

HLH Development, LLC  
13438 Bandera Rd. #104  
Helotes, Texas 78023

January 31, 2022

Mayor Ralph Gutierrez  
City of Schertz  
1400 Schertz Parkway Building #4  
Schertz, Texas 78154

Re: Hallie's Cove Development – wastewater service

Mayor Gutierrez:

My name is Harry Hausman, and I am the principal of HLH Development, LLC (“HLH”) which is the developer of Hallie’s Cove. I have been working on this project since September 2016. Since its inception, Hallie’s Cove has been receiving its wastewater service through a pump and haul operation. This has involved the utilization of a variety of tanks and related equipment. The development is to ultimately to receive permanent wastewater service through the Woman Hollering Wastewater Project (“WHWP”).

We understand the WHWP will not be completed in such a time that Unit 4 of Hallie’s Cove will also need to be served by a pump and haul operation for a period of time. This will necessitate the relocation of pump and haul equipment to an existing park site within the development. In addition, HLH had to construct an additional manhole for the pump and haul operation.

It is my understanding the costs to relocate the equipment would ordinarily be costs the City would need to incur and would not be necessary if the WHWP were already online. Nonetheless, HLH is willing to go ahead and incur the costs with following conditions:

1. HLH receive sewer impact fee credits equal to the amount of the costs to relocate the pump and haul equipment to the park site within the development. HLH will provide an invoice for those costs the City can use as a basis for issuing the dollar credits. To the degree HLH is not able to use all the credits within Hallie’s Cove, HLH would be able to transfer them to other projects within the City.
2. HLH would also be reimbursed the amount money it spent to install the manhole in Unit 4 that was originally to be part of the WHWP project.
3. The plat for Unit 4 be placed on the next P&Z commission agenda for consideration without any additional requirements for the storage capacity associated with the pump and pump operation.
4. Once the system is moved to the park site, the City will immediately take over maintenance of it.

We are making this request pursuant to Sections. 90-152 Offsets and Credits Against Capital Recovery Fees. and Sec. 90-162. - Relief procedures. of Article V. Water and Wastewater Capital Recovery Fees. Division 3. Wastewater Facilities Fees. Division 1. – Generally. To the extent Council may need to take any action on this item, we would respectfully request that you instruct staff to schedule it for consideration at the next regularly scheduled City Council meeting.

If you have any questions regarding the matter, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Hausman', with a long horizontal flourish extending to the right.

Harry Hausman, Managing Member  
of HLH Development, LLC