

**RESOLUTION NO. 2021-\_\_\_\_R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING THE ISSUANCE OF REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 TO BE ISSUED BY NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION FOR A RESIDENTIAL SENIOR LIVING PROJECT, TO BE KNOWN AS THE VILLAS DEL SAN XAVIER SENIOR RESIDENCES AND LOCATED AT 2621 SOUTH I-35 IN SAN MARCOS; AND DECLARING AN EFFECTIVE DATE.**

**RECITALS:**

**WHEREAS**, the New Hope Cultural Education Facilities Finance Corporation (the "Issuer") is empowered to issue bonds to finance the acquisition, construction and equipping of qualified residential rental housing units for seniors; and

**WHEREAS**, San Germaine, LP (the "Borrower"), a Texas limited partnership, is seeking to borrow funds from the Issuer to finance the acquisition, construction and equipping of a qualified residential rental housing project to be known as the Villas Del San Xavier Senior Residences to be located at 2621 South I-35, San Marcos, Texas 78666 (the "Project"); and

**WHEREAS**, the City of San Marcos, Texas (the "City") is the governmental unit having jurisdiction over the area of the Project; and

**WHEREAS**, the Borrower has requested that the Issuer issue qualified residential rental housing revenue bonds or notes (the "Bonds") to finance such acquisition, construction and equipping, in one or more series, at one or more times, in an aggregate principal amount not to exceed \$30,000,000 (the "Plan of Finance"); and

**WHEREAS**, pursuant to the provisions of section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the City of San Marcos, Texas, after the required public hearing (the "TEFRA Hearing"), following reasonable notice, as the governmental unit having jurisdiction over the area of the Project, must approve issuance of bonds by the Issuer to enable the Bonds to qualify as tax-exempt obligations under the Code;

**WHEREAS**, the TEFRA Hearing for the issuance of the Bonds pursuant to the Plan of Finance was conducted by toll free telephone on January 25, 2021 by a hearing officer designated by the Issuer;

**WHEREAS**, a copy of the Minutes of Public Hearing containing the minutes of the hearing with a copy of the affidavit of publication and a copy of the notice as published on January 17, 2021 in the *San Marcos Daily Record* is attached to this Resolution as **Exhibit A**.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**PART 1.** The City Council, as the elected legislative body having jurisdiction over the area in which the Project to be financed is located, hereby approves the proposed issuance of the Bonds pursuant to the Plan of Finance by the Issuer to finance the acquisition, construction and equipping of the Project, in an amount not to exceed \$30,000,000.

**PART 2.** The foregoing approval shall be solely for the purposes of Section 147(f) of the Code and for no other purpose. The City of San Marcos, Texas shall have no liability, indebtedness or obligation for payment of the Bonds, nor shall any of the City's assets be pledged to the payment of the Bonds. The foregoing approval is not to be construed as (i) a representation or warranty by the City that the Bonds will be paid or that any obligations assumed by any of the parties will, in fact, be performed, or (ii) as a pledge of the faith and credit of or by the City. Further, the fact that the City has approved the Bonds as required by the Code may not, in any event, be used as a sales device with respect to the Bonds.

**PART 3.** This resolution shall take effect immediately from and after its passage.

**ADOPTED** on February 16, 2021.

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Jane Hughson  
Mayor

Attest:

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Tammy Cook  
Interim City Clerk

**Exhibit A**

**Affidavit of Publication and notice as published  
and Minutes of Public Hearing**

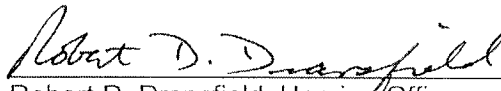
## MINUTES OF PUBLIC HEARING

I, the undersigned, hereby certify in connection with the issuance by the New Hope Cultural Education Facilities Finance Corporation (the "Issuer") of its senior living facility revenue bonds or notes (Villas Del San Xavier Senior Residences), in one or more series, in the aggregate principal amount of not to exceed \$30,000,000 (the "Bonds"), as follows:

1. I am the duly qualified and appointed Hearing Officer designated by the Issuer for the Bonds and have conducted a public hearing on the issuance of the Bonds to provide financing for a residential rental housing project for seniors to be located at 2621 South I-35, San Marcos, Hays County, Texas 78666 (the "Project").
2. Such hearing was conducted by me commencing at 10:00 a.m. on January 25, 2021 by toll-free telephone.
3. At the time for the commencement of the hearing, I publicly requested comments, either orally or in writing, on the Project to be financed with proceeds of the Bonds and on the issuance of such Bonds.
4. At the hearing, no persons presented comments orally or in writing.
5. Present at the hearing but not speaking was Gina Larson, a representative of the developer of the Project.
6. I imposed no time limitations on any public comments and concluded the public hearing at 10:06 a.m.

IN WITNESS WHEREOF, I have hereunto set my hand this January 25, 2021.

NEW HOPE CULTURAL EDUCATION FACILITIES  
FINANCE CORPORATION

  
Robert D. Dransfield, Hearing Officer

**San Marcos Publishing, LP**  
**San Marcos Daily Record**  
P.O. Box 1109, San Marcos, Texas 78667  
**(512) 392-2458**

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State of Texas  
County of Hays

Before me, the undersigned authority, holding the office of Notary Public in and for Hays County, Texas, personally appeared Lance Winter, who being by me here and now duly sworn, upon oath says:

My name is Lance Winter, and I am the Publisher, of the San Marcos Daily Record, a newspaper of general circulation in Hays County and Caldwell County, Texas, and a newspaper which has been regularly and continuously published in San Marcos, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of

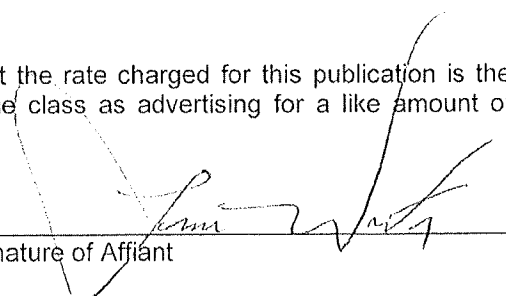
1 day on the following dates:

January 17, 2021

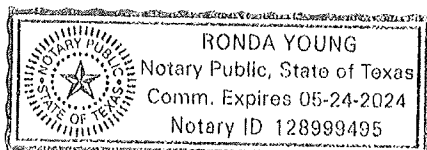
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The said Publisher, Lance Winter further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

  
\_\_\_\_\_  
Signature of Affiant

Subscribed and Sworn to me, by the said Publisher Lance Winter this 20th day of, January, 2021 to certify which witness my hand and seal of office.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for  
Hays County, Texas

San Marcos Daily  
**RECORD**

# CLASSIFIEDS

**FREE  
CLASSIFIED**

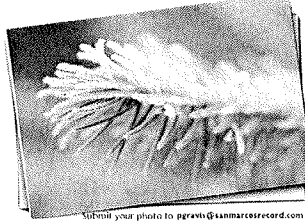
Your 5 line ad runs 5 days for FREE in the San Marcos Record. Call for details!

## Place a classified

Call 512-392-2458 or email:  
pgravis@sanmarcosrecord.com or  
ryoung@sanmarcosrecord.com  
Hours are 8:00 am - 5:00 pm  
Monday - Friday

View the Classifieds Online at: [www.sanmarcosrecord.com](http://www.sanmarcosrecord.com)

WE ACCEPT



Upload your photo to [pgravis@sanmarcosrecord.com](mailto:pgravis@sanmarcosrecord.com)



**AUTOS**

Featured Vehicle

**2013 KIA • 5 DOOR**  
Manual Transmission  
Call  
512-626-8527



**HOMES**

Featured Home

**4 BEDROOM / 2 BATH**  
HOME FOR RENT  
\$1600 / MONTH.  
Call to see 512-655-3388



**JOBS**

Featured Job

**LIVE IN - LIVE OUT**  
Caregiver needed.  
\$10/hr.  
512-486-0931



**SHOP**

Tip of the Day

**FREE WOODEN PALLETS!!!!**  
Come by Daily Record at  
1910 IH-35 South and pick up for  
Free!!!

**Public Notice**  
NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION  
NOTICE OF PUBLIC HEARING  
REGARDING THE ISSUANCE OF BONDS  
(Villas Del San Xavier Senior Residences)

Notice is hereby given of a public hearing to be held by the New Hope Cultural Education Facilities Finance Corporation (the "Issuer") at 10:00 a.m. on January 25, 2021 by calling the following toll-free telephone number: 1-866-203-7023, conference code: 214 855 8069, on the proposed issuance by the Issuer, pursuant to a plan of finance, of one or more series of revenue bonds (the "Bonds") provide financing for the acquisition, construction and equipment of a qualified residential rental housing project for seniors under Section 142(a)-(7) of the Internal Revenue Code (the "Project"), as well as to fund cost of issuance for the Bonds. The Project will be located at 2621 South 135, San Marcos, Hayes County, Texas 78666. The Project will be owned by San Germaine, LP, a Texas limited partnership ("San Germaine") or a wholly owned affiliate of San Germaine, and will be initially managed by Lifestyle Property Management. The maximum aggregate face amount of the Bonds to be issued with respect to the Project is \$30,000,000. All interested persons are invited to attend the public hearing by telephone to express orally, or in writing, their views on the Project and the issuance of the Bonds. The Bonds shall not constitute or create an indebtedness, general or specific, or liability of the Town of New Hope, Texas (the "Town"), the City of San Marcos, Texas (the "City"), the State of Texas, or any political subdivision thereof. The Bonds shall never constitute or create a charge against the credit or taxing power of the Town, the City, the State of Texas, or any political subdivision thereof. Neither the Town, the City, the State of Texas, nor any political subdivision thereof shall in any manner be liable for the payment of the principal of or interest on the Bonds or for the performance of any agreement or pledge of any kind which may be undertaken by the Issuer and not be held by the Issuer of any agreements will create any obligation upon the Town, the City, the State of Texas, or any political subdivision thereof. Further information with respect to the proposed Bonds will be available at the hearing or upon written request prior thereto addressed to the Issuer at New Hope Cultural Education Facilities Finance Corporation, c/o James W. Wilson & Associates, PLLC d/b/a The Law Offices of James W. Wilson, 103 W. Main Street, Allen, Texas 75013.

NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION  
c/o James W. Wilson & Associates, PLLC d/b/a The Law Offices of James W. Wilson, 103 W. Main Street, Allen, Texas 75013

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF LEWIS A. JONES AKA LEWIS AVERY JONES, DECEASED**

NOTICE IS HEREBY GIVEN that original Letters Testamentary in the Estate of LEWIS A. JONES AKA LEWIS AVERY JONES, Deceased, were issued on January 13, 2021, in Cause No. 20-0379-P, pending in County Court-at-Law, No. One (1) of Hayes County, Texas to JUDITH GAY JONES. Claims may be presented in care of the attorneys for the Estate addressed as follows: Estate of LEWIS A. JONES AKA LEWIS AVERY JONES, Deceased, c/o VACEK, KIECKE & COLMENERO, LLP, P.O. Box 1845, Austin, Texas 78767. All persons having claims against this Estate are required to present them within the time and in the manner prescribed by law.

**Wake up every morning believing today is going to be better than yesterday**  
Will Smith  
RENTAL CAR RECORD

**Public Notice**  
BID NOTICE  
The City of San Marcos is soliciting sealed bids to be received in the Office of the Purchasing Manager, Building 4, 630 E. Hopkins St., San Marcos, TX 78666, as outlined below:

Solicitation Number: IFB 221-039  
Cemetery Ossuary and Columbaria Improvements

Scope of Project: Includes renovation and construction including the purchase, delivery and install of ossuary and columbaria units at the San Marcos Cemetery. Estimated construction cost is approximately \$380,000.

Project Manual, plans, addenda, bid tabulation, etc., available for download at [www.sanmarcos.gov/eprocurement](http://www.sanmarcos.gov/eprocurement)

Bidders must submit a cashier's check, certified check, or acceptable bidder's bond with their bid in the amount of five percent (5%) of the bid submitted.

A non-mandatory Pre-Bid Video Conference will be held on January 26, 2021, 2:00 P.M., Local Time. Access instructions to the video conference are found at [www.sanmarcos.gov/eprocurement](http://www.sanmarcos.gov/eprocurement).

Bids must be received in the Office of the Purchasing Manager, Building 4, 630 E. Hopkins St., San Marcos, TX 78666, no later than February 18, 2021, 2:00 P.M., Local Time, and will be opened via video-conferencing. Access to the video-conference are located at the top of the [www.sanmarcos.gov/eprocurement](http://www.sanmarcos.gov/eprocurement) site.

Award is scheduled for the April 6, 2021, City Council meeting at 6:00 p.m. or any subsequent time unless otherwise rescheduled.

Questions must be submitted in writing to the Purchasing and Contracting Division only at [rlshelton@sanmarcos.gov](mailto:rlshelton@sanmarcos.gov). Please reference the solicitation number when corresponding.

**General Help Wanted**  
**The Texas Hill Country School**  
In Maxwell, TX is currently seeking a REGISTERED NURSE. The position requires a current license as a registered nurse in Texas. One year of experience in nursing required and a bachelor's degree preferred. The position involves supervising children with autism and other neurological disabilities. Please apply online at [www.careers-brightspring.com](http://www.careers-brightspring.com). If you have any questions, please call 512-396-1200.

**General Help Wanted**  
**The Texas Hill Country School**  
has positions open for caring people to work with children with disabilities. We have day and overnight shifts available in San Marcos, TX and Maxwell, TX. Acceptable driving record and clear criminal history required. Please apply for caregiver at [www.careers-brightspring.com](http://www.careers-brightspring.com) if you need assistance with the process, please call 512-396-1200

**General Help Wanted**

**MUELLER, INC.**  
METAL BUILDINGS, ROOFING & COMPONENTS  
Mueller, Inc. is a manufacturer of pre-engineered steel building systems, metal roofing & components. We now seek a **Sales Representative/Project Manager** New Braunfels Branch Location  
• Generate sales of metal building systems, residential metal roofing, and components.  
• Educate customer, interpret project requirements, and develop project specifications.  
• Coordinate customer support activities from quote to delivery.  
• 100% office based.  
• Working experience with metal buildings and components.  
• Knowledge of agricultural related environment preferred but not required.  
• Bachelor's Degree strongly preferred.  
• Starting base hourly rate of \$21.63/hr. plus graduated commission.  
• Employee paid benefits valued at \$5 - \$10/hr.  
• Guaranteed weekly pay.  
• Drug screen & background check required.  
We offer competitive pay/benefits, market-leading and comprehensive medical/prevention drug plan/benefits, generous paid time off/benefits, long-term disability, 401(k), life insurance, employee assistance program, etc.  
**Apply Online**  
[www.muellerinc.com/careers](http://www.muellerinc.com/careers)  
EEO/Minorities/Females/Disabled/Veterans

**General Help Wanted**

**DEPARTMENT ASSISTANT**  
Hayes Central Appraisal District is accepting applications for a Department Assistant.  
Reports to: Department Supervisor  
Job summary: To assist the following departments: Appraisal, Appeals, Customer Service, Abstracting GIS and Data Processing  
Job Responsibilities:  
Appraisal Review Process  
• Assist with processing paperwork for appeals, scheduling hearings, and preparing related correspondence.  
• Assist appraisers during the ARB meetings/hearing.  
• Maintain all appraisal related records in appraisal database.  
Abstracting, Data Processing and Taxpayer Assistant  
• Make ownership changes and create new property accounts.  
• Change appraisal information and sketches.  
• Keep current project information.  
• Answer the telephone and assist taxpayers.  
Job requirements: High school diploma or equivalent is required. Some college and/or 2 years of office experience preferred. Additional skills preferred include:  
• Ability to read legal documents regarding:  
• Strong analytical and computer skills (i.e. Excel, Access and GIS, Zoning).  
• Experience in research databases for specific information.  
• Excellent oral and written communication skills.  
Rec. Info. & Customer Information  
Salary is contingent upon experience.  
Health Insurance and Retirement plan provided.  
Please apply to Carrie Joseph, Office Manager/HR Coordinator, Hayes CAD, 21001 North IH 35, Kyle, TX 78640 or email [cjoseph@hayescad.com](mailto:cjoseph@hayescad.com) by January 29, 2021.  
Applicants will be required to pass a background check and complete a test before interviewing.  
Zoom's disclosure is available upon request.

**General Help Wanted**  
P/T CUSTODIAN/MAINTENANCE worker for Marindale Baptist Church. 20 hrs per week. Please call the church office for application information, at 512-357-6750.  
**Misc. Prayers**  
Thank You, St. Jude, for prayers answered.  
**Misc. Merchandise**  
NICE WASHERS Dryers/stoves \$250/Up. Refrigerators \$200/Up. Guaranteed Appliances, Sales & Service, 512-392-0373. [www.sanmarcosrecord.com](http://www.sanmarcosrecord.com)

**General Help Wanted**

**COOK NEEDED** for Assisted Living community. Fulltime position w/ benefits available. Please apply in person at 1720 Old Ranch Rd 12 next to Walgreens or call 512-392-7200 and ask for Daniel.  
**FOR RENT**  
1 BR. Mobile Home, 403 Greenhouse Rd., Maricopa. Call for info 512-757-1855.  
**General Help Wanted**  
INDEPENDENT CONTRACTOR NEWSPAPER CARRIERS NEEDED!  
Early morning hours, 7 days per week San Marcos & surrounding areas  
Requirements:  
Valid Drivers License  
Social Security  
Dependable Vehicle  
Back Up Vehicle  
Dependability  
Please call, text or email Rosa @ (830)385-4298, [rosa@earlybirdexpress.com](mailto:rosa@earlybirdexpress.com), Early Bird Express, LLC Owner.  
**Comm/Bus. For Rent**  
WRECKER YARD 1702 S. IH 35 behind One X Tavern. For info 512-757-1855.  
**Duplexes for Rent**  
GREAT DEALS! 512-353-5001, 5579-2/1, water pr. \$675-2/1, WD com. fp.  
**Classifieds Work!**  
Excerpt from "Parenting and Family Relations" University of Wisconsin - Madison

**General Help Wanted**

**PUBLISHER'S NOTICE:**  
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.  
The newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.  
To complain of discrimination call HUD toll-free at 1-800-669-9777.  
The toll-free telephone number for the hearing impaired is 1-800-927-9275.  
**EQUAL HOUSING OPPORTUNITY**