

Medina County, Texas

Potranco Ranch PID Board of Director Meeting
MEETING MINUTES
Monday, November 18, 2013
at 11:15 a.m.
Sammy's Restaurant
202 Old US Highway 90 E., Castroville, TX 78009
(830) 931-2204

- I. **Call to Order and Roll Call:** General Habiger called the meeting to order at 11:30 a.m. Members present included: General Eugene Habiger, Megan J. Clay, Harry Hausman and Commissioner Larry Sittre. Members absent included: Bart Swider. Others present included: David L. Earl and Dr. Bob Fitzgerald.
- II. **Proof of Quorum:** A quorum was established. Megan J. Clay was formally designated as the Secretary of the meeting.
- III. **Citizens to be Heard:** Dr. Bob Fitzgerald
- IV. **Receive briefing from Developer and County on the status of project and discussion on any potential future actions/items for consideration by Board:**
 - a. NOTE: David Earl previously provided update to the TIRZ Board in the TIRZ meeting held at 10:30 a.m. on Monday, November 18, 201. This the update is incorporated by reference below and there was discussion regarding the following:
 - b. David L. Earl on behalf of the Developer provided the following update to the Board:
 - i. Unit 2B is progressing nicely. 22 homes are expected to be constructed in Unit 2B by the end of 2013. In April of 2014, there is projected to be no remaining lots in Unit 2B.
 - ii. There is an issue with cattle escaping from the adjoining property; The County and Sherriff's office have been notified and the subdivision fence has had to be repaired; Developer has filed claim against adjoining property owner whom does not live in Medina County.
 - iii. Sewer treatment plant will be online when minimum number of homes are built; Developer has added 2 additional holding tanks.
- V. **Receive update on, and take required action to approve the Service and Assessment Plan, and recommendation to the Medina County Commissioner's Court for approval of the same:**
 - a. The Board was provided a packet entitled 'Index of Creation Documents-Potranco Ranch Public Improvement District (PID)
 - i. Petition Concerning Creation of Potranco Ranch Public Improvement District

- (PID)
- ii. Certified Court Resolution Authorizing Publication of Public Hearing
- iii. Notice of Public Hearing and Affidavit of Publication
- iv. Minutes of Public Hearing
- v. Certified Court Resolution Designating PID
- vi. Certified Court Order Approving Service Plan and Assessment Plan and Authorizing Execution of Development Agreement
- vii. Service and Assessment Plan
- viii. Development Plan
- ix. Certified Court Resolution Authorizing Publication of Notice of Public Hearing
- x. Notice of Public Hearing and Affidavit of Publication
- xi. Minutes of Public Hearing
- xii. Certified Court Order Imposing Assessment on PID Property

- b. Discussion regarding PID assessment: the assessment is based on value of the home instead of an arbitrary per lot fee; discussion regarding future homeowners on the Board-assessment based on value of the home is the only source of funding for the PID; the only way that the funds can be spent is if approved by the Board
- c. Larry Sittre Moves to approve the Service and Assessment Plan and recommend approval to the Medina County Commissioners Court for approval of the same, Megan J. Clay seconds, motion carries.

VI. Receive update on, and take required action to approve and authorize execution of the Development Agreement with 320 Potranco Ranch, LLC, and recommendation to the Medina County Commissioner's Court for approval and execution of the same:

- a. Commissioner Larry Sittre moves to approve the execution of the Development Agreement with 320 Potranco Ranch, LLC and recommendation of approval to the Medina County Commissioner's Court for approval and execution of the same with the deletion of the ½ acre variance requirement in Exhibit 'D' and replace with the word 'None', Harry Hausman seconds, motion carries

VII. Discuss and take action on items for future agenda:

- a. Discussion among the Board regarding the following:
 - i. The PID board will be looking at assessment roll (18 cents per 100 dollar valuation)
 - ii. County to create a fund-Public Improvement District Account

VIII. New Business:

- a. None

IX. Action by Board to set next meeting date:

- a. There was discussion by the Board regarding holding the next PID meetings on the following dates: December 18, 2013; and January 29, 2014.

X. Motion to Adjourn: Upon motion made by Commissioner Larry Sittre, seconded by Megan J. Clay, and carried, the Board moved to adjourn at 12:02 p.m.