

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
MINUTES

August 17, 2015

5:35 PM

The Hunters Crossing Local Government Corporation Board met on August 17, 2015 at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Michael H. Talbot, President; Brian Rider, James Kershaw, Carlos Liriano. Also in attendance were Tracy Waldron, Ann Franklin, JC Brown, Trey Job and Ryan Gray.

1. Call to Order

Mr. Michael Talbot called the meeting to order at 5:32 p.m. with a quorum being present.

3. WORKSHOP SESSION – The Local Government Corporation Board of Directors convened into a workshop session at 5:33 p.m. to discuss:

A. 2015-2016 Budget – A review and discussion of the Fiscal Year 2016 Proposed Budget for the Hunters Crossing Local Government Corporation

Mike Talbot recessed the regular meeting and convened the workshop session at 5:33 p.m. Tracy Waldron gave the LGC PID Expenditure, Fund Balance and Revenue Summary.

- Mike Talbot explained that rather than using more fund balance to reduce down the rate, if this had happened around the third year there would have been an increase. The goal is to keep the rate steady in order to avoid fluctuation from year to year to allow for better budget of expenses that is the rationale for leaving the fund balance. Mike stated that the City cannot control the Capital fund because it is set by the service agreement, the only control the City has is on the O&M side. The plan is to keep the O&M cost as steady as possible. Trey Job oversees the O&M operation for the PID and he has not seen anything of major expense that he would expect next year. The issue with breaking sprinkler heads when mowing has been resolved which has helped the cost to stay down.
- Carlos asked Trey what affect the flooding had on the property maintained by his crew. Trey stated just a couple of fences were down on the backside but nothing major.
- Mike stated the only thing there continues to be complaints about are the south boundary line where the channel ends at the property line, the people there are still complaining that they are being flooded out during a rain event. Four Star had the engineers analyze this area and has confirmed in the report that is on file with the Planning Department that the post development are not any greater than pre development.
- Mike stated at some point in time there is going to have to be some dredging work done, possibly in the next two years the channels will need to be dredged out.
- Carlos asked if there is an anticipation of a large number of future unexpected or expenses that are not regular to a common year. Trey stated the bathroom doors were replaced and all the fixtures inside and all the fences were put back up, this was all within the budget. Mike stated some of that was put into the budget.
- Mike stated that there were no complaints received on maintenance.
- Mike explained the reason revenues are down is because part of the fund balance is used to pay the O&M cost because the Capital Fee is set by ordinance and there was a desire to keep a cushion in the fund but still give some credit since the fund balance had increased more than expected. The fund could have been drawn down more but looking out over the next two or three years if it was drawn down significantly more than what it is projected to be the concern is that in two years there might have to be an increase. The goal is to keep O&M at a level fee going forward as much as possible because each year the Capital goes up. The City is trying to minimize what citizens have to pay. Keeping the O&M constant knowing the Capital is going to increase.

- Tracy stated that there is a possibility of funding a dog park out of the special projects fund.
- Carlos asked what is causing the utilities to increase so much. Trey responded “extra irrigation was added along Bear Run” and Tracy stated more residents, well and street lights.
- The question was asked were the irrigation fees for the heads if they break and the water or strictly just the cost of irrigating the area. The answer was the majority of it was the pump, there is a fee paid to the ground water industry. It was asked if it would make sense to put another well there and the answer was probably not because it is not the well, the pump is old.
- Carlos asked as other development (other than residential) takes place on the land that is left and new roads are added and additional lighting, is that cost part of this maintenance program. The answer was the well feeds the pond and the pond feeds the irrigation system.
- It was suggested that it would be cheaper to take the treated irrigation water off the City’s treated potable water. Mike stated you would first have to determine whether or not you need more than 25 acre feet, if you go over the 25 acre feet then you go over a domestic use to a permit and depending on the depth of the well.
- Mike stated as a reminder one of the things that has to be done is to hold a public hearing to receive public input and put a notice in the paper.

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

Mike Talbot adjourned the Public Hearing and reconvened into the regular meeting at 6:05 p.m.

5. Consideration, discussion and possible action regarding the setting the time, date and location on presenting the “Proposed FY-16” budget and Fy-16 “O&M Assessment” for the Hunters Crossing Subdivision Public Improvement District.

Mike Talbot recommended that the meeting be held on September 23, 2015 at 6:00 p.m., City Council Chambers at 1311 Chestnut Street. Brian Rider moved to approve the meeting date and location. Motion seconded by James Kershaw. The motion carries unanimously.

2. Approval of meeting minutes of May 21, 2015.

Mr. Rider made the motion to approve the May 21, 2015 minutes. Mr. Kershaw seconded the motion. Motion passed unanimously.

6. Invitation for input from Board Members related to issues for possible inclusion on future agendas.

- There were a set of previous minutes which had some errors in the minutes which need to be corrected.
- Include “Citizens Comments” as the second item on Hunters Crossing agendas going forward.
- Some of the public improvements will be transferred to the LGC, this will need to be on a future agenda.
- Hold a work session with the Hunters Crossing Board to explain what the issues of transferring of common areas into the LGC and to introduce the issues to the group. Mike informed Mr. Gray that he would allow him and Ms. Brown to coordinate the presentation to the board. (If there isn’t a large group to speak this will be carried out if there is a large group to speak the item will be postponed to a future meeting.) Mike stated there were issues that needed to be addressed and Mr. Rider asked if the board could get a list of the issues and Mike promised a report to the board in advance regarding the issues.
- LGC to start auditing process so when money is available it will have been vetted and reviewed.

7. Adjournment

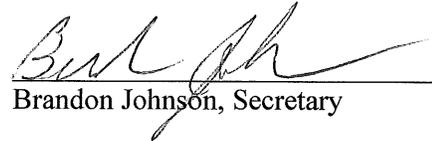
At 6:15 p.m. Mr. Rider made the motion to adjourn the meeting, seconded by Mr. Kershaw. Motion passed unanimously.

APPROVED:

ATTEST:



Michael H. Talbot, President



Brandon Johnson, Secretary