



# Utility Development Services

Quarterly Update on Districts

June 14, 2017





- Focus on Major Districts
- Recent or Upcoming Significant Transactions
  - ✓ Municipal Utility Districts (MUDs)
  - ✓ Public Improvement Districts (PIDs)
  - ✓ Water Control and Improvement Districts (WCIDs)
- Update on Southeast Travis County MUDs
- Update on New Legislative District
- Next Steps



- Cascade MUD (Retail W/WW)
  - Consent Agreement in August 2014
- Estancia PID (Retail W/WW)
  - Created in July 2013
- Indian Hills PID (Retail W/WW)
  - Created in August 2010
- Moore's Crossing MUD (Retail W/WW)
  - Consent Agreement in June 1987
- North Austin MUD (Wholesale W/WW)
  - Consent Agreement in May 1983
- Northtown MUD (Wholesale W/WW)
  - Consent Agreement in January 1986
- Pilot Knob MUD (Retail W/WW)
  - Consent Agreement in April 2012



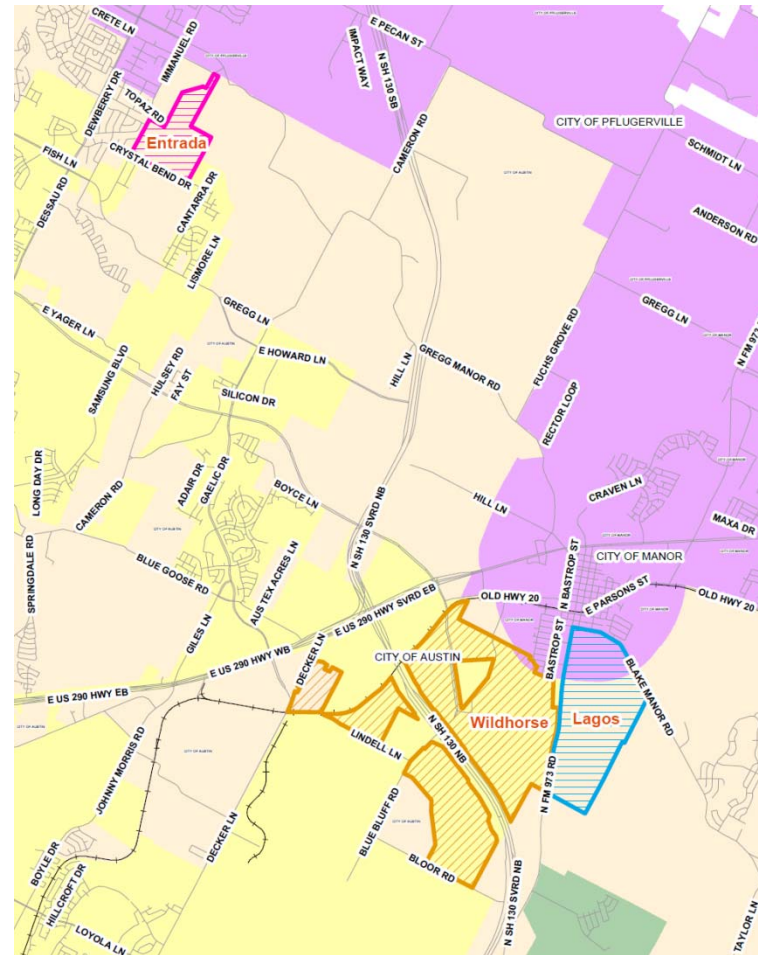
- Sunfield MUD (Retail W)
  - Consent Agreement in June 2006
- Travis County (Barton Creek) MUDs
  - Created in 1974
- Wells Branch MUD (Wholesale W/WW)
  - Consent Agreement in April 1981
- WCID #10 (Wholesale W)
  - Wholesale Agreement in 1957
- WCID #17 (Emer. W, Wholesale WW)
  - Wholesale Agreement in June 2002
- Whisper Valley PID (Retail W/WW)
  - Created in August 2010

### Entrada Proposed PID

- Located Northeast Austin
  - -Immanuel Road and Crystal Bend Drive
- ~230 acres
- 821 Single-Family
- *No Action Taken by the City or the County*

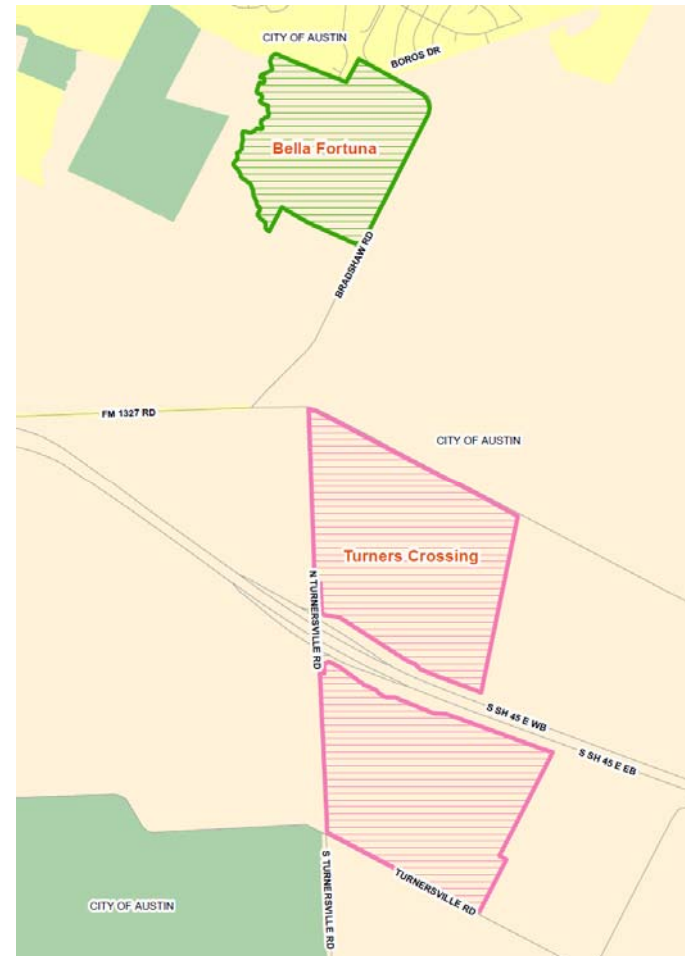
### Lagos Proposed PID

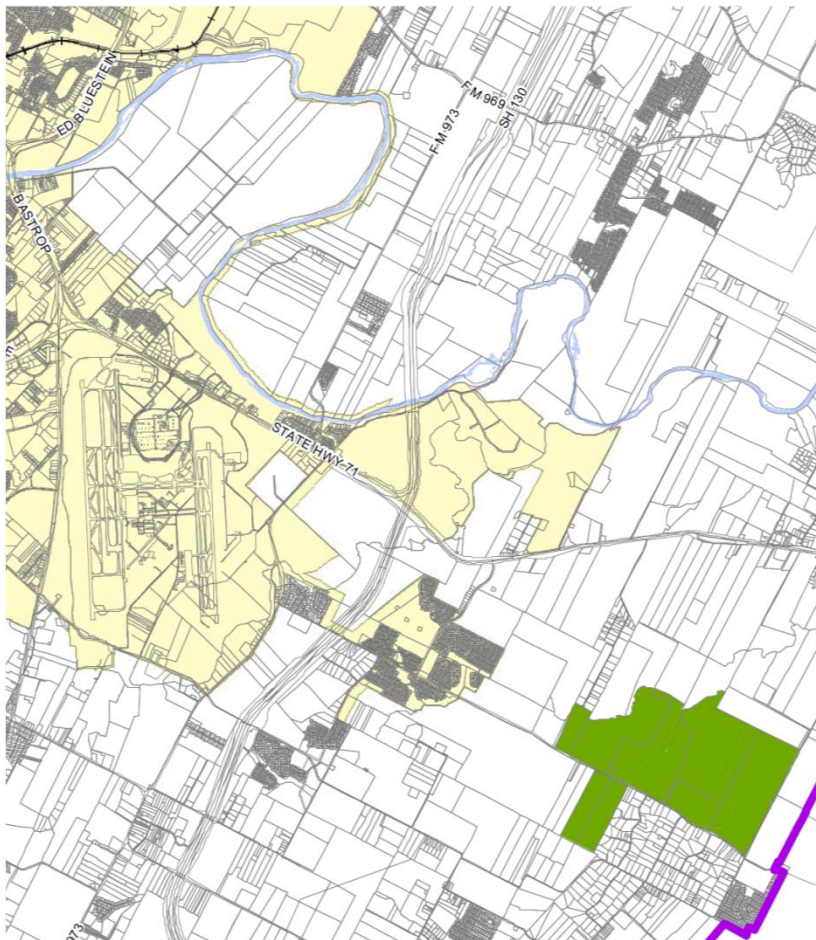
- Located Northeast Austin
  - South of Manor
- ~500 acres
- 1,200 Single-Family
- 688 Multi-Family
- 360,000 sq. ft.  
office/retail/restaurant
- *No Action Taken by the City or the County*





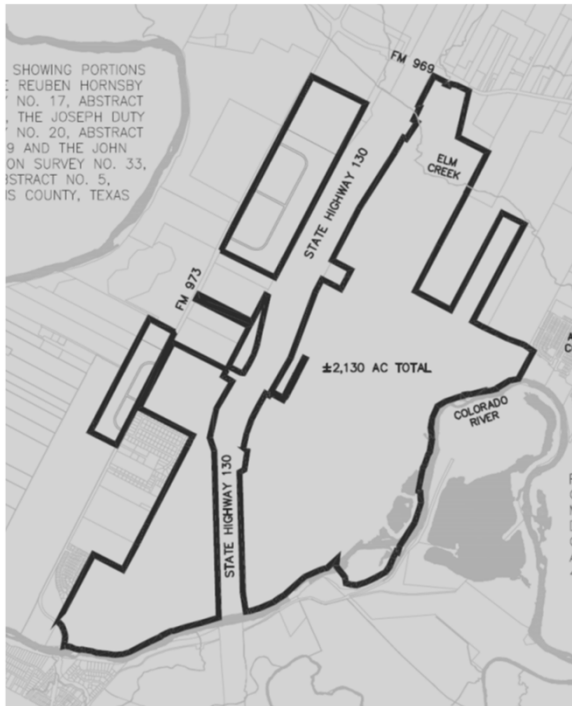
- **Bella Fortuna Proposed PID**
  - Located Southeast Austin
    - Bradshaw Road near Onion Creek Subdivision
  - 450 Single-Family
  - Approved ~\$750,000 WW CRA for 1<sup>st</sup> option for wastewater service
  - Located in Creedmoor-Maha WSC Water CCN
  - *No Action Taken by the City or the County*
  
- **Turner's Crossing Proposed PID**
  - Located Southeast Austin
    - Along FM 1327
  - 470 acres
  - 1,500 Single-Family
  - 660 Multi-Family
  - 8 acres of Office/Commercial
  - *No Action Taken by the City or the County*





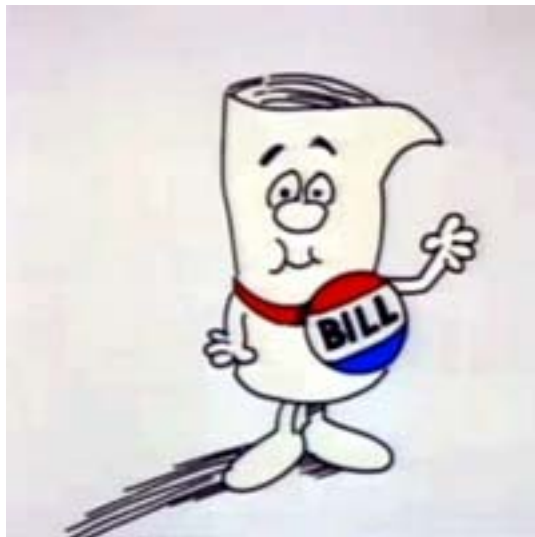
- May W/WW Commission Meeting
  - Insufficient information to recommend increased MUD bonding authority, extension of time for last MUD bond issuance, and use of temporary pump and haul services. Staff did not recommend.
- Additional Information Received. W/WW Commission Notified of Change in Staff Recommendation to Supporting the MUDs' requests
- City Council approved MUDs' requests on June 8, 2017

### HISTORY



- January 2011
  - Developer files notice of intent
  - Proposed development (12,000 LUEs—Mixed Use, Hotel, Hospital, Church)
  - Senator Watson files bill
- September 2011
  - Legislation created MUD. Would dissolve if City Council does not approve consent agreement
- September 2012
  - MUD automatically dissolved





- ❖ Senator Watson filed
- ❖ Staff negotiated
- ❖ Representative Rodriquez filed final bill
- ❖ Governor's Office requested floor amendment
- ❖ Bill passed

### Highlights

- ✓ MUD dissolves if City Council does not approve consent agreement by February 2020
- ✓ City Council may appoint one director of MUD board
- ✓ MUD ad valorem tax must equal or be greater than City's ad valorem tax
- ✓ Consent agreement deemed valid and enforceable
- ✓ MUD does NOT have eminent domain powers
- ✓ City may enter into strategic partnership agreement to manage eventual annexation issues



- There are no applications for proposed MUD creations to date
- City staff working on revision to PID policy. Delivery date not established
- Travis County continuing its due diligence on their proposed PIDs. Travis County is in process of modifying their PID policy
- Awaiting City Council discussion on policy issues post Legislature

