

Medina County, Texas

Potranco Ranch PID Board of Director Meeting

MINUTES

Wednesday, June 26, 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 Eugene Habiger, Chair of the PID Board, called the meeting to order at 11:15 a.m. Members present include General Eugene Habiger, Megan J. Clay and Commissioner Larry Sittre. Members absent include Harry Hausman and Bart Swider.

Others Present included: David L. Earl, Carol Amar, Commissioner Larry Sittre, Alyne Fitzgerald and Dr. Bob Fitzgerald.

- II. Proof of Quorum: A quorum was established. General Eugene Habiger designated Megan J. Clay as acting Secretary of the Board for the June 26, 2013 PID Board meeting.

- III. Citizens to be Heard:

a. Alyne 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. David L. Earl asked the Board to recognize the previous briefing from the TIRZ Board meeting, General Habiger also indicated that the action items from the TIRZ Board meeting also be reported to this Board. The items are listed below:

1. The Board received a briefing from David L. Earl on behalf of the Developer. Mr. Earl stated that all of the lots in Unit 1 have been sold; the open houses for subdivision went well; in the near future Mr. Earl will send the lot sales, home sales, pending sales and spec builds count to the Board members; finally, Mr. Earl discussed a concern regarding future units and removal of islands in the middle of the streets to accommodate additional off-street parking.
2. General Habiger requested that two action items be noted in the minutes of the June 26, 2016 meeting: 1. The Board requests a report from the Developer when the next unit of development comes online and 2. The Board requests an update from the Developer regarding the timing of a regulatory inspection by the Texas Commission on Environmental Quality for the reuse water plant. Mr. Earl briefly explained that the Forest Glen Utility Company, the owner and operator of the reuse water plant, is bonded and was closely scrutinized by the State of Texas prior to certification by the Texas Commission on Environmental Quality. In addition, Mr. Earl explained that the recycled water has to be tested weekly for compliance in accordance with State of Texas procedures and in the

event of a power failure, the plan will be run by a back-up diesel generator.

- b. Commissioner Larry Sittre gave an update on behalf of Medina County. Commissioner Sittre stated that with regard to the reuse water plant, the Developer has created a detention pond to prevent raw sewage from spilling into the creeks; Commissioner Sittre indicated that the Developer is getting ready to pave Unit 2B and and briefly discussed the modification of the traffic islands in the cul-de-sacs to allow more turn-around room for vehicles.
- V. Discussion and approval of minutes from May 1, 2013 and May 22, 2013 PID Board of Directors' meetings:
 - a. Commissioner Larry Sittre moved to approve the minutes from May 1, 2013 PID meeting, Megan J. Clay seconded, motion carried.
 - b. Commissioner Larry Sittre moved to approve the minutes from May 22, 2013 PID meeting, Megan J. Clay seconded, motion carried.
- VI. Discuss and take action on items for future agenda: None
- VII. New Business: None
- VIII. Action by Board to set next meeting date: Upon motion made by Megan Clay to set the meeting for 10:30 a.m. on July 31, 2013, seconded by Commissioner Larry Sittre and carried, the members moved to set the next Board meeting for 11:15 a.m. on July 31, 2013 at Sammy's Restaurant.
- IX. Motion to Adjourn: Upon motion made by Megan J. Clay, seconded by Commissioner Larry Sittre and carried, the members moved to adjourn at 11:23 a.m.