently owned by ONCOR. Prior to the meeting beginning, Mr. Myers spoke with citizens that came to the meeting to address potential concerns regarding this project. The Planning and Zoning Commission did not have questions for Mr. Myers at this time.

Andrew Huntington, residing at 205 Keswick, Hewitt, TX. Mr. Huntington wants to make sure that all the information that Mr. Myers spoke with the citizens about the wall around the substation prior to the meeting is written down and will be done. Mr. Huntington was also concerned about the property value of his home going down with the substation being built.

Katie Price, residing at 109 Briar Ridge, Hewitt, TX. Ms. Price had questions regarding how close the wall would be to her property line. According to proposed map, this wall would be 100' or more away from property lines. Ms. Price also wants the wall around the substation to be safe and be masonry like Mr. Myers proposed to the citizens prior to the meeting.

Kristi Huntington, residing at 205 Keswick, Hewitt, TX. Ms. Huntington had questions about this substation bringing down property values as well as property tax values.

Katie Charanza, residing at 212 Keswick, Hewitt, TX. Ms. Charanza expressed concerns about property taxes. Ms. Charanza also expressed concerns on if this substation would produce high voltage. Mr. Myers explained that the substation would not produce any more voltage than what was already there, and would actually lower the voltage from the transmission lines. Ms. Charanza is not in favor of the project.

Bertha Arellano, residing at 117 Briar Ridge, Hewitt, TX. Ms. Arellano had questions about general safety and how this substation would be maintained. Mr. Myers addressed her safety concerns, as well as explained that the substation is maintained online 24 hours a day.

Public Hearing closed at 6:19pm.

DISCUSSION AND POSSIBLE ACTION: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.

Tracy Lankford, Director of Community Services, spoke with the Commission regarding the special terms of this requested special permit. The Planning and Zoning Commission has recommended approval of the requested project, but are requiring the special conditions to be an 8' tall masonry wall instead of the original proposed 7' tall chain link/barbed wire fence; as well as the special condition of 3' Evergreen trees spaced every 8 to 10 feet apart to be planted around the outside wall for aesthetics per conversation with Mr. Myers. All four members in favor, motion to go before City Council August 15, 2022.

Motion made by Hix, Seconded by Dalrymple.
Voting Yea: Chairman Peterson, Dalrymple, Drake, Hix

ADJOURN

Meeting is adjourned at 6:29pm.

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

August 02, 2022 at 6:00 PM

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

AGENDA

CALL OF PLANNING AND ZONING COMMISSION MEETING TO ORDER FOR AUGUST 2, 2022.

CONSIDER APPROVAL OF MINUTES FOR THE JULY 12, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

1. Meeting minutes from July 12, 2022 for approval.

PUBLIC HEARING: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.

2. Permit Application for P&Z August 2, 2022
3. Site Plan for Oncor Hewitt Substation

DISCUSSION AND POSSIBLE ACTION: Special Permit request for an Electrical Substation by Kimley-Horn for TXU Electric Delivery Co. and Alan Anjurn located at the Northeast corner of Old Temple Rd and Spring Valley Rd, Hewitt, Texas, known as O'Campo C A-32 Tract 1C2.

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 Friday, July 29, 2022.

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

PLANNING AND ZONING COMMISSION

July 12, 2022 at 6:00 PM

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

MINUTES

CALL OF PLANNING AND ZONING COMMISSION MEETING TO ORDER

Chairman Walt Peterson called the meeting to order at 6pm.

CONSIDER APPROVAL OF MINUTES FOR THE MARCH 8, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

Motion made by Bailey, Seconded by Hix.

Voting Yea: Chairman Peterson, Bailey, Dalrymple, Hix, Lasater

1. Meeting Minutes from 3/8/2022 for Approval

Meeting minutes approved, but allowing for corrections as needed.

PUBLIC HEARING: Consider a request made by David Marek P.E. to rezone a portion of property located near the intersection of Attaway Rd & Castleman Circle from C-O Outdoor Commercial District and R-1 Single Family Residential District to R-2 Duplex District more particularly described as O'Campo C A-32 Tract 24C 11.153 Acres.

2. Rezone request for intersection of Attaway and Castleman Circle from R-1 to R-2

Public hearing opened at 6:02PM. Speaking in favor - David Marek residing at 115 Bowels Spring, West, Texas. Mr. Marek said thinks this is a good transition piece for duplexes.

Speaking in favor - Fred Dewalt residing at 428 Ridgeview, Woodway, Texas. Mr. Dewalt is the owner of the property. He is wanting duplexes here over any other type of project. No one to speak against project. Public hearing closed at 6:12PM.

DISCUSSION AND POSSIBLE ACTION: Consider a request made by David Marek P.E. to rezone a portion of property located near the intersection of Attaway Rd & Castleman Circle from C-O Outdoor Commercial District and R-1 Single Family Residential District to R-2 Duplex District more particularly described as O'Campo C A-32 Tract 24C 11.153 Acres.

Motion to go before City Council July 18, 2022.

Motion made by Bailey, Seconded by Lasater.

Voting Yea: Chairman Peterson, Bailey, Dalrymple, Hix, Lasater

ADJOURN

Meeting is adjourned at 6:14PM.

HEWITT TEXAS

PLANNING AND ZONING SPECIAL PERMIT APPLICATION

Legal Description of Property: O'CAMPO CA-32 Tract 102

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

Northeast corner of E Spring Valley Road + N Old Temple Road

Proposed Special Permit: Electrical Substation

Please describe the interest in property:

Current zoning is C-1. Special Permit required to allow electrical substation use. Prior determined substation required to serve current and future Hewitt customers.

Existing Building(s) on Property: Vacant

Total square feet of all Buildings on Property: Nonhabitable control centers = 432 sf

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

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

Please provide the proposed meeting date for this application to be considered (See Meeting Schedule): 8/2/22

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

1. A notarized letter from the property owner authorizing applicant to present the request, if the property owner will not be presenting the request and stating reasons for request.
2. Submit one (1) PDF file, one (1) hardcopy, one (1) CAD file of plat for review purposes – Must be in State Plane Coordinates using the Texas Central Zone NAD 83.
3. Submit one (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 schedule).

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

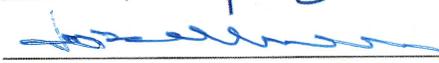
I reserve the right to withdraw this proposal. However, written withdrawals filed at any time after the giving of notice to the Planning and Zoning Commission shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Name of Property Owner: Seth Sampson

Telephone Number: 817-215-6807

Mailing Address: 777 Main Street Suite 707

Email Address: Fort Worth, TX 76102
seth.sampson@encor.com

Signature of Property Owner: 

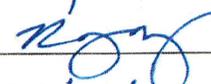
Date: 7-6-2022

Name of Applicant/Representative: Rob Myers

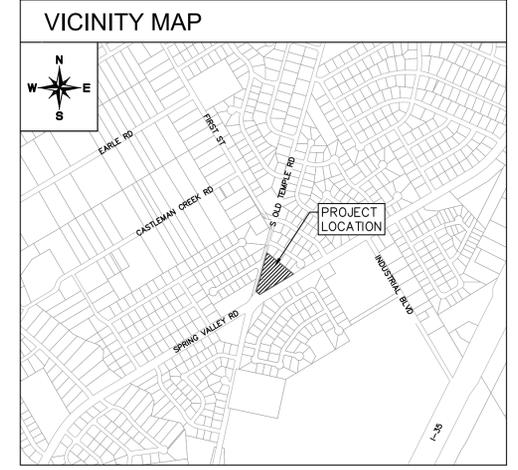
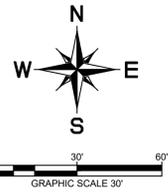
Telephone Number: 972-731-3800

Mailing Address: 6160 Warren Pkwy Suite 210, Frisco, TX 75034

Email Address: rob.myers@kimley-horn.com

Signature of Applicant/Representative: 

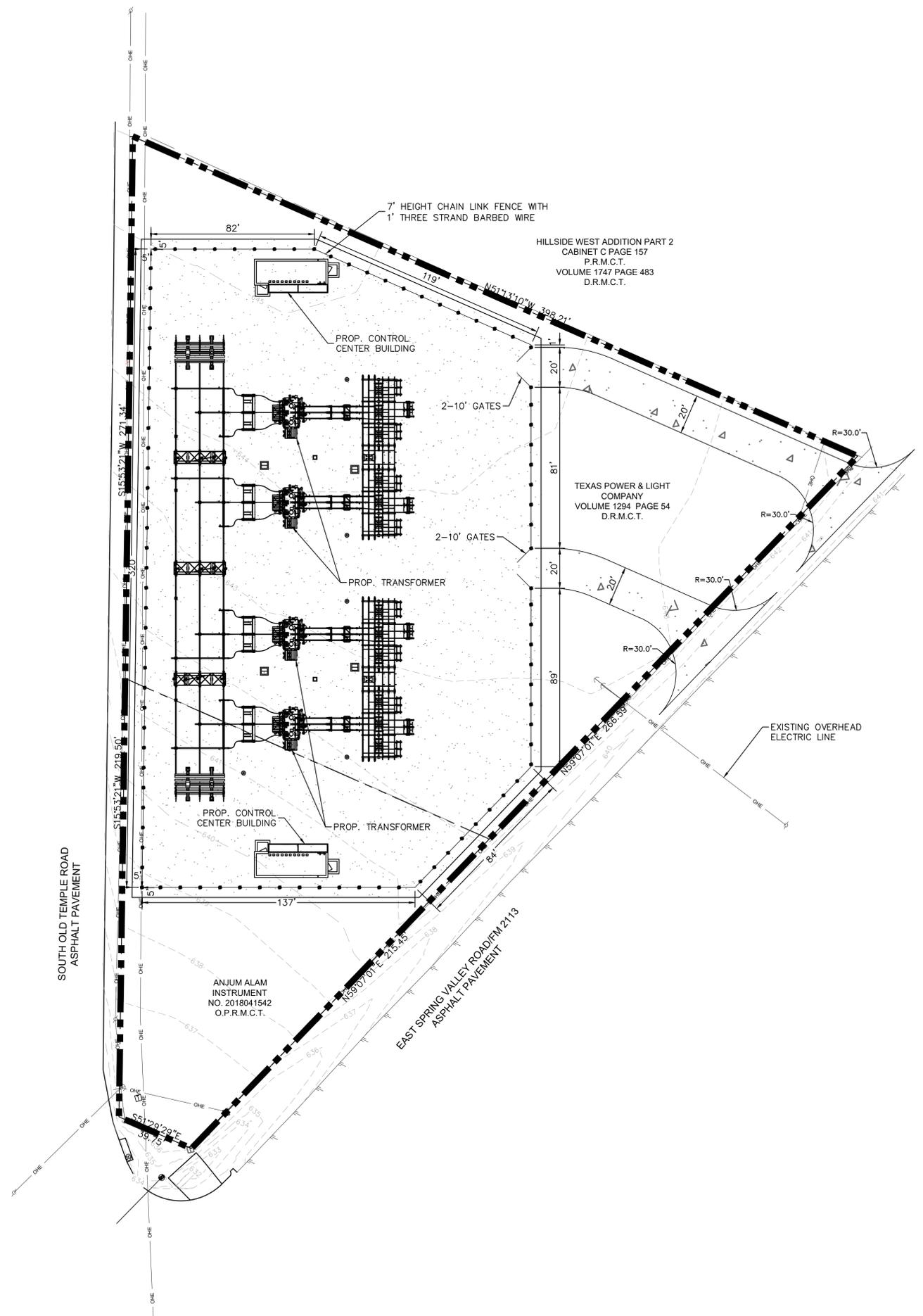
Date: 6/29/22



LEGEND

--- PROPERTY LINE

- - - ADJACENT PROPERTY LINE



CONCEPTUAL SITE PLAN
 FOR
ONCOR HEWITT SUBSTATION

ELECTRICAL SUBSTATION
 CURRENT ZONING: C-1
 BEING
 2.273 ACRES OR 99,012 SQ. FEET OF
 O'CAMPO CA-32 TRACT IC2
 IN THE
 CITY OF HEWITT, MCLENNAN COUNTY, TEXAS

OWNER/DEVELOPER
 Oncor
 777 Main Street, Suite 707,
 Fort Worth, TX 76102
 Tel: (817) 215-6807
 Contact: Seth Sampson

ENGINEER/SURVEYOR:
Kimley-Horn
 6160 Warren Parkway, Suite 210
 Frisco, TX 75034
 Tel: (972) 335-3580
 Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	6/29/2022	

REVISIONS: 1. DATE: 06/29/2022 10:41 AM
 DRAWN BY: KPH
 CHECKED BY: RJM
 LAST SAVED: 6/29/2022 10:41 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RESOLUTION NO. 2022-08

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

That the City Council hereby grants a special permit for an Electrical sub-station on property located at the northeast corner of the intersection of Spring Valley Rd. and Old Temple Rd., Hewitt, McLennan County, Texas and described as O’Campo C A-32 Tract 1C2 (Case SP-2022-1), subject to the special provisions and conditions attached hereto as **Exhibit “A”**.

That the City Council finds that said special permit is warranted based on the following findings:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of the Zoning Ordinance.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or other use characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required law and that public notice of the time, and purpose of said meeting was given as required.

PASSED AND APPROVED this 15th day of August, 2022.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Michael W. Dixon, City Attorney

EXHIBIT "A"

Case #SP. 2022-1

**SPECIAL PROVISIONS AND CONDITIONS FOR AN
ELECTRICAL SUBSTATION**

1. The permit hereby granted is to Oncor/TXU Electric Delivery Company and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, this permit shall become null and void, use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Hewitt Zoning Ordinance. The electrical substation shall be removed from the site at the owner's expense within 90 days from the date it ceases to be used.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Hewitt, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Hewitt.
6. The structure and the grounds shall be maintained and shall be kept in good repair and
7. The facility shall be developed in accordance with the approved plans. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
8. The perimeter fence shall be an 8-foot Masonry wall.
9. Evergreen trees shall be planted every 8-10 foot along the outside perimeter of the wall.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 4

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Conduct second of two public hearings on 2022 tax rate.

STAFF RECOMMENDATION/ITEM SUMMARY:

The State of Texas Tax Code requires that a municipality hold a public hearing on the proposed tax rate at the meeting to adopt the tax rate. This will be the second public hearing on the proposed tax rate. The Mayor will open the public hearing to receive any comments and then close the hearing.

No action is required of the Council.

FISCAL IMPACT:

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

SUGGESTED MOTION:

No action is required.

ATTACHMENTS:

None

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 5

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the Council Workshop/Regular Meeting of August 01, 2022, and the Special Called Council Meeting of August 08, 2022.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached are draft copies 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

CITY COUNCIL WORKSHOP/REGULAR MEETING

August 01, 2022 at 6:00 PM

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

MINUTES

Steve Fortenberry, Mayor, Ward 3

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

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

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

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Workshop Meeting to order at 6:00 PM and announced all members were present.

WORKSHOP AGENDA

1. PRESENTATION OF DEPARTMENT SPOTLIGHT.

Human Resources Manager Jessica Higgins presented a Department Spotlight of the Communications Division of the Hewitt Police Department. Ms. Higgins also noted their recent accomplishments (“R U OK” Program and Revised Training Program).

2. DISCUSSION CONCERNING PROPOSED BUDGET FOR FY 2022-2023.

City Manager Bo Thomas presented updated pages to the FY 2022-2023 Proposed Annual Budget, which incorporated the 2022 Certified Tax Appraisal Roll totals submitted by McLennan County Tax Assessor/Collector Randy H. Riggs.

WORKSHOP ADJOURNMENT

MOTION: Council Member Turner moved to adjourn the Workshop Meeting at 6:38 PM.

SECOND: Council Member Stephens

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

NAYES: None

ABSENT: None

MOTION PASSED.

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Regular Meeting to order at 7:02 PM and announced all members were present.

PLEDGE OF ALLEGIANCE

Mayor Steve Fortenberry led the Pledge of Allegiance.

PUBLIC COMMENTS

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

Mayor Steve Fortenberry inquired if any citizens submitted public comment forms. City Secretary Lydia Lopez stated she received no public comment forms. No one appeared.

REGULAR AGENDA ITEMS

3. CONSIDER APPROVAL OF MINUTES OF THE WORKSHOP/REGULAR MEETING OF JULY 18, 2022.

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

SECOND: Council Member Bob Potter

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

NAYES: None

ABSENT: None

MOTION PASSED.

**4. PRESENTATION OF THE REPORT FROM CITY ENGINEER MILES WHITNEY, P.E.
UPDATE ON PENDING UTILITY PROJECTS
UPDATE ON PENDING UTILITY PROJECTS
UPDATE ON PENDING DRAINAGE PROJECTS.**

5. CONSIDERATION AND ACTION ON SETTING DATE OF AUGUST 8TH FOR A PUBLIC HEARING ON THE BUDGET. City Manager Bo Thomas presented.

MOTION: Council Member Charlie Turner moved to set the date of August 8, 2022, for a public hearing on the Fiscal Year 2022-2023 Proposed Annual Budget.

SECOND: Council Member Erica Bruce

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

NAYES: None

ABSENT: None

MOTION PASSED.

- 6. VOTE TO PLACE ADOPTION OF THE PROPOSED 2022 TAX RATE ON A FUTURE AGENDA AND TO SET DATES FOR TWO PUBLIC HEARINGS.** City Manager Bo Thomas presented.
1st MOTION: Council Member Charlie Turner moved to place adoption of a tax rate of \$.540102 cents per \$100 valuation, equaling \$.208484 cents for debt service and \$.331618 cents for maintenance and operations, as an action item for the August 15, 2022 council meeting to be held at 7:00 p.m., in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.
SECOND: Council Member Erica Bruce
AYES: Bruce, Potter, Price, Stephens, Turner, Bancale, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
- 2nd MOTION:** Council Member Charlie Turner moved to set two public hearings to be held on Monday, August 8, 2022, at 7:00 p.m. and Monday, August 15, 2022, at 7:00 p.m., in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.
SECOND: Council Member Johnny Price
AYES: Bruce, Potter, Price, Stephens, Turner, Bancale, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
- 7. RATIFY CHANGE ORDER NO. 1 TO THE 2020 – E. WARREN STREET IMPROVEMENTS; 1ST STREET TO FM 2063 CONTRACT WITH BARNETT CONTRACTING, INC., IN THE AMOUNT NOT TO EXCEED \$48,372.** City Manager Bo Thomas presented.
MOTION: Council Member Bob Potter moved to authorize a change order to the contract with Barnet Contracting, Inc., in an amount not to exceed \$48,372.
SECOND: Council Member Charlie Turner
AYES: Bruce, Potter, Price, Stephens, Turner, Bancale, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
- 8. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2022-08 ESTABLISHING A SCHOOL ZONE AND REGULATING THE RATE AND SPEED OF MOTOR VEHICLES ON A CERTAIN SECTION OF RITCHIE ROAD; ESTABLISHING THE PRIMA FACIE MAXIMUM SPEED LIMITS DURING SCHOOL HOURS IN SUCH SCHOOL ZONE.** City Manager Bo Thomas presented.
MOTION: Council Member Charlie Turner moved approval of **Ordinance No. 2022-08** establishing a school zone and regulating the rate and speed of motor vehicles on a certain section of Ritchie Road as prescribed in the ordinance.
SECOND: Council Member Erica Bruce
AYES: Bruce, Potter, Price, Stephens, Turner, Bancale, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.

ADJOURNMENT

MOTION: Council Member Charlie Turner moved to adjourn the Regular Meeting at 7:23 PM.

SECOND: Council Member Erica Bruce

AYES: Bruce, Potter, Price, Stephens, Turner, Bancala, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor

HEWITT TEXAS

CITY COUNCIL SPECIAL CALLED MEETING

August 08, 2022 at 7:00 PM

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

MINUTES

Steve Fortenberry, Mayor, Ward 3

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

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

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

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

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

SPECIAL CALLED MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Regular Meeting to order at 7:02 PM and announced all members were present, except Council Member Erica Bruce.

PLEDGE OF ALLEGIANCE

Mayor Steve Fortenberry led the Pledge of Allegiance.

PUBLIC COMMENTS

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

Mayor Steve Fortenberry inquired if any citizens submitted public comment forms. City Secretary Lydia Lopez stated she received no public comment forms. No one appeared.

PUBLIC HEARINGS AND RELATED ACTION

- 1. CONDUCT PUBLIC HEARING ON THE FISCAL YEAR 2022-2023 PROPOSED ANNUAL BUDGET.** City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the public hearing at 7:02 PM and inquired if there was anyone wishing to speak on the FY 2022-2023 Proposed Annual Budget. No one appeared. The public hearing was closed at 7:03 PM.

2. CONDUCT THE FIRST OF TWO PUBLIC HEARINGS ON THE 2022 TAX RATE.

City Manager Bo Thomas presented and stated that the proposed property tax rate is the same as the current tax rate of \$0.540102. Mayor Steve Fortenberry opened the public hearing at 7:04 PM and asked if there was anyone wishing to speak on the 2022 Tax Rate. No one appeared. The public hearing was closed at 7:05 PM.

REGULAR AGENDA ITEMS

3. MOTION TO ANNOUNCE THAT AUGUST 15, 2022, AT 7:00 PM, AT THE HEWITT CITY HALL, COUNCIL CHAMBERS, 200 PATRIOT COURT, AS THE DATE TO VOTE ON THE 2022 TAX RATE. City Manager Bo Thomas presented.

MOTION: Council Member Charlie Turner moved move to set the date of August 15, 2022, at 7:00 PM, at the Hewitt City Hall, Council Chambers, 200 Patriot Court, as the date to vote on the 2022 Tax Rate.

SECOND: Council Member Johnny Price

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

NAYES: None

ABSENT: Bruce

MOTION PASSED.

4. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2022-09, PROVIDING FOR THE SALE AND ISSUANCE OF THE CITY OF HEWITT, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT. City Manager Bo Thomas presented.

Senior Managing Director Andrew Friedman introduced Bond Counsel Clark Kimball, McCall, Parkhurst & Horton, L.L.P., who was also present. Mr. Friedman gave an overview of the bond process and announced the successful bidder was The Baker Group, with an interest rate of 3.34%.

MOTION: Council Member Charlie Turner moved to approve **Ordinance No. 2022-09**, providing for the sale and issuance of the City of Hewitt, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022; and ordaining other matters relating to the subject.

SECOND: Council Member Bob Potter

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

NAYES: None

ABSENT: Bruce

MOTION PASSED.

ADJOURNMENT

MOTION: Council Member Charlie Turner moved to adjourn the Regular Meeting at 7:23 PM.

SECOND: Council Member Bob Potter

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

NAYES: None

ABSENT: Bruce

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Steve Fortenberry, Mayor

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 6

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and possible action on an **Ordinance No. 2022-10** accepting 2022 Certified Tax Roll.

STAFF RECOMMENDATION/ITEM SUMMARY:

Please see attached ordinance on the Tax Roll. The approval of this ordinance officially accepts the 2022 Certified Tax Roll.

FISCAL IMPACT:

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

SUGGESTED MOTION:

“I move to approve Ordinance No. 2022-10 accepting the 2022 Certified Tax Roll.”

ATTACHMENTS:

Ordinance
Certification of 2022 Appraisal Roll
2022 Certified Tax Values

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, ACCEPTING AND APPROVING THE TAX ROLL OF THE CITY OF HEWITT AND DECLARING AN EFFECTIVE DATE.

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

SECTION 1. That the tax roll of the City of Hewitt for 2022, as certified by the McLennan County Appraisal District, is hereby accepted and approved.

SECTION 2. That this ordinance is in full force and effect from and after its passage.

PASSED AND APPROVED THIS 15th day of August, 2022.

CITY OF HEWITT, TEXAS

By: _____
Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

THE STATE OF TEXAS §

COUNTY OF McLENNAN §

Certification of the 2022 Appraisal Roll For McLennan County Appraisal District

I, Joe Don Bobbitt, RPA, Chief Appraiser for McLennan County Appraisal District, hereby certify that the attached are the certified values of McLennan County Appraisal District which lists taxable property for the following taxing units and constitutes the certified appraisal roll:

- | | |
|---|---|
| Axtell Independent School District | City of Bellmead |
| Bosqueville Independent School District | City of Beverly Hills |
| Bruceville-Eddy Independent School District | City of Bruceville-Eddy |
| China Spring Independent School District | City of Crawford |
| Connally Independent School District | City of Gholson |
| Crawford Independent School District | City of Golinda |
| Gholson Independent School District | City of Hallsburg |
| Hallsburg Independent School District | City of Hewitt |
| La Vega Independent School District | City of Lacy-Lakeview |
| Lorena Independent School District | City of Leroy |
| Mart Independent School District | City of Lorena |
| McGregor Independent School District | City of Mart |
| Midway Independent School District | City of McGregor |
| Moody Independent School District | City of Moody |
| Robinson Independent School District | City of Riesel |
| Riesel Independent School District | City of Robinson |
| Oglesby Independent School District | City of Valley Mills |
| Valley Mills Independent School District | City of Waco |
| Waco Independent School District | City of West |
| West Independent School District | City of Woodway |
| McLennan County | Castleman Creek Watershed |
| McLennan Community College | Elm Creek Watershed |
| McLennan County Water Control Dist. #2 | McLennan & Hill Counties Tehuacana Creek W&C Dist. #1 |

July 22, 20 22
Date Delivered



Date Received

SEC.26.01 (a)

2022 Certified Totals

As of Certification



62 - HEWITT, CITY OF

Printed on: 07/22/2022 2:40 PM

Property Count: 6,181 Grand Totals

Land		Value			
Homesite		135,635,949			
Non-Homesite		136,363,697			
Ag Market		19,356,020			
Timber Market		0	Total Land	+ 291,355,666	
Improvement		Value			
Homesite		1,096,111,153	Total Improvements	+ 1,417,927,904	
Non-Homesite		321,816,751			
Non Real		Count	Value		
Personal Property		510	78,691,130	Total Non Real	+ 78,691,130
Mineral Property		0	0	Market Value	= 1,787,974,700
Autos		0	0		
Ag		Non Exempt	Exempt		
Total Productivity Market		19,356,020	0	Productivity Loss	- 19,241,590
Ag Use		114,430	0	Appraised Value	= 1,768,733,110
Timber Use		0	0	Homestead Cap	- 143,280,490
		19,241,590	0	Assessed Value	= 1,625,452,620
				Total Exemptions Amount	- 323,572,528
				(Breakdown on Next Page)	
				Net Taxable	= 1,301,880,092

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
7,031,480.41 = 1,301,880,092 * (0.540102 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 7

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and action on an **Ordinance No. 2022-11** adopting the 2022 tax rate of .540102.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is the ordinance setting the 2022 tax rate. According to the Texas Property Tax Code, Section 26.05(b), the motion to adopt the ordinance must be stated as follows:

Adoption of 2022 tax rate:

“I move that the property tax rate be increased by the adoption of a tax rate of .540102, which is effectively a 10.4% increase in the tax rate.”

(This is the % by which the proposed rate exceeds the no-new-revenue rate.)

After the motion, the City Secretary will poll the council for the record vote.

FISCAL IMPACT:

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

SUGGESTED MOTION:

“I move approval of Ordinance No. 2022-11 adopting the 2022 tax rate of .540102, which by adoption increases the property tax rate by 10.4%.”

ATTACHMENTS:

Ordinance
City of Hewitt Adoption Letter
Notice of Public Hearing on Tax Increase

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS, ADOPTING THE TAX RATE AND LEVYING THE AD VALOREM TAXES FOR THE FISCAL YEAR 2022-2023 ON ALL TAXABLE PROPERTY WITHIN AND SUBJECT TO TAXATION WITHIN THE CITY AS OF JANUARY 1, 2022, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENDITURES AND DEBT SERVICE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, all notices have been given and public hearings held as required by law to adopt a tax rate for 2022;

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

SECTION 1. That there be and is hereby levied for the fiscal year 2022-2023, on all taxable property, real, personal and mixed, situated within the limits of the City of Hewitt, Texas as of January 1, 2022, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.540102 on each \$100 of assessed valuation of taxable property, and such taxes shall be apportioned and distributed as follows:

- (A) \$0.331618 to provide revenues for maintenance and operations and;
- (B) \$0.208484 for debt service.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 10.4 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$11.62.

SECTION 2. That all ad valorem taxes shall become due and payable on October 1, 2022, and all ad valorem taxes for the year shall become delinquent after January 31, 2023.

SECTION 3. That all ordinances of the City of Hewitt in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

SECTION 5. This ordinance shall take effect on October 1, 2022.

PASSED AND APPROVED THIS 15th day of August, 2022.

CITY OF HEWITT, TEXAS

By: _____
Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

Randy H. Riggs, CPA
McLennan County
Tax Assessor/Collector



P O Box 406
Waco, TX 76703
(254) 757-5130
Fax (254) 757-5141
Randy.riggs@co.mclennan.tx.us

Date: August 5, 2022

Dear City of Hewitt,

Under the Truth-in Taxation laws, it is the duty of the Tax Assessor-Collector to calculate the No-New-Revenue Tax Rate and the Voter-Approval Tax Rate for the entities for which he collects tax and to publicize these rates and other items of information in a way that will come to the attention of the entities' property owners. After this has been done, the governing bodies of the taxing units must adopt by ordinance, resolution, or order the rate for the current tax year. Our office has complied with the calculation and publication requirement. Enclosed you will find a copy of your unit's 2022 rate calculations as published in The Waco Tribune-Herald .

You may do three things with the No-New Revenue Tax Rate at any public meeting of your governing body; Adopt the rate as calculated, adopt a lower rate, or adopt a higher rate which is no more than the notice and hearing rate. The notice and hearing rate is the lower of the No-New Revenue rate or the Voter-Approval rate. Adopting the tax rate must be a separate agenda item. **If your unit's tax rate contains a debt component, you must adopt the debt rate published in the No-New-Revenue calculations.**

If you wish to adopt a rate **more than the notice and hearing rate, you must advertise your intentions according to State guidelines and hold public hearings before you can legally do so.** If you adopt a rate that exceeds the calculated Voter-Approval Rate, you should know that the voters of your district have the power to roll back the rate to no more than the Voter-Approval Rate (school districts have an automatic Voter-Approval election.).

******IF YOUR UNIT'S TAX RATE CONTAINS A DEBT COMPONENT, YOU MUST ADOPT THE DEBT RATE PUBLISHED IN THE NO-NEW-REVENUE & VOTER-APPROVE RATE CALCULATIONS. ******

Below you will find items that will help you in determining your 2022 tax rate. If you have any questions, feel free to contact our office.

- 1) Total Certified Taxable Value - Value certified to us by the McLennan County Appraisal District that includes all real and personal property with all applicable exemptions deducted.
- 2) Taxable Value of New Improvements - Value of properties that appear on the roll for the first time in 2022.
- 3) Anticipated Collection Rate (ACR) for the coming year-used to adjust upward the Debt Component of the No-New-Revenue Tax Rate (NNR) to offset expected delinquencies. The ACR is our best estimate of the total amount of taxes, penalty, interest, and attorney fee that will be collected between July 1, 2021 and June 30, 2022. If the ACR is 100% or more, no adjustment in the calculation of the debt rate is allowed. If your NNR does not contain a debt component, the ACR will have no effect on the calculation.

2022 Total Certified Taxable Value	<u>\$ 1,293,875,814</u>
2022 Taxable Value of New Improvements	<u>\$61,789,411</u>
2022 Anticipated Collection Rate (ACR)	<u>100%</u>
2022 No-New-Revenue Tax Rate (NNR)	<u>0.489224</u> Per \$100 valuation
2022 Voter-Approval Rate	<u>0.545235</u> Per \$100 valuation
2022 De minimis Rate	<u>0.564112</u> Per \$100 valuation

WHEN YOU HAVE ADOPTED THE 2022 TAX RATE FOR YOUR UNIT, PLEASE WRITE THAT RATE IN THE SPACE PROVIDED BELOW.

“We, the governing body of City of Hewitt,
Have adopted the following tax rate for 2022:

M&O	0.331618
I&S	<u>0.208484</u>
TOTAL	<u>0.540102</u>

If this rate exceeds the Notice and Hearing Rate, we certify that we have followed the “Truth-in-Taxation” notice and hearing laws and have adopted the new rate by voting in a public meeting.”

Please have the members of your governing body sign below and return to our office by **August 31, 2022**, but **not later than September 1, 2022**. We would appreciate you getting this information to us as close to the above date as possible to give us plenty of time to print the statements for mailing.

Thank you very much for your consideration.

Randy H. Riggs, CPA
McLennan County Tax Assessor/Collector

Governing Body Members’ Signatures:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DATE

NOTICE OF PUBLIC HEARING ON TAX INCREASE

Item 7.

A tax rate of \$0.540102 per \$100 valuation has been proposed by the governing body of City of Hewitt.

PROPOSED TAX RATE	\$0.540102 per \$100
NO-NEW-REVENUE TAX RATE	\$0.489224 per \$100
VOTER-APPROVAL TAX RATE	\$0.545235 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for City of Hewitt from the same properties in both the 2021 tax year and the 2022 tax year.

The voter-approval rate is the highest tax rate that City of Hewitt may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Hewitt is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 15, 2022 AT 7:00 pm AT Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, TX 76643.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Hewitt is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City of Hewitt of City of Hewitt at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal: Steve Fortenberry Michael Bancale
Dr. Erica Bruce Bob Potter
Johnny Stephens Johnny Stephens
Charles D. "Charlie" Turner

AGAINST the proposal:
PRESENT and not voting:
ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Hewitt last year to the taxes proposed to be imposed on the average residence homestead by City of Hewitt this year.

	2021	2022	Change
Total tax rate (per \$100 of value)	\$0.540102	\$0.540102	increase of 0.000000, or 0.00%
Average homestead taxable value	\$177,004	\$191,445	increase of 14,441, or 8.16%
Tax on average homestead	\$956.00	\$1,034.00	increase of 78.00, or 8.16%
Total tax levy on all properties	\$6,096,699	\$7,007,457	increase of 910,758, or 14.94%

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 8

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and action on **Resolution No. 2022-09** adopting the updated Master Fee Schedule.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Master Fee Schedule, as follows, is presented as an update of the city's Master Fee Schedule for Fiscal Year 2022-2023.

FISCAL IMPACT:

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

SUGGESTED MOTION:

“I move to approve Resolution No. 2022-09 adopting the updated Master Fee Schedule.”

ATTACHMENTS:

Resolution on Master Fee Schedule
Master Fee Schedule

RESOLUTION NO. 2022-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, ADOPTING THE "MASTER FEE SCHEDULE"; REPEALING ALL RESOLUTIONS IN CONFLICT; DECLARING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

Section 1. That the City of Hewitt Master Fee Schedule is hereby adopted to implement and/or revise various fees related to City Services as shown on the attachment "A" and incorporated herein by reference.

Section 2. That should any section, clause, or provision of this resolution be declared by court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution or any other resolution of the City as a whole or any part thereof, other than the part so declared to be.

Section 3. That this resolution shall become effective immediately upon passage, and be applied to all charges on or after October 1, 2022.

Section 4. That it is hereby officially found and determined that the meeting at which resolution is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this 15th day of August 2022.

CITY OF HEWITT

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

FY 2022-2023

HEWITT MASTER FEE SCHEDULE**Table of Contents**

Department	Pages
Permit Fees	1-3
Fire, Police & Administration Fees	4
Library Fees	5
Park Fees	6
Water Rates	7
Wastewater Rates	8
Drainage Rates	8
Solid Waste Rates	8
Utility Fees	9

PERMIT FEES**New Construction**

New Construction Building Permit	\$0.23 sq. ft. under roof (per floor) min \$320
Electrical Permit	\$0.07 sq. ft. under roof (per floor)
Plumbing Permit	\$0.07 sq. ft. under roof (per floor)
Mechanical Permit	\$0.07 sq. ft. under roof (per floor)

General Permits

Alcohol Permit	\$60
Carport Permit	\$50, \$0.20 per sq. ft.
Commercial Accessory Building	\$150 min, \$.30 per sq. ft.
Commercial Building Permit – Temporary 72 hr.	\$50
Commercial Occupancy Inspection	\$50
Deck Permit	\$50
Demolition Permit	\$100
Estate Sale/Auction	\$50
Fence Permit	\$50
Flat Work Permit	\$50 min, \$0.02 per sq. ft.
Foundation Repair	\$50
Garage Sales	\$15
Gas Permit	\$50, \$6 per appliance
Hot Tub/Spa	\$50
Land Clearing Filling or Grading Permit	\$240
Lawn Sprinkler System Permit	\$25 base, \$1 per head/\$10 backflow
Mobile Home Move-In Permit	\$50
Moving a Building Permit	\$100
Patio Cover	\$35 min, \$0.10 per sq. ft.

Re-Inspect Fee	\$50 1 st time; \$25 increase cumulative after
Remodeling Permit	\$200 flat fee
Residential Accessory Building Permit	\$40 for 120 sq. ft. more + \$0.08 per sq. ft.
Roof Permit	\$50
Sign Permit	
Up to 72 sq. ft.	\$44
Up to 300 sq. ft.	\$75
Up to 600 sq. ft.	\$100
Sign Variance Request	\$250
Swimming Pool Permit (above/inground)	\$100/\$150
Temporary On-Site Storage Containers	\$10 first 15 days + \$25 next 16 days + \$50 for >30 days/year
Window Replacement Fee	\$50/\$25 Re-Inspect Fee

Electrical

Electrical Permit	\$50
Up to 400 Amp	\$11
Over 400 Amp	\$24
3 Phase Circuits	\$7
220 Circuits	\$6
110 Circuits	\$5
Equipment Motors	
½ hp – 50 hp	\$11
Over 50 hp	\$24
Transformers	
Up to 50 KVA	\$11
Over 50 KVA	\$24
Elevators	\$54
Signs	\$24
Temporary Service	
Carnivals or Similar	\$54

Mechanical

Mechanical Permit	\$50
Up to 250,000 BTU	\$17
250,000 – 500,000 BTU	\$34
Each Ad. 50,000 Over 500,000 BTU	\$5
Refrigerated Air Systems	
Up to 5 Tons	\$17
Over 5 Tons	\$34
Each Ad. Ton Over	\$5
Ventilation Systems	

Installation Blower or fan to duct system for each building	\$24
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Plumbing

Plumbing Permit	\$50
Per Fixture, Traps, etc.	\$6
Sewer/Water	\$8
Vacuum Breakers	\$8
Backflow Device	\$24
Roof Drain Permit	\$24
Discharge Line	\$8
Roof Drain	\$6

Planning & Zoning

Application for Abandonment of Public Right of Way	\$300
Application for Amendment of the Zoning Ordinance	\$300
Application for Appeal to Board of Adjustment	\$500
Application for Preliminary Plat	\$150 + \$2 per acre
Application for Final Plat, Amended Plat, Administrative Plat	\$200
Application for Final Plat and Re-Plat with Infrastructure	\$200 + \$27 per lot
Application for Platting or Re-Platting with Variance Request	\$250 + \$2 per lot
Plat/Plan Review other than Original Review (Staff)	\$50 per hour, one hour minimum
Plat/Plan Review other than Original Review (Engineer)	\$150 per hour, one hour minimum

Network Nodes, Node Support Poles & Transfer Facilities

Network Nodes-Application Fee	Lesser of actual cost or \$500 for up to 5 Network Nodes, and \$250 for each additional Network Node on a permit (up to 30, per Sec 284.152(b))
Network Nodes-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI adjustment
Node Support Poles-Application Fee	\$1,000 for each pole
Node Support Poles-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI Adjustment
Transfer Facilities-Application Fee	\$500 for an application including up to 5 Network Nodes, and \$250 for each additional Network Node on a permit
Transfer Facilities-Monthly Rental Rate	\$500 monthly for each Network Node site
For all other applicants	\$200

FIRE PROTECTION FEES

Fire Protection Systems	\$55
Per Head	\$0.25
Underground Main	\$50
Fire Pump	\$30
Stand Pipe System	\$55
Per Outlet	\$5
Fire Alarm System	\$55
Per Device	\$1
Hood and Duct System	\$30
Per Nozzle	\$2.50
Commercial Paint Spray	\$30
Other Fire Suppression System	\$30
Per Head	\$55

POLICE DEPARTMENT FEES

Accident Reports	\$6
Animal Registration	\$10 first 2 pets; \$2 each additional
Animal Reclaim/Disposal Fee	\$75

ADMINISTRATION FEES

Returned Check Fee	\$35
NSF Electronic Draft Fee	\$35
Copies of Public Information	
Standard – 8.5x11	\$0.10 per page
Oversize – 11x17	\$0.50 per page
Postage/Shipping	Actual Cost
Other Media	
Audio Cassette	\$1 each
CD/RW or CD/R	\$1 each
Other Charges	Actual Cost

LIBRARY FEES

Book	\$0.25 per day
DVD, Play-a-way, Audiobooks, VHS	\$1 per day
HOTSPOT	\$10 per week
Tex-Share ILL	\$1 per day + \$5 processing fee + any fee by lending library
Lost Book	Cost of book + \$5 processing fee
Damaged Books	Cost of damage is calculated by the amount of damage divided by cost of book + \$5 processing fee
Barcode Replacement	\$1
Media Case Replacement	\$5
Hanging Bag	\$1
3D Printing	\$0.10 per gram
Paper Copy – Black & White	\$0.15
Paper Copy – Color	\$1.25
Large format Printing	Estimate per item: L x W x .035 x 40%
Proctor Exam Fee	\$15/hr (waived for Hewitt residents)
Lost Library Card Replacement	\$1
Return Check Fee	\$35
Out of County Fee (excludes people that work In Hewitt and live inside McLennan County)	\$40 annual fee

PARK FEES

Amphitheatre

Hourly Rental	\$100 per hour (2 hr. min)
Deposit	\$75 refundable deposit
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Food Truck Permits

No Event	\$50/day (up to 4 hours)
Event	\$100 (up to 12 hours)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Field Rental

Playing Field (practice)	\$20/practice
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Pavilion Rental

Park Pavilion Deposit	\$40 refundable deposit
Park Pavilion–Hewitt/Warren Park–Up to 150	\$45 per hour (minimum 2 hours)
Park Pavilion–Hewitt/Warren Park–Over 150	\$60 per hour (minimum 2 hours)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Walking Track

Hewitt Park Walking Track	\$25 (minimum 2 hours)
Water Key Fee	\$50 fee (\$35 refundable deposit; \$15 water fee)

Event Permit

Various Permits, including but not limited to use of PA Systems, Amplified Sound, Ride or Drive Horses, Food Sales, Trades, Occupation Sales, and City-Provided Electrical Use. The Permit must be applied for, reviewed and approved before issued.	\$75

WATER RATES Effective 12/1/2022

Residential, Commercial & Builders – Base Rate	1 st 3,000 Gal
5/8"	\$32.00
1"	\$67.00
1.5"	\$201.75
2"	\$201.75
3"	\$403.25
4"	\$403.25
6"	\$605.00
Volume Rate	Per 1,000 Gal
3,001 – 7,000 Gal	\$5.15
7,001 – 12,000 Gal	\$5.80
12,001+ Gal	\$6.25

Master Metered High-Density Multifamily

Multifamily Residential & Multifamily Builders –	Base Fees
1 ½"	\$201.75
2"	\$201.75
3"	\$403.25
4"	\$403.25
6"	\$605.00
Consumption Rate	\$6.25 Per 1,000 Gal. (100% consumption)

Irrigation Rates

Irrigation – Base Rate	
5/8"	\$32
1"	\$67
1.5"	\$201.75
2"	\$201.75
3"	\$403.25
4"	\$403.25
6"	\$605.00
Consumption Rate	\$6.25 Per 1,000 Gal. (100% consumption)

Bulk Water Rates

Deposit	\$900
Set Fee & Move Fee	\$100
Base Rate for 3" Meter	\$380 per month + consumption
Consumption Rate	\$6.80 per 1,000 gallons
One Day Fee	\$35 per day for 5,000 gallons or less + \$6.40 per 1,000 gallons over 5,000 gallons

All Bulk Water will be sold in 1,000 gallon increments.

WASTEWATER RATES - Effective 12/1/22

Option #1 – Standard Wastewater Rates

Residential Base Rate – 1 st 5,000 Gal	\$29.00
Residential Volume Rate (Per 1,000)	\$4.90
Industrial Institution or Commercial Base Charge – 1 st 10,000 Gallons	\$62.25
Industrial Institution or Commercial Volume Rate (Per 1,000)	\$4.90

Option #2 – Winter Average Rates

Single Family Residential Base Rate	\$19.75 (no minimum gallons)
Single Family Residential Volume Rate (Per 1,000)	\$3.05 (no maximum gallons)

Option #3 – Flat Rate

Single Family Residential Flat Rate	\$39.75
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High-Density Multifamily

High-Density Multifamily Base Charge	\$62.25 (per building)
High-Density Multifamily Volume Rate (Per 1,000)	\$4.90 (100% Volume)

DRAINAGE RATES

Residential	\$4.35
Commercial	
1 – 10,000	\$10.08
10,001 – 20,000	\$29.65
20,001 – 40,000	\$48.05
40,001 – 60,000	\$94.55
60,001 – 100,000	\$148.80
100,001 – 150,000	\$228.63
150,001 +	\$359.60

SOLID WASTE RATES

Residential	
Collection	\$18.01
Additional Polycart	\$5.03
Administrative Fee – Per Unit	\$1.50 per unit
Damage Fee-Polycart (damage due to misuse)	\$60

*Commercial customers are billed directly by Republic Services.

UTILITY FEES

Deposits – Residential Commercial	Credit based & previous account history \$80 - \$180
Deposits - Commercial	Quoted based on like accounts & previous account history Equal to minimum bill for (1 or 2) monthly bill of like account
Initial Connection Fee	\$30
Delinquent Fees	15% of balance
Collection Services	25% of final balance
Non-Pay Reconnect	\$50 before 4pm
After Hours Non-Emergency Service Call	\$40 after 4pm
Meter Accuracy Check (Reread)	\$25
Meters up to 1" – Meter Testing Deposit	\$75
Meters greater than 1" up to 2" – Meter Testing Deposit	\$250
Meters larger than 2" – Meter Testing Deposit	Base Fee – Quoted on per cost basis

Tampering Fees

Tampering with Meter without City Permission	\$500 per event
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Water Taps & Meter Set*

All Water Taps	\$1,000 Base Fee – Quoted on per cost basis
5/8" x 3/4" meter set	\$300 + cost of meter box if needed
3/4" x 3/4" meter set	\$300 + cost of meter box if needed
1" or larger service or meter set	Base Fee – Quoted on per cost basis

****Prior to the connection of any water line onto a city water main, the party requesting such connection shall pay the city the water service installation and meter fees for labor and materials.***

Wastewater Taps & Service Connection Fees**

All Wastewater Taps	\$1000 Base Fee – Quoted on per cost basis
4" Tap	\$1000 Base Fee – Quoted on per cost basis
6" Tap	\$1000 Base Fee – Quoted on per cost basis
8" or Larger Lateral	\$1000 Base Fee – Quoted on per cost basis

*****In addition, service lines that require the cutting or boring of paved streets or alley will be subject to a minimum charge of \$1000 Base Fee – Quoted on per cost basis. The decision of a bore or utility cut will be made by Community Services.***

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 9

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and action on ratification of the property tax increase reflected in the budget.

STAFF RECOMMENDATION/ITEM SUMMARY:

According to the Local Government Code, Chapter 102, Municipal Budget, Section 102.007 (c), the governing body is required to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate.

FISCAL IMPACT:

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

SUGGESTED MOTION:

“I move to ratify the property tax increase reflected in the budget.”

ATTACHMENTS:

None.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 10

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Discussion and action on **Ordinance No. 2022-12** adopting the FY 2022-2023 Annual Operating and Capital Budget.

STAFF RECOMMENDATION/ITEM SUMMARY:

The city charter requires the city manager to present a Proposed Budget to the city council prior to August 1st each year. The charter also requires a public hearing on the budget. This hearing was held on August 8th, 2022. Public hearings on the tax rate were held on August 8th and 15th, 2022.

FISCAL IMPACT:

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

SUGGESTED MOTION:

“I move to approve the Ordinance No. 2022-12 adopting the FY 2022-2023 Annual Operating and Capital Budget.”

ATTACHMENTS:

Ordinance

ORDINANCE NO. 2022-12

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF HEWITT, TEXAS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2022 AND ENDING ON SEPTEMBER 30, 2023 AND MAKING APPROPRIATIONS FOR EACH FUND, DEPARTMENT, PROJECT, AND ACCOUNT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED WAS NOTICED AND HAS BEEN OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE 2022-2023 FISCAL YEAR BUDGET.

WHEREAS, the City Council has heretofore approved the certified tax roll prepared and presented by the McLennan County Appraisal District as required by the Tax Code; and

WHEREAS, notice of a public hearing on the budget for the City of Hewitt, Texas, for the fiscal year 2022-2023 was theretofore published at least fifteen (15) days in advance of said public hearing; and

WHEREAS, the City Manager of the City of Hewitt has submitted to the City Council a proposed budget of the revenues and expenditures of conducting the affairs of the City and providing a complete financial plan for 2022-2023; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which proposed budget and all supporting schedules have been filed with the City Secretary of the City of Hewitt and available for public inspection on the city's website;

WHEREAS, a public hearing on the said budget was duly held on the 8th day of August 2022, and all interested persons were given an opportunity to be heard for or against any item thereof;

WHEREAS, Texas Local Government Code Sec. 102.007(c) requires that adoption of a budget that raises more property tax revenue than generated in the previous year requires a record vote of the City Council to ratify the property tax increase reflected in the budget in addition to and separate from the record votes to approve the ordinance adopting the annual budget and the ordinance adopting the tax rate for the current tax year; and

WHEREAS, the City Council has adopted the 2022-2023 fiscal budget which will raise more revenue from property taxes than in the prior year's fiscal budget by an amount of \$897,541 which is an 14.7% increase that is included in the 2022-2023 fiscal year budget revenues. The property tax revenue to be raised from new property added to the tax roll this year is \$333,726.

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

SECTION 1: That the City Council hereby adopts and approves the proposed budget of the City of Hewitt, providing a complete financial plan for the ensuing fiscal year, as submitted to the City Council by the City Manager, and the same is hereby, in all things adopted and approved as the budget of the City for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

SECTION 2: That the City Manager shall cause copies of the budget to be filed with the City Secretary and the County Clerk of McLennan County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 4: That it is hereby officially found and determined that the meeting at which this Ordinance is adopted was noticed and has been open to the public as required by law.

SECTION 5: The property tax increase reflected in the 2022-2023 Fiscal Year Budget is hereby ratified.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law and Charter in such cases provide.

The City Council voted separately and additionally to ratify the increase in property tax revenues reflected in the adopted FY 2022-2023 budget by a vote of _____ AYES to _____ NAYS with _____ abstentions.

PASSED AND APPROVED this the 15th day of August 2022.

CITY OF HEWITT, TEXAS

Steve Fortenberry, Mayor

ATTEST:

Lydia Lopez, City Secretary

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 11

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Briefing and discussion concerning Financial Statements ending July 31, 2022.

STAFF RECOMMENDATION/ITEM SUMMARY:

The financial statements ending July 31, 2022, were sent electronically on August 5, 2022. This is an opportunity for the council to ask any questions or make comments.

FISCAL IMPACT:

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

SUGGESTED MOTION:

No action required.

ATTACHMENTS:

None.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 15, 2022

AGENDA ITEM #: 12

SUBMITTED BY: Kevin Reinke, Utilities Director

ITEM DESCRIPTION:

Discussion and action to ratify the expenditure of \$102,036 for the emergency repair of McLemore Well pump, motor, and other equipment at Plant #2 to Jurgensen Pump, LLC.

STAFF RECOMMENDATION/ITEM SUMMARY:

This item is to seek ratification for expenses to replace the well pump, motor, and other materials for McLemore Well which was found inoperable by staff on June 3, 2022. Jurgensen Pump was called and found the motor was shorted out possibly due to a lightning/thunderstorm that moved through the area that morning.

FISCAL IMPACT:

Amount Budgeted – \$155,000.00
Line Item in Budget – 20 50 367 91 00

SUGGESTED MOTION:

I move to ratify the expenditure in the amount of \$102,036.00 to Jurgensen Pump, LLC, for repairs at Plant #2 – McLemore Well.

ATTACHMENTS:

Invoice



JURGENSEN PUMP, LLC
PO Box 710
Valley Mills, TX 76689

Date	7/19/2022
Invoice #	7652

REGULATED BY THE TEXAS
 DEPARTMENT
 OF LICENSING & REGULATIONS
 PO BOX 12157
 AUSTIN, TX 78711
 LICENSE #54576

Phone # 254-932-6251 Fax # 254-932-6770

City of Hewitt
 P.O. Box 219
 Hewitt, TX 76643

WARRANTY: New well equipment is covered by Manufacturer's Warranties and these warranties are the responsibility of the Manufacturers.
 LABOR WARRANTY: Is 30-days on installation of new well equipment.

Date of Job	PO #	Project	Terms
07/16/2022	Kevin	MacLemore Well	Net 30

Qty	Description	Rate	Amount
	McLemore Well - 150HP - 2300V 10" Casing: 0 - 860 FT 8" Casing: 860 - 990 FT 6" Casing: 990 - 2,007 FT Perforations: 1,847 - 2,007 FT PWL = 840 FT Pump Setting = 916 FT (5" 8R), Lower to 954 FT		
1	Labor 60-T Rig and Crew to Pull and Evaluate Well Pump	4,000.00	4,000.00
1	Camera Survey on 6/21/2022 - SWL = 740 FT - 8" Liner at 860 FT - 6" Liner at 990 FT - Perforations at 1,845 - 1,916 FT (mostly open) - Total Depth Viewed = 1,916 FT - 90 FT of fill to bail out of well	1,875.00	1,875.00
1	Summit ESP 675 SH20000-12 Stage Submersible Pump - 500 GPM @ 900 FT TDH	20,550.00	20,550.00
1	Summit ESP 513 BSBSL Seal	10,220.00	10,220.00
1	Summit ESP 562 KMS2 180HP / 2290V / 48A Motor	24,700.00	24,700.00
1	Summit ESP Motor Lead Extension 55 FT	3,480.00	3,480.00
1	Summit ESP Field Service Tech at Install	2,500.00	2,500.00
546	(13) 5" X 42' Black Pipe w/API Collars per foot	35.00	19,110.00
50	#2 5kV Poly Round Submersible Pump Cable per foot to lower	12.00	600.00
2	5" DI Check Valve 8RD w/Break Off Plug	780.00	1,560.00
970	1/4" Toro Airline	0.30	291.00
1	Airline Gauge Kit	150.00	150.00
1	Misc: HTH, SS Bands & Buckles, Splice Material, etc	650.00	650.00
1	Monel Banding & Buckles	1,850.00	1,850.00
1	Re-work Well Head	1,500.00	1,500.00
	Subtotal		
1	Labor 60-T Rig to Bail 90' of fill out of well	3,500.00	3,500.00
1	Labor 60-T Rig and Crew to Install / Start-Up Well Pump	5,500.00	5,500.00
	Sales Tax (0.00)		

Thank you for your business! Make checks payable to Jurgensen Pump.

Total

