

Briefing for Southeast Travis County and Pilot Knob MUDs

March 8, 2012

Late Backup

66, 67, 68, 69, 70, 71, 72, 73, 74,

TIMELINE

- Council adopted MUD policy resolution (February 2011)
- Council adopted resolution supporting legislation to create the MUDs subject to an approved consent agreement (April 2011)
- Boards and Commissions reviewed staff recommendations (January/February 2012)
- City Council briefing (February 9, 2012)
- Remaining City Council Schedule
 - Conduct public hearing and act on Consent Agreement--March 8, 2012
 - Conduct two public hearings and act on limited purpose annexation and the Strategic Partnership Agreement—April 2012
 - Consider PUD zoning—Late Fall 2012

Remaining Consent Agreement Issues Resolved Since Council Back-up Materials Distributed

Issue	Agreement
Capital Recovery Fees for Pilot Knob	Use outside City fees
Reclaimed Water for Pilot Knob	City pays for construction of facilities to provide reclaimed water to district; developer designs all reclaimed water infrastructure including City oversizing; and developer constructs all distribution facilities within MUDs
School sites for Pilot Knob	Extend infrastructure at no cost to school; allow school and developer to negotiate and address number and type of schools at PUD approval process
Bond Schedule for Pilot Knob	Allow last bond issuance to be sold no later than 25 years from agreement execution for MUD 3, 30 years for MUD 2, and 35 years for MUDs 1, 4, and 5
Bond Authorization for Pilot Knob	\$895 million aggregate
Interim Zoning for Pilot Knob	I-SF-4A on 250 lots and I-RR on remainder of property
Affordable Housing for Pilot Knob	<p>Ownership: 10% of ownership units will be offered at 80% of MFI</p> <p>Rental: 10% of the multifamily units will be set aside at 60% of MFI</p> <p>Financial Contribution: 2% of construction costs (hard costs) of each bond sale will be provided, up to \$8 million</p>
Affordable Housing for Southeast Travis County	<p>Ownership: 10% of ownership units will be offered at 80% of MFI</p> <p>Rental: 10% of the multifamily units will be set aside at 60% MFI</p> <p>Financial Contribution: 2% of construction costs (hard costs) of each bond sale will be provided, up to \$1.8 million</p>
PUD process for both Pilot Knob and Southeast Travis County	Existing language in draft contract sufficient

WEIGHING BENEFITS AND COSTS OF PROPOSED MUDS

Summary Question for Council Restated:

Does the proposed MUD provide sufficient value to warrant City Council's approval of a Consent Agreement and a Strategic Partnership Agreement with that MUD?

- Staff recommends City Council approve a Consent Agreement and Strategic Partnership Agreement with each MUD because the City gains extraordinary benefits in:
 - infrastructure extension
 - environmental protection
 - open space
 - transportation
 - City retail utility and residential solid waste services
 - future PUD zoning