

Hunters Crossing Local Government Corporation
Meeting Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



September 19, 2017 at 6:30 P.M.

Hunters Crossing Local Government Corporation meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. **Call to Order**
 2. **Public Comments.** [Note: Persons may address the Board on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general public comments. In accordance with the State of Texas Open Meetings Act, the Board cannot undertake discussion or take any action on Public Comments received at the meeting, but can: (1) recite Board/City policy on the points raised and/or (2) place items on an upcoming agenda for both discussion and action at that upcoming meeting.]
 3. **Consider action to approve minutes from the July 26, 2017 meeting. 1-5**
 4. **CONDUCT A PUBLIC HEARING:** The Board of Directors of Hunters Crossing Local Government Corporation of Bastrop, Texas will conduct a "Public Hearing" on the proposed Fiscal Year 2018 Budget and Fiscal Year 2018 Operations and Maintenance Assessment for the Hunters Crossing Public Improvement District. **6**
 5. **ADJOURN PUBLIC HEARING:** The Board of Directors of Hunters Crossing Local Government Corporation will adjourn the Public Hearing and convene into Regular Session to take any necessary action(s).
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6. Consider action to approve A RESOLUTION R-2017-01 OF THE BOARD OF DIRECTORS OF THE HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION OF BASTROP, TEXAS, APPROVING AND ADOPTING THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT ANNUAL BUDGET FOR FISCAL YEAR 2018; PROVIDING WITHIN SAID BUDGET PROVISIONS FOR REIMBURSEMENTS FOR EXPENDITURES FOR ORIGINAL HISTORIC CAPITAL PROJECT COSTS AND OPERATIONS AND MAINTENANCE PROJECT COSTS; CONFIRMING THE COMPLETION OF THE ANNUAL REVIEW OF THE SERVICE PLAN; RECOMMENDING AN UPDATE TO THE SERVICE PLAN; RECOMMENDING CONTINUATION OF ASSESSMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT. **7 -13**
7. Consider action on the nomination and election of Vice-President for the Hunters Crossing Local Government Corporation Public Improvement District Board. **14**
8. Presentation regarding the drainage improvements within and around the Hunters Crossing Subdivision. **15**
9. Informational update to Board, by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.
10. Invitation for input from Board members related to issues for possible inclusion on future agendas.
11. Consider action to confirm the location, time/s and date/s for the next meeting/s of the Hunters Crossing Local Government Corporation. **16-20**
12. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, September 15, 2017 at 3:25 p.m. and remained posted for at least two hours after said meeting was convened.



Tracy Waldron, Chief Financial Officer



STAFF REPORT

MEETING DATE: September 19, 2017

AGENDA ITEM: 3

TITLE:

Consider action to approve minutes from the July 26, 2017 meeting.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

POLICY EXPLANATION:

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
 - 1. State the subject of each deliberation; and
 - 2. Indicate the vote, order, decision, or other action taken.

RECOMMENDATION:

Approve, amend, or correct the minutes of the July 26, 2017 Hunters Crossing Local Government Corporation.

ATTACHMENTS:

- July 26, 2017 DRAFT Hunters Crossing Local Government Corporation Meeting Minutes

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
MINUTES
July 26, 2017, 6:00 PM**

The Hunters Crossing Local Government Corporation Board met on July 26, 2017, at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Lynda Humble, Rick Womble, Michelle Dodson, and Lyle Nelson. Also in attendance were Cindy Pope, Trey Job, Tracy Waldron, Wesley Brandon, Connie Schroeder and Heather Ambrose. Brian Rider, Brandon Johnson, and Christopher Conrad were absent.

Members of the public in attendance were Bastrop County Commissioner Precinct 1, Mel Hamner and Richard Gartman.

1. Call Meeting to Order.

Board President Lynda Humble called the meeting to order at 6:00 PM with a quorum being present.

2. Public Comments.

There were no public comments.

3. Approval of meeting minutes of April 26, 2017.

Lyle Nelson made the motion to approve the minutes as presented. Seconded by Rick Womble and carried unanimously.

4. WORKSHOP SESSION

4.A Discuss the FY 2018 Proposed Budget for the Hunters Crossing Local Government Corporation.

Chief Financial Officer Tracy Waldron displayed a Power Point presentation. Ms. Waldron advised that the Capital Rate increased in accordance with the Service and Assessment Plan currently in place.

Ms. Waldron showed the projected FY17-18 budget and explained that a parcel in the area had been sold which will result in additional assessment this year. Lyle Nelson requested a copy of the presentation.

Ms. Waldron reviewed the few expenses in the proposed budget. She explained the mowing contract for ponds etc. remains the same for FY2018. Ms. Waldron stressed that the budget for FY2018 is very tight.

Ms. Humble explained to those in attendance why the Maintenance and Operations fund has not increased. President Humble further stressed that the members of the Board have a vested interest in the Hunters Crossing budget and reviewing how the money is spent. Ms. Humble said she would like to hold special meetings in anticipation of next year's budget rather than make changes to this year's budget. It's important to determine what the PID is responsible for related to maintenance to ensure upkeep and maintain property values. It's also important to understand what improvements and maintenance the Hunters Crossing property owners value most and who will be responsible for completion and funding.

President Humble said she has received several requests for maintenance of fences but there is no money in the PID fund to cover this expense. Ms. Humble asked Public Works Director Trey Job how much maintenance of the fences is anticipated to cost. Mr. Job estimated \$33,000 for the wooden fences along the roadway. Ms. Humble said that if there seems to be support for raising the PID fee, a letter could be sent to property owners requesting input. Mr. Job asked Board Member Michelle Dodson when the HOA will meet again. Ms. Dodson advised the next meeting is November 6, 2017. Mr. Job inquired whether they could possibly meet sooner and Ms. Dodson said that might be possible. Ms. Dodson said that input from the homeowners can be requested but she feels there may not be enough support for an increase in fees for maintenance of the fences at this time.

Lyle Nelson said that he feels it is critical to understand what each entity is responsible for handling and the level of that responsibility. He said the documents are difficult to understand and this leads to some confusion and frustration over responsibilities. He is hopeful that someone with a clear understanding of these documents can give guidance in the future.

Rick Womble inquired what the budget timeline is for FY2018. Ms. Waldron stated that the budget will be brought back before the Board in September for action. Ms. Waldron added that a public notice of the September 19th meeting will be published in the newspaper and notices will be mailed to the property owners in the PID.

Lyle Nelson expressed that he feels that there must be adequate information distributed before the Board considers recommending an increase in fees. Ms. Humble agreed that the budget planning should begin in the spring prior to the budget year beginning to allow ample time to discuss the value versus cost. Communication and education will be critical to understanding.

Forestar Representative Cindy Pope added that some additional revenue will be received as a result of property sold.

Mr. Richard Gartman expressed that he feels there is a lack of understanding and confusion amongst some property owners related to the various roles and responsibilities of the PID, City, and HOA. He agreed that educating the community is important.

5. The Local Government Corporation Board of Directors will adjourn Workshop Session to take any necessary actions(s).

No action was taken.

6. Consider action regarding setting the time, date and location for presenting the “Proposed FY18” budget and FY18 “O & M Assessment” for the Hunters Crossing Subdivision PID.

Ms. Waldron advised that the meeting is tentatively scheduled for Tuesday, September 19, 2017 at 6:00 PM.

Mr. Womble asked whether the Board has ever held meetings closer to the Hunters Crossing Subdivision to encourage participation. Ms. Humble said that the Board could potentially hold meetings in the area if a suitable location can be found. After discussion, it was determined that to avoid confusion it would be best to hold the Public Hearing at the City Council Chamber location since people have known the meetings to be held here in the past. Ms. Humble instructed Heather Ambrose to research a future meeting location for the next meeting following the Public Hearing.

Rick Womble made the motion to hold a public hearing for presenting the “Proposed FY18” budget and FY18 “O & M Assessment” for the Hunters Crossing Subdivision PID on Tuesday, September 19, 2017 at 6:00 PM in the City Council Chambers. Seconded by Michelle Dodson and carried unanimously.

7. Presentation of the unaudited Quarterly Financial Summary Report for the period ending June 30, 2017.

Ms. Waldron said the budget reported is actual as of June 30th and the only possible change would be if there are any delinquent taxes received or interest earned for revenue. Ms. Waldron highlighted that the irrigation expense is slightly higher than normal and slightly over budget. Ms. Waldron advised that she will be bringing back a budget amendment.

Ms. Waldron said that professional services is also over budget related to the drainage issue and related studies. Ms. Humble explained that the Hunters Crossing LGC Board was served with a lawsuit from multiple plaintiffs. Multiple defendants were served and the LGC Board is just one of many. The basis of the suit is related to the downstream impact of the past drainage issues. Mr. Womble asked if the legal fees have been included in the projections and Ms. Waldron confirmed. Ms. Humble said there will likely be a future executive session to discuss the legal issues.

Ms. Waldron discussed and provided explanation for various aspects of the report related to debt, expenses and revenue.

8. Presentation regarding the drainage improvements within and around the Hunters Crossing Subdivision.

City Engineer Wesley Brandon presented a Power Point with an update on the drainage improvement progress. Mr. Brandon reminded the Board that the drainage study was completed in December 2016 with recommendations for improvements and modifications. From the study, the work was posted for bids, and a contractor, TCB Construction, was hired in April 2017. The project is scheduled for completion 9/15/17. The preconstruction meeting was held earlier in July.

Ms. Humble inquired why there was a lag time between the hiring of the contractor and the preconstruction meeting. Mr. Brandon advised there was a delay due to some issues on the contractor's part but that the work is still progressing on schedule.

Mr. Brandon showed a map of the Hunters Crossing area. There are six different study areas. He reviewed the significant areas. He explained that some of the improvements and modifications will include increasing the height of the original diversion berm and improving and clearing the drainage inlets. Rick Womble inquired where the berm directs water. Mr. Brandon stated the channel drains water west to the storm inlet and then routes to an underground neighborhood drainage system. Mr. Brandon added that another important improvement is to rebuild one of the sidewalks to create a spillway that will help alleviate the water building up.

Mr. Brandon showed a photo of some of the improvements that have been completed. Some of the improvements are designed to make ongoing maintenance easier. Mr. Womble inquired when the pictures were taken and Mr. Brandon advised the past summer.

Mr. Brandon announced that the City and Bastrop County have entered into a co-project related to replacing the existing inadequate Shiloh Road culvert south of the Hunters Crossing neighborhood. Both the Commissioner's Court and City Council approved an Interlocal Agreement for resources for this project. The new culvert will be able to handle 7x the flow of the existing culvert. Mr. Job emphasized that the PID is not paying for the culvert. Commissioner Mel Hamner explained that the work is intended to increase the culvert from a two year flood capacity (according to his files) to a 100 year flood capacity.

9. Informational update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

President Humble advised that Mayor Connie Schroeder's recent Board appointments were methodical to ensure that the various groups and entities with an interest in Hunters Crossing are represented.

Ms. Humble notified the Board that the City is working with a law firm to review and audit the PID documents and ensure proper compliance (i.e. structure of PID; responsibility for expenses). The documents were prepared many years ago before most current staff were hired. The current documents are difficult to read and somewhat ambiguous, but the attorneys will provide professional guidance. Ms. Humble stressed that the goal is soon to be in a better place of understanding from a legal perspective. She added that it may be worthwhile for the Board to meet more frequently than quarterly to discuss the progress and possible resolutions.

Ms. Humble advised that at this time the attorneys cannot provide a timeline for completing the review of the documents. Ms. Humble asked Ms. Pope to relay to Forestar that they may be contacted simply to assist in providing any documents that may fill in the gaps in review. Ms. Humble hopes that there may be an update by the September meeting.

10. Invitation for input from Board members related to issues for possible inclusion on future agendas.

The Board requested that research be done related to finding a location for future Board meetings nearer to the Hunters Crossing development. This should be placed on the agenda for the next meeting. Several Board members suggested that the meeting location be within the PID boundaries.

In the future, the Board would also like to take a tour of Hunters Crossing to better understand the various areas of responsibilities and maintenance needs.

Newly appointed members of the Board requested a copy of the Board's bylaws.

Mayor Connie Schroeder mentioned that the length of Board terms are another area that is being reviewed.

11. Consideration, discussion, and possible action to confirm the time and date for the next quarterly meeting of the Hunters Crossing Local Government Corporation.

President Humble asked that this item will be considered on the September 19, 2017 agenda with wording as "next" meeting rather than "quarterly". Should it be necessary for an executive session to be scheduled, an October meeting may be required. Ms. Humble indicated that she will not be available on October 25th.

12. Adjourn.

Lyle Nelson made the motion to adjourn the meeting at 7:08 PM. Seconded by Michelle Dodson and carried unanimously.

APPROVED:

ATTEST:

Lynda Humble, Board President

Brandon Johnson, Board Secretary



STAFF REPORT

MEETING DATE: September 19, 2017

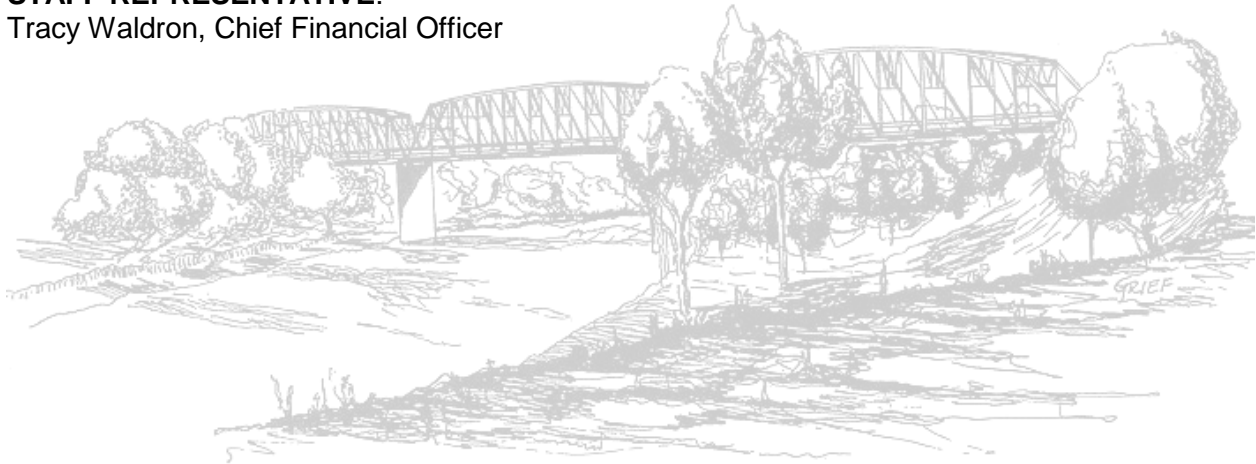
AGENDA ITEM: 4

TITLE:

CONDUCT A PUBLIC HEARING: The Board of Directors of Hunters Crossing Local Government Corporation of Bastrop, Texas will conduct a “Public Hearing” on the proposed Fiscal Year 2018 Budget and Fiscal Year 2018 Operations and Maintenance Assessment for the Hunters Crossing Public Improvement District.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer





STAFF REPORT

MEETING DATE: September 19, 2017

AGENDA ITEM: 6

TITLE:

Consider action to approve **A RESOLUTION R-2017-01 OF THE BOARD OF DIRECTORS OF THE HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION OF BASTROP, TEXAS, APPROVING AND ADOPTING THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT ANNUAL BUDGET FOR FISCAL YEAR 2018; PROVIDING WITHIN SAID BUDGET PROVISIONS FOR REIMBURSEMENTS FOR EXPENDITURES FOR ORIGINAL HISTORIC CAPITAL PROJECT COSTS AND OPERATIONS AND MAINTENANCE PROJECT COSTS; CONFIRMING THE COMPLETION OF THE ANNUAL REVIEW OF THE SERVICE PLAN; RECOMMENDING AN UPDATE TO THE SERVICE PLAN; RECOMMENDING CONTINUATION OF ASSESSMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT.**

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

Texas Local Government Code section 372.013 requires the ongoing service plan for the PID be reviewed and updated annually for determining the annual budget for improvements. The statute also requires the service plan to be presented to the governing body of the municipality for review and approval. This service plan and proposed assessment levy shall be considered at the next regular city council in conjunction with an ordinance approving the annual updated service plan and approving the assessment roll, in accordance with Texas Local Government Code section 372.013.

As there has been no change to the service plan, City Staff prepared a proposed Fiscal Year 2018 Budget and Proposed Assessments for the Operations and Maintenance Project Costs for Fiscal year 2018 based on the existing service plan and existing rates for assessments as provided by the plan and have attached the budget and rates to the Resolution for consideration and approval.

POLICY EXPLANATION:

The Hunters Crossing Public Improvement District (the "PID") was created by the City of Bastrop, Texas and is operating under the authority of Chapter 372, Texas Local Government Code. The City previously determined the estimated cost of certain public improvements for the PID and the method of assessment for the costs of such Public Improvements, and adopted a Service and Assessment Plan for the PID. Each year, the Hunters Crossing Local Government Corporation, to implement the Service Plan for the PID, reviews the service plan and proposes the assessment necessary to carry out the PID for purposes of the annual budget. This action fulfills the duty of the Corporation in carrying out its duties.

FUNDING SOURCE:

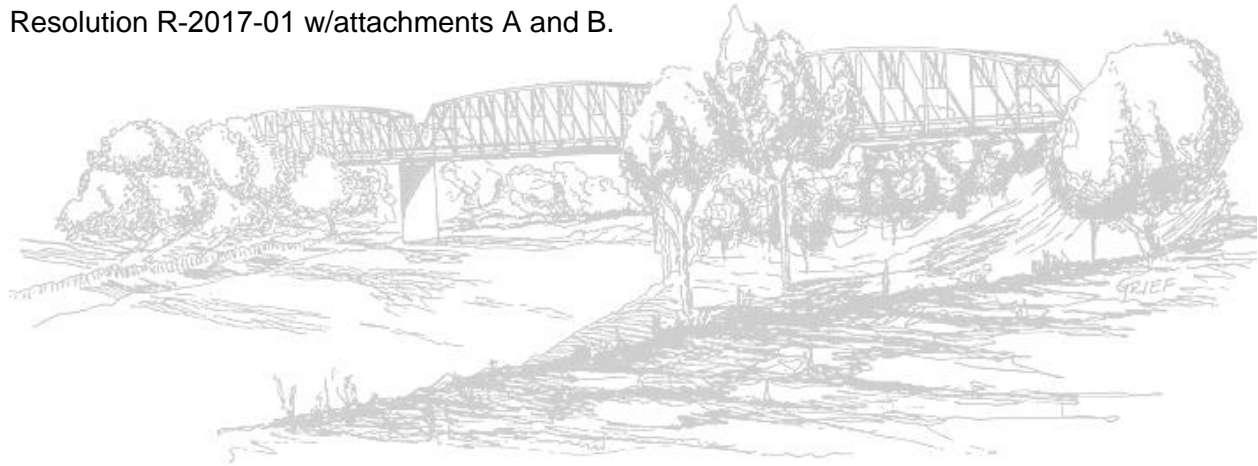
PID Assessments for FY2018

RECOMMENDATION:

Consider action to approve **A RESOLUTION R-2017-01 OF THE BOARD OF DIRECTORS OF THE HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION OF BASTROP, TEXAS, APPROVING AND ADOPTING THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT ANNUAL BUDGET FOR FISCAL YEAR 2018; PROVIDING WITHIN SAID BUDGET PROVISIONS FOR REIMBURSEMENTS FOR EXPENDITURES FOR ORIGINAL HISTORIC CAPITAL PROJECT COSTS AND OPERATIONS AND MAINTENANCE PROJECT COSTS; CONFIRMING THE COMPLETION OF THE ANNUAL REVIEW OF THE SERVICE PLAN; RECOMMENDING AN UPDATE TO THE SERVICE PLAN; RECOMMENDING CONTINUATION OF ASSESSMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT.**

ATTACHMENTS:

Resolution R-2017-01 w/attachments A and B.



**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
RESOLUTION NO. R- 2017-01**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION OF BASTROP, TEXAS, APPROVING AND ADOPTING THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT ANNUAL BUDGET FOR FISCAL YEAR 2018; PROVIDING WITHIN SAID BUDGET PROVISIONS FOR REIMBURSEMENTS FOR EXPENDITURES FOR ORIGINAL HISTORIC CAPITAL PROJECT COSTS AND OPERATIONS AND MAINTENANCE PROJECT COSTS; CONFIRMING THE COMPLETION OF THE ANNUAL REVIEW OF THE SERVICE PLAN; RECOMMENDING AN UPDATE TO THE SERVICE PLAN; RECOMMENDING CONTINUATION OF ASSESSMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT.

WHEREAS, the Hunters Crossing Public Improvement District (the "PID") has been duly created by the City of Bastrop, Texas (the "City"), and is operating under the authority of Chapter 372, Texas Local Government Code, the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, in accordance with the Act, the City previously determined the estimated cost of certain public improvements for the PID ("Public Improvements") and the method of assessment for the costs of such Public Improvements, and adopted a Service and Assessment Plan (the "Service Plan") for the PID; and

WHEREAS, the Hunters Crossing Local Government Corporation (the "Corporation") has been created by the City in order to implement the Service Plan for the PID and to perform other functions delegated to it by the City; and

WHEREAS, the City, the Corporation, and Forestar (USA) Real Estate Group, Inc., formerly known as Sabine Investment Company ("Forestar"), have entered into a Public Improvements District Development and Reimbursement Agreement (the "Reimbursement Agreement") pursuant to which Forestar has advanced sums to plan, construct and finance the Public Improvements for the PID and to pay certain costs related to the creation, organization, operation and maintenance of the PID and the Public Improvements as described in the Service Plan (collectively, "Project Costs"), subject to reimbursement as provided in the Reimbursement Agreement, and Forestar has been reimbursed for all Project Costs related to the creation and organization of the PID; and

WHEREAS, also the Corporation and City have incurred certain Project Costs related to the operation and maintenance of the PID; and

WHEREAS, the City staff has prepared for the Corporation's consideration a

proposed Fiscal Year 2018 (Fiscal Year October 1, 2017 – September 30, 2018) budget for the PID (the “PID FY-18 Budget”); and

WHEREAS, the Board of Directors of the Corporation (the “Board”) has reviewed the proposed PID FY-18 Budget and all information and documentation submitted to the Corporation in support thereof, and has determined that said budget accurately reflects projected revenues and expenditures for the upcoming fiscal year; and

WHEREAS, the Board has considered proposed expenditures to be made during Fiscal Year 2018 for operation and maintenance Project Costs and for original historic capital Project Costs and finds all such proposed Project Costs to be accurate and appropriate and should be included in the PID FY-18 Budget; and

WHEREAS, the Act provides that the Service Plan is to be reviewed and updated annually for the purpose of determining the annual budget, and the Board finds the Board has conducted such review; and

WHEREAS, the Board is of the opinion that the Service Plan, including the provisions related to assessments contained therein, should be continued as same pertains to the operations and maintenance Project Costs set forth in the Budget, and further is of the opinion that no update to provisions related to assessments for original historic capital Project Costs as set forth in the original Service Plan are required.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION THAT:

1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct.
2. The Board finds and determines that the PID FY-18 Budget, attached hereto as Exhibit A, accurately reflects projected revenues and expenditures, including expenditures for reimbursements to occur in Fiscal Year 2018 for original historic capital Project Costs, and should be and hereby is adopted.
3. The Board has conducted an annual review of the Service Plan and hereby finds such review has been conducted in accordance with all applicable law.
4. The Board finds that the assessments for operations and maintenance Project Costs as provided in the Service Plan should be continued to enable the PID to properly operate and maintain the Public Improvements and to reimburse such costs as contemplated by the Service Plan.

5. The Board finds that provisions of the Service Plan related to assessments for original historic capital Project Costs, which relate solely to the original historic capital costs, continue to be correct as set forth in the original Service Plan, should not be changed, and recommend to the City Council of the City the consideration and finding of same.
6. The Board further finds and determines that the proposed assessments for Fiscal Year 2018 set forth hereto in Exhibit B are correct and appropriate and recommend to the City Council of the City the consideration and adoption of same.
7. The Board further authorizes and directs the President of the Corporation to take any other action that may be necessary or convenient to effectuate the findings and to accomplish the objectives of this Resolution.
8. Should any paragraph, sentence, subdivision, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution, as a whole or any part or provision thereof, other than the part or parts adjudged to be invalid, illegal, or unconstitutional.
9. All other resolutions in conflict herewith are hereby repealed, but only to the extent of any such conflict or inconsistency.

PASSED, ADOPTED AND APPROVED this 19th day of September 2017, in open meeting, duly held and notice of which was given in accordance with Chapter 551, Texas Government Code, the Texas Open Meetings Act.

Hunters Crossing Local Development
Corporation

By: _____
Lynda Humble, President
Board of Directors

ATTEST:

Brandon Johnson, Secretary
Board of Directors

Hunter's Crossing Public Improvement District FY 2017-2018 BUDGET

REVENUE	FY16-17		FY17-18	Assessment Amount
	Budget	Projected	Proposed	
M&O Funds				
Commercial - Current - M&O	\$ 37,881	\$ 37,883	\$ 37,881	\$ 0.0317 per square foot
Commercial - Flat - Current - M&O	\$ 14,348	\$ 14,348	\$ 14,779	HXC 1, Lot1
Multifamily-M&O	\$ 17,400	\$ 27,412	\$ 17,400	\$ 0.0317 per square foot
Single Family - Flat - Current - M&O	\$ 11,279	\$ 11,836	\$ 11,742	\$ 23.16 per lot
Single Family - Flat - Delinquent - M&O	\$ 500	\$ 350	\$ 350	
Penalty and Interest - M&O	\$ 250	\$ 250	\$ 200	
Interest Income	\$ 525	\$ 1,300	\$ 1,300	
TOTAL M&O FUNDS RECEIVED:	\$ 82,183	\$ 93,379	\$ 83,652	
Capital Funds				
Commercial - Current - Capital	\$ 84,844	\$ 84,848	\$ 84,844	\$ 0.0710 per squarefoot
Multifamily-Capital	\$ 37,325	\$ 58,801	\$ 37,325	\$ 0.0680 per squarefoot
Single Family - Flat - Current - Capital	\$ 155,353	\$ 162,000	\$ 171,366	\$ 319 per lot
Single Family - Flat - Delinquent - Capital	\$ 2,200	\$ 500	\$ 500	
Penalty and Interest - Capital	\$ 650	\$ 650	\$ 650	
Interest Income	\$ 375	\$ 735	\$ 900	
TOTAL CIP FUNDS RECEIVED:	\$ 280,747	\$ 307,534	\$ 295,585	
TOTAL AD VALOREM TAXES	\$ 362,930	\$ 400,913	\$ 379,237	
EXPENSES				
Total Maintenance & Repairs	\$ 95,000	\$ 107,055	\$ 15,000	
Total Contractual Services:	\$ 68,500	\$ 88,880	\$ 70,500	
Total Occupancy:	\$ 6,250	\$ 9,264	\$ 6,250	
Miscellaneous Expenses	\$ 500	\$ -	\$ 500	
Reimbursement to Developer for Capital	\$ 285,000	\$ 285,000	\$ 323,500	
Total	\$ 455,250	\$ 490,199	\$ 415,750	

EXHIBIT B

**Hunters Crossing Public Improvement District
Proposed Assessments for Operations and Maintenance Project Costs Fiscal
Year 2018**

Master Plan Tract Description	Land Use	2018 Operation & Maintenance Assessment	2018 Capital Assessment
HXR 1	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 2	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 3A	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 3B	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 3C	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 4A	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 4B	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 5	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 7A	Single Family	\$ 23.16 per lot	\$338 per lot
HXR 7B	Single Family	\$ 23.16 per lot	\$338 per lot
HXC 1 (Chillis, Lot 1)	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 1 (Balance of retail, Lot 2)	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 1 (Lot 3)	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 2	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 3	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 4	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 5	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 6	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 7	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 8	Commercial	\$ 0.0317 per sq ft	\$ 0.0710 per sq ft
HXC 1, Lot 1	Commercial	\$ 14,348	N/A
HXM 1	Multi-Family	\$ 0.0317 per sq ft	\$ 0.068 per sq ft
HXM 2	Multi-Family	\$ 0.0317 per sq ft	\$ 0.068 per sq ft
HXM 3	Multi-Family	\$ 0.0317 per sq ft	\$ 0.068 per sq ft



STAFF REPORT

MEETING DATE: 9/19/17

AGENDA ITEM: 7

TITLE:

Consider action on the nomination and election of Vice-President for the Hunters Crossing Local Government Corporation Public Improvement District Board.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

Former Board Member Carolyn Smith held the term of Vice President. Ms. Smith resigned from the Board in May 2017. Whomever is elected will serve in the position of Vice-President until their term ends.

POLICY EXPLANATION:

In accordance with the Hunters Crossing Local Government Corporation Bylaws, Article III, Section 1. "Officers" states:

- "The term of office for each officer (other than the Treasurer) shall be coincident with the Director's term of office." and
- "A vacancy in the office of any officer shall be filled by the Board of Directors."

RECOMMENDATION:

Consider action on the nomination and election of Vice-President for the Hunters Crossing Local Government Corporation Public Improvement District Board.



STAFF REPORT

MEETING DATE: September 19, 2017

AGENDA ITEM: 8

TITLE:

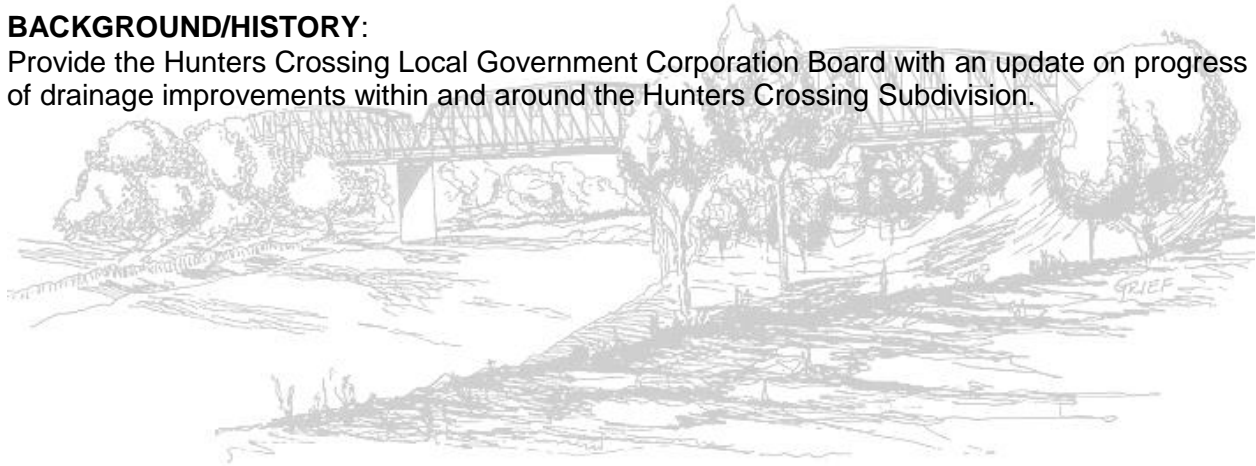
Presentation regarding the drainage improvements within and around the Hunters Crossing Subdivision.

STAFF REPRESENTATIVE:

Wesley Brandon, Director of Planning and Engineering

BACKGROUND/HISTORY:

Provide the Hunters Crossing Local Government Corporation Board with an update on progress of drainage improvements within and around the Hunters Crossing Subdivision.





STAFF REPORT

MEETING DATE: September 19, 2017

AGENDA ITEM: 11

TITLE:

Consider action to confirm the location, time/s and date/s for the next meeting/s of the Hunters Crossing Local Government Corporation.

STAFF REPRESENTATIVE:

Tracy Waldron, CFO

BACKGROUND/HISTORY:

The Hunters Crossing Local Government Corporation Board has typically held its regular meetings on a quarterly basis on the 4th Wednesday of the given month at 6:00 PM in the Bastrop City Council Chambers at 1311 Chestnut Street.

At the 7/26/17 meeting, the possibility of more frequent meetings at a location within the Hunters Crossing PID was discussed.

ATTACHMENTS:

- Calendars for October, November and December 2017 and January 2018.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	TRADITIONAL MTG DATE	25	26	27	28
30	31					

OCTOBER

2017

NOTES:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		1	2	3	4	5
6	7	8	9	VETERANS DAY OBSERVED	11	12
13	14	15	16	17	18	19
20	21	TRADITIONAL MEETING DATE	22	THANKSGIVING	23	THANKSGIVING
27	28	29	30	24	25	26

NOVEMBER

2017

NOTES:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	POSSIBLE CITY HOLIDAY 22	23	24
CITY HOLIDAY 25	CITY HOLIDAY 26	TRADITIONAL MEETING DATE 27	28	29	30	31

DECEMBER

2017

NOTES:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
NEW YEARS DAY HOLIDAY 1	2	3	4	5	6	7
8	9	10	11	12	13	14
MLK HOLIDAY 15	16	17	18	19	20	21
22	23	TRADITIONAL MEETING DATE 24	25	26	27	28
29	30	31				

JANUARY

2018

NOTES: