

Medina County, Texas

**Potranco Ranch Public Improvement District
Board of Directors' Meeting
MEETING MINUTES**

Wednesday, June 22, 2016, at 11:15 a.m.

**Sammy's Restaurant
202 Old US Highway 90 E, Castroville, TX 78009
(830) 931-2204**

1. Call to Order;
 - a. General Eugene Habiger, Chair, called the meeting to order at 11:20 a.m.
2. Roll Call:
 - a. Members Present: Commissioner Larry Sittre, General Eugene Habiger, Megan Earl, Mary Hoyt
 - b. Members Absent: Harry Hausman
 - c. Others Present: Jimmy Hoyt, Lance Elliott, David Earl
3. Proof of Quorum: A quorum was present
4. Citizens to be Heard: None
5. Receive briefing from Developer and County on the status of project and discussion on any potential future actions/items for consideration by Board, including briefing on current status and performance of PID;
 - a. The Board agreed to receive the briefing from the TIRZ meeting held at 10:30 a.m. on June 22, 2016. The briefing is reprinted below:
 - i. David Earl on behalf of the Developer provided an update to the Board. The builders are right on schedule and both builders are performing according to their contracts. The Developer is speeding up construction in the next units to satisfy demand for lots. Unit 6 was just completed and the plat was finalized and recorded. Developer has already sold 10 lots out of Unit 6. Unit 7A is under construction. The Developer has not encountered any unforeseen conditions in soil. There have been some recent thefts of materials and street signs. The Developer has spent \$50,000 to build a wall around the development which is aesthetically pleasing and shows one comprehensive development among two entrances. In addition, the wall will help to keep people out and minimize theft in the subdivision. The Developer has completely upgraded the sewer plant. This additional capacity should take Developer through the next 4 units. One more expansion is necessary to complete subdivision. Another well has been contracted to be built. In addition, all of the water rights from the Edwards have been received and the well been permitted.

6. Discussion and action on Developer's reimbursement request number eight in the amount of \$51,482.49 for Unit 6 pursuant to the terms of the Development Agreement:
 - a. Commissioner Larry Sittre made a motion to approve Developer's reimbursement request number eight in the amount of \$51,482.49 for Unit 6 pursuant to the terms of the Development Agreement. Mary Hoyt seconded the motion. Motion unanimously approved by all members present.
7. Discussion and approval of minutes from the following Potranco Ranch Public Improvement District Board of Directors' meeting:
 - a. March 23, 2016:
 - i. General Habiger: The March 23, 2016 minutes were approved as distributed/presented.
8. Discussion and possible action on status of reimbursement payment to Developer for past approved reimbursements:
 - a. David Earl on behalf of the Developer provided a briefing on this item to the Board. The Developer is requesting that a board member be appointed to work with the County on the PID reimbursement request and create a policy for future reimbursements.
 - b. Commissioner Larry Sittre made a motion to appoint Megan Earl and Lance Elliott to negotiate with the County Assessor Collector to discuss PID reimbursement and creation of a policy going forward. Mary Hoyt seconded the motion. Motion unanimously approved by all members present.
9. Discussion regarding items for future agenda: None
10. New Business:
 - a. Discussion and possible action on the addition of a security component as a qualifying PID reimbursable expense 'amend entry to include security camera system/installation be added as an approved project'.
11. Discussion by the Board to set next meeting date:
 - a. October 19, 2016 at 11:15 a.m.
12. Motion to Adjourn.
 - a. Commissioner Larry Sittre made a motion to adjourn the meeting. Mary Hoyt seconded the motion. Motion unanimously approved by all members present and the meeting was adjourned at 11:35 a.m.