



**REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS FEBRUARY 3, 2015 1:30 P.M.**

CONSENT AGENDA

- * Approval of minutes – January 27, 2015
- * Confirmation of committee appointments

Travis Hefley would be appointed to the Parks and Recreation Advisory Committee. The term would commence February 3, 2015 and expire February 2, 2017. (Mayor Pro Tem Alan B. Coleman)

- A) Approve the award of a contract to Reeder Distributors, Inc. of Fort Worth for purchase and installation of one heavy duty hydraulic lift set and accessories for use by the Fleet Fire Shop
- B) Authorize the City Manager to renew the loan agreement with the National Museum of the United States Air Force
- C) Authorize the settlement of the property claim of Dr. Arnold Manske
- D) Authorize the City Manager to execute all documents necessary for the Memorandum of Understanding between the City of Beaumont and Spindletop Center

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF BEAUMONT:

THAT the following appointment be made:

<u>Appointment</u>	<u>Commission</u>	<u>Beginning of Term</u>	<u>Expiration of Term</u>
Travis Hefley	Parks and Recreation Advisory Committee	02/03/15	02/02/17

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of
February, 2015.

- Mayor Becky Ames -

BEAUMONT

— T E X A S —

TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Laura Clark, Chief Financial Officer

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution approving the award of a contract to Reeder Distributors, Inc., of Fort Worth, Texas in the amount of \$64,995 for purchase and installation of one (1) heavy duty hydraulic lift set and accessories for use by the Fleet Fire Shop.

BACKGROUND

At present, the Fleet Fire Shop is in need of a safe method of lifting heavy fire trucks and apparatus for repair and maintenance. The Stertil-Koni lifts proposed, consists of six (6) adjustable hydraulic column lifts capable of a total lift capacity of 111,000 lbs. The vehicle is supported on its suspension, providing a safe working environment. Since the individual units are semi-portable they may be stored out of the way when not in use, and do not take up limited permanent floor space. Installation is provided by the vendor and included in the quoted price of the unit.

Pricing was obtained through the Houston-Galveston Area Council (H-GAC), a cooperative purchasing association providing cities and political subdivisions with the means to purchase specialized equipment at volume pricing. H-GAC complies with State of Texas procurement statutes.

The units and accessories are warranted for a period of five (5) years. Service and support are provided by the Reeder distributor.

FUNDING SOURCE

Fleet Management Fund.

RECOMMENDATION

Approval of resolution.

Purchase of Hydraulic Lift
February 2, 2015
Page 2.

Qty	Description	Unit Price	Total
1	Set of 6 Column Lifts	\$54,575.00	\$54,575.00
6	Heavy Duty Support Stands	\$695.00	\$4,170.00
1	Transmission Jack	\$6,250.00	\$6,250.00
	TOTAL		\$64,995.00

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF BEAUMONT:

THAT the City Council hereby approves the award of a contract for the purchase and installation of one (1) heavy duty hydraulic lift set and accessories for use by the Fleet Department to Reeder Distributors, Inc., of Fort Worth, Texas, in the amount of \$64,995 through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

BEAUMONT

— T E X A S —

TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Ryan Slott, Parks and Recreation Director

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution authorizing the City Manager to renew the loan agreement with the National Museum of the United States Air Force.

BACKGROUND

In 1992, the United States Air Force loaned the City a jet to be used only for display purposes. The jet is located at Babe D. Zaharias Park. Department of Defense regulations require the Air Force to check each year on the status of the jet to be sure that it is being used as intended. The National Museum of the United States Air Force, which is now charged with the responsibility of verifying the status of the jet, is requesting that the loan agreement be renewed in accordance with the original terms of the loan and federal regulations.

The jet is an attractive addition to the park and staff wishes to keep it there on display.

BUDGETARY IMPACT

Not applicable.

RECOMMENDATION

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF BEAUMONT:

THAT the City Manager be and he is hereby authorized to execute the necessary documents to renew the loan agreement with the National Museum of the United States Air Force for the jet on display at Babe D. Zaharias Park.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

BEAUMONT

— T E X A S —

TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Tyrone E. Cooper, City Attorney

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution authorizing the settlement of the property claim of Dr. Arnold Manske.

BACKGROUND

This matter was presented and discussed in Executive Session held on January 13, 2015. The City Attorney is requesting authority to settle the property claim in the amount of \$31,166.00.

FUNDING SOURCE

General Liability Fund.

RECOMMENDATION

Approval of resolution.

RESOLUTION NO.

WHEREAS, the claim of Dr. Arnold Manske has been discussed in an Executive Session properly called and held Tuesday, August 13, 2013; and,

WHEREAS, the City Attorney is requesting authority to settle this claim;

NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

THAT the City Attorney be and he is hereby authorized to settle the property claim of Dr. Arnold Manske and pay for the repair of damages in the amount of Thirty-One Thousand One Hundred Sixty-Six and 00/100 Dollars (\$31,166.00); and,

BE IT FURTHER RESOLVED THAT the City Manager be and he is hereby authorized to execute all documents related to settlement of the claim.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

BEAUMONT

— T E X A S —

TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY:  Sherry Ulmer, Public Health Director

MEETING DATE: February 03, 2015

REQUESTED ACTION: Council consider a resolution approving the City Manager to execute all documents necessary for the Memorandum of Understanding (MOU) between the City of Beaumont and Spindletop Center.

BACKGROUND

The City of Beaumont would like to enter into an agreement with Spindletop Center in the event of a public health emergency in the State of Texas, and other states. The City of Beaumont Public Health Department is responsible for the coordination of response to public health emergencies, and that response may include the provision of mental health services. Spindletop Center has expressed a willingness to take the lead in the provision of those mental health services. The term of this MOU is for five years from the date of execution.

FUNDING SOURCE

Not applicable.

RECOMMENDATION

Approval of the resolution.

RESOLUTION NO.

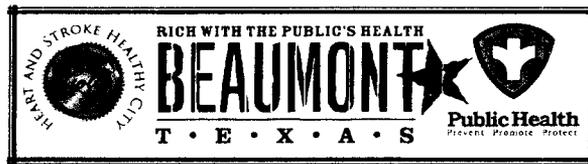
BE IT RESOLVED BY THE CITY COUNCIL OF THE

CITY OF BEAUMONT:

THAT the City Manager be and he is hereby authorized to execute a Memorandum of Understanding between the City of Beaumont and Spindletop Center to provide public health services to large numbers of the general population in a short period of time due to naturally occurring or terrorist initiated public health emergencies. The Memorandum of Understanding is substantially in the form attached hereto as Exhibit "A" and made a part hereof for all purposes.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -



Public Health Department

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is between the City of Beaumont and Spindletop Center; and is effective for a term of five years from the date of execution; and may be renewed if mutually agreed upon by both parties.

Whereas the potential for naturally occurring or terrorist initiated public health emergencies exist in Texas, and other states, it may be necessary to provide public health services to large numbers of the general population in a short period of time;

Whereas the City of Beaumont Public Health Department is responsible for the coordination of a response to public health emergencies within North Jefferson County;

Whereas that response may include the provision of mental health services;

Whereas Spindletop Center has expressed a willingness to take the lead in the provision of mental health services, therefore

The City of Beaumont and Spindletop Center jointly agree to the following:

The City of Beaumont Public Health Department agrees to:

1. Designate a staff person as the point of contact (POC) for Spindletop Center for routine and emergency contacts;
2. Provide as much advanced notification to Spindletop Center as possible as to the location(s) and type(s) of service(s) needed in the event of a public health emergency within North Jefferson County.

Spindletop Center agrees to:

1. Provide the City of Beaumont with a point of contact for mental health services, available 24/day, 7 days a week.
2. Provide mental health services, in coordination with Spindletop Centers in other counties, in clinics, and other designated areas, such as triaging, debriefing, and the counseling of people, staff, and volunteers who are exhibiting signs and symptoms of stress and/or anxiety, or any other maladaptive symptoms, as a result of a public health emergency;
3. Maintain a current call-down list of individuals qualified to provide mental health services at least: 2 shifts of 12 hours each;
4. Provide a shift Team Leader who will report to the Site Manager;
5. Direct mental health staff to report to specific locations, as determined in consultation with the City of Beaumont staff, for assigned shifts.

Either party may terminate this Memorandum of Understanding without cause with 60 days written notice to the other party.

This Memorandum of Understanding signed this ____ day of _____, 2015.

City of Beaumont

Spindletop Center

Kyle Hayes
City Manager

Sally Broussard
Chief Authority Officer



**REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS FEBRUARY 3, 2015 1:30 P.M.**

AGENDA

CALL TO ORDER

- * Invocation Pledge Roll Call
- * Presentations and Recognition
- * Public Comment: Persons may speak on scheduled agenda items 2-6/Consent Agenda
- * Consent Agenda

GENERAL BUSINESS

1. Consider a request for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2) on the South side of Folsom Drive at Major Drive
2. Consider a resolution authorizing the City Manager to approve a change order for emergency sanitary sewer repairs to the contract with Simco Enterprises, Ltd., for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII
3. Consider a resolution approving the award of a contract to Frazier Ltd., of Houston for refurbishing and remounting two ambulance bodies
4. Consider a resolution approving the purchase of two pickup cab chassis from Silsbee Ford of Silsbee for use as ambulance units
5. Consider a resolution authorizing Beaumont Place, LP to submit an application to the Texas Department of Housing and Community Affairs for the proposed Beaumont Place of Grace, a Low Income Housing Tax Credit project and offering support for this project
6. Consider a resolution authorizing Beaumont Housing Partners, Ltd. to submit an application to the Texas Department of Housing and Community Affairs for the proposed Heritage Heights, a Low Income Housing Tax Credit project and offering support for this project

COMMENTS

- * Councilmembers/City Manager comment on various matters
- * Public Comment (Persons are limited to 3 minutes)

EXECUTIVE SESSION

- * Consider matters related to contemplated or pending litigation in accordance with Section 551.071 of the Government Code:

Claim of Ikea Oshima Tyler
Claim of Shanda Adams

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Mitchell Normand at 880-3777 three days prior to the meeting.

February 3, 2015

Consider a request for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2) on the South side of Folsom Drive at Major Drive



TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Chris Boone, Planning & Community Development Director

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider an ordinance approving a request for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2).

BACKGROUND

Rick Clark would like to develop the property in question as a professional office park. In January of 2005, the property was rezoned to GC-MD (General Commercial - Multiple Family Dwelling) with a 100 ft. protective buffer of GC-MD-2 adjacent to the residential subdivision to the south. In order to develop this 100 ft. protective buffer, a specific use permit must be granted.

The development would consist of five one-story buildings intended for medical offices, CPAs, attorneys and other such professionals.

At a Joint Public Hearing held January 26, 2015, the Planning Commission recommended 5:0 to approve a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2) District on the south side of Folsom Drive, approximately 500 feet from Major Drive, subject to the following condition:

1. The dumpster must be moved and comply with setback and screening requirements.

FUNDING SOURCE

Not applicable.

RECOMMENDATION

Approval of ordinance, subject to the stated condition.

SPECIFIC USE PERMIT APPLICATION
BEAUMONT, TEXAS

(Chapter 30, City Codes)

TO: THE PLANNING COMMISSION AND CITY COUNCIL, CITY OF BEAUMONT, TEXAS

APPLICANT'S NAME: Rick Clark

APPLICANT'S ADDRESS: 470 B This Way, Lake Jackson, TX 77566

APPLICANT'S PHONE #: 979-297-1277 FAX #: 979-297-1273

NAME OF OWNER: Delaware Extension Development, Ltd., a TX Lmt. Partnership

ADDRESS OF OWNER: 445 N. 13th Street, Beaumont, TX 77702

LOCATION OF PROPERTY: South side of Folsom, near Major Dr.

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. _____ OR TRACT _____

BLOCK NO. _____ PLAT _____

ADDITION _____ SURVEY _____

NUMBER OF ACRES _____ NUMBER OF ACRES 3.345

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed for a specific use permit, and a complete legal field note description. Rear 100' is

PROPOSED USE: Professional Office Park ZONE: Zoned GG-MO2

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the top back side of this sheet.

ATTACH A REDUCED 8 1/2" X 11" PHOTOCOPY OF THE SITE PLAN.

THE EIGHT CONDITIONS listed on the back side of this sheet must be met before City Council can grant a specific use permit. PLEASE ADDRESS EACH CONDITION IN DETAIL.

ATTACH THE APPROPRIATE APPLICATION FEE:

LESS THAN 1/2 ACRE.....	\$250.00
1/2 ACRE OR MORE AND LESS THAN 5 ACRES.....	\$450.00
5 ACRES OR MORE.....	\$650.00

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by City Council.

SIGNATURE OF APPLICANT: [Signature] DATE: 12-23-14

SIGNATURE OF OWNER: [Signature] DATE: _____

PLEASE TYPE OR PRINT AND SUBMIT TO: V.P. DELAWARE INC its General Manager Delaware ext. Dev. Co.
CITY OF BEAUMONT
PLANNING DIVISION
801 MAIN STREET, ROOM 205
BEAUMONT, TX 77701

FILE NUMBER: 2223-P

DATE RECEIVED: 12/24/14

Phone - (409) 880-3764
Fax - (409) 880-3133

PLEASE MAKE NOTE ON REVERSE SIDE OF CONDITIONS TO BE MET REGARDING THE SITE PLAN AND LETTER OF PROPOSED USES AND ACTIVITIES.

**RICK CLARK
470 B This Way
Lake Jackson, TX 77566
979-297-1277**

December 23, 2014

City of Beaumont
Planning Division
801 Main Street, Room 205
Beaumont, TX 77701

RE: SPECIFIC USE PERMIT FOR 100' OF REAR PROPERTY OUT OF 3.345 ACRES ON FOLSOM

Dear Planning and Zoning Commission Members,

Please review and accept my request for a Specific Use Permit for the rear 100' of land I propose to develop on Folsom Road. This acreage is on the south side of Folsom Road, near Major Drive as shown on the attached survey and site plan.

This development will be a professional office park with space made available for medical offices, CPAs, attorneys, and other professionals who wish to work in this new environment. Homes to the rear of the property will not be affected by this use as the buildings will be one story, traffic will be minimal and will come from Folsom. All other surrounding property is vacant, zoned GC-MD on Folsom frontage and prime for new development. This should spur additional development along the Folsom/Major area. Property values will not be harmed or diminished with this new development.

The Specific Use Permit is only for the rear 100' of the property so that the developer may make use of his land to its maximum potential. Approval of this permit will not impede the normal and orderly development and improvement of surrounding vacant property.

In accordance with the City of Beaumont's ordinances and inspections, all utilities, access roads, drainage and other necessary supporting facilities have been or will be provided.

The arrangement of driveways and parking spaces are designed to provide for safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development. Cross-access will be granted to all adjacent properties as required by the owner.

City of Beaumont
December 23, 2014
Page 2

This development will be similar to a residential setting and we will not have offensive odor, fumes, dust, noise and vibration.

Directional lighting will be installed in a manner that will not disturb neighboring properties. Lighting will be pole lighting and security lighting.

Landscaping will be extensive as this property will become a professional business park with well-planned vegetation and irrigation systems to maintain the landscaping. A 6' fence will be installed at the south end of the property to separate this park from the nearby residences.

An office park for professional firms is completely in accordance with the Comprehensive Plan for Beaumont and exemplifies the type of development our citizens wish to have in this area.

Please let me know if there are any questions or concerns. I look forward to your positive response.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Clark". The signature is stylized with a large initial "R" and a long, sweeping underline.

Rick Clark

ORDINANCE NO.

ENTITLED AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A PROFESSIONAL OFFICE PARK ON PROPERTY ZONED GC-MD-2 (GENERAL COMMERCIAL-MULTIPLE FAMILY DWELLING-2) DISTRICT ON THE SOUTH SIDE OF FOLSOM DRIVE APPROXIMATELY 500 FEET FROM MAJOR DRIVE IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, Rick Clark has applied for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial-Multiple Family Dwelling-2) District on the south side of Folsom Drive approximately 500 feet from Major Drive, as described in Exhibit "A" and shown on Exhibits "B" and "C," attached hereto; and,

WHEREAS, the Planning and Zoning Commission of the City of Beaumont considered the request and is recommending approval of a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial-Multiple Family Dwelling-2) District on the south side of Folsom Drive approximately 500 feet from Major Drive, subject to the following condition:

- The dumpster must be moved and comply with setback and screening requirements.

; and,

WHEREAS, the City Council is of the opinion that the issuance of such specific use permit is in the best interest of the City of Beaumont and its citizens;

NOW, THEREFORE, BE IT ORDAINED

BY THE CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this ordinance are hereby, in all things, approved and adopted; and,

Section 1.

That a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial-Multiple Family Dwelling-2) District on the south side of Folsom Drive approximately 500 feet from Major Drive, as shown on Exhibit "B," attached hereto, is hereby granted to Rick Clark, his legal representatives, successors and assigns, as shown on Exhibit "C," attached hereto and made a part hereof for all purposes, subject to the following condition:

- The dumpster must be moved and comply with setback and screening requirements.

Section 2.

That the specific use permit herein granted is expressly issued for and in accordance with each particular and detail of the site plan attached hereto as Exhibit "C" and made a part hereof for all purposes.

Section 3.

Notwithstanding the site plan attached hereto, the use of the property herein above described shall be in all other respects subject to all of the applicable regulations contained in Chapter 28 of the Code of Ordinances of Beaumont, Texas, as amended, as well as comply with any and all federal, state and local statutes, regulations or ordinances which may apply.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

2223-P Legal:

BEING an approximately 0.689 acre tract, which is comprised of the south 100 feet of a 3.3384 acre tract or parcel of land situated in the H. Williams Survey, Abstract No. 56, Jefferson County, Texas and being out of and part of the remainder of that certain called 209.2045 acre tract of land as described in a "Special Warranty Deed" from Amoco Production Company to Delaware Extension Development, Ltd. as recorded in Clerk's File No. 2000047669, Official Public Records of Real Property, Jefferson County, Texas, said 3.3384 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Texas State Plane Coordinate System South Central Zone NAD83. All distances and acreage are surface. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

COMMENCING at an iron rod with an aluminum cap stamped "Jefferson County Drainage District No. 6" found for the Northwest corner of the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract, the same being the Southwest corner of that corner of that certain called 2.032 acre tract, identified as TRACT 2, as described in a "Special Warranty Deed" from Delaware Extension Development, Ltd. to Jefferson County Drainage District No. 6 as recorded in Clerk's File No. 2001014787, Official Public Records of Real Property, Jefferson County, Texas, and being in the East right-of-way line of Major Drive (also known as F.M. Highway 364;

THENCE NORTH 87°02'49" EAST, along and with the boundary between the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract and the said 2.032 acre Jefferson County Drainage District No. 6 tract, for a distance of 467.38 feet to a 5/8" iron rod set for the Northwest corner and the **POINT OF BEGINNING** of the tract herein described;

THENCE NORTH 87°02'49" EAST, continuing along and with the boundary between the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract and the said 2.032 acre Jefferson County Drainage District No. 6 tract, for a distance of 299.51 feet to a scribed "X" in concrete set for corner and from said corner an iron rod with an aluminum cap stamped "Jefferson County Drainage District No. 6" found for an angle point in the North line of the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract and the South line of the said 2.032 acre Jefferson County Drainage District No. 6 tract bears NORTH 87°02'49" EAST a distance of 241.12 feet;

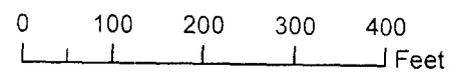
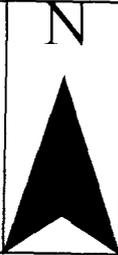
THENCE SOUTH 02°52'24" EAST, over and across the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract, for a distance of 485.80 feet to a 5/8" iron rod set for corner, said corner being in the North line of Block 2 of Fairfield, Phase II, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Clerk's File No. 2007032263, Official Public Records of Real Property, Jefferson County, Texas;

THENCE SOUTH 87°09'01" WEST, along and with the North line of the said Fairfield, Phase II and the North line of Fairfield, Phase I, a subdivision of the City of Beaumont, Jefferson County, Texas, according to the plat thereof recorded in Volume 17, Page 256, Map Records,

Jefferson County, Texas, for a distance of 299.51 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Northwest corner of the said Fairfield, Phase I and an interior ell corner of the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract;

THENCE NORTH 02°52'24" WEST, over and across the remainder of the said 209.2045 acre Delaware Extension Development, Ltd. tract, for a distance of 485.26 feet to the **POINT OF BEGINNING** and containing 3.3384 Acres, more or less.

File 2223-P: Request for for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2).
Location: The south side of Folsom Drive, approximately 500 feet east of Major Drive.
Applicant: Rick Clark



Legend

 2223P

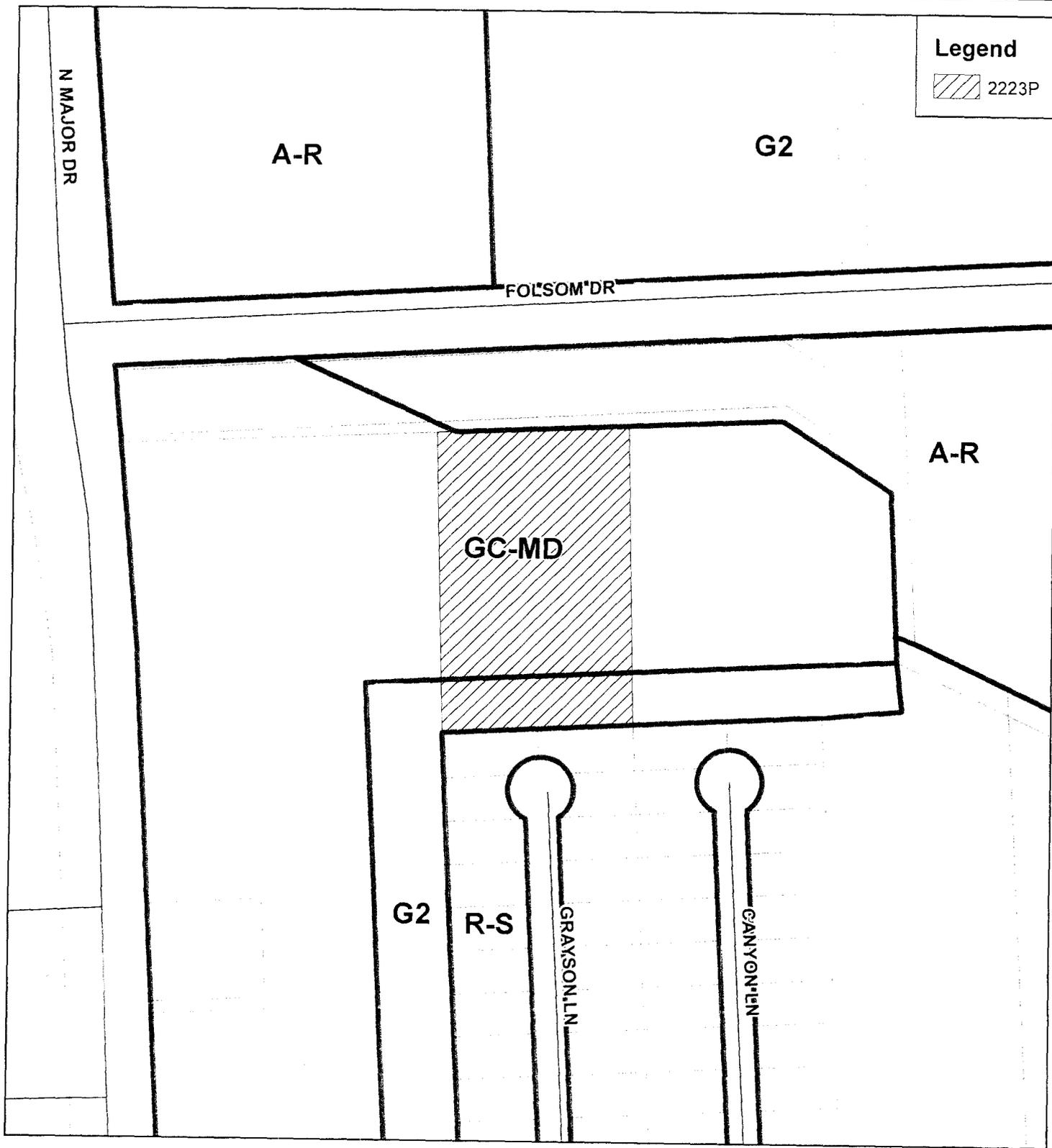
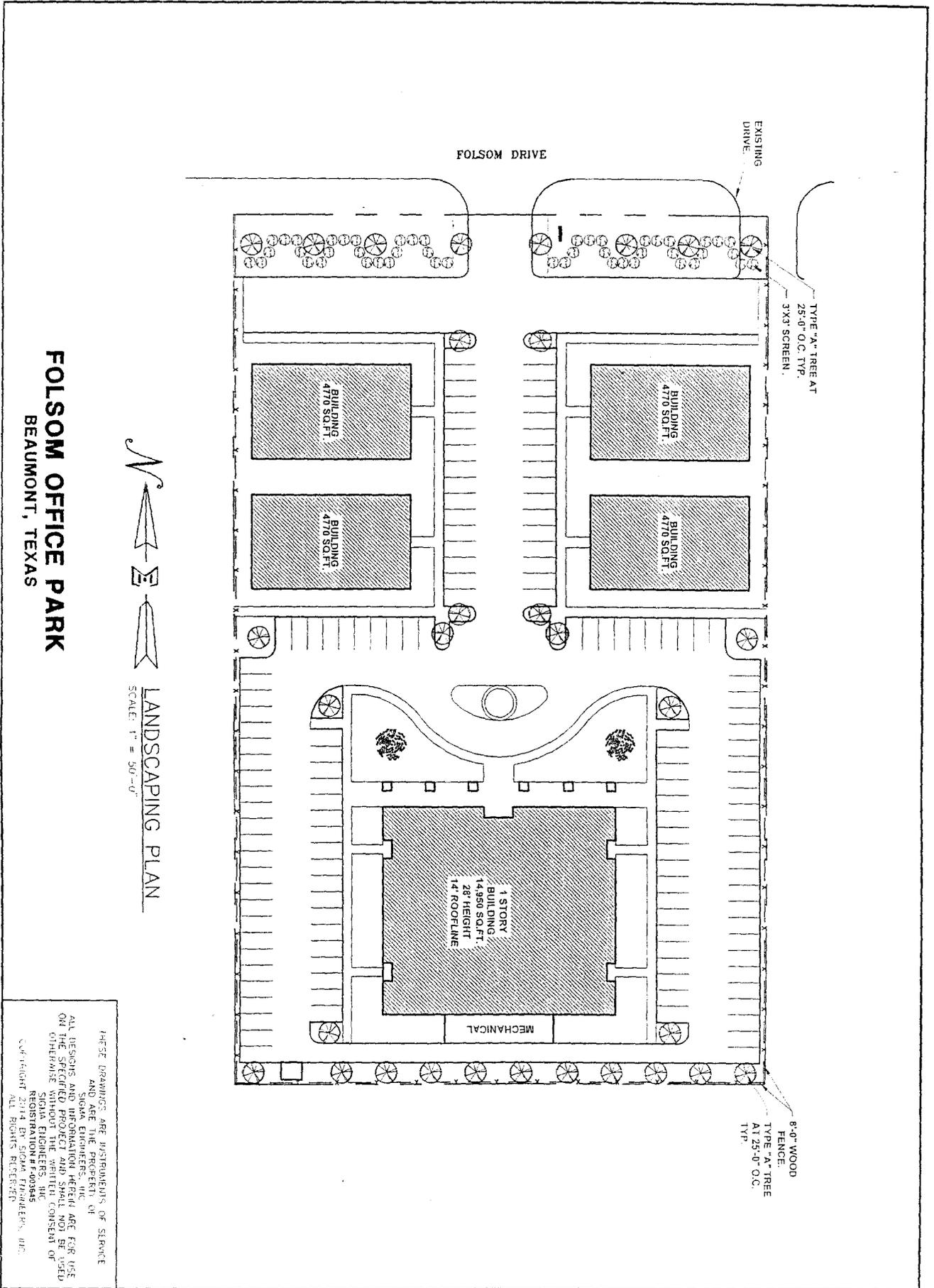


EXHIBIT "B"



FOLSOM OFFICE PARK
BEAUMONT, TEXAS

LANDSCAPING PLAN
 SCALE: 1" = 50'-0"

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF SIGMA ENGINEERS, INC. ALL DESIGNS AND INFORMATION HEREIN ARE FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN CONSENT OF SIGMA ENGINEERS, INC. REGISTRATION # F008845 COPYRIGHT 2014 BY SIGMA ENGINEERS, INC. ALL RIGHTS RESERVED.

1. The dumpster must be moved and comply with setback and screening requirements.



Engineers & Designers

SIGMA ENGINEERS, INC.

4099 Calder Ave.
 Beaumont, Texas 77706

Phone (409) 898-1001
 Fax (409) 898-3420

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF ELECTRIC TRANSMISSION THE AUTHOR SINA K. N. No. 7?

EXHIBIT C

REV 12-16

SDB	DRAWN BY
SKN	CHECKED BY
SKN	APPROVED BY
SHEET NUMBER	
L1	
OF SHEETS	
14-XXX	
PROJECT NO.	

February 3, 2015

Consider a resolution authorizing the City Manager to approve a change order for emergency sanitary sewer repairs to the contract with Simco Enterprises, Ltd., for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII

BEAUMONT

TEXAS

TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Dr. Hani J. Tohme, P.E., City Utilities Director 

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution authorizing the City Manager to approve a change order for emergency sanitary sewer repairs to the contract with Simco Enterprises, Ltd., for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII.

BACKGROUND

The City Council approved a contract with Simco Enterprises, Ltd., on December 11, 2012, in the amount of \$1,895,761.75. The contract renovated a total of 36,377 linear feet of 6-inch, 8-inch, and 10-inch sanitary sewer lines and related appurtenances.

The proposed change order in the amount of \$235,780.00 will furnish all necessary labor, materials, and equipment to rehabilitate approximately 4,040 linear feet of 8-inch sanitary sewer lines located south of Broussard Road. The replacement of the lines in this area is necessary as they have deteriorated to a point where routine maintenance no longer provides uninterrupted and adequate service. This change order also includes the cleaning and televising of approximately 3,100 linear feet of existing 8-inch and 10-inch lines serving Peyton Drive and Goodhue Road. Although these lines were rehabilitated in the 1990's, a high volume of sand and silt is entering this line during rain events and drastically reducing the carrying capacity of the lines and thereby causing service interruptions. The investigation of this line will provide the information necessary in order to design a permanent solution.

The primary goals of the project are to restore the integrity of the sanitary sewer lines, restore the carrying capacity, provide customers with uninterrupted and adequate service and meet the Sanitary Sewer Overflow Initiative agreement requirements with the State.

FUNDING SOURCE

Capital Program.

RECOMMENDATION

Approval of resolution.

APPROVAL OF CONTRACT CHANGE

CHANGE ORDER No. One
DATE: February 3, 2015

PROJECT: City of Beaumont, Texas
Sanitary Sewer Rehabilitation of Small Diameter Mains
Contract XXI

OWNER: City of Beaumont, Texas
801 Main Street
Beaumont, Texas 77704

CONTRACTOR: Simco Enterprises, Ltd.
3101 Main Avenue
Groves, Texas 77619

TO THE OWNER: Approval of the following contract change is requested.

Reason for Change To furnish all necessary labor, materials, and equipment to pipeburst approximately 4,040 linear feet of 8-inch sanitary sewer lines with 10-inch DR-17 HDPE, remove and replace 9 existing sanitary sewer manholes, furnish and install 2 new sanitary sewer manholes, stabilize/rehabilitate 4 existing sanitary sewer manholes, replace 45 4-inch long side service connections, pre televise 45 existing services, clean and televise approximately 7,140 linear feet of deteriorated lines, and post televise 4,040 linear feet of rehabilitated sanitary sewer lines.

ORIGINAL CONTRACT AMOUNT: \$ 1,895,761.75

THIS CHANGE ORDER

<u>Description:</u>	<u>Net Change</u>
Furnish all necessary labor, materials, and equipment to pipeburst approximately 4,040 linear feet of 8-inch sanitary sewer lines with 10-inch DR-17 HDPE.	\$ 109,080.00
Remove and replace nine existing sanitary sewer manholes.	\$ 25,200.00
Furnish and install two new sanitary sewer manholes.	\$ 6,000.00
Stabilize/rehabilitate four existing manholes (avg. depth 10 feet)	\$ 2,500.00
Replace 45 4-inch long side service connections.	\$ 67,500.00
Televise 45 existing services.	\$ 3,375.00
Clean and Televise approximately 7,140 linear feet of existing deteriorated lines.	\$ 16,065.00
Post televise 4,040 linear feet of rehabilitated sanitary sewer lines.	\$ 6,060.00
TOTAL AMOUNT OF THIS CHANGE ORDER	\$ 235,780.00
TOTAL REVISED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER:	\$ 2,131,541.75

CONTRACT TIME

Original Contract Time:	270	Calendar Days
Additional Time Requested:	60	Calendar Days
Revised Contract Time per this Change Order:	330	Calendar Days

CONDITION OF CHANGE:

"Contractor acknowledges and agrees that the adjustments in contract price and contract time stipulated in this Change Order represents full compensation for all increases and decreases in the cost of, and the time required to perform the entire work under the Contract arising directly or indirectly from this Change Order and all previous Change Orders. Acceptance of this waiver constitutes an agreement between Owner and Contractor that the Change Order represents an all inclusive, mutually agreed upon adjustment to the Contract, and that Contractor will waive all rights to file a claim on this Change Order after it is properly executed."

Recommended by:

Dr. Hani Tohme, P.E.
Water Utilities Director

Approved by:

City of Beaumont
City Manager

Accepted by:

Simco Enterprises, Ltd.
Contractor

Date: 1/28/15

Date: _____

Date: _____

RESOLUTION NO.

WHEREAS, on December 11, 2012, the City Council of the City of Beaumont, Texas, passed Resolution No. 12-288 awarding a contract in the amount of \$1,895,761.75 to Simco Enterprises, Ltd., of Groves, Texas, for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII Project; and,

WHEREAS, Change Order No. 1, in the amount of \$235,780, is required to furnish all necessary labor, materials and equipment to rehabilitate approximately 4,040 linear feet of 8-inch sanitary sewer lines with 10-inch DR-17 HDPE; remove and replace nine (9) existing sanitary sewer manholes; furnish and install two (2) new sanitary sewer manholes; stabilize/rehabilitate existing sanitary sewer manholes; replace forty-five (45) 4-inch long side service connections; pre televise forty-five (45) existing services; clean and televise approximately 7,140 linear feet of deteriorated lines; and, post televise 4,040 linear feet of rehabilitated sanitary sewer lines, thereby increasing the contract amount to \$2,131,541.75;

NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

THAT the City Manager be and he is hereby authorized to execute Change Order No. 1 for emergency sanitary sewer repairs in the amount of \$235,780, thereby increasing the contract amount to \$2,131,541.75 for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII Project.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of
February, 2015.

- Mayor Becky Ames -

February 3, 2015

Consider a resolution approving the award of a contract to Frazier Ltd., of Houston for refurbishing and remounting two ambulance bodies



TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Laura Clark, Chief Financial Officer

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution approving the award of a contract for refurbishing and remounting two (2) ambulance bodies to Frazier, Ltd., of Houston, Texas in the estimated amount of \$94,575.00.

BACKGROUND

Beaumont EMS operates ambulances consisting of a body or box module mounted on a heavy-duty pickup chassis. Ambulance bodies, when periodically refurbished, have a longer service life than the chassis on which they are mounted. Refurbishment is less costly than purchasing a new body each time the chassis needs to be replaced. Refurbishment of bodies and replacement of chassis are requested through the City's budget process. The Fleet Superintendent evaluated the request and recommended refurbishment and replacement due to the age and mileage of the unit.

Pricing was obtained through the Houston-Galveston Area Council (H-GAC), a cooperative purchasing association providing cities and political subdivisions with the means to purchase specialized equipment at volume pricing. H-GAC complies with State of Texas procurement statutes.

FUNDING SOURCE

Capital Reserve Fund.

RECOMMENDATION

Approval of resolution.

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE

CITY OF BEAUMONT:

THAT the City Council hereby approves the award of a contract for outfitting, refurnishing and remounting two (2) ambulance box modules to new chassis to Frazier, Ltd., of Houston, Texas, in the amount of \$94,575 through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

February 3, 2015

Consider a resolution approving the purchase of two pickup cab chassis from Silsbee Ford of Silsbee for use as ambulance units



TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Laura Clark, Chief Financial Officer

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution approving the purchase of two (2) pickup cab chassis from Silsbee Ford of Silsbee, Texas in the amount of \$71,325.50 for use as ambulance units.

BACKGROUND

Beaumont EMS operates ambulances consisting of a body or box module mounted on a heavy-duty pickup chassis. Annually, based on the Fleet Manager's evaluation during the budget process, a recommendation is made to replace worn and obsolete vehicles that are no longer cost effective to operate. These two ambulance pickup chassis, units 7141 and 7142, both purchased in 2006 having 106,926 miles and 112,510 miles respectively, are to be replaced due to age and mileage. The vehicles will be disposed of in accordance with the City's surplus equipment policy.

Pricing was obtained through the Texas Association of School Boards (BuyBoard), a cooperative purchasing association providing cities and political subdivisions with the means to purchase specialized equipment at volume pricing. BuyBoard complies with State of Texas procurement statutes. The total purchase price includes the BuyBoard fee of \$400 which is paid to the vendor.

Warranties of 36,000 miles or three (3) years are provided for each new vehicle. Warranty service is provided by local authorized dealerships. Delivery is expected within sixty (60) to ninety (90) days.

FUNDING SOURCE

Capital Reserve Fund.

RECOMMENDATION

Approval of resolution.

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF BEAUMONT:

THAT the City Council hereby approves the purchase of two (2) vehicles for use by Emergency Medical Services (EMS) from Silsbee Ford, of Silsbee, Texas, in the amount of \$71,325.50 through the BuyBoard Cooperative Purchasing Program.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

February 3, 2015

Consider a resolution authorizing Beaumont Place, LP to submit an application to the Texas Department of Housing and Community Affairs for the proposed Beaumont Place of Grace, a Low Income Housing Tax Credit project and offering support for this project



TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: Chris Boone, Planning & Community Development Director

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution authorizing Beaumont Place, LP to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Beaumont Place of Grace, a Low Income Housing Tax Credit (LIHTC) project and offering support for this project.

BACKGROUND

Beaumont Place, LP is requesting authorization to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for use of Low Income Housing Tax Credit (LIHTC) funds for the construction of a 128 unit housing development for seniors, approximately 112 of which will be for low-income tenants. The project, known as Place of Grace, is located at Sarah Street and Fannett Road.

Because the project is located in a census tract that has more than 20% Housing Tax Credit units per total households within the tract and because Beaumont has more than twice the state average of subsidized units per capita, additional subsidized units would not be allowed unless the City acknowledges that it has more than twice the state average of units per capita supported by Housing Tax Credits, supports the proposed development and authorizes the allocation of Housing Tax Credits for the project.

FUNDING SOURCE

Not applicable.

RECOMMENDATION

Approval of resolution

BEAUMONT, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF BEAUMONT, TEXAS (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN BEAUMONT; (B) AUTHORIZING A POSSIBLE AWARD OF HOUSING TAX CREDITS FOR THE DEVELOPMENT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Whereas, Beaumont Place, LP, a Texas to-be-formed limited partnership (“Applicant”), is applying to the Texas Department of Housing and Community Affairs (the “TDHCA”) for 2015 Housing Tax Credits to provide equity financing for a proposed new construction of 128 units of rental housing for elderly citizens, of which 112 units will be income and rent restricted; such development to be called Place of Grace (the “Project”), to be located in the southern quadrant of the intersection of Sarah Street and Fannet Road, and to be owned by the Applicant; and

Whereas, City Council wishes to evidence its support for this proposed Project in the City of Beaumont and to facilitate the possible award of 2015 Housing Tax Credits to the Project; and

Whereas, the Project will be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; and the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and therefore must specifically authorize the Project;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that the City of Beaumont, acting through its governing body, hereby confirms that it supports the proposed Place of Grace development to be located in the southern quadrant of the intersection of Sarah Street and Fannett Road, and that this formal action has been taken to put on record the opinion expressed by the City on this date for the purpose of **10 TAC §11.9(d)(1)**; and

FURTHER RESOLVED, that as provided for in **10 TAC §11.3(d) and §11.4(c)(1)**, it is hereby acknowledged that the proposed New Construction Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households in the census tract and the City of Beaumont hereby supports the proposed Place of Grace development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development; and

FURTHER RESOLVED, that the City of Beaumont hereby supports the proposed Place of Grace development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to **Texas Government Code §2306.6703(A)(4)**; and

FURTHER RESOLVED that for and on behalf of the Governing Body, **City Manager Kyle Hayes** is hereby authorized, empowered, and directed to certify these resolutions to the TDHCA; and

FURTHER RESOLVED that the City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of the City Attorney, for carrying out these resolutions; and

FURTHER RESOLVED that these resolutions shall be effective as of their date of passage by City Council.

Resolved this date..... (City to use its format for resolutions)

January 5, 2015

Via Fax: 409-880-3112

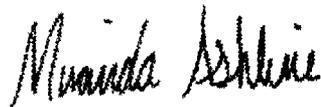
Councilmember Ward 4 Jamie Smith
City of Beaumont
PO Box 3827
Beaumont, TX 77704-3827

Dear Councilmember Smith,

Beaumont Place, LP is making an application for 2015 Competitive Housing Tax Credits the Texas Department of Housing and Community Affairs for Place of Grace, South Quadrant of Sarah Street and Fannett Road, Beaumont, TX 77705, Jefferson County. This New Construction is an Elderly community on one site and comprised of approximately 128 units of which 87.5% will be for low-income tenants.

There will be a public hearing to receive public comment on the proposed development. Information regarding the date, time, and location of that hearing will be disseminated at least 30 days prior to the hearing date on the Department's website (<http://www.tdhca.state.tx.us/multifamily/communities.htm>) for competitive HTC applications and Tax-Exempt Bond applications where the Department is the issuer. For Tax-Exempt Bond applications that utilize a local issuer interested individuals are encouraged to contact the local issuer for information regarding the public hearing.

Sincerely,



Miranda Ashline
Authorized Representative of Beaumont Place, LP

Beaumont Place, LP
3700 Buffalo Speedway, Suite 1010
Houston, TX 77098
Ph: Office: 713-963-8660 / Direct: 409-853-3681 | Fx: 713-963-8164

RESOLUTION NO.

A RESOLUTION OF THE CITY OF BEAUMONT, TEXAS (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN BEAUMONT; (B) AUTHORIZING A POSSIBLE AWARD OF HOUSING TAX CREDITS FOR THE DEVELOPMENT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Beaumont Place, LP, a Texas to-be-formed limited partnership ("Applicant"), is applying to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2015 Housing Tax Credits to provide equity financing for a proposed new construction of 128 units of rental housing for elderly citizens, of which 112 units will be income and rent restricted; such development to be called Place of Grace (the "Development"), to be located in the southern quadrant of the intersection of Sarah Street and Fannet Road, and to be owned by the Applicant; and,

WHEREAS, City Council wishes to evidence its support for this proposed Development in the City of Beaumont and to facilitate the possible award of 2015 Housing Tax Credits to the Development; and,

WHEREAS, the Development will be located in a Qualified Census Tract that has more than 20% Housing Tax Credit Units per total household in the census tract; and the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and therefore must specifically authorize the Development for the purpose of establishing the Development's eligibility for Housing Tax Credits under 10 TAC §11.3(d) and its eligibility for the 30 percent boost in Eligible Basis under 10 TAC §11.4(c)(1);

NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

THAT the City of Beaumont, acting through its governing body, hereby confirms that it supports the proposed Place of Grace development to be located in the southern quadrant of the intersection of Sarah Street and Fannett Road, and that this formal action has been taken to put on record the opinion expressed by the City on this date for the purpose of 10 TAC §11.9(d)(1); and,

BE IT FURTHER RESOLVED THAT as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Place of Grace will be New Construction and is located in a Qualified Census Tract that has more than 20% Housing Tax Credit Units per total households in the census tract and the City of Beaumont hereby confirms its support of the proposed Place of Grace development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development; and,

BE IT ALSO RESOLVED THAT the City of Beaumont hereby supports the proposed Place of Grace development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and,

BE IT ALSO RESOLVED THAT for and on behalf of the Governing Body, City Manager Kyle Hayes is hereby authorized, empowered, and directed to certify these resolutions to the TDHCA; and

BE IT ALSO RESOLVED THAT the City Council hereby approves and authorizes the execution on behalf of the City of all other documents and writings whatsoever that may be necessary or convenient, in the reasonable opinion of the City Attorney, for carrying out these resolutions; and

BE IT ALSO RESOLVED THAT these resolutions shall be effective as of their date of passage by City Council.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of February, 2015.

- Mayor Becky Ames -

February 3, 2015

Consider a resolution authorizing Beaumont Housing Partners, Ltd. to submit an application to the Texas Department of Housing and Community Affairs for the proposed Heritage Heights, a Low Income Housing Tax Credit project and offering support for this project



TO: City Council

FROM: Kyle Hayes, City Manager

PREPARED BY: ^{CJB} Chris Boone, Planning & Community Development Director

MEETING DATE: February 3, 2015

REQUESTED ACTION: Council consider a resolution authorizing Beaumont Housing Partners, Ltd. to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed Heritage Heights, a Low Income Housing Tax Credit (LIHTC) project and offering support for this project.

BACKGROUND

Beaumont Housing Partners, Ltd. is requesting authorization to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for use of Low Income Housing Tax Credit (LIHTC) funds for the construction of a 118 unit housing development for seniors, approximately 99 of which will be for low-income tenants. The project, known as Heritage Heights, is located at 6300 Phelan Boulevard.

Because Beaumont has more than twice the state average of subsidized units per capita, additional subsidized units would not be allowed unless the City acknowledges that it has more than twice the state average of units per capita supported by Housing Tax Credits, supports the proposed development and authorizes the allocation of Housing Tax Credits for the project.

FUNDING SOURCE

Not applicable.

RECOMMENDATION

Approval of resolution

Whereas, Beaumont Housing Partners, Ltd. has proposed a development for affordable rental housing on the 6100 Block of Phelan Boulevard named Heritage Heights in the City of Beaumont; and

Whereas, Beaumont Housing Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Competitive 9% Housing Tax Credits for Heritage Heights

It is hereby

RESOLVED, that the City of Beaumont, acting through its governing body, hereby confirms that it **[has no objection to / supports]** the proposed Heritage Heights located on the 6100 Block of Phelan Boulevard /TDHCA number 15220 and that this formal action has been taken to put on record the opinion expressed by the City of Beaumont on **[date]**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Becky Ames, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Whereas, **Beaumont Housing Partners, Ltd.** has proposed a development for affordable rental housing at **approximately 6300 Phelan Boulevard** named **Heritage Heights** in the **City of Beaumont** and

Whereas, **Beaumont Housing Partners, Ltd.** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Housing Tax Credits or Private Activity Bonds for **Heritage Heights**

It is hereby

RESOLVED, that as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that that the **City of Beaumont** has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the **City of Beaumont** hereby supports the proposed **Heritage Heights**, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Becky Ames, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

EXHIBIT "A"

Approximately 4.1 acres, described as:

Lot 1

Jefferson County Appraisal District Property ID: 56492

Legal Description: T H LANGHAM EST L1 BLK B 1.446 AC

Lot 2

Jefferson County Appraisal District Property ID: 56493

Legal Description: T H LANGHAM EST L2 BLK B 1.4997 AC

Lot 3

Jefferson County Appraisal District Property ID: 56488

Lot 3 Legal Description: T H LANGHAM EST L6 BLK A



NuRock Companies
4925 Greenville Avenue, Suite 1305
Dallas, Texas 75206
Phone 972-573-3400

Chris
Boone

January 7, 2015

Councilperson W. L. Pate, Jr.
Beaumont City Hall
801 Main Street, 3rd Floor
Beaumont, TX 77701
Fax number – (409) 880-3112
Email –

Dear Councilperson Pate:

Beaumont Housing Partners, Ltd. are making an application for Housing Tax Credits with the Texas Department of Housing and Community Affairs for Heritage Heights, located at 6300 Phelan Blvd., Beaumont, Jefferson County, Texas. This New Construction is an apartment community, and comprised of approximately 118 units of which 99 will be for low-income tenants.

There will be a public hearing to receive public comment on the proposed development. Information regarding the date, time, and location of that hearing will be disseminated at least 30 days prior to the hearing date on the Department's website (<http://www.tdhca.state.tx.us/multifamily/communities.htm>) for competitive HTC applications and Tax-Exempt Bond applications where the Department is the issuer. For Tax-Exempt Bond applications that utilize a local issuer interested individuals are encouraged to contact the local issuer for information regarding the public hearing.

Sincerely,

Daniel Allgeier
Representative of Beaumont Housing Partners, Ltd.
Vice President
dallgeier@nurock.com

Heritage Heights

Heritage Heights is a proposed 118 unit rental high-rise property for seniors in Beaumont, Texas.

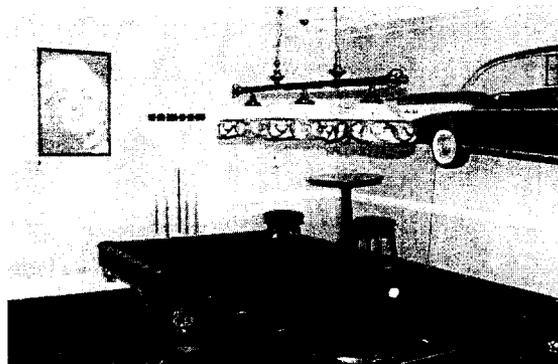
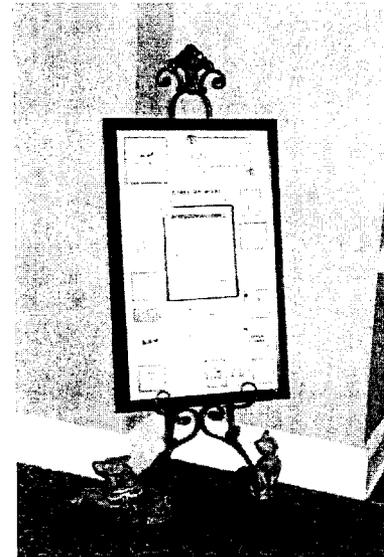
Project Description:

High-rise -

40 one bedroom units - 722 square feet

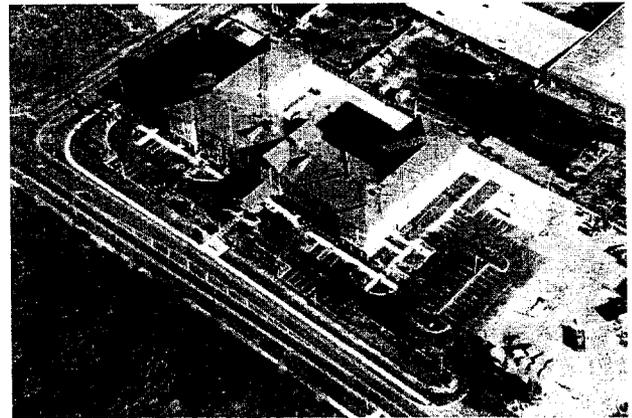
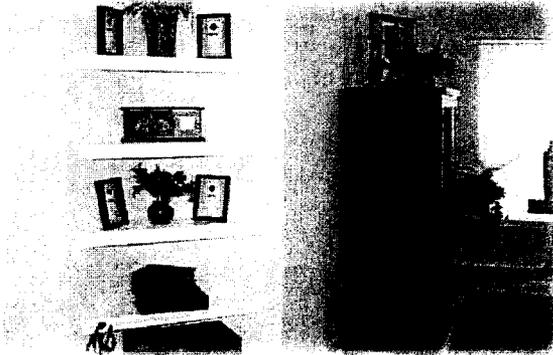
78 two bedroom - 2 bath units - 948 square feet

- Clubhouse with offices, maintenance facilities, support services area, health club, games room, library, business center, kitchen, meeting and party rooms.



Units will feature:

- Energy saving features including:
 - 14 SEER AC with programmable thermostats
 - Energy Star rated lights, plumbing and appliances
 - Energy Star rated windows
 - Passive solar features
- Full kitchens with pantry
- Washer and Dryer connections in all units
- Ceiling Fans in living and bedrooms
- Water saving landscaping and fixtures
- Some covered parking or garages



12/21/07

Vista Grand at Spring Hill

Project # 120424-2055
Date: 04-24-2007
Rev: 5/2/07

ECONOMICS

- Overall project cost - \$15,700,000
- For residents of all income. Some units will be restricted to residents that make less than 60% of the area median income - for example \$24,300 for a family of two, some to residents that make less than 30% of the AMI, and some to residents of any income.
- Sources of Funds



- Debt from conventional lender
- Local funds from the City or other local provider. \$950,000 is required to maximize points
- Equity from sale of housing tax credits

Housing tax credits are federal income tax credits. They are sold to large publicly traded companies like Google and J.P. Morgan/Chase. These companies are betting they will make money over the next ten years and can apply these credits to their federal income tax bill. The local effect is the input of over \$10,700,000 of equity into the local economy. The Statewide effect of the annual allocation of over \$60 million of tax credits is an influx of over half a billion dollars of equity into the state each year.

This project will create short term construction jobs, as well as permanent jobs for operation of the property and increase local business. According to the National Home Builders there are 3 phases of economic impact from construction of housing. First, there is the construction phase which adds an average of \$52,429 to the local economy and \$4,000 to local taxes (both property and sales taxes). Next is the first year's impact which adds \$24,147 to the local economy and \$3,528 in taxes. Finally there is the on going impact adding \$23,567 to the local economy and an average of \$4,270 in tax revenue. How does this happen? Contractors hire local labor, house employees locally, buy materials and pay fees. The construction workers eat, buy gas and shop locally. The long term effects are because residents use banks, car repair, dry cleaners, day care, dentists, electricity, lawyers, and medical services, read newspapers and eat out among other things. Additionally Heritage Heights will pay property taxes to the City, County, and the School District.



The NuRock Companies

Since its inception over twenty years ago, The NuRock Companies (“NuRock”), has been built on the expertise of its people to develop, operate and manage the highest quality housing and supplement that housing. Quite simply, NuRock’s product is service --- service delivered with a commitment to excellence. Our successes are based on attention to detail and a dedication to quality, both accomplished while anticipating and satisfying the demands of the marketplace and focusing on the needs of our residents.

NuRock’s operations encompass all aspects of real estate activity, including acquisition analysis, development support, construction, property management, governmental regulatory compliance services, and due diligence support work. Additionally NuRock provides our award winning Breakout™ after school and summer program for resident’s children at no cost to the resident.

With over 7,000 units in its portfolio, NuRock is one of the largest developers, owners and managers of multifamily housing in the southwest. NuRock has the financial capability, banking, mortgage and equity relationships to complete any multifamily project from the acquisition and rehabilitation of an affordable property to construction of luxury lofts over retail.

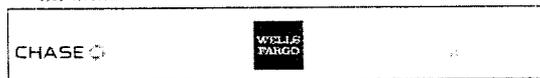
NuRock **GETTING THE JOB DONE**

FINANCIAL CAPABILITY

- \$60,000,000 Net Worth
- Line of Credit - Regions Bank
- Built and Own over 12,000 units

RELATIONSHIPS

LENDERS



EQUITY



RESOLUTION NO.

WHEREAS, Beaumont Housing Partners, Ltd. has proposed a development for affordable rental housing at approximately 6300 Phelan Boulevard named Heritage Heights in the City of Beaumont; and,

WHEREAS, Beaumont Housing Partners, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Housing Tax Credits or Private Activity Bonds for Heritage Heights;

NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

THAT as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that the City of Beaumont has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and,

BE IT FURTHER RESOLVED THAT the City of Beaumont hereby supports the proposed Heritage Heights, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4); and,

BE IT ALSO RESOLVED THAT for and on behalf of the Governing Body, Becky Ames, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 3rd day of
February, 2015.

- Mayor Becky Ames -