

Briefing for Southeast Travis County and Pilot Knob MUDs

March 22, 2012

TIMELINE

- Public hearing closed and Consent Agreement approved on first reading--March 8, 2012
- Remaining City Council Schedule
 - Act on Consent Agreement for second and third readings--March 22, 2012
 - Conduct two public hearings and act on limited purpose annexation and the Strategic Partnership Agreement—April 2012
 - Appoint 9 City representatives to serve as MUD board directors—no later than July 1, 2012
 - Consider PUD zoning—Late Fall 2012

Updates in Council Back-up Materials Distributed on Friday (March 16th)

Issue	Agreement
Affordable Housing	Both MUDs propose monetary and other contributions to affordable housing efforts
School sites	SETC MUD will donate two school sites already agreed upon with DIVISD
Transportation	<ul style="list-style-type: none"> • SETC MUD will reserve land for future transit center • SETC and PK MUDs will incorporate NACTO and AASHTO standards • SETC and PK MUDs will have ongoing dialogue with CapMetro on transportation issues
Zoning	PK MUD will use interim SF-4A with a cap of 300 lots and remainder of property as interim RR
Bond Issuance	SETC and PK MUDs' construction will be 90% complete by date of last bond issuance

Updates in Council Back-up Materials Distributed on Friday (March 16th)—(cont'd)

Issue	Agreement
Bond Schedule	PK MUD authorization set at \$895 million in aggregate; PK MUD last issuance date established for each MUD
Title 30	SETC and PK MUDs' consent agreements will be controlled by Title 30 if any conflict
City-appointed MUD Board Members	Procedures set for City appointment to each of the 9 MUDs

Update Since Council Back-up Materials Distributed on Friday (March 16th)

Issue	Agreement
Reclaimed Water for PK MUD	Unable to reach agreement on Reclaimed Water infrastructure and costs. Mitigate through: <ul style="list-style-type: none">• WaterSense Program• City water conservation programs and ordinances• City landscape ordinances
School sites for PK MUD	Developer will donate up to two school sites to DVISD subject to terms and conditions negotiated with DVISD. Developer will also negotiate other numbers and other types of school sites with DVISD.
Affordable Housing PK MUD	A 40-year period will be used for setting aside ten percent of the rental units within the Project for households with an income level of 60% or less of MFI

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