

RESOLUTION NO. 20180628-016

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Estancia Hill Country Public Improvement District 2019 Annual Service and Assessment Plan Update, attached as Exhibit A, and incorporated herein for all purposes is hereby approved.

ADOPTED: June 28, 2018

ATTEST: 

Jannette S. Goodall
City Clerk

Exhibit A

Estancia Hill Country Public Improvement District Annual Service and Assessment Plan Update For January 1, 2019 – December 31, 2019

Introduction

A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements, services, or maintenance within the defined area that are financed by special assessments levied against all property owners within the defined district for the life of the PID. PIDs may be created pursuant to the laws of the State of Texas (Texas Local Government Code Chapter 372) by a city or county.

The Estancia Hill Country PID is a nearly 600-acre development project located in southern Travis County west of IH 35 South, about eight tenths of a mile south of the intersection of IH 35 South and Onion Creek Parkway. This PID area is currently in the City's limited purpose jurisdiction and under development. The developer's plans for this site include a master planned, mixed-use project with residential, retail, and commercial land uses.

On June 6, 2013, the Austin City Council approved Resolution 2013606-054 authorizing creation of the Estancia Hill Country PID, which provides a financing mechanism for the construction, ownership, and maintenance of certain public improvements to support the planned community. On June 20, 2013, the Austin City Council approved an ordinance authorizing the issuance and sale of \$12,590,000 City of Austin, Texas Special Assessment Bonds, Series 2013 (Estancia Hill Country Public Improvement District). The bonds have a 15 year term, and proceeds from the bonds funded construction, acquisition or purchase of certain public improvements, capitalized interest, bond reserve funds, and costs of bond issuance. Current outstanding bond balance is \$10,615,000.

While PID bonds are outstanding and payable, the PID's budget will be included in the City's Operating Budget and the Austin City Council will take certain annual actions regarding the PID including:

Austin City Council Action	Council Meeting
Approve an ordinance approving proposed assessment roll and setting PID's assessment rate.	Meeting #1
Approve a resolution adopting PID's annual service and assessment plan update	Meeting #1
Set a public hearing on PID's proposed assessment roll.	Meeting #1
Conduct a public hearing on PID's proposed assessment roll.	Meeting #2
Approve an ordinance authorizing final assessment roll and levying special assessments.	Meeting #2

Factors Affecting Revenue

Revenue is generated through the apportionment, levying, and collection of special assessments which are pledged for the repayment of PID bonds issued for the public improvements.

As of 4/30/18, 172 single family units have been completed and sold to individual homeowners; 16 single family units are under construction and have been sold; and 33 additional single family units are under construction (unsold). There are 138 home sites remaining in the community.

Assessment Methodology (Page 19 of 2013 SAP)

Actual costs associated with the Public Improvements shall be allocated to the Improvement Area #1 assessed property by spreading the entire Special Assessment across all parcels within Improvement Area #1 based on the ratio of the estimated buildout value of each parcel to the total buildout value for all parcels within Improvement Area #1. Upon

Exhibit A

subsequent divisions of any parcel, the Special Assessment applicable to that parcel is then apportioned pro rata based on the estimated buildout value of each newly created parcel. For residential Lots, when final residential building sites are platted, Special Assessments will be apportioned proportionately among each Lot Type based on the ratio of the estimated average buildout value for the Lot Type at the time the residential Lots are platted to the total buildout value of residential Lots in the platted Parcel.

Assessment Update

This document, along with the 2017 Addendum to the Estancia Hill Country Public Improvement District Service and Assessment Plan, provides an update to the Service and Assessment Plan (SAP) approved by Council on June 20, 2013 (Agenda Item # 052) as amended in 2016. The 2019 assessment (\$1,820,227) is due on January 31, 2019 and will fund bond principal and interest payments (\$1,343,700), developer reimbursements (\$448,925), and estimated administrative costs (\$27,602).

In 2018 the City signed an interlocal agreement with Travis County to bill and collect the PID Assessment on our behalf.