

Medina County, Texas

**Potranco Ranch PID Board of Director Meeting
MEETING MINUTES
Wednesday March 12, 2014
at 11:15 a.m.
Sammy's Restaurant
202 Old US Highway 90 E, Castroville, TX 78009
(830) 931-2204**

- I. Call to Order: General Habiger called the meeting to order at 11:55 a.m.
- II. Recognition and Introduction of Newly Appointed Board member:
 - a. This item will be deferred to a later agenda.
- III. Roll Call: 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, Commissioner Richard Saathoff and Michelle Marshall.
- IV. Proof of Quorum: A quorum was established.
- V. Citizens to be Heard: None.
- VI. Receive briefing from Developer and County on the status of project and discussion on any potential future actions/items for consideration by Board:
 - a. David L. Earl on behalf of the Developer: The project going very well although one of the model homes is not being utilized as McMillian Homes has pulled out of the subdivision and closed down its Texas operation. The Developer is now considering selling the lots to Wall Endeavor or another builder, but will scrutinize the builder's financials to ensure that the new builder is financially sound. Mr. Earl stated that the Builder intends to take purchase the remaining 205 acres in April of 2014. Finally, Mr. Earl stated that the color of the street signs was changed as per the previous discussions with the Board.
 - b. Harry Hausman on behalf of the Developer: There are currently 30 lots available to purchase. The Builder is working with a real estate group to narrow down three to four builders to consider bringing into the neighborhood. In addition, the sewer plant up and running and treating affluent; the cost breakdown is approximately \$3,500-\$4,000 a lot. Finally, Mr. Hausman discussed the statutory PID disclosures that are given to each resident in the subdivision at closing.
 - c. General Habiger recommended to the Developer that there be a press release or press conference regarding the recycled water in Potranco Ranch.
 - d. Larry Sittre provided a report on behalf of the County: With regard to the proposed new board members, there is not a question of qualifications of the recommended Board members; the item was not acted on by the

Commissioner's Court, but it is the intent of the Commissioner's Court to act on the item at its next meeting.

VII. Receive request, Discuss, and take action on reimbursement to the Developer in the amount of \$98,852.99 for Units 1 and 2A pursuant to the terms of the Development Agreement:

- a. David Earl on behalf of the Developer gave a briefing with regard to this item. With regard to Unit 1, \$98,852.99 is the total cost of the work completed to date in Unit 1. Mr. Earl stated that as a reminder, the TIRZ cannot reimburse maintenance, only capital costs of improvements. David Earl stated that he would make the first briefing to the Commissioner's Court regarding the reimbursement request for Unit 1.
- b. Commissioner Larry Sittre moves to approve reimbursement to the Developer in the amount of \$98,852.99 for Unit 1 pursuant to the terms of the Development Agreement of the Zone, seconded by Megan J. Clay, motion carries.
 - i. The Board deferred taking action on the request for reimbursement in the amount of \$505,693.68 for Unit 2A.

VIII. Discussion and potential action on possible recommendation to County Commissioner's court by PID Board on proposed Master Plan Amendment:

- a. David L. Earl on behalf of the Developer regarding proposed Master Plan Amendment-in the back of the subdivision, topography is such that a 32-33 acre park has been considered, which will be maintained by the PID and dedicated as a private park for the subdivision. This addition requires a Master Plan Amendment.
 - i. The Board deferred action on the proposed Master Plan Amendment.

IX. Discussion and take action of approval of minutes from the following Potranco Ranch PID Board of Directors' meetings:

- o September 25, 2013 meeting:
 - Commissioner Larry Sittre moves to approve the September 25, 2013 meeting minutes, Harry Hausman seconds, motion carries.
- o November 18, 2013 meeting:
 - Commissioner Larry Sittre moves to approve the November 18, 2013 meeting minutes, Harry Hausman seconds, motion carries.

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

- a. Recognition and Introduction of Newly Appointed Board member.
- b. Review Request, Discuss, and take action on reimbursement to the Developer in the amount of \$505,693.68 for Unit 2A pursuant to the terms of the Development Agreement.

- c. Discussion and potential action on possible recommendation to County Commissioner's court by PID Board on proposed Master Plan Amendment.
- d. Discussion and potential action on possible recommendation to County Commissioner's Court by PID Board regarding waiver of ½ acre requirement and variance for same.

XI. New Business: None.

XII. Action by Board to set next meeting date: The Board heard discussion and agreed to set the next PID Board meeting at 10:15 a.m. on March 26, 2014.

XIII. Motion to Adjourn. Commissioner Larry Sittre moves to adjourn at 12:07 p.m., Harry Hausman seconds, motion carries.