

**NOTICE OF REGULAR MEETING
HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION**

July 27, 2016 6:00 P.M.

City Hall Council Chambers
1311 Chestnut Street
Bastrop, TX 78602

Executive Session: The Hunters Crossing Local Government Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Texas Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated, the following item will be discussed in closed session.

A. Section 551.071 – Consultations with Attorney

1. Call Meeting 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. Approval of meeting minutes of March 9, 2016.
Pages 1-3
4. Consideration, discussion, and possible action concerning the condition of ponds, drainage, and possible dredging, related to recent flooding in the Hunters Crossing area.
Pages 4-5
5. Consideration, discussion, and possible action on transferring ownership of the common areas to the Public Improvement District.
Page 6
6. Consideration, discussion, and possible action on acceptance of the unaudited quarterly Financial Summary Reports for the period ending June 30, 2016.
Pages 7-8
7. Informational update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.
8. Invitation for input from Board members related to issues for possible inclusion on future agendas.
9. Consideration, discussion and possible action on setting the time and date for the next quarterly meeting for the Hunters Crossing Local Government Corporation.
10. Adjourn.

CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Bastrop, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted the 22nd day of July 2016 at 1:45 pm. Copies of this agenda have been provided to those members of the media requesting such information.



Tracy Waldron, Chief Financial Officer

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: THE CITY OF BASTROP IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. BASTROP CITY HALL AND COUNCIL CHAMBERS ARE WHEELCHAIR ACCESSIBLE AND SPECIALLY MARKED PARKING IS AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 512-332-8800. PLEASE PROVIDE FORTY-EIGHT HOURS NOTICE WHEN FEASIBLE.

Confirm time posted: 

STANDARDIZED AGENDA RECOMMENDATION FORM

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: July 22, 2016

MEETING DATE: July 27, 2016

1. Agenda Item: Approval of Minutes of March 9, 2016

2. Party Making Request: **Tracy Waldron, Chief Financial Director**

3. Nature of Request: (Brief Overview) Attachments: Yes X No _____

4. Policy Implication:

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

c) _____

8. Staff Recommendation:

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Motion Requested: Approve the minutes from the March 9, 2016 meeting of the board._____

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
MINUTES
March 9, 2016, 6:00 PM

The Hunters Crossing Local Government Corporation Board met on March 9, 2016 at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Brian Rider, James Kershaw, William Dildine, and Brandon Johnson. Also in attendance were Tracy Waldron, Ann Franklin, and JC Brown. Michael H. Talbot, President and Dock Jackson were absent.

1. Call to Order

Board Member Dildine called the meeting to order at 6:00 p.m. with a quorum being present.

2. Approval of meeting minutes of September 23, 2015.

A motion and a second was made to approve the minutes and approved without objection.

3. Citizen Comments

None

4. Consideration, discussion and possible action on presentation of Hunters Crossing Local Government Corporation Annual Financial Report for the year ended September 30, 2015.

A motion and a second was made to approve the audit report presented by the Chief Financial Officer with an amendment on page 13 and approved without objection.

5. Consideration, discussion and possible action on acceptance of the unaudited Quarterly Financial Summary reports for the period ending February 29, 2016.

A motion and a second was made to approve the unaudited Quarterly Financial Summary reports for the period ending February 29, 2016 presented by the Chief Financial Officer and approved without objection.

6. Consideration, discussion and possible action on adoption of a Resolution of the Board of Directors of the Hunters Crossing Local Government Corporation of Bastrop, Texas amending the Annual Budget for the Fiscal Year 2016 for the Hunter's Crossing Public Improvement District located in Bastrop, Texas.

A motion and a second was made to approve the resolution amending the annual budget for the Fiscal Year 2016 from \$257,000 to \$261,000 and approved without objection.

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

General update was given.

8. Consideration, discussion and possible action on transferring ownership of the common areas to the Public Improvement District.

No action was taken.

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

Suggested Future Agenda Items

1. Land transfer.
2. Review of Service and Assessment Plan.
3. Discussion of adding a water fountain outside the park.

10. Consideration, discussion and possible action on setting the time and date for the next Quarterly meeting for the Hunters Crossing Local Government Corporation and the proposed budget timeline for the Fiscal Year 2017.

A motion and a second was made to set the next quarterly meeting for the Hunters Crossing Local Government Corporation for June 8, 2016 at 6:00 p.m. at City Hall and approved without objection.

11. Adjournment

At 6:45 p.m. a motion and a second was made to adjourn the meeting and approved without objection.

APPROVED:

ATTEST:

Michael H. Talbot, President

Ann Franklin, City Secretary

STANDARDIZED AGENDA RECOMMENDATION FORM

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: July 22, 2016

MEETING DATE: July 27, 2016

1. Agenda Item: **Consideration, discussion, and possible action concerning the condition of ponds, drainage, and possible dredging, related to recent flooding in the Hunters Crossing area.**

2. Party Making Request: **Carolyn Smith, Board Member**

3. Nature of Request: (Brief Overview) Attachments: Yes X No _____
An explanation of the request is attached for your review.

4. Policy Implication:

5. Budgeted: _____ Yes _____ No N/A
Bid Amount: _____ Budgeted Amount: _____
Under Budget: _____ Over Budget: _____
Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**
a) _____
b) _____
c) _____

8. Staff Recommendation:

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Motion Requested:

Ms Waldron;

I just received notice of a PID meeting. This will be my first meeting as a board member and I have some questions. I am sure you are aware that Hunters Crossing has had some flood issues over the years and most recently damage to homes during the last two mega rains, with water entering homes, fence damage etc. I believe a study needs to be done on what is causing this problem as it extreme. The last rain event caused the water to come up out of the ponds and into the backyards and enter some homes at the corner of Outfitter and Trapper. They also were flooded by water traveling down Outfitter. Other homes had water running off of Bear Hunter at Grutsch and into back yards, flooding homes, tearing out fences and traveling the length of Outfitter and causing flooding in the 100 block of Outfitter along with Trapper. All of this water ends up at Outfitter and Trapper.

Since these ponds are a part of the PID I believe it is the responsibility of the PID to figure out what is causing the flooding and fix it.

I respectfully request that the condition of the ponds, drainage from the ponds and possible dredging etc be on the agenda. Lynette Lee's home at the corner of Outfitter and Trapper Trail has been flooded and ruined twice. Federal flood insurance will only pay claims 2 times so it is time to find out what is causing the problem and fix it. My home had water all around it and up to my garage door. I opened a back gate, had my fence pickets raised to allow water to escape to the ditch but if the ditch and pond do not drain correctly I will have water from the street and the ditch in my home. This is true of homes along Outfitter as this ditch is in their backyards. 114 Outfitter had water in the downstairs bedroom and it is next to me.

I am not sure with the turmoil in the city who is the chair of this committee at this time so flooding, dredging, enlarging out pipes or whatever is causing the flooding in Hunters Crossing but the whole problem needs to be on the agenda of the next meeting.

Carolyn Smith

STANDARDIZED AGENDA RECOMMENDATION FORM

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: July 22, 2016

MEETING DATE: July 27, 2016

1. Agenda Item: **Consideration, discussion, and possible action on transferring ownership of the common areas to the Public Improvement District.**

2. Party Making Request: **Brian Rider, Board Member**

3. Nature of Request: (Brief Overview) Attachments: Yes _____ No X

4. Policy Implication:

5. Budgeted: _____ Yes _____ No N/A

Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____ Over Budget: _____

Amount Remaining: _____

6. Alternate Option/Costs: _____

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) _____

b) _____

c) _____

8. Staff Recommendation:

9. Advisory Board: _____ Approved _____ Disapproved _____ None

10. Manager's Recommendation: _____ Approved _____ Disapproved _____ None

11. Motion Requested:

CITY OF BASTROP, TEXAS
LGC PID FINANCIAL SUMMARY
As of 6/30/16

		FY15-16			
HUNTERS CROSSING AD VALOREM TAXES		Budget	Actual		
M&O Funds				Assessment Amount and Description	
Commercial - Current - M&O	\$ 37,881	\$ 37,887	\$ 0.0317	per square fo *	
Commercial - Flat - Current - M&O	\$ 13,930	\$ 13,930		HXC 1, Lot1	
Single Family - Flat - Current - M&O	\$ 10,852	\$ 11,285	\$ 23.16	per lot *	
Single Family - Flat - Delinquent - M&O	\$ 500	\$ 346		(Add'l 44 lots added)	
Penalty and Interest - M&O	\$ 100	\$ 180			
Prorated PID Fees- M&O	\$ 100	\$ -			
Interest Income	\$ 140	\$ 523			
TOTAL M&O FUNDS RECEIVED:	\$ 63,503	\$ 64,151			
Capital Funds					
Commercial - Current - Capital	\$ 84,844	\$ 84,844	\$ 0.0710	per squarefo**	
Single Family - Flat - Current - Capital	\$ 140,427	\$ 146,585	\$ 301	per lot ***	
Single Family - Flat - Delinquent - Capital	\$ 50	\$ 1,932			
Penalty and Interest - Capital	\$ 100	\$ 592			
Prorated PID Fees - Capital	\$ 500	\$ -			
Interest Income	\$ 100	\$ 226			
TOTAL CIP FUNDS RECEIVED:	\$ 226,021	\$ 234,179			
TOTAL AD VALOREM TAXES	\$ 289,524	\$ 298,330			

* FY 16 Reduced Commercial \$.02 per sq. foot from .0517 to .0317 and reduced Single Family \$17 from 40.16 to 23.16 from the 2014-2015 assessments.

** Provided by Hunters Crossing Public Improvement District Service and Assessment Plan. Amount represents no increase.

*** Provided by Hunters Crossing Public Improvement District Service and Assessment Plan(page 46). FY13-14 amount \$268, FY14-15 a

		FY15-16	
EXPENSES	Current Budget	Actual	
<u>Maintenance & Repairs</u>			
Irrigation	\$ 9,000	\$ 8,482	
Miscellaneous Repairs	\$ 2,000	\$ 630	
Miscellaneous Projects*	\$ 10,000	\$ 2,689	
Total Maintenance & Repairs	\$ 21,000	\$ 11,800	
<u>Contractual Services</u>			
Mowing Services	\$ 48,000	\$ 30,461	
Maintenance Services	\$ 13,700	\$ 14,289	
Security Services	\$ -	\$ -	
Professional Services/ Audit	\$ 6,000	\$ 5,806	
Property Tax Fees	\$ 1,500	\$ 1,081	
Total Contractual Services:	\$ 69,200	\$ 51,637	
<u>Occupancy</u>			
Utilities	\$ 12,000	\$ 3,550	
Well User Fees	\$ 750	\$ 573	
Total Occupancy:	\$ 12,750	\$ 4,123	
<u>Miscellaneous & Other</u>			
Miscellaneous Expenses	\$ 500	\$ 27	
Reimbursement to Developer for Capital	\$ 261,000	\$ 261,000	
	\$ 261,500	\$ 261,027	
Total	\$ 364,450	\$ 328,587	

*This category includes a Dog Park to be constructed approx. \$8,000