



# The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant community, ensuring quality of life.*

**AGENDA  
CITY COUNCIL  
REGULAR MEETING  
THURSDAY, SEPTEMBER 17, 2015, 6:30 PM**

**NOTICE IS HEREBY GIVEN** that the Lago Vista City Council will hold a Regular Meeting on Thursday, September 17, 2015, at 6:30 p.m. in the City Council Chambers at City Hall, 5803 Thunderbird, Lago Vista, Texas, as prescribed by V.T.C.A., Government Code Section §551.041, to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

**CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**PRESENTATIONS**

1. Receive and discuss monthly update on Water Treatment Plant #3 by Shay Ralls Roalson, PE, HDR and Gary Graham, PE, Public Works Director.
2. Update regarding Buxton Project by Staff and Keith Billington, Lago Vista Chamber of Commerce.

**PUBLIC HEARINGS**

3. **\*PUBLIC HEARING\***: Consider adoption of Ordinance No. 15-09-17-01 amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11331A, located at 9211 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas zoned Restricted – Single Family with Aircraft (RR-A) to Commercial – Airport (C-4); providing a severability clause; and providing an effective date.
4. Discussion and action if any regarding Ordinance No. 15-09-17-01 amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11331A, located at 9211 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas zoned Restricted – Single Family with Aircraft (RR-A) to Commercial – Airport (C-4); providing a severability clause; and providing an effective date.
5. **\*PUBLIC HEARING\***: Conduct the Second Public Hearing on the Proposed FY15/16 Budget to obtain taxpayers' views on a Proposed Tax Rate of \$0.65 per \$100 valuation for the 2015 Tax Year.

**CONSENT AGENDA**

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

6. Approval of the following minutes:  
July 16, 2015 Special called meeting  
August 6, 2015 Special called meeting  
August 13, 2015 Special called meeting and  
August 20, 2015 Regular meeting

**ACTION ITEMS** (action and/or a vote may be taken on the following agenda items):

7. Discussion, consideration, action if any regarding Ordinance No. 15-09-17-02; An Ordinance of the City Council of the City of Lago Vista, Texas approving an annual service and assessment plan (SAP) update and amendment to the SAP for the Tessera on Lake Travis Public Improvement District (PID).
8. Discussion, consideration, action if any regarding Resolution No. 15-1619; A Resolution by the City Council of the City of Lago Vista, Texas, moving existing alternate members to regular members on the Board of Adjustment.
9. Discussion, consideration, action if any regarding Resolution No. 15-1620; A Resolution by the City Council of the City of Lago Vista, Texas, moving an existing alternate member to a regular member on the Airport Advisory Board.
10. Discussion, consideration, action if any regarding a recommendation of the Planning & Zoning Commission of a Home Occupation at 3601 Hamilton (Highland Lakes Estate, Section 11, Lot 11003) for a kayak rental business (Permit #2244)
11. Discussion, consideration, action if any regarding a recommendation of the Planning & Zoning Commission of a Home Occupation at 21607 Sierra Tr. (Bar K Ranches Plat 8, Lot 8133) for a massage therapy business (Permit #2225).
12. Discussion, consideration, action if any regarding formalizing a process of addressing appointed board vacancies for staff.

## **WORK SESSION**

13. Budget Work session:
  - Discussion of the Updated Consolidated Statement for the FY15/16 Budget as Requested by Council reflecting a \$ 0.65 / \$100 Tax Rate General Fund Revenue
  - Discussion of Departmental Budgets
  - Other
14. Departmental Reports
  - A. Municipal Court

- B. Water/Wastewater Department
- C. Water Use Report
- D. Plant and Utility Report
- E. Street Department
- F. Development Services
- G. Police Department
- H. Library
- I. Golf Course

15. Reports/Minutes from City Boards, Committees and Commissions

- a. August 5, 2015 DRAFT Charter Review Committee minutes
- b. August 11, 2015 Golf Course Advisory Committee minutes
- c. August 17, 2015 DRAFT Charter Review Committee minutes

**FUTURE MEETINGS**

16. Consider schedule and items for future Council meetings.

**EXECUTIVE SESSION**

17. Convene into Executive Session pursuant to Sections 551.071 and 551.072 and/or 551.074, Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:

- a. Consultation with attorney to deliberate the acquisition of real property or possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
- b. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, including but not limited to possible settlement discussions;
- c. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- d. Consultation with attorney regarding claim or possible claim related to easements;

**ACTION ITEMS** (action and/or a vote may be taken on the following agenda items):

18. Reconvene from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:

- a. The acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
- b. Claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas; including but not limited to settlement discussion;
- c. Claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas.
- d. Claim or possible claim related to easements;

**ADJOURNMENT**

**IT IS HEREBY CERTIFIED** that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Sandra Barton, City Secretary

**THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.**

**THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.**

**MEETING DATE:** September 17, 2015

**AGENDA ITEM: CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE**

Comments:

**ADJOURN:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** PUBLIC COMMENTS

Comments:

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** Receive and discuss monthly update on Water Treatment Plant #3 by Shay Ralls Roalson, PE, HDR.

**Comments:**

The City Council will receive an update from Shay Roalson, PE with HDR Engineering, Inc. on the status and progress of WTP#3 intake site and plant.

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** Receive and discuss presentation and update from Buxton by David Harrell.

Comments:

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_



**AGENDA ITEM**

**City of Lago Vista**

**To:** **Mayor & City Council** **Council Meeting:** **September 17, 2015**

**From:** **David Harrell, AICP, Director**

**Subject:** **Consider adoption of Ordinance 15-09-17-01 amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11331A, located at 9211 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas, zoned Restricted - Single Family with Aircraft (RR-A) to Commercial - Airport (C-4); providing a severability clause; and, providing an effective date. (Case No. ZON 1043)**

**Request:** **Public Hearing** **Legal Document:** **Ordinance** **Legal Review:**

**EXECUTIVE SUMMARY:**

**Please see attached staff report.**

**The Planning & Zoning Commission heard the item at their September 10, 2015 meeting date. At that meeting they recommended approval by a vote of 6 to 0.**

**Impact if Approved:**

**The property will be rezoned to Commercial - Airport (C-4)**

**Impact if Denied:**

**The property will not be rezoned to Commercial - Airport (C-4) and will remain in the Restricted - Single Family with Aircraft (RR-A) zoning category. They can appeal denial to District Court for judicial review.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

**Not Applicable**

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Enact Ordinance**

**Motion to:**

**Deny Ordinance**

**Motion to:**

**Table Ordinance**

**Known As:**

**Ordinance 15-09-17-01 (Project #ZON-1043)**

**Agenda Item Approved by City Manager**

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# Development Services Department

## STAFF REPORT

Application for Rezoning

File Number: ZON-1043

**Date:** September 2, 2015

**Applicant:** Robert L. Wright

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – September 10, 2015  
City Council – September 17, 2015

**Location:** 9211 Bar K Ranch Rd.

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### APPLICATION SUMMARY

Consider adoption of Ordinance amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11331A, located at 9211 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas, zoned Restricted - Single Family with Aircraft (RR-A) to Commercial – Airport (C-4); providing a severability clause; and, providing an effective date. (Case No. ZON 1043)

### TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the rezoning is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

The current request to rezone to Commercial – Airport (C-4) to allow for building of hanger with optional minimum living space located inside versus the current zoning which allows for a single family home with accessory hanger. Since the rezoning allows new uses, all these uses must be taken into consideration when determining compatibility with the area. On the next page is a list of all uses within the Restricted - Single Family with Aircraft (RR-A) and potential rezoned Commercial – Airport (C-4), with **RED** being a subtracted use and **GREEN** being an added use:

STRUCTURE/USE	RR-A	C-4	STRUCTURE/USE	RR-A	C-4
Accessory Building or Use	v	v	Parking lot, commercial		v
Aircraft hangar, servicing, repair, operations		v	Plumbing, HVAC, roofing supply		v
Cabinet shop/commercial		v	Police station		v
Canvas goods fabrication		v	Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	v	v
Carpentry shop		v	Restaurant		v
Community Home	v		School-business/commercial		v
Dwelling single family with hangar	v		Studio artist		v
Electric appliance shop/repair		v	Substation-public utility		v
Expressing, baggage, delivery service		v	Telephone exchange		v
Family home facility	v		Tinsmith & sheet metal		v
Fire Station	v	v	Upholstery shop		v
Fuel storage		v	Warehouse		v
Heliports		v	Water tank-surface, subsurface, public		v
Helistops		v	Wireless Communications Systems, Radio, television and microwave antennae and towers <sup>6</sup>		v
Home based business or occupation	v		Wholesale distribution		v
Marina		v			
Museums		v			

The rezoning will subtract four (4) uses and add twenty-six (26) potential uses to the site.

Uses that have the best potential on this site are Aircraft hangar, servicing, repair, operations; Dwelling-single family with hangar; Warehouse. The building on this site will more than likely be similar to other buildings constructed in the C-4 zoning category where there is potential living space and the building will take up the entire lot. This could foster the above uses due to the type of construction and vicinity to the Airport.

Uses that may have potential on this site are Cabinet shop/commercial, Canvas goods fabrication, Carpentry shop, Electric appliance shop/repair, Expressing, baggage, delivery service, Fuel storage, Heliports, Helistops; Parking lot, commercial; Plumbing,

HVAC, roofing supply, Restaurant, School-business/commercial, Tinsmith & sheet metal, Upholstery shop; Wholesale distribution. Although many commercial type uses are potentially possible at the site, there would be difficulties with starting many of these businesses. Most require delivery of materials to the site which would be made difficult due to the steepness of Bar K Ranch Rd. and Bison Trail. Another factor is there is little customer base for other uses which require customers.

Uses not likely to have potential on this site are Fire Station, Museums, Police station, Studio-artist, Substation-public utility, Telephone exchange, Water tank-surface, subsurface, public; Wireless Communications Systems, Radio, television and microwave antennae and towers. There are no plans to expand police, fire, or other public utility services into that area due to lack of need. Other uses would not be compatible at the Airport due to height obstructions.

The Lago Vista Comprehensive Master Plan has certain policies that may be used as criteria or guidance for a change in zoning. Following is a staff analysis with objectives in **bold** and staff comments in *italics*:

**Objective 3.19: With so little property currently zoned for nonresidential use, it is critical that additional land be zoned for nonresidential use.** *This sites potential rezoning will allow for more land area in conjunction with the current C-4 zoned land to the north (see attachment 3).*

**Objective 5.11: Zone additional land and preserve for nonresidential land use.** *See answer to Objective 3.19.*

**Objective 5.13: Undeveloped land adjacent to the airport should be evaluated to determine potentially needed zoning changes to support additional nonresidential development.** *The present lot is undeveloped and adjacent to the Airport. Underlying land use is indicative of industrial uses for the lot. Although the zoning is not industrial in nature, a commercial use is closer to an industrial use than a residential use.*

Since the land use is Industrial and proposed rezoning is a commercial zoning these are not compatible. Although the City Code allows for a rezoning in this circumstance, it must meet the following additional requirements under Chapter 14, Section 13, Subsection 13.20(D). Below are the additional findings of fact (**bold**) and staff interpretation of those facts (*in italics*).

- (1) **The Commission finds significant and unanticipated changes have occurred in the area of the affected parcel since the classification on the land use map was adopted.** *The area near the Airport has been zoned residential even though the land use is industrial, rezoning the land to C-4 is a commercial zoning that would better match the underlying land use.*
- (2) **It is unlikely that the parcel will be developed or used for any use permitted under the zoning classification indicated in the City's Master Plan.** *The underlying zoning of RR-A is a residential zoning that*

*allows for a single family home with an accessory hanger. This limits the likelihood of parcel development. The location near the airport should allow for the opportunity of additional Uses that utilize the Airport.*

- (3) The Commission finds that the requested zoning classification is the most appropriate classification for the area affected.** *The underlying land use is indicative of industrial uses for the lot. Although the zoning is not industrial in nature, a commercial use is closer to an industrial use than a residential use.*

Council also approved a rezoning to the contiguous parcel to the north (Bar K Estates, Plat 11, Lot 11331A, located at 9207 Bar K Ranch Rd) at the August, 2015 meeting for the same zoning category.

### **FINDINGS OF FACT**

Based on the planning file, staff report, and attachments associated with this packet staff believes this rezoning is not contrary to the public interest as required by Section 13.20(E)(3)(a) because the underlying land use is industrial which is indicative of a higher zoning category of commercial and the zoning to the immediate north is zoned C-4 (see attachment 3). Due to the location of the Airport, the uses listed within the C-4 zoning category would also better accommodate the development pattern of the Airport.

Several comprehensive plan objectives and additional findings of fact in Subsection 13.20(D) have been met in staff's professional opinion based on the documentation provided with the report.

### **ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Applicant Request
2. Proposed Ordinance
3. Maps

Attachment 1  
Applicant Request

**CITY OF LAGO VISTA**  
**BUILDING AND DEVELOPMENT SERVICES**

5803 THUNDERBIRD LAGO VISTA, TEXAS 78645  
OFFICE 512-267-5259 FAX 512-267-5265

**ZONING CHANGE REQUEST APPLICATION**  
**(PLEASE PRINT)**

Name of Owner(s): Robert L. Wright

Owner's Address: 9211 BAR K RANCH ROAD  
LAGO VISTA TX 78645

Contact Person: Robert L Wright

Email Address: RLWLV@hotmail.com

Contact Phone Numbers: 512-6636275

(DAYTIME)

(CELL)

(FAX)

**COMPLETE LEGAL DESCRIPTION OF PROPERTY (PLEASE PRINT)**

Subdivision: BAR K RANCHES Section: PLAT 11 Lot No: 11331A

Property Address: 9211 BAR-K RANCH ROAD

Volume and Page where deed is filed: BOOK 68 PAGES 11, 12 AND 13

**NATURE OF REQUEST (PLEASE PRINT)**

Requests a Zoning Change from the current zoning designation of RR-N

To C4 for the purpose of BETTER DESIGNATION OF LAND USE

In my absence I hereby designate the following person to act in my behalf as my designated agent. (PLEASE PRINT)

Name of Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

(DAYTIME)

(CELL)

(FAX)

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment 2  
Proposed Ordinance

**ORDINANCE NO. 15-09-17-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING BAR K ESTATES, PLAT 11, LOT 11331A FROM THE RR-A (RESTRICTED – SINGLE FAMILY WITH AIRCRAFT) TO C-4 (COMMERCIAL – AIRPORT) ZONING DISTRICT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the landowner of Lot 11331A, Plat 11, Bar K Estates (“Lot”) has filed an application requesting the City of Lago Vista (“City”) to consider rezoning such Lot from RR-A to C-4; and

**WHEREAS**, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearing(s), the Planning and Zoning Commission and City Council each held a public hearing on the proposed re-zoning; and

**WHEREAS**, the Planning and Zoning Commission (the “Commission”) at its public hearing on the rezoning of such Lot, reviewed the request and the circumstances of the area being rezoned and finds that a substantial change in circumstances of the area being rezoned has transpired sufficient to warrant a change in the zoning; and

**WHEREAS**, the Commission recommends rezoning such Lot from RR-A to C-4; and

**WHEREAS**, the City Council at its public hearing on the rezoning, reviewed the request and the circumstances of the area and it concurs with the recommendation of the Commission; and

**WHEREAS**, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City’s tax base; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Commission, City Manager and City Council find that this Ordinance satisfies the requirements of Section 13 of the City of Lago Vista Zoning Ordinance.

**Section 2. Amendment of Zoning Ordinance and Zoning Map.** The Zoning Ordinance and the Official Zoning Map and other applicable ordinances are hereby

modified and amended by rezoning Bar K Estates, Plat 11, Lot 11331A, from RR-A to C-4.

**Section 3. Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 4. Conflicting Ordinances.** All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

**Section 5. Effective Date.** This Ordinance shall be in force and effect from and after its passage on the date shown below.

**Section 6. Open Meeting.** It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code*.

**PASSED AND APPROVED** this 17<sup>th</sup> day of September, 2015.

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Randy Kruger, Mayor

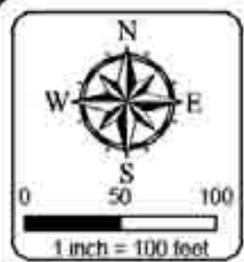
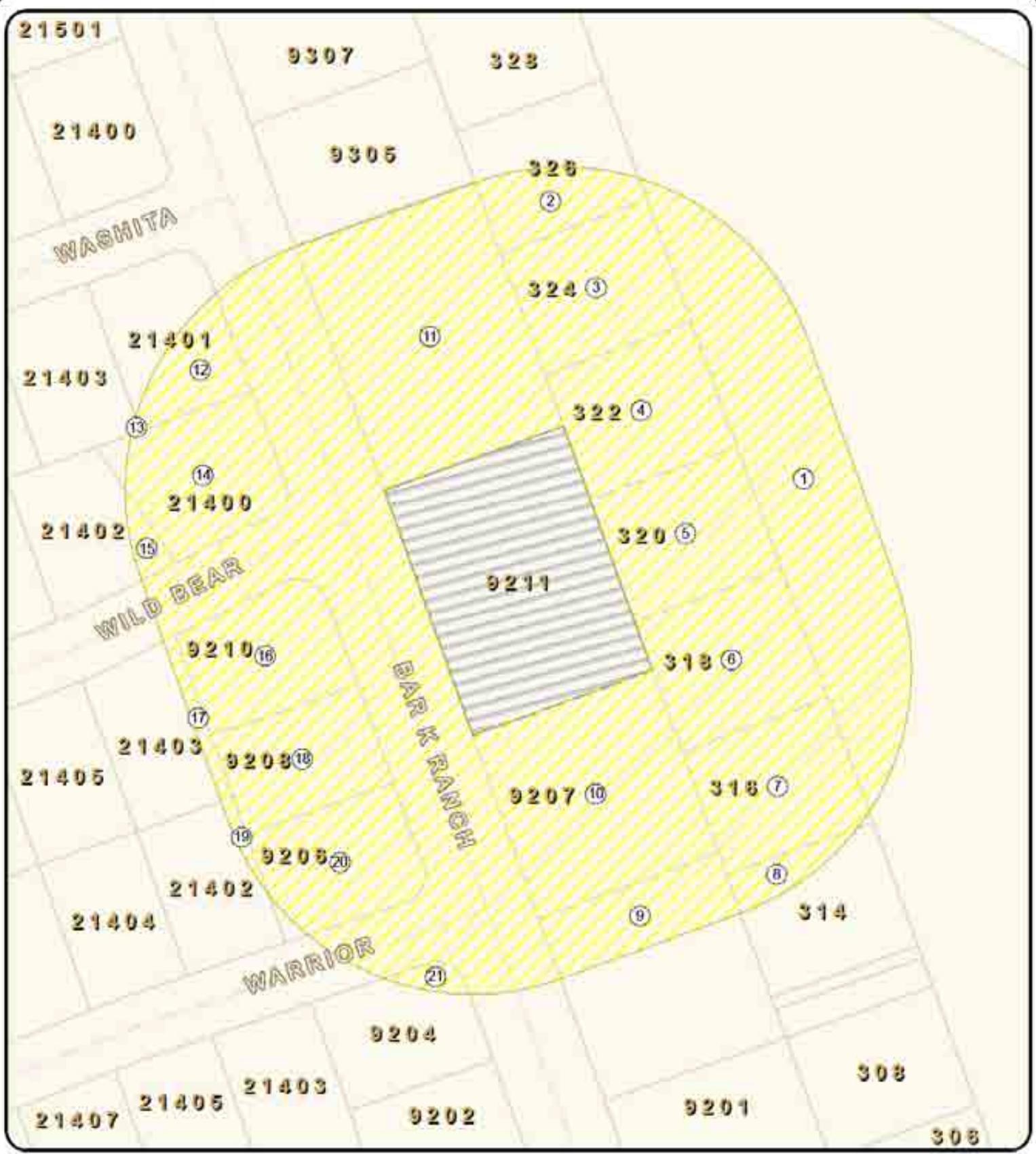
ATTEST:

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Sandra Barton, City Secretary

## Attachment 3

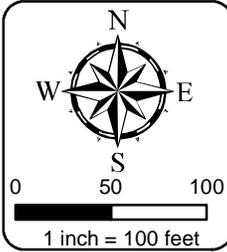
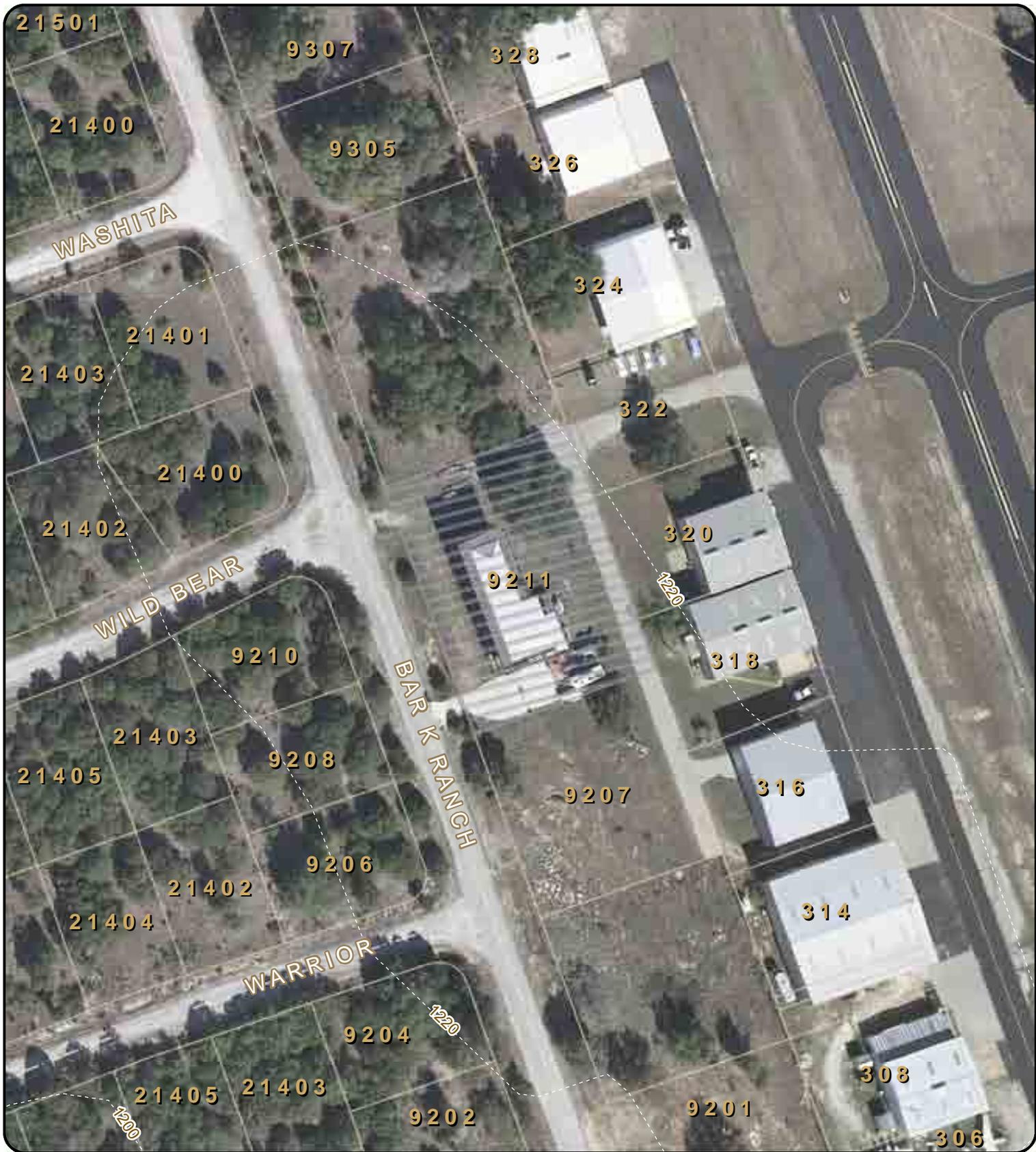
### Maps



9207 Bar K Ranch Rd			
Request Type	Rezone	Project	ZON-1043
Change Requested:	Re-zone From RR-A to C-4	Date:	8/27/2015
Map Purpose:	200' Buffer	Drawn By:	CM
<small>While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.</small>			

**Legend**

- 200' Buffer
- Owner Parcels
- Requestor

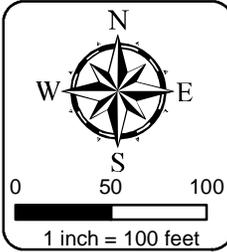
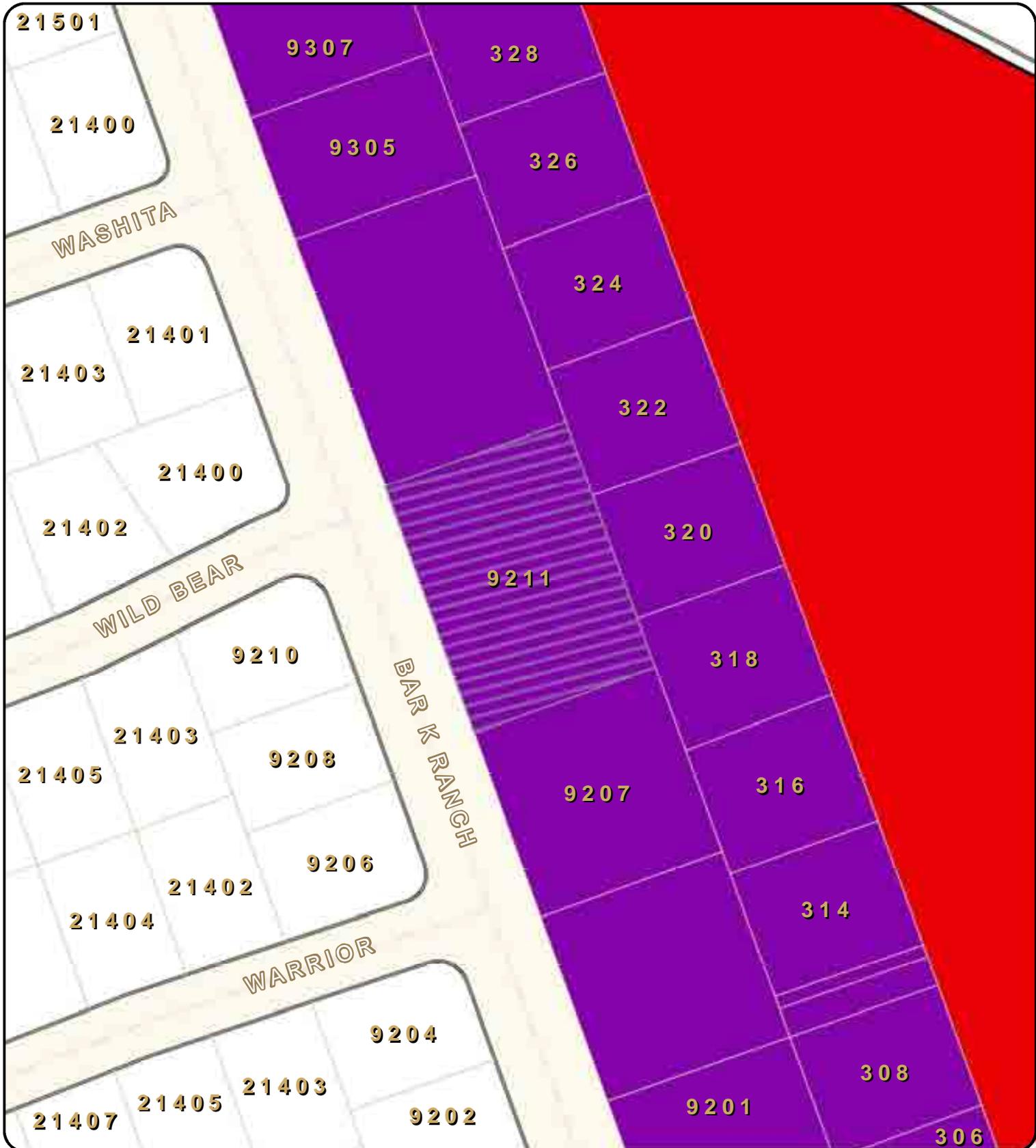


**9207 Bar K Ranch Rd**

Request Type:	<b>Rezone</b>	Project:	<b>ZON-1043</b>
Change Requested:	<b>Re-zone From RR-A to C-4</b>	Date:	<b>8/27/2015</b>
Map Purpose:	<b>Aerial &amp; Topo</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

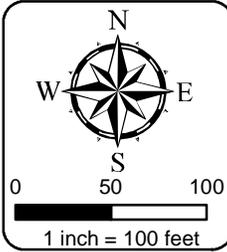
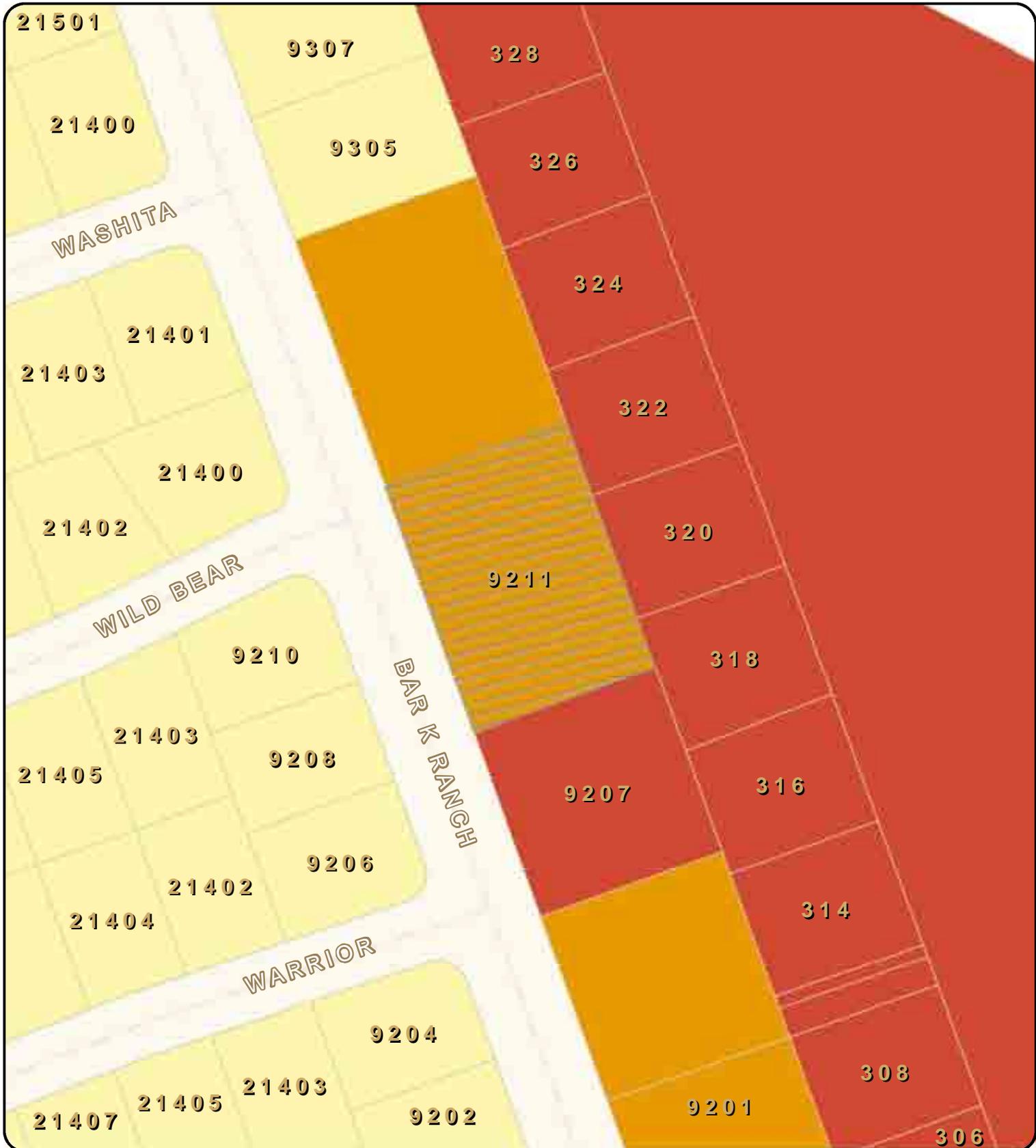
- Legend**
- 20' Contours
  - Owner Parcels
  - Requestor



9207 Bar K Ranch Rd			
Request Type:	<b>Rezone</b>	Project:	<b>ZON-1043</b>
Change Requested:	<b>Re-zone From RR-A to C-4</b>	Date:	<b>8/27/2015</b>
Map Purpose:	<b>Future Land Use</b>	Drawn By:	<b>CM</b>
<small>While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.</small>			

**Legend**

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- Commercial
- Industrial



9207 Bar K Ranch Rd			
Request Type:	Rezone	Project:	ZON-1043
Change Requested:	Re-zone From RR-A to C-4	Date:	9/3/2015
Map Purpose:	Future Land Use	Drawn By:	CM
<small>While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.</small>			

**Legend**

- Owner Parcels
- Requestor

**Zoning Class**

- C-4
- R-1A
- RR-A
- TR-14

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** Discussion and action if any regarding Ordinance No. 15-09-17-01 amending the official zoning map of approximately .52 acres of land, described as Bar K Estates, Plat 11, Lot 11331A, located at 9211 Bar K Ranch Rd., respectively, Lago Vista, Travis County, Texas zoned Restricted – Single Family with Aircraft (RR-A) to Commercial – Airport (C-4); providing a severability clause; and providing an effective date.

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

## **ORDINANCE NO. 15-09-17-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING BAR K ESTATES, PLAT 11, LOT 11331A FROM THE RR-A (RESTRICTED – SINGLE FAMILY WITH AIRCRAFT) TO C-4 (COMMERCIAL – AIRPORT) ZONING DISTRICT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the landowner of Lot 11331A, Plat 11, Bar K Estates (“Lot”) has filed an application requesting the City of Lago Vista (“City”) to consider rezoning such Lot from RR-A to C-4; and

**WHEREAS**, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearing(s), the Planning and Zoning Commission and City Council each held a public hearing on the proposed re-zoning; and

**WHEREAS**, the Planning and Zoning Commission (the “Commission”) at its public hearing on the rezoning of such Lot, reviewed the request and the circumstances of the area being rezoned and finds that a substantial change in circumstances of the area being rezoned has transpired sufficient to warrant a change in the zoning; and

**WHEREAS**, the Commission recommends rezoning such Lot from RR-A to C-4; and

**WHEREAS**, the City Council at its public hearing on the rezoning, reviewed the request and the circumstances of the area and it concurs with the recommendation of the Commission; and

**WHEREAS**, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City’s tax base; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Commission, City Manager and City Council find that this Ordinance satisfies the requirements of Section 13 of the City of Lago Vista Zoning Ordinance.

**Section 2. Amendment of Zoning Ordinance and Zoning Map.** The Zoning Ordinance and the Official Zoning Map and other applicable ordinances are hereby

modified and amended by rezoning Bar K Estates, Plat 11, Lot 11331A, from RR-A to C-4.

**Section 3. Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 4. Conflicting Ordinances.** All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

**Section 5. Effective Date.** This Ordinance shall be in force and effect from and after its passage on the date shown below.

**Section 6. Open Meeting.** It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code*.

**PASSED AND APPROVED** this 17<sup>th</sup> day of September, 2015.

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Randy Kruger, Mayor

ATTEST:

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Sandra Barton, City Secretary



**AGENDA ITEM**

City of Lago Vista

**To:** **Mayor & City Council** **Council Meeting:** **September 17, 2015**

**From:** **Melissa Byrne Vossmer, City Manager**

**Subject:** **Conduct the Second Public Hearing on the Proposed FY15/16 Budget.**

**Request:** **Public Hearing** **Legal Document:** **Other** **Legal Review:**

**EXECUTIVE SUMMARY:**

**The process a city must follow to set the Tax Rate and Adopt the budget is governed by State Law as well as the City's Charter. Pursuant to Tax Code 26.05, the Council may not adopt a tax rate that exceeds the lower of the rollback tax rate or the effective tax rate until the Governing Body has held two public hearings. While no decision has been made by the Council on the tax rate for the FY15/16 Budget, these public hearings were included in the budget adoption process to provide maximum flexibility in the decision making process. As this process moves forward, the Council cannot set a tax rate greater than \$ 0.65 / \$100 which is the current tax rate. As Council will recall, the process this year was impacted by the significant delay in receiving the Truth in Taxation calculations from Travis County.**

**The two public hearings, properly noticed, were scheduled for Thursday, September 10, 2015 at 4:30 p.m. in the Council Chambers at City Hall and Thursday, September 17, 2015 at 6:30 p.m. in the Council Chambers at City Hall. Last week, the Council did conduct the first public hearing in conjunction with a Special Council Meeting. Council also discussed other FY15/16 Budget related items that required Council direction to begin to finalize the budget as it pertains to water / wastewater and the updated Fiscal & Budgetary Policy Statement.**

**The second Public Hearing is part of the Regular Council Meeting on September 17, 2015. Once the Public Hearing is concluded, the Council must announce the date, time and place of the Council meeting at which it will vote on the proposed tax rate. Council has discussed scheduling that Council meeting for Tuesday, September 29, 2015, time still to be determined, in the Council Chambers at City Hall, 5803**

**Thunderbird St., Lago Vista, TX 78645. Once this date / time is set, Staff must publish notice of the Special Council Meeting.**

**As directed by Council, there is a companion item on the agenda to provide the opportunity for Council to continue its' discussion on the FY15/16 Budget.**

**Impact if Approved:**

**Impact if Denied:**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

**Suggested Motion/Recommendation/Action**

**Motion to:**           

**Motion to:**           

**Motion to:**           

**Known As:**

**2nd Public Hearing on the 2015 Tax Rate for the City of Lago Vista.**

**Agenda Item Approved by City Manager**

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**MEETING DATE:** September 17, 2015

**AGENDA ITEM: CONSENT AGENDA**

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

**Comments:**

Approval of the following minutes:

July 16, 2015 Special called meeting  
August 6, 2015 Special called meeting  
August 13, 2015 Special called meeting and  
August 20, 2015 Regular meeting

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_  
\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**OFFICIAL MINUTES OF THE CITY COUNCIL  
LAGO VISTA, TEXAS  
JULY 16, 2015**

**BE IT REMEMBERED** that on the 16<sup>th</sup> day of July, A.D., 2015, the City Council held a Special Called Meeting at 3:00 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER, CALL OF ROLL**

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Darrel Hunt	Mayor Pro Tem	Starr Lockwood	Accounting Manager
Ron Smith	Council Member	Laura Fowler	Parks and Rec
Rodney Cox	Council Member	Sandra Barton	City Secretary
Dale Mitchell	Council Member		

Mayor Randy Kruger called the Special Meeting to order and recognized that all Council Members were present except Jason Shoumaker and D'Anne Gloris.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied

**WORK SESSION**

1. Receive and discuss a presentation from Nelisa Heddin, Heddin Consulting, LLC regarding the Water/Wastewater rate study.

City Manager, Melissa Byrne Vossmer introduced Nelisa Heddin and provided a brief background and some changes that have taken place since last presentation in March. Nelisa Heddin provided an oral and visual presentation for the Council members to discuss. Ms. Hedden and staff also addressed questions from Council. No action taken on this item.

**ADJOURNMENT**

Mayor Randy Kruger adjourned the meeting at 5:31 p.m.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
Randy Kruger, Mayor

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by \_\_\_\_\_,  
the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_,  
2015.

**OFFICIAL MINUTES OF THE CITY COUNCIL  
LAGO VISTA, TEXAS  
SPECIAL CALLED MEETING  
AUGUST 6, 2015**

**BE IT REMEMBERED** that on the 6<sup>th</sup> day of August, A.D., 2015, the City Council held a Special Called Meeting at 2:00 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER, CALL OF ROLL**

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Darrel Hunt	Mayor Pro Tem	Danny Smith	Police Chief
Ron Smith	Council Member	David Harrell	Development Services Director
D'Anne Gloris	Council Member	Sandra Barton	City Secretary
		Gary Graham	Dir. of Public Works
		Starr Lockwood	Accounting Manager
		Barbara Boulware Wells	City Attorney

Mayor Randy Kruger called the Special meeting to order at 2:03 p.m. and recognized that all Council Members were present except Dale Mitchell, Jason Shoumaker and Rodney Cox. Also, present, Librarian, Jan Steele, IT Director, Dave Street, Accounting Assistant Nichole Navarro, Human Resource Director, Lisa Meyers and Golf Course Manager Eric Cupit.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

**PRESENTATION**

**ITEM NO. 2 WAS TAKEN OUT OF ORDER**

2. Presentation and discussion of possible Water/Wastewater rates.

City Manager, Melissa Byrne Vossmer made a brief introduction of Nelisa Heddin who provided a visual and oral update and presentation regarding the proposed Water/Wastewater rates and addressed questions from Council and staff.

The Council discussed and requested additional information regarding revenues for both options and average usage per connection for the last couple of years.

1. Presentation of preliminary Engineering Findings at the Wastewater Treatment Plant (WWTP).

Gary Graham, Public Works Director provided the Council with a brief background and advised that he would like someone that he trusted to do the work regarding the Wastewater Treatment Plant. Jim Winton and Neal Gasburg, with Winton Engineering, appeared to provide an oral and visual presentation to the Council advising of the results of the structural analysis and findings and addressed questions from the Council. The Council and staff discussed options. When the final report is received, staff will present recommendations to Council.

**Council and staff took a five minute break, reconvening at 4:00 p.m.**

3. Presentation of proposed FY 2015/2016 Budget.

The Council discussed the proposed budget and staff addressed questions. Council and staff discussed future meetings to discuss the budget. No action taken.

**ACTION ITEMS (action and/or a vote may be taken on the following agenda items):**

4. Consider a Resolution of the City Council of Lago Vista, Texas pertaining to the amended and restated Water Management Plan application filed with the Texas Commission on Environmental Quality by the Lower Colorado River Authority; Making Findings and Determinations relating thereto; and declaring an Effective Date.

Councilman Ron Smith provided the Council with background information and a brief overview of the contents of the proposed Resolution to remove any filings at TCEQ so they can adopt the new Water Management Plan which sets higher trigger levels and makes less water go downstream.

On a motion by D'Anne Gloris, seconded by Ron Smith, the Council voted unanimously to adopt Resolution No. 15-1514 as presented.

#### **EXECUTIVE SESSION**

5. At 5:12 p.m. The City Council convened into Executive Session pursuant to Sections 551.071 and 551.072 and/or 551.074, Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:
  - a. Consultation with attorney to deliberate the acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 2.286 acre tract, more or less, out of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
  - b. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, including but not limited to settlement discussions requiring possible purchase of both Lot 4 consisting of a 6.91 acre tract and Lot 5 consisting of a 0.45 acre tract, both of which are located in Marshall's Point and owned by James Otwell, or possible purchase of Lot 5 consisting of 0.45 acre tract, located in Marshall's Point and owned by James Otwell.
  - c. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas.

#### **ACTION ITEMS (action and/or a vote may be taken on the following agenda items):**

6. At 7:01 p.m. The City Council reconvened from Executive Session into open session to take action as deemed appropriate in City Council's discretion regarding:
  - a. The acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 2.286 acre tract, more or less, out of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.  
No action taken on this item.
  - b. Claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas, including but not limited to settlement discussions concerning the possible purchase of both Lot 4 and Lot 5, both of which are located in Marshall's Point and owned by James Otwell or possible purchase of Lot 5 located in Marshall's Point and owned by James Otwell.  
Darrell Hunt motioned to instruct the City Manager to proceed with making an offer for the purchase of Lot 4 and Lot 5 in Travis County, Texas, motion was seconded by D'Anne Gloris. Voting in favor: Darrel Hunt, D'Anne Gloris and Mayor Randy Kruger. Voting in opposition: Rodney Cox and Ron Smith. Motion carried.
  - c. Claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas.  
No action taken on this item.

**6:00 p.m. – 6:45 p.m. recess for dinner**

**THE JOINT CITY COUNCIL AND CHARTER  
REVIEW COMMITTEE WAS CANCELLED**

**AGENDA  
CITY COUNCIL AND CHARTER REVIEW COMMITTEE  
JOINT SPECIAL CALLED MEETING  
THURSDAY, AUGUST 6, 2015 AT 7:00 P.M.  
LAGO VISTA PUBLIC LIBRARY  
5803 THUNDERBIRD, SUITE 40  
LAGO VISTA, TEXAS 78645**

**CALL TO ORDER, CALL OF ROLL**

- 2. Joint discussion with Charter Review Committee  
No action taken, meeting was cancelled.

**ADJOURNMENT**

**ADJOURNMENT**

Mayor Randy Kruger adjourned the meeting at 7:04 p.m.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
Randy Kruger, Mayor

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_ seconded by \_\_\_\_\_  
the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_  
2015.

**OFFICIAL MINUTES OF THE CITY COUNCIL  
LAGO VISTA, TEXAS  
SPECIAL CALLED MEETING  
AUGUST 13, 2015**

**BE IT REMEMBERED** that on the 13<sup>th</sup> day of August, A.D., 2015, the City Council held a Special Called Meeting at 6:00 p.m. at the Lago Vista Public Library, 5803 Thunderbird, Suite 40, Lago Vista, Texas 78645, as prescribed by V.T.C.A., Government Code Section §551.041, to consider the following agenda items.

**CALL TO ORDER, CALL OF ROLL**

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Darrel Hunt	Mayor Pro Tem	David Harrell	Development Services Director
Rodney Cox	Council Member	Starr Lockwood	Accounting Manager
D'Anne Gloris	Council Member	Sandra Barton	City Secretary

Mayor Randy Kruger called the Special meeting to order at 6:00 p.m. and recognized that all Council Members were present except Dale Mitchell, Jason Showmaker and Ron Smith. Also, present, Nicolette Raley, Travis Wilhow and Bob Bradley with the Charter Review Committee. Barbara Boulware-Wells arrived after roll call.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

1. Consideration and action with respect to A Resolution No. 15-1515 by the City Council of the City of Lago Vista, Texas, Providing for a Public Hearing and Notice of Intent to Issue a Limited Tax Note as required by the City's Home Rule Charter, Providing an Effective Date, and Containing Other Matters Relating to the Subject.

Melissa Byrne Vossmer, City Manager provided the Council with a brief background and introduced Tom Lawrence and Jana Edwards who addressed the Council and provided information on the Limited Tax Note regarding funding for the City to purchase property. The Council discussed in length. Darrel Hunt motioned to adopt Resolution No. 15-1515; changing the Exhibit A to 6:00 p.m. on September 10 and cap the amount to \$3.738 million. This motion was seconded by D'Anne Gloris. Voting in favor: Hunt, Kruger and Gloris. Voting in opposition: Cox. Motion passed.

2. Joint meeting with the Charter Review Committee.

Melissa Byrne Vossmer, City Manager introduced the members of the Charter Review Committee.

Nicolette Raley, Chair of the Committee and Barbara Boulware-Wells addressed the Council and discussed the propositions which consisted of changing from two to three year terms and the transitions that go along with this change, moving the general election from May to November date, deleting Roads and Grounds Committee and the Building Committee from the Charter, Mayoral duties, City Manager duties and nepotism, among others.

The Council, Charter members, Staff and the City Attorney discussed the propositions and the election process in length.

A Charter Review Committee meeting was scheduled for Monday, August 17 at 7:00 p.m. to make amendments to the proposition language. No action taken at this time.

3. Discussion, direction and consideration of Water/Wastewater rates for the Proposed FY15/16 Budget.  
Nelisa Hedden appeared and presented an updated presentation for the Council.  
Council and Staff discussed.  
Council member D'Anne Gloris left at 9:03 p.m., after which there was no quorum.
4. Discussion of revenue projections for the Proposed FY15/16 Budget.

This item was passed as there was no quorum.

**ADJOURNMENT**

Mayor Randy Kruger adjourned the meeting at 9:10 p.m.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
Randy Kruger, Mayor

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by \_\_\_\_\_,  
the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_  
2015.

DRAFT

**OFFICIAL MINUTES OF THE CITY COUNCIL  
LAGO VISTA, TEXAS  
AUGUST 20, 2015**

**BE IT REMEMBERED** that on the 20<sup>TH</sup> day of August, A.D., 2015, the City Council held a Regular Meeting at 6:30 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER, CALL OF ROLL, INVOCATION AND PLEDGE OF ALLEGIANCE**

Randy Kruger	Mayor	Melissa Byrne Vossmer	City Manager
Darrel Hunt	Mayor Pro Tem	Danny Smith	Police Chief
Ron Smith	Council Member	David Harrell	Development Services Director
Rodney Cox	Council Member	Sandra Barton	City Secretary
D'Anne Gloris	Council Member	Gary Graham	Engineer, Walker Partners
Dale Mitchell	Council Member	Starr Lockwood	Accounting Manager
Jason Shoumaker	Council Member	Barbara Boulware Wells	City Attorney

Mayor Randy Kruger called the Regular Meeting to order and recognized that all Council Members were present. Also, present, Librarian, Jan Steele. Mayor Kruger led the Pledge of Allegiance.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

**PUBLIC COMMENTS**

Tim Campbell, Battalion Chief with Travis County ESD 1 appeared to invite the Council to Jonestown Fire Station 1 at 11:00 a.m. on Saturday to see the roll out of the first ladder truck in this district.

Andrew Watts appeared and offered his services regarding the golf courses in any way possible. His background is in Sales and Marketing.

**PRESENTATION**

1. Receive and discuss monthly update on Water Treatment Plant #3 by Shay Ralls Roalson, PE, HDR.

Shay Roalson, Civil Engineer with HDR appeared and provided the update for the Council and addressed questions from Council.

No action taken on this item at this time.

**PUBLIC HEARINGS**

2. **\*PUBLIC HEARING\***: Pursuant to the Texas Local Government Code, Chapter 102, notice is hereby given that the City Council of the City of Lago Vista, Texas will conduct a Public Hearing to receive citizen comments and views regarding the proposed City of Lago Vista

budget for the Fiscal Year 2015/2016 commencing October 1, 2015 and ending September 30, 2016.

**A copy of the proposed budget is available for viewing between 8:00 A.M. and 5:00 P.M. on weekdays at the Lago Vista City Hall, 5803 Thunderbird and the Lago Vista Library at the Lago Vista Public Library, 5803 Thunderbird, Suite 40, Lago Vista, Texas 78645 and may be found on the City's website: <http://www.lagovistatexas.org>.**

If adopted by the Lago Vista City Council, the FY 2015/2016 Budget will raise more total property taxes than last year's budget by an estimated \$ 79,419 or 1.91% and of this amount \$ 81,044 is tax revenue to be raised from new property added to the tax roll in 2015/2016.

The public hearing was opened at 6:58 p.m. Melissa Byrne Vossmer, City Manager gave a brief overview of the proposed dates for the required public hearings.

Ron Smith expressed his concerns regarding the golf expenditures going up.

The Council and Staff discussed the golf course budget and other budget items.

Andrew Watts addressed the Council saying that the golf courses are an asset to our city and the need to get the golf courses back on their feet.

Jimmy Lynam addressed the Council and express that he agreed with Councilman Ron Smith.

After no further comments, the public hearing was closed at 7:25 p.m.

3. **PUBLIC HEARING\***: Ordinance No. 15-08-20-01: Consider rezoning at 9207 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11333A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).

The public hearing was opened at 7:26 p.m. Council member D'Anne Gloris expressed her concerns with the rezone.

David Harrell, Development Service Director provided the Council with an overview of the proposed request and addressed questions from Council. The Planning and Zoning Commission heard this matter at their August 13, 2015 meeting and voted 6 to 0 with a recommendation to approve.

Alton Moore, applicant appeared to answer questions from the Council.

The public hearing was closed at 7:50 p.m.

4. Discussion, consideration, action if any regarding rezoning at 9207 Bar K Ranch Rd. (Bar K Estates, Plat 11, Lot 11333A) from RR-A (Restricted Single Family with Aircraft) to C-4 (Commercial-Airport).

Following a brief discussion, Darrell Hunt motion to adopt Ordinance No. 15-08-20-01 as presented. The motion was seconded by Dale Mitchell. Dale Mitchell suggested that the Planning and Zoning Commission make some upgrades to the hangar requirements. Voting in favor; Shoumaker, Hunt, Kruger, Mitchell and Cox. Voting in opposition; Gloris and Smith. Motion carried.

5. **\*PUBLIC HEARING\***: Consider a Conditional use at 21104 Dawn Dr. (Lago Vista Section 1, Block E, Lots 27-28) from Chapter 14, Article 14.200, Section 6.10 (B)(4)(d) to allow an accessory building height of 21.8' instead of 18', for a proposed accessory building.

The public hearing was opened at 7:55 p.m. David Harrell, Development Services Director provided the Council with a brief overview of the request and addressed questions. He advised that the Planning and Zoning heard this request at its meeting on August 13, 2015 and voted 6 to 0 with a recommendation to approve.

Guy Burkhart appeared and addressed questions from the Council.

The public hearing was closed at 8:06 p.m.

6. Discussion, consideration, action if any regarding a Conditional use at 21104 Dawn Dr. (Lago Vista Section 1, Block E, Lots 27-28) from Chapter 14, Article 14.200, Section 6.10 (B)(4)(d) to allow an accessory building height of 21.8' instead of 18', for a proposed accessory building.

Following a brief discussion, Jason Shoumaker motioned to approve the conditional use of 21104 Dawn Drive as presented. This motion was seconded by Dale Mitchell. Voting in favor; Shoumaker, Hunt, Kruger, Mitchell and Cox. Voting in opposition; Gloris and Smith. Motion passed.

7. **\*PUBLIC HEARING\***: Ordinance No. 15-08-20-02; Consider rezoning at 7205-7207 Bar K Ranch Rd. (Bar K Ranches Plat 3, Lots 3089-3090) from U-1 (Utility, Governmental, Educational, and Institutional) to C-1C (Commercial-Professional, Business Office, Low Density Retail).

The public hearing was opened at 8:08 p.m. David Harrell advised that the Planning and Zoning did hear this item at its August 13, 2015 meeting and voted 6 to 0 with a recommendation to approve and gave a brief overview of the request.

Dale Mitchell made additional comments regarding zoning.

The public hearing was closed at 8:13 p.m.

8. Discussion, consideration, action if any regarding rezoning at 7205-7207 Bar K Ranch Rd. (Bar K Ranches Plat 3, Lots 3089-3090) from U-1 (Utility, Governmental, Educational, and Institutional) to C-1C (Commercial-Professional, Business Office, Low Density Retail).

On a motion by Jason Shoumaker and seconded by D'Anne Gloris the Council unanimously voted to approve Ordinance No. 15-08-20-02 as presented.

9. **\*PUBLIC HEARING\***: Consideration of a re-plat in Highland Lakes Estates Section 16 Lots 16069-16072 from a total of four (4) existing lots to six(6) lots.

The public hearing was opened at 8:14 p.m. The Council discussed passed issues with this property. David Harrell gave a brief overview and advised that the Planning and Zoning Commission heard this item at its August 13, 2015 meeting and voted 6 to 0 to recommend

tabling this item because of staff comments that needed to be addressed and answered questions from Council regarding the time line.

The public hearing was closed at 8:16 p.m.

10. Discussion, consideration, action if any regarding a re-plat in Highland Lakes Estates Section 16 Lots 16069-16072 from a total of four (4) existing lots to six (6) lots.

Dale Mitchell did have a question regarding the requested re-plat which was addressed by David Harrell. On a motion by Darrel Hunt and seconded by Rodney Cox, the Council voted unanimously to table this item.

## **CONSENT AGENDA**

11. Approval of the following minutes:  
July 16, 2015 Regular Meeting

On a motion by Dale Mitchell, seconded by Jason Shoumaker, the Council unanimously voted to approve the minutes of the July 16, 2015 Regular meeting.

## **ACTION ITEMS (action and/or a vote may be taken on the following agenda items):**

12. Discussion, consideration, action if any regarding a Vote on adoption of a proposal to set a 2015 Tax Rate of \$ .65 for the City of Lago Vista and schedule Public Hearings and take any necessary action.

The Council discussed and addressed a question regarding the maximum tax rate.

On a motion from D'Anne Gloris, seconded by Dale Mitchell, the Council voted unanimously to set the 2015 maximum tax rate at \$ .65 and schedule public hearings for Thursday September 10, 2015 at 6:30 p.m. and Thursday September 17, 2015 at 6:30 p.m. in City Council Chambers. Rodney Cox and Barbara Boulware-Wells made the correction to set the tax rate at a maximum of \$ .65 and not set at \$ .65. The change was accepted by D'Anne Gloris and Dale Mitchell.

13. Discussion, consideration, action if any regarding Resolution No. 15-1615; A Resolution by the City Council of the City of Lago Vista, Texas, confirming the re-appointment of Judge Stephen S. Spindler as Associate Municipal Judge for the City of Lago Vista, Texas.

Melissa Byrne Vossmer, City Manager stated that Judge Spindler would like to be considered recommends approval of this re-appointment to Council.

On a motion by Jason Shoumaker and seconded by Rodney Cox, the Council voted unanimously to re-appoint Judge Spindler as Associate Municipal Judge. Judge Spindler was not present but the Mayor did express his appreciation.

14. Discussion, consideration, action if any regarding Resolution No. 15-1616; A Resolution by the City Council of the City of Lago Vista, Texas, confirming the appointment of Judge Robert R. Durbin and Judge Bradley H. Medlin as Associate Municipal Judges for the City of Lago Vista, Texas.

Melissa Byrne Vossmer, City Manager addressed the Council and advised that some changes were being made to the Municipal Court and recommends approval of the appointment of the two new Municipal Associate Municipal Judges and gave brief background information on both. Brad Medlin was present and addressed Council and also provided some background information. The City Manager also advised Council that three out of four Judges that the City will have are attorneys and the fourth is a Law Enforcement Training Officer.

Dale Mitchell asked if Robert Durbin will have to come off of the two Commissions that he is currently on. City Manager said he should.

On a motion from Jason Shoumaker and seconded by Rodney Cox the Council voted unanimously to approve Resolution No. 15-1616 as presented.

15. Discussion, consideration, action if any regarding Resolution No. 15-1617; A Resolution of the City Council of the City of Lago Vista, Texas Authorizing the City Manager to sign the State assisted Routine Airport Maintenance Program Grant for the Lago Vista Rusty Allen Airport.

Melissa Byrne Vossmer, City Manager provided Council with a brief overview of the proposed Resolution which provides a grant that will reimburse the City for fifty percent of the overall maintenance costs associated with the Airport.

On a motion by D'Anne Gloris and seconded by Jason Shoumaker the Council voted unanimously to approve Resolution No. 15-1617 authorizing the City Manager to sign the State assisted Routine Airport Maintenance Program Grant for the Lago Vista Rusty Allen Airport agreement as presented.

Council member D'Anne Gloris advised Council that this is the only grant that the City received that reimburses fifty percent of the maintenance costs.

16. Discussion, consideration, action if any regarding Resolution No. 15-1618; A Resolution by the City Council of the City of Lago Vista, Texas authorizing the City Manager to sign an agreement for Professional Planning Services for Development of a Comprehensive Plan.

City Manager, Melissa Byrne Vossmer, addressed the Council and provided a brief overview of proposed Resolution No. 15-1618. The Mayor asked if it could wait until next year's budget. City Manager proposed that the City use funds left from the LVISD project which was closed out in May.

Following a discussion by Council, Darrel Hunt motioned to adopt Resolution No. 15-1618 as presented. This motion was seconded by Jason Shoumaker. Voting in favor, Shoumaker, Hunt, Kruger, Mitchell, Smith and Cox. Gloris did not vote. Motion carried.

17. Discussion, consideration, action if any regarding recommendations from the Planning Subcommittee as proposed by the Golf Course Advisory Committee.

Kevin Sullivan, Golf Course Advisory Committee Chair, Frank Robbins and Jim Speckmann, Golf Course Advisory members appeared to address Council with the Committee's proposed recommendations.

The Planning Sub-committee recommended that the City spend a total of \$20,000 on a list of items this year. The Council, Committee and Staff discussed the proposed list and discussed

safety issues with cart paths. The Mayor did recommend the Committee gather additional information regarding the cost of the cart paths.

Jason Shoumaker made a motion to approve items under no. 3 c, d, e and f which would total \$4,400 and subheading B, items 5 and 6 for completion. This was seconded by Darrel Hunt. Voting in favor; Shoumaker, Hunt, Kruger and Cox. Voting in opposition; Mitchell, Gloris and Smith. Motion passed.

Dale Mitchell made a motion to add to the current fertilization and weed program to bring it up to \$25,000. This motion was seconded by Darrel Hunt. After a discussion by Council and direction to the City Manager to look into the program further, Dale Mitchell withdrew his motion.

18. Discussion, consideration, action if any regarding recommendations from the Finance Subcommittee as proposed by the Golf Course Advisory Committee.

Kevin Sullivan addressed Council to speak regarding the Committees' recommendation to raise membership rates. The Council, Committee and Staff discussed.

Jason Shoumaker motioned to raise membership rates by 12%. This motion was seconded by Rodney Cox. Following a discussion by the Council, Jason amended his motion to raise membership rates 8%. Rodney Cox withdrew his second. The amended motion was seconded by Dale Mitchell. Voting in favor; Shoumaker, Hunt, Kruger, Mitchell and Gloris. Voting in opposition; Smith and Cox. Motion passed.

19. Discussion, consideration, action if any regarding recommendations from the Operations/Maintenance Sub-committee as proposed by the Golf Course Advisory Committee.

Jim Speckmann addressed the Council to speak regarding the Committees' recommendation to hire an equipment maintenance position. The Council, Committee and Staff discussed.

Dale Mitchell motioned to add the machine maintenance person to the Golf Course budget. This motion was seconded by Darrel Hunt. Voting in favor; Hunt, Kruger, Mitchell and Gloris. Voting in opposition; Shoumaker, Smith and Cox. Motion passed.

#### **ITEMS 20 AND 21 WERE CALLED AND ACTED ON JOINTLY**

20. Discussion, consideration, action if any regarding the final report and proposed charter amendments recommended by the Charter Review Committee for submission to the voters of City of Lago Vista, Texas.

Nicolette Raley, Charter Review Committee Chair appeared to present the proposed amendments to the Council. Barbara Boulware-Wells, City Attorney also appeared to provide background information and to assist with the language and to address questions. The Council discussed and voted on each proposition separately.

Proposition – Section 3.02, Qualifications subsection (b) be amended to remove the words “or annexed area” to conform to state law requirements.

On a motion by Mayor Kruger, seconded by Rodney Cox, the Council voted unanimously to approve the amendment to Section 3.02 as presented.

Section 3.02, Qualifications, concerning possible language concerning nepotism and/or familial relations serving together on the City Council, either as Mayor or Councilmember or Councilmember and Councilmember. The Committee did review and voted to not make any recommendation with regard to such a provision.

The Council discussed. Mayor Kruger motioned to put this item up to the constituents to vote on to decide. There was no second, motion died.

#### Proposition – Section 3.06 Mayor

The Committee, Staff and Council discussed the proposed amendments to the Mayoral Powers and Duties in length.

Rodney Cox motioned to leave this section as it is currently in the Charter and make no amendments to the Charter regarding this section. Motion was seconded by Mayor Randy Kruger. Voting in favor; Cox, Kruger, Mitchell and Hunt. Voting in opposition; Smith, Gloris and Shoumaker. Motion carried.

#### Section 3.09 Filling Vacancies

The Committee and City Attorney presented the proposed amendment and Council discussed. On a motion by Darrel Hunt, seconded by D'Anne Gloris the Council unanimously voted to adopt the proposed amendment. Motion carried.

#### Section 3.17 Publication of Ordinances

The Committee and City Attorney presented the proposed amendment and Council discussed. On a motion by Dale Mitchell, seconded by Rodney Cox, the Council voted unanimously to approve this proposition as presented, removing this section. Motion carried.

#### Section 3.22 Transition

On a motion by Dale Mitchell, seconded by Jason Shoumaker, the Council voted unanimously to approve this proposition as presented. Motion carried.

#### Section 4.01 City Manager

The Committee and City Manager presented the proposed amendments and Council discussed.

On a motion by Mayor Randy Kruger, seconded by D'Anne Gloris, the Council voted unanimously to approve this amendment with the following changes; the leave Section 3.06 in the language and to strike "City Officers" from the section language.

#### Section 5.01 City Elections

The Committee and City Attorney presented the proposed amendment and Council discussed. On a motion by Dale Mitchell, seconded by Jason Shoumaker, the Council voted unanimously to approve the proposed amendments as presented. Motion carried.

#### Section 7.03 Planning and Zoning Commission

#### Section 7.05 Roads and Grounds Committee

#### Section 7.06 Building Committee

On a motion by Darrel Hunt, seconded by Jason Shoumaker, the Council voted unanimously to approve all of the above proposed Section amendments as presented. Motion carried.

21. Discussion, consideration, action, if any re: Consideration of an Ordinance of the City Council of the City of Lago Vista, Texas ordering and establishing procedures for a Special Election for November 3, 2015, in the City of Lago Vista to consider the Charter Amendments presented by the Lago Vista Charter Review Committee and approved by the City Council set forth as Exhibit A hereto; providing for Notice of Election, providing Election Precinct and Polling Places; providing for Early Voting; providing an effective date and open meetings clause; and providing for related matters.
22. Discussion and action, if appropriate, to Enter into an Agreement with Coats / Rose for Legal Services.

Barbara Boulware-Wells provided brief background information and introduction of Mr. John Josephs with Coats/Rose. Mr. Joseph appeared to join Council in Executive Session. On a motion by Jason Shoumaker, seconded by Darrel Hunt the Council voted unanimously to authorize the City Manager to enter into an agreement with Coats/Rose for Legal Services. Motion carried.

## WORK SESSION

23. Budget Work session:
  - Update on 5-year IT Plan.  
Dave Street, IT Manager gave an oral presentation to the Council regarding his 5 year Strategic Plan. The Council asked questions and commended Dave Street on his efforts in saving money for the City. No action taken on this item.
  - Department Budgets. D'Anne Gloris thanked all the Department Heads for getting the budget together. No further comments or action taken.
24. Departmental Reports
  - A. Municipal Court
  - B. Water/Wastewater Department
  - C. Street Department
  - D. Development Services
  - E. Police Department
  - F. Library
  - G. Golf Course
  - H. July and August Airport Report
25. Reports/Minutes from City Boards, Committees and Commissions
  - a. June 3, 2015 Board of Adjustment regular meeting minutes
  - b. July 9<sup>th</sup>, 2015 Planning and Zoning Commission minutes
  - c. July 9, 2015 KLVB meeting minutes
  - d. KLVB Report 13August15
  - e. July 13, 2015 Charter Review Committee minutes
  - f. July 14, 2015 Golf Course Committee minutes
  - g. July 22, 2015 Golf Course Committee minutes
  - a. June 9, 2015 Golf Course Committee DRAFT minutes

No comments on this item.

Brian Atlas addressed the Council with comments regarding pending lawsuits, his subdivision and releasing his letter of credit.

## **FUTURE MEETINGS**

26. Consider schedule and items for future Council meetings.

No comments on this item.

## **EXECUTIVE SESSION**

27. At 12:46 a.m. Mayor Kruger announced that the Council will convene into executive session pursuant to Sections 551.071, 551.072 and/or 551.074 Texas Government Code, and/or Section 1.05, Texas Disciplinary Rules of Professional Conduct regarding:

- a. Consultation with attorney to deliberate the acquisition of real property or possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
- b. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, including but not limited to possible settlement discussions;
- c. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- d. Consider, conduct and discuss the City Manager's performance evaluation including but not limited to possible adjustment to compensation.
- e. Consultation with attorney regarding claim or possible claim related to easements;

## **ACTION ITEMS**

28. At 2:43 a.m. the Council reconvened from executive session into open session to take action as deemed appropriate in the City's Council's discretion regarding:

- a. The acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.

No action taken on this item.

- b. Claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas; including but not limited to settlement discussion;

No action taken on this item.

- c. Claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas.

On a motion by Jason Shoumaker, seconded by Dale Mitchell, the Council voted unanimously to assign the City Manager to enter into negotiations and/or resolve issues relating to Brian Atlas and Montechino Development with strict reference that she is not authorized to release the letter of credit in the amount of \$60,000 until a resolution has been met and agreed. Motion carried.

- d. Action pertaining to City Manager performance evaluation and/or possible adjustment to compensation.

On a motion by Dale Mitchell, seconded by Jason Shoumaker, the Council voted unanimously for the City Manager to include in next year's budget a salary increase as discussed in Executive Session. Motion carried.

- e. Claim or possible claim related to easements:

On a motion by Jason Shoumaker, seconded by Rodney Cox, the Council voted unanimously to deliver the same response to the Attorney as was delivered the last time. Motion carried.

## ADJOURNMENT

Mayor Randy Kruger adjourned the meeting at 2:48 a.m.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
Randy Kruger, Mayor

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by \_\_\_\_\_, the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2015.



**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** David Harrell, AICP, Director

**Subject:** Ordinance 15-09-17-02, an Ordinance of the City Council of the City of Lago Vista, Texas approving an annual service and assessment plan (SAP) update and amendment to the SAP for the Tessera on Lake Travis Public Improvement District (PID)

**Request:** Public Hearing Legal Document: Ordinance Legal Review:

**EXECUTIVE SUMMARY:**

The City Council originally approved a Service and Assessment Plan (SAP) with the Tessera on Lake Travis PID. Under Section 372.013 of the Texas Local Government Code the SAP must reviewed and updated annually for the purpose of determining the annual budget of the improvements. This review must take place by the governing body (City Council). Staff has provided portions of the 2014 SAP highlighting the changes between last years approved document and this years proposed document. These portions are included as an attachment at the end. The 2014 page numbers correspond to the 2015 page numbers. Please examine both carefully.

Representatives from DPFG (our financial consultants) will be present to provide additional information and address Council questions.

**Impact if Approved:**

**SAP will be in compliance with State law regarding required annual update.**

**Impact if Denied:**

**SAP will NOT be in compliance with State law regarding required annual update.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

**Motion to:**           

**Motion to:**           

**Motion to:**           

**Known As:**

**the 2015 annual update to the Tessera on Lake Travis Service & Assessment Plan.**

**Agenda Item Approved by City Manager**

**ORDINANCE NO. 15-09-17-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS  
APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND  
ASSESSMENT PLAN FOR THE TESSERA ON LAKE TRAVIS PUBLIC  
IMPROVEMENT DISTRICT**

<b>THE STATE OF TEXAS</b>	§
<b>COUNTY OF TRAVIS</b>	§
<b>CITY OF LAGO VISTA</b>	§

**WHEREAS**, the City of Lago Vista, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district;

**WHEREAS**, after providing all notices, holding all public hearings and complying with all prerequisites required by the Act and otherwise required by the laws of the State of Texas, the City Council of the City (the "City Council") created a public improvement district known as the Tessera on Lake Travis Public Improvement District (the "District");

**WHEREAS**, on November 1, 2012, the City Council passed and adopted Ordinance No. 12-11-01-01 (the "Assessment Ordinance") levying special assessments for platted land within the District (the "Assessed Property"), approving a service and assessment plan for the platted land (the "Original Service and Assessment Plan") attached as Exhibit A to the Assessment Ordinance, and approving an assessment roll for such platted land within the District;

**WHEREAS**, the Original Service and Assessment Plan is required to be reviewed and updated annually for the purpose of determining the annual budget for improvements in the District and the assessment for each property owner may be adjusted as that time; and

**WHEREAS**, there has been presented to the City Council an update to the Original Service and Assessment Plan (the "SAP Update" and, together with the Original Service and Assessment Plan, the "Service and Assessment Plan") which identifies the portion of the District constituting the Major Improvement Area of the District (the "Major Improvement Area") and Improvement Area #1 of the District (the "Improvement Area #1") and identifying costs of the Major Improvement Area improvements and Improvement Area #1 improvements within the District, and updating the assessment roll for the assessed property in the District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:**

Section 1. All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. The SAP Update in substantially the form and content attached as Exhibit "A" hereto is hereby approved.

Section 3. The improvements benefitting and serving all of the property within the portion of the District identified as the Major Improvement Area are set forth in Section III-A 56

the SAP Update. The major improvements other than the major improvements allocable to Improvement Area #1 are referred to herein as the "Major Improvement Area Improvements." Improvements that will benefit and serve only the property within Improvement Area # 1 are set forth in Section III-B of the SAP Update. The major improvements allocable to Improvement Area #1 and the improvements that benefit and serve only the property within Improvement Area #1 are referred to herein as the "Improvement Area #1 Improvements."

Section 4. The City Council hereby finds and determines that: (i) the enhancement and value to accrue to the Major Improvement Area and Improvement Area #1 and the real and true owner or owners thereof by virtue of construction of the Major Improvement Area Improvements and Improvement Area #1 Improvements will be equal to or in excess of the amount of the costs of the improvements; (ii) that the apportionment of the costs of the Major Improvement Area Improvements and the Improvement Area #1 Improvements and the assessments here and below made are just and equitable and produce substantial equality, considering the benefits received and the burdens imposed thereby, and result in imposing equal shares of the cost of the Major Improvement Area Improvements and the Improvement Area #1 Improvements on property similarly benefitted, and are in accordance with the laws of the State of Texas; (iii) the property assessed is specially benefitted by means of the said Major Improvement Area Improvements and Improvement Area #1 Improvements in the District in relation to the costs of such improvements; (iv) all procedures that have taken place heretofore with reference to the Major Improvement Area Improvements and Improvement Area #1 Improvements assessments are in all respects regular, proper, and valid; and (v) all prerequisites to the fixing of the assessment liens against the properties within the Major Improvement Area and Improvement Area #1, and the personal liability of the real and true owner or owners thereof, whether correctly named herein or not, have been in all things regularly and duly performed in compliance with the Act and the proceedings of the City Council.

Section 5. This ordinance incorporates by reference all provisions and requirements of the Act.

Section 6. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

*(Execution Page Follows)*

PASSED, APPROVED AND ADOPTED on the 20<sup>th</sup> day of August, 2015.

CITY OF LAGO VISTA, TEXAS

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Randy Kruger, Mayor

ATTEST:

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Sandra Barton, City Secretary

# EXHIBIT "A"

## Tessera on Lake Travis Public Improvement District

Service and Assessment Plan

8/20/2015

## Section I

### PLAN DESCRIPTION AND DEFINED TERMS

#### A. Introduction

On August 16, 2012, (the “**Creation Date**”) the Lago Vista City Council approved that certain “Petition for the Creation of a Public Improvement District to Finance Improvements for the Tessera On Lake Travis Subdivision” which authorized the creation of the Tessera On Lake Travis Public Improvement District (the “**PID**”) to finance the Actual Costs for the benefit of certain property in the PID, all of which is located in the corporate limits of Lago Vista, Texas (the “**City**”).

Upon application of the current property owners, the property within the PID was zoned by Ordinance No. 09-12-17-01 (the “**Planned Development District Ordinance**”) adopted by the City of Lago Vista on December 17, 2009. The Planned Development District Ordinance was amended by Ordinance No. 12-07-19-01 and designates the type of land uses that are permitted within the project and include development standards for each land use type.

Chapter 372 of the Texas Local Government Code, Improvement Districts in Municipalities and Counties (as amended, the “**PID Act**”), governs the creation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to the PID Act. According to the PID Act, a service plan “must cover a period of five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section V of this Service and Assessment Plan.

The Assessment Roll for the Major Improvement Area is attached hereto as **Appendix A** and the Assessment Roll for Improvement Area #1 is attached hereto as **Appendix B**, both of which are addressed in Section VII of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment described in Sections IV and VI of this Service and Assessment Plan.

#### B. Definitions

Capitalized terms used herein shall have the meaning ascribed to them as follows:

“**Actual Cost(s)**” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property

and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount that exceeds 5.0% of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Developer or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

**“Administrator”** means an employee or designee of the City who shall have the responsibilities provided for herein, in the Indenture related to the Bonds, or in another agreement approved by the City Council.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Special Assessments or the installments thereof, (iv) maintaining the record of installments of the Special Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and the Code with respect to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

**“Annual Installment”** means, with respect to each Assessed Property, each annual payment of: (i) the Assessment, as shown on the Assessment Roll attached hereto as **Appendix A** or **Appendix B**, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) Administrative Expenses, (iii) the prepayment reserve described in Section IV of this Service and Assessment Plan, and (iv) the delinquency reserve described in Section IV of this Service and Assessment Plan.

**“Annual Service Plan Update”** has the meaning set forth in Section V of this Service and Assessment Plan.

**“Assessed Property”** means, for any year, Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means the assessment levied against a Parcel imposed pursuant to the Assessment Ordinance and the provisions herein, as shown on the Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions hereof and the PID Act.

**“Assessment Ordinance”** means each ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

**“Assessment Revenues”** mean the revenues actually received by the City from Assessments.

**“Assessment Roll”** means, as applicable, the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Authorized Improvements”** mean those public improvements described in Section 372.003 of the PID Act designed, constructed, and installed in accordance with this Service and Assessment Plan, and any future amendments.

**“Bonds”** mean any bonds secured by all or a portion of the Assessment Revenues issued by the City in one or more series.

**“Certification for Payment”** means the document to be provided by the Developer or construction manager to substantiate the Actual Cost of one or more Authorized Improvements.

**“City”** means the City of Lago Vista, Texas.

**“City Council”** means the duly elected governing body of the City.

**“Delinquent Collection Costs”** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

**“Developer”** means Hines Lake Travis Land Limited Partnership, a Texas Domestic Limited Partnership, and Hines Lake Travis Land II Limited Partnership, a Texas Domestic Limited Partnership, or their assignees or successors.

**“Future Improvement Area”** means Improvement Areas that are developed after Improvement Area #1, as such areas are generally shown on Table II-C. The Future Improvement Areas are subject to adjustment and are shown for example only.

**“Homeowner Association Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a home owners’ association established for the benefit of a group of homeowners or property owners within the PID.

**“Improvement Area”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed in connection with the issuance of Phased PID Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

**“Improvement Area #1”** means the initial Improvement Area to be developed, identified as “Phase 1 PID” and generally shown on Table II-B and as specifically depicted and described as the sum of all Parcels shown in Appendix F.

**“Improvement Area #1 Assessed Property”** means all Parcels within Improvement Area #1 other than Non-Benefited Property.

**“Improvement Area #1 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix B, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #1 Improvements”** means Authorized Improvements which only benefit Improvement Area #1 Assessed Property and are described in Section III. C.

**“Indenture”** means any indenture, trust agreement, ordinance, or similar document setting forth the terms and provisions relating to any series of Bonds, as may be amended or supplemented.

**“Improvement Area #1 PID Bonds”** means those certain City of Lago Vista, Texas Special Assessment Revenue Bonds, Series 2012 (Tessera On Lake Travis Public Improvement District Improvement Area #1 Project) that are secured by Assessments levied on Improvement Area #1 Assessed Property.

**“Landowner’s Agreement”** means that certain Landowner Agreement by and between the City and Developer whereby Developer grants its consent for Assessments to be levied on the property within the PID, in addition to other matters.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the Official Public Records of Travis County, Texas.

**“Lot Type”** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final Lot value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact Lot value, as determined by the Administrator and confirmed by the City Council.

**“Major Improvements”** means Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III. B.

**“Major Improvement Area”** means the property within the PID not within Improvement Area #1, as generally shown on Table II-B and as specifically depicted and described as the sum of all Parcels shown in Appendix E.

**“Major Improvement Area Assessed Property”** means, for any year, all Parcels within the PID other than Non-Benefited Property and Improvement Area #1 Assessed Property.

**“Major Improvement Area Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix A, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Major Improvement Area Bonds”** means those certain City of Lago Vista, Texas Special Assessment Revenue Bonds, Series 2012 (Tessera On Lake Travis Public Improvement District Major Improvement Area Project) that are secured by Assessments levied on Major Improvement Area Assessed Property.

**“Non-Benefited Property”** means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements as determined by the City Council, including Homeowner Association Property and Public Property. Property identified as Non-Benefited Property at the time the Assessments (i) are levied or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to Section VI.F, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F.

**“Restated Development Agreement”** means the restated development agreement between the Developer and the City having an effective date of August 16, 2012.

**“Parcel”** means a property identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the Official Public Records of Travis County, or by any other means determined by the City.

**“Phase 1A”** means the area contained in Improvement Area #1 that is expected to contain 210 single family residential units, as shown in Appendix I.

**“Phase 1B”** means the area contained in Improvement Area #1 that is expected to contain 106 single family residential units, as shown in Appendix J.

**“Phased PID Bonds”** means bonds issued to fund Authorized Improvements (or a portion thereof) in an Improvement Area and to refinance any Major Improvement Area Bonds issued to fund Major Improvements within such Improvement Area. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Improvement Area in question.

**“Phased PID Bond Authorized Improvements”** means those Authorized Improvements associated with any given Improvement Area and contained in any supplemental table referred to in Section III.D and IV.E hereof.

**“PID Act”** means Texas Local Government Code Chapter 372, Improvement Districts in Municipalities and Counties, Subchapter A, Public Improvement Districts, as amended.

**“PID”** means the Tessera on Lake Travis Public Improvement District created by the City pursuant to Resolution No. 12-1551.

**“Planned Development District Ordinance”** has the meaning set forth in Section I.A of this Service and Assessment Plan.

**“Prepayment Costs”** mean interest and expenses to the date of prepayment (or in the case of capital appreciation bonds, the accreted value on the date of prepayment), plus any additional amounts due pursuant to the Indenture related to the Bonds and allowed by law, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the Bonds secured by such Assessment.

**“Property”** has the meaning set forth in Section II.A of this Service and Assessment Plan.

**“Public Property”** means property, real property, right of way and easements located within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Travis County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an exclusive use easement, or through a public utility easement.

**“Service and Assessment Plan”** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

**“Tessera on Lake Travis”** means the approximately 877 acres of land located in Travis County, Texas, contained within the area described on Table II-A. Tessera on Lake Travis is located in the City’s corporate limits.

## Section II

### PROPERTY INCLUDED IN THE PID

#### **A. Property Included in the PID**

The area constituting the PID is depicted and described by metes and bounds on Exhibit A to Resolution No. 12-1551 adopted by the City Council (“Property”). The PID is located in the corporate limits of the City of Lago Vista, Texas, within Travis County, Texas. The PID contains approximately 877.2 acres. A map of the property within the PID is shown in Table II-A.

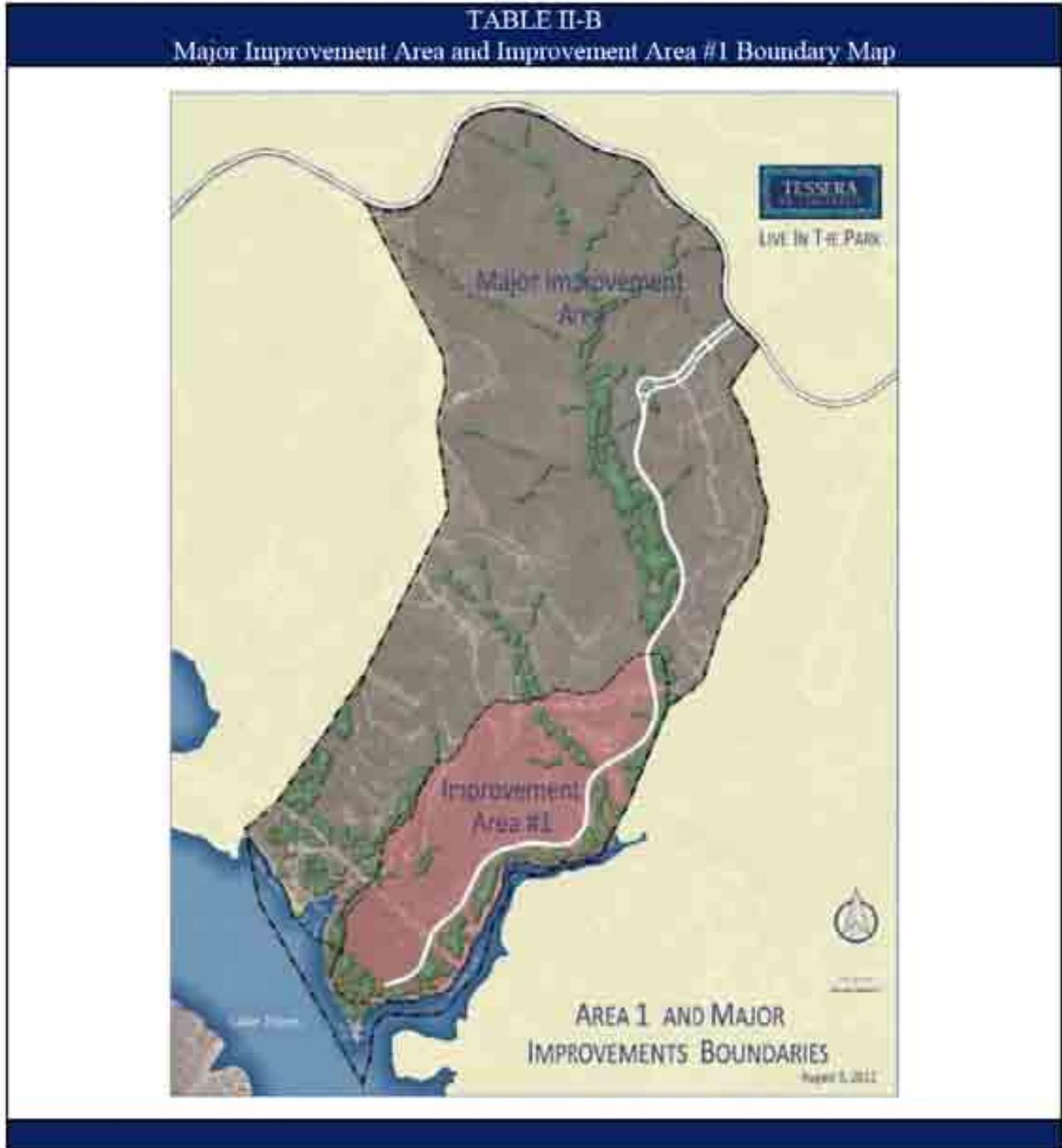
At completion, the PID is expected to consist of approximately 2,000 detached single family residential units, multifamily units, office, and retail uses, as well as parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the Planned Development District Ordinance.

TABLE II-A  
PID Boundary Map



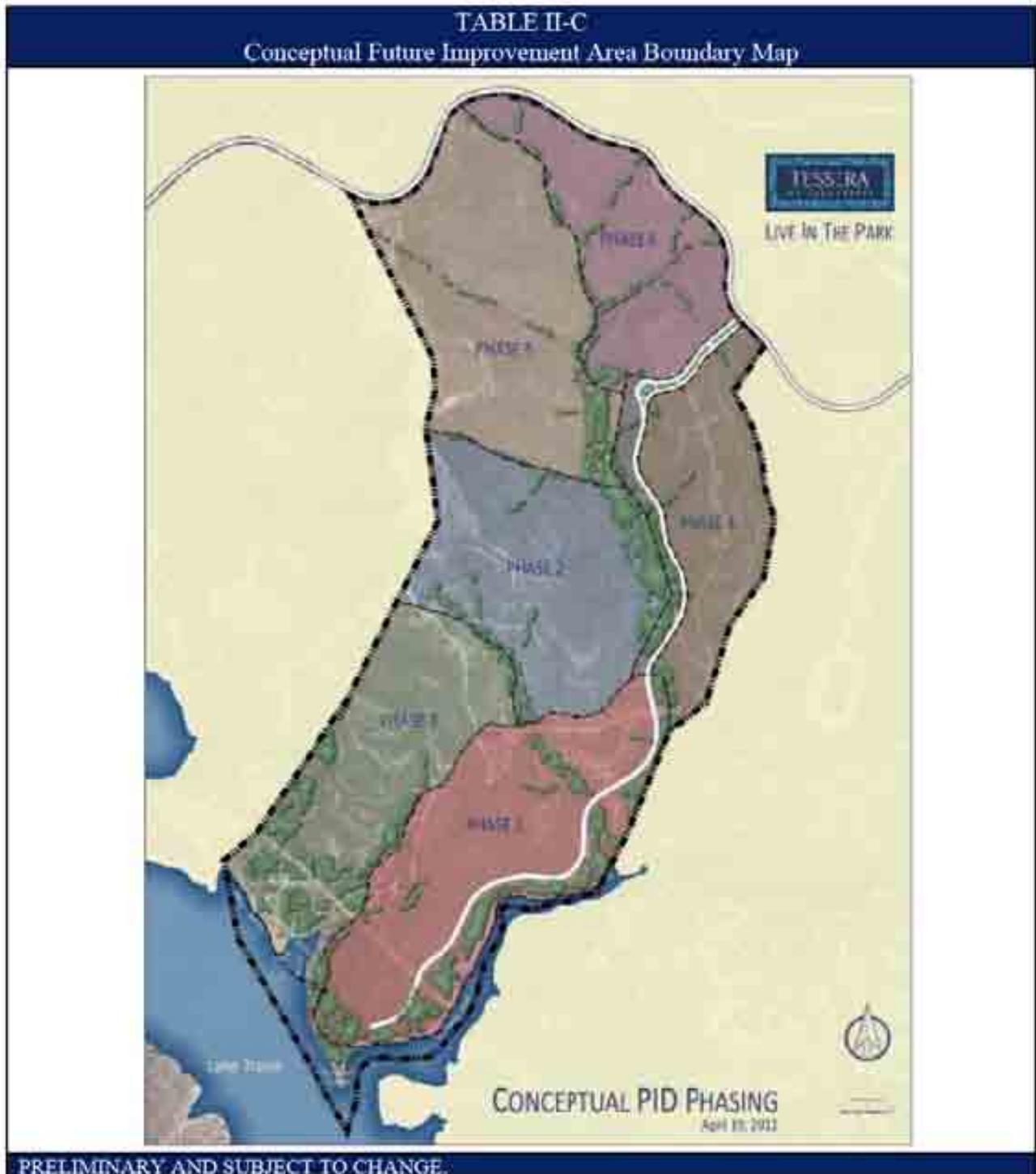
**B. Property Included in Major Improvement Area and Improvement Area #1**

The Major Improvement Area consists of approximately 658.6 acres. Improvement Area #1 consists of approximately 218.6 acres projected to consist of approximately 300 single family residential units, to be developed in two phases (Phase 1A and Phase 1B), as further described in Section III.C. A map of the property within the Major Improvement Area and Improvement Area #1 is shown in Table II-B. Legal descriptions for all Parcels within the Major Improvement Area are included in **Appendix E**. Legal descriptions for all Parcels within Improvement Area #1 are included in **Appendix F**. A map depicting the estimated assessable acreage within each proposed Improvement Area is included in **Appendix G**.



**C. Property Included in Future Improvement Areas**

As Improvement Areas are developed, then in connection with the issuance of Phased PID Bonds, this Service and Assessment Plan will be amended to revise the table shown in Section II.B (e.g. Table II-B will be revised to show the addition of Improvement Area #2 and the corresponding reduction in the Major Improvement Area boundaries). A map of the projected property within each Future Improvement Area is shown in Table II-C. Legal Descriptions for Phases 2 through 6 are included in Exhibit E. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment.



## Section III

### DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

#### **A. Authorized Improvement Overview**

Section 372.003 of the PID Act defines the Authorized Improvements that may be undertaken by a municipality or county through the establishment of a public improvement district. Authorized Improvements that may be undertaken pursuant to the PID Act include the following:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian mall;
- (v) acquisition and installment of pieces of art;
- (vi) acquisition, construction or improvement of libraries;
- (vii) acquisition, construction or improvement of off-street parking facilities;
- (viii) acquisition, construction or improvement of rerouting of mass transportation facilities;
- (ix) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x)
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development recreation and cultural enhancement; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements described in Section III.B and Section III.C of this Service and Assessment Plan should be undertaken by the City.

#### **B. Descriptions and Estimated Costs of Major Improvements**

The Major Improvements benefit the entire PID. However, Major Improvement Area Assessed Property does not include Improvement Area #1 Assessed Property; therefore the costs of the Major Improvements are allocated proportionally between Major Improvement Area Assessed Property and Improvement Area #1 Assessed Property based on the projected number of residential units within their respective boundaries. Improvement Area #1 is projected to contain approximately 300 residential units and the Major Improvement Area is projected to contain approximately 1,700 residential units within their respective boundaries, resulting in approximately 15% of the Major Improvements allocated to Improvement Area #1 Assessed

Property and approximately 85% to Major Improvement Area Assessed Property. Major Improvement Area Bonds will fund the Major Improvement Area's proportionate share of the costs of the Major Improvements, and Improvement Area #1 Bonds will fund the Improvement Area #1's proportionate share of the costs of the Major Improvements.

The Major Improvements are described below. The costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates.

- **Water**

- **Water Treatment Plant #1 Upgrades**

- The Lago Vista Water Treatment Plant No. 1 (WTP) will be upgraded for the first phase of 490 Living Unit Equivalents (LUE's) by adding two pumps next to the existing booster pump building at WTP; minimum capacity of each pump is 500 gpm; a scada system and control valves at City WTP. The upgrades will include limited site work, pumping equipment, piping, and electrical equipment improvements. Under the Restated Development Agreement these WTP upgrades will be constructed to City standards and specifications and will be owned and operated by the City.

- **Water Line 1**

- This project consists of constructing approximately 9,000 linear feet of 12" diameter water transmission main from the WTP. The project will be constructed within the existing right of way (ROW) of Seminole Drive, Clubhouse Drive, Bonanza Drive, Canyon Drive, Dawn Drive, Valleyview Drive, Park Drive, Verde Vista Drive and Brewer Lane and will end at the intersection of Brewer Lane and Deepwood Drive. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be a fully operational transmission main. The line will provide service to Tessera on Lake Travis.

- **Water Line 2**

- This project consists of constructing approximately 8,000 linear feet of 14" diameter water transmission mains from a connection point in Water Line 1 at Brewer Lane and Deepwood Drive. The project will be constructed within the existing right of way (ROW) of Deepwood Drive, Ridgeview Road, Packsaddle Trail, Stable Lane, Bar-K-Ranch Road, Surrey Lane and include a 14" diameter water transmission main and a 16" diameter water transmission main crossing Lake Travis through Turnback Cove onto Tessera on Lake Travis. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be fully operational transmission main. The line will provide service to Tessera on Lake Travis.

- Water Line 3

This project consists of constructing approximately 1,000 linear feet of 14” diameter water transmission mains from a connection point in Water Line 2 at the westernmost point of Turnback Cove. The project will be constructed within an easement to the new right of way (ROW) of Burnet Route Trail and will tie into Water Line 1. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be fully operational transmission main. The line will provide service to Tessera on Lake Travis.

- Water Line 4

This project consists of constructing approximately 4,100 linear feet of 12” diameter water transmission mains from a connection point in Water Line 3 and then constructed within the new right of way (ROW) of Burnet Route Trail to the Tessera West Ground Storage Tank site described in the Restated Development Agreement. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be fully operational transmission main. The line will provide service to Tessera on Lake Travis.

- Ground Storage Tank

The Ground Storage Tank (GST) shall be new construction onsite at the Tessera West Ground Storage Tank site described in the Restated Development Agreement on Lake Travis Water for a 125,000 gallon water capacity and include chlorination equipment and pump house to meet design requirements per the City of Lago Vista. Under the Restated Development Agreement this GST will be constructed to City standards and specifications and will be owned and operated by the City.

- Wastewater

- Wastewater Treatment Plant Improvements

This project will consist of cost participating with the City of Lago Vista on constructing a force main header to combine multiple force mains entering City’s Wastewater Treatment Plant, as described in the Restated Development Agreement.

- Wastewater Lines 1 and 2

This project will consist of over-sizing the force main from the Hollows, increase the force main to 14-inch in diameter for approximately 2,000 linear feet and 18-inches in diameter for approximately 1,650 linear feet. This project will tie into and utilize the City’s existing 12-inch wastewater force main from existing Bar-K Lift Station to Turner’s Lift Station and tie into and utilize the City’s existing 8-inch wastewater force main in Bar-K Ranch Road.

- Lift Station Pump Upgrades

This project will consist of upgrading the existing Bar-K Wastewater Lift Station and the Turner Lift Station with increased pump capacity, add odor control and add scada control.

- Wastewater Line 3

This project will consist of constructing an 8-inch HDPE force main approximately 6,500 l.f. from Tessera on Lake Travis to the City's 8-inch force main in Bar-K Ranch Road. (WW-1.6 - 8" HDPE Force Mains in existing asphalt streets).

- Wastewater Line 4

This project will consist of constructing 3-8" HDPE low pressure wastewater force mains at the crossing of Turnback Cove into Tessera on Lake Travis and then continuing one of these force mains into Tessera on Lake Travis terminating at Burnet Route Trail. This project will also consist of constructing a multiple HDPE force mains connected to one of the Wastewater Line 4 force mains at the Turnback Cove crossing into Tessera on Lake Travis. This line will be designed and constructed in accordance with City of Lago Vista standards and specifications. These lines will have all the necessary appurtenances to be fully operational sewer mains.

All wastewater projects will be constructed to City standards and specifications and will be owned and operated by the City.

- **Electrical**

- Electrical Infrastructure

The electrical costs are comprised of infrastructure materials and installation expenditures, collectively, the Improvements. The material components consist of electrical vaults, primary cables, primary connections, URD conductors, and infrastructure conduit. Installation components consist of trenching, labor and equipment. The Improvements provide electrical power to all entryway features, on site lift station, the Community Pool and Pavilion, landscape irrigation systems and will support decorative street lighting improvements. The associated Improvements are in excess of 12,100 linear feet of primary cable, over 33,800 linear feet of conduit, seven major electrical vaults and multiple primary connections.

- **Roadway**

- TxDOT Turn Lane

Project shall consist of funding the construction of approximately 1300 linear feet (LF) of the Texas Department of Transportation ("TxDOT") highway in the right of way (ROW) for east bound traffic and conversion of existing traffic lane for eastbound traffic into a center lane for project entrance from F.M. 1431 into Tessera on Lake Travis. Project shall also include the addition of 1300 linear feet (LF) of an acceleration and deceleration lane onto the south side of the TxDOT highway for traffic entering project from F.M. 1431 into Tessera on Lake Travis. This project is subject to an Advanced Funding Agreement between TxDOT and the City of Lago Vista. This project will be owned and operated by TxDOT.

- Initial Entrance Road to Phase 1A and through Phase 1A to Park Area

Project shall consist of the construction of 12,285 Linear Feet of roadway with retaining walls, turn lanes, curb and gutter systems, re-vegetation of all disturbed areas within the right of way, a structural crossing of two major flood plains and link to new F.M. 1431 acceleration and deceleration lane. This project will be constructed to City standards and specifications and will be owned and operated by the City.

- **Drainage**

- **Drainage**

Project shall consist of drainage improvements to support the installation of Tessera Pkwy from FM 1431 to the proposed amenity center. The main means of runoff conveyance along the roadway between FM 1431 and Improvement Area #1 will be roadside ditches that are relieved by drainage culverts crossing under the roadway. Some areas of the pavement section will require the use of a curb section to control runoff patterns. The project includes one minor waterway crossing that can be a multiple box culvert or a single arch span structure. The runoff along this section of roadway will be routed through water quality basins as required by the Lower Colorado River Authority. This project will be constructed to City standards and specifications and will be owned and operated by the City.

- **Entry Monuments/Hardscape/Landscape**

- **Entryway monuments**

Project shall consist of the construction of an entrance monument at the intersection of the TxDOT entrance and the Main Roadway in a parcel located adjacent to respective right of ways to be designed by consultants retained by the Developers. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

- **Hardscape**

Project shall consist of the installation of hardscaping to include sidewalks, fencing, driveway improvements, parking, lighting and signage within PID to be designed by consultants retained by the Developers. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

- **Landscape**

Project shall consist of the installation of landscaping along various right of ways and within park areas located in the PID that are to be designed by consultants. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

- **Parks**

- **Community Pool & Pavilion**

The Community Swimming Pool will consist of a 60' by 40' pool and open pavilion. The Community Pool will be located near the Lake Travis shoreline near the intersection of Turnback Cove and the main body of Lake Travis. The open pavilion will be a non-air conditioned structure with a two bathroom facilities with adequate areas to serve as a changing room. In addition to the pool and pavilion, the Community Pool will consist of perimeter fencing, landscape improvements, playscapes, benches and areas that include bar-b-que grills. The Community Pool area will include surface parking improvements to accommodate up to 30 cars. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

- **Hike and Bike Trail System**

The Hike & Bike Trail improvements will be located along Turnback Cove. The Hike & Bike trail improvements will connect to the Community Pool and extend north along Turnback Cove. The Hike & Bike improvements will consist of a mixture of natural and improved pathways with several ancillary improvements (benches, playscapes, points of interest, etc.) along or near the pathways. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

**TABLE III-A  
Major Improvement Estimated Costs**

Authorized Improvement	Hard+ Soft Costs
<b><u>Critical Infrastructure</u></b>	
Subtotal - Critical Infrastructure	\$ 14,810,709
<b><u>Parks</u></b>	
Subtotal - Amenities and Parks	\$ 2,146,726
<b><u>Entryway/Hardscape/Landscape</u></b>	
Subtotal - Hardscape/Landscape	\$ 1,022,821
<b>TOTAL</b>	<b>\$ 17,980,256</b>
<b>Improvement Area #1</b>	
Approximate # of Residential Units (Rounded)	300
Approximate % of Total Units	15%
Proportionate Share of Costs	\$ 2,725,669
<b>Major Improvement Area</b>	
Approximate # of Residential Units (Rounded)	1,700
Approximate % of Total Units	85%
Proportionate Share of Costs	\$ 15,254,588

Notes: The figures shown in Table III-A are based on actual funds deposited into the Major Improvement Area Critical Infrastructure, Parks and Entryway/Landscape/Hardscape Subaccounts of the Major Improvement Area PID Bonds (\$15,254,588) and into the IA#1 Improvement Account and Critical Infrastructure, Parks and Entryway/Landscape/Hardscape Subaccounts of the IA#1 Bonds. Therefore, the percentage allocation of the total Major Improvement Costs between IA#1 and Major Improvement Area is rounded. Critical Infrastructure includes the costs of Offsite Water, Offsite Wastewater, Electrical, Roads and Drainage. This table will be updated in future SAP Annual Updates as the Project is completed and final trust account balances are determined. Costs assume hard and soft costs including engineering and construction fees and contingency.

### **C. Descriptions and Estimated Costs of Improvement Area #1 Improvements**

Improvement Area #1 Bonds fund their proportionate share of the costs of the Major Improvements (as described above in Section III.B) as well as Improvement Area #1 Improvements, which only benefit Improvement Area #1 Assessed Property.

The Improvement Area #1 Improvements are described below. All of the Improvement Area #1 Improvements provide benefit to Phase 1A, and a portion of the Improvement Area #1 Improvements provide a benefit to Phase 1B, as described in Appendix H. The costs of the Improvement Area #1 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates.

- Water  
This portion of the Improvement Area #1 Improvements consists of constructing approximately 8,500 linear feet of multiple water lines that include water lines that connect to Water Line #2 at multiple points, some of which will extend water lines sized to provide water service to portions of Phase 1B. These lines will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the edge of Phase 1B and to be service lines to provide service to each Lot within Phase 1A.
- Wastewater  
This portion of the Improvement Area #1 Improvements consists of constructing approximately 8,500 linear feet of multiple low pressure mains that include sewer lines that connect to Wastewater Line 1 at multiple points and appropriately sized lines that extend sewer service to portions of Phase 1B. These lines will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. These lines will have the necessary appurtenances to be fully operational sewer mains extending sewer service to the edge of Phase 1B and to provide service to each Lot within Phase 1A.
- Roadway  
This portion of the Improvement Area #1 Improvements consists of constructing approximately 8,500 linear feet of roadways with retaining walls, turn lanes, curb and gutter systems and re-vegetation of all disturbed areas within the right of way. These roadway improvements include streets that will provide street access to each Lot within Phase 1A and will provide access to some portions of Phase 1B. This project will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City.
- Drainage  
This portion of the Improvement Area #1 Improvements shall consist of approximately 8,500 linear feet of drainage improvements to support the residential units in Phase 1A and to receive storm water from some Lots within Phase 1B. The main means of conveyance within Phase 1A is within or along roadways and underground storm drain pipes. The roadway pavement section will generally require the use of curbs with

integrated drainage inlets to control runoff. This project includes one waterway crossing that can be a multiple box culvert or a single arch span structure. The runoff within this section of development is planned to be routed through water quality basins, as required by the PDD zoning ordinance. This project will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City.

**TABLE III-B**  
**Improvement Area #1 Estimated Costs**

<u>Authorized Improvement</u>	<u>Hard + Soft Costs</u>
<b>Improvements that benefit Phase 1A and Phase 1B (See Appendix H)</b>	
Major Improvements	\$1,163,663
Critical Infrastructure	2,245,112
Parks	325,480
Entryway/Landscape/Hardscape	<u>155,077</u>
<b>Total</b>	<b>\$3,889,332</b>
<b>Improvements that only benefit Phase 1A (See Appendix H)</b>	
Major Improvements	\$ 785,301
Critical Infrastructure	\$1,515,120
Parks	\$ 219,651
Entryway/Landscape/Hardscape	<u>\$ 104,654</u>
<b>Total</b>	<b>\$2,624,727</b>
<b>Grand Total</b>	<b>\$6,514,059</b>

**Note:**

- (a) The figures shown in Table III-B are based on amounts deposited into the IA#1 Improvement Account (\$1,161,663), Critical Infrastructure Account (\$2,245,112), Parks Subaccount (\$325,480), and Entryway/ Landscape/ Hardscape Subaccount (\$155,077) of the IA#1 Bonds.
- (b) The total for Improvements that only benefit Phase 1A is privately funded (\$2,624,727) and reflects the amount deposited into the Developer Improvement Account of the IA#1 Bonds.
- (c) The distribution of the total of Improvements that only benefit Phase 1A according to the different line items is an estimate and may be revised in Annual Service Plan Updates.
- (d) Estimated costs include hard and soft costs including engineering and construction fees and contingency.
- (e) Improvement Area #1 Estimated Costs represent approximately 15% of the total share of the Major Improvements based on the proportion of benefitted single family residential property in IA#1 relative to the MIA.
- (f) See Table III-A for details.

**D. Future Improvement Area Authorized Improvements**

As Improvement Areas are developed, then in association with issuing Phased PID Bonds this Service and Assessment Plan will be amended to identify the Phased PID Bond Authorized Improvements that benefit each Improvement Area (e.g., a Table III-C will be added to show the estimated costs for Improvement Area #2 Authorized Improvements, etc.).

## **Section IV ASSESSMENT PLAN**

### **A. Introduction**

The PID Act requires the City Council to apportion the Actual Cost of the Authorized Improvements on the basis of special benefits conferred upon the Property because of the Authorized Improvements. The PID Act provides that the Actual Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes or improvements.

Table IV-A provides the estimated allocation of costs of the Authorized Improvements constituting Major Improvements and Improvement Area #1 Improvements between the Major Improvement Area Assessed Property, Improvement Area #1 Assessed Property, and non-PID property.

At this time it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from Phased PID Bond Authorized Improvements. Therefore, at this time Parcels will only be assessed for the special benefits conferred upon the Parcel because of the Major Improvements and Improvement Area #1 Improvements.

In connection with issuance of Phased PID Bonds, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Area receives from the Phased PID Bond Authorized Improvements funded with those Phased PID Bonds issued with respect to that Future Improvement Area. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Phased PID bonds, each owner of the Parcels to be assessed must acknowledge that the Phased PID Bond Authorized Improvements confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs.

This section of this Service and Assessment Plan currently describes the special benefit received by each Parcel within the PID as a result of the Major Improvements and Improvement Area #1 Improvements, provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvements and Improvement Area #1 Improvements to Parcels in a manner that results in equal share of the Actual Cost being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Improvement Areas are developed, then in connection with the issuance of Phased PID Bonds this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Area.

**B. Special Benefit**

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format on Table III-A and Table III-B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the Act.

Each of the owners of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

Pursuant to the Landowner's Agreement, each owner of the Assessed Property has ratified, confirmed, accepted, agreed to and approved; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the Planned Development District Ordinance requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

**C. Allocation of Actual Costs of Major Improvements**

The Major Improvements will provide a special benefit to Major Improvement Area Assessed Property and Improvement Area #1 Assessed Property. Accordingly, the Actual Costs of the Major Improvements must be allocated between Major Improvement Area Assessed Property and Improvement Area #1 Assessed Property based on the special benefit each receives. Table IV-A summarizes the allocation of Actual Costs for each Major Improvement. The costs shown in Table IV-A are estimates and may be revised in Annual Service Plan Updates, but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

**D. Allocation of Actual Costs of Improvement Area #1 Authorized Improvements**

The Improvement Area #1 Improvements will provide a special benefit to Improvement Area #1 Assessed Property only. Accordingly, the Actual Costs of the Improvement Area #1 are allocated entirely to Improvement Area #1 Assessed Property based on the special benefit it receives.

Table IV-A summarizes the allocation of Actual Costs for each Improvement Area #1 Authorized Improvement. The costs shown in Table IV-A are estimates and may be revised in Annual Service Plan Updates, but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

**E. Allocation of Actual Costs of Phased PID Bond Authorized Improvements**

As Future Improvement Areas are developed, then in connection with issuance of Phased PID Bonds this Service and Assessment Plan will be amended to identify the Authorized Improvements that confer a special benefit to property inside the Future Improvement Area resulting from the Phased PID Bond Authorized Improvements (e.g. Table IV-A will be amended to show the estimated allocation of Actual Costs for Improvement Area #2 Authorized Improvements, etc.).

**TABLE IV-A**  
**Allocation of Authorized Improvement Costs**

	Total Construction Cost (a)	Parcels Through PID Bonds				Privately Funded Property to Whose (g)	
		Major Improvement PID Assessed Property (b)		Improvement Area #1 Assessed Property (c)		% Allocation	Share of Costs
		% Allocation	Share of Costs	% Allocation	Share of Costs		
<b>Major Improvements (Hard + Soft Costs)</b>							
Critical Infrastructure	\$ 14,810,709	85%	\$12,565,598	15%	2,245,112	0%	\$ -
Parks	2,146,726	85%	1,821,246	15%	325,480	0%	-
Entryway/Hardscape/Landscape	1,022,821	85%	867,744	15%	155,077	0%	-
	\$ 17,980,256	85%	\$15,254,588	15%	\$2,725,669		\$ -
<b>Total Major Improvements</b>	<b>\$ 17,980,256</b>		<b>\$15,254,588</b>		<b>\$2,725,669</b>		
<b>Improvement Area #1 Improvements that benefit Phase 1A and Phase 1B (e)</b>							
Major Improvements	\$ 1,163,663	0%	\$ -	100%	\$1,163,663	0%	\$ -
Critical Infrastructure	2,245,112	0%	-	100%	2,245,112	0%	-
Parks	325,480	0%	-	100%	325,480	0%	-
Entryway/Landscape/Hardscape	155,077	0%	-	100%	155,077	0%	-
	\$ 3,889,332		\$ -		\$3,889,332		\$ -
<b>Improvement Area #1 Improvements that only benefit Phase 1A (e)</b>							
Major Improvements	\$ 785,301	0%	\$ -	0%	\$ -	100%	\$ 785,301
Critical Infrastructure	1,515,120	0%	-	0%	-	100%	1,515,120
Parks	219,651	0%	-	0%	-	100%	219,651
Entryway/Landscape/Hardscape	104,654	0%	-	0%	-	100%	104,654
	\$ 2,624,727		\$ -		\$ -		\$ 2,624,727
<b>Total Improvement Area #1 Improvements</b>	<b>\$ 6,514,059</b>		<b>\$ -</b>		<b>\$3,889,332</b>		<b>\$ 2,624,727</b>
<b>PID Formation/Bond Cost of Issuance</b>							
Reserve Fund	\$ 2,343,888		\$ 1,989,000		\$ 354,888		\$ -
Capitalized Interest	1,565,498		1,346,062		219,436		-
Developer Ad Valorem Tax Payment	4,000		-		-		4,000
Original Discount	298,449		298,449		-		-
Cost of Issuance (f)	702,832		534,487		168,345		-
Underwriters Discount	635,415		467,415		168,000		-
<b>PID Formation/Bond Cost of Issuance</b>	<b>\$ 5,550,081</b>		<b>\$ 4,635,412</b>		<b>\$ 910,668</b>		<b>\$ 4,000</b>
<b>GRAND TOTAL</b>	<b>\$ 27,318,727</b>		<b>\$19,890,000</b>		<b>\$4,800,000</b>		<b>\$ 2,628,727</b>

- (a) See Table III-A and Table III-B for details. The PID Bond Issuance costs for each Bond are each 100% allocated to Assessed Property covered by the respective Bond issue. Costs include hard and soft costs (engineering and design fees, construction management and contingency). The figures shown are based on funds deposited into the Major Improvement Area Critical Infrastructure, Parks and Entryway/Landscape/Hardscape Subaccounts of the Major Improvement Area PID Bonds and IA#1 Improvement Account. Critical Infrastructure, Parks and Entryway Landscape/Hardscape of the Improvement Area #1 Bonds.
- (b) It is currently estimated that approximately 85% of the total lots in the PID will be within the Major Improvement Area Assessed Property. Therefore, approximately 85% of Major Improvements, which benefit the entire PID, are allocated to Major Improvement Area Assessed Property. The MIA Bond pays for these costs. Thus benefitted properties in the MIA are assessed only for MIA Bonds. The percentage is rounded and is based on the actual amounts deposited into the MIA Trust Project Fund subaccounts divided by the sum of the Total Construction Cost.
- (c) The Improvement Area #1 Improvements only specially benefit Parcels within Improvement Area #1. Therefore no allocation is made to Major Improvement Area Assessed Property. The IA#1 Bonds pays for Authorized Improvement Costs attributable to approximately 15% of the Major Improvements (costs reflected in brown) and an additional \$1,163,663 in Critical Infrastructure for IA#1. Thus benefitted property in IA#1 are assessed only for IA#1 Bonds.
- (d) It is currently estimated that approximately 15% of the total lots within the PID will be within Improvement Area #1 Assessed Property. Therefore, approximately 15% of Major Improvements, which benefit the entire PID, are allocated to Improvement Area #1 Assessed Property. The Improvement Area #1 Improvements only specially benefit Parcels within Improvement Area #1. Therefore 100% allocation is made to Improvement Area #1 Assessed Property. The percentage is rounded and is based on the actual amounts deposited into the IA#1 Trust Project Fund subaccounts divided by the sum of the Total Construction Cost.
- (e) Improvement Area #1 Improvements that benefit Phase 1A only are paid entirely by the Developer.
- (f) Only Improvement Area #1 Improvements that benefit both Phase 1A and Phase 1B are allocated to Improvement Area #1 Assessed Property. Improvement Area #1 Improvements that benefit Phase 1A only are paid entirely by the Developer. The total amount of Developer-funded improvements (\$2,624,727) reflects the amount deposited into the Developer Improvement Trust Account of the IA#1 Bonds. The amount allocated to the different line items making up the total are estimates and will be revised in future Annual Updates.
- (g) Includes structuring fee and costs to create the District.

## **F. Assessment Methodology**

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

### **1. Assessment Methodology for the Major Improvement Area**

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Major Improvements to be financed with the Major Improvement Area Bonds shall be allocated to the Major Improvement Assessed Property by spreading the entire Assessment across all Parcels within the Major Improvement Area based on the ratio of the assessable area of each Parcel of Major Improvement Area Assessed Property to the total assessable area within the Major Improvement Area.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the assessable area of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the estimated average Lot value for the Lot Type at the time residential Lots are platted to the total value of all residential Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as **Appendix A**, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

### **2. Assessment Methodology for Improvement Area #1**

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #1 Improvements and the portion of the Major Improvements to be financed with the Improvement Area #1 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across all Parcels within the Improvement Area #1 based on the ratio of the assessable area of each Parcel to the total assessable area within Improvement Area #1.

Based on the estimates provided by Adams Engineering of the costs of the Improvement Area #1 Improvements and the portion of the Improvement Area #1 Improvements that benefit Phase 1B, as set forth in Table III-B, the City Council has determined that the benefit to Phase 1B property of the Improvement Area #1 Improvements is at least equal to the Assessments levied on the Phase 1B property, and has further determined that, taking into consideration the Improvement Area #1 Improvement costs to be paid by the Developer and that Improvement Area #1 Improvement costs would have been less if they had not been designed to also benefit Phase 1B, Phase 1A and Phase 1B property should pay equal shares of the costs of the Improvement Area #1 Improvements that benefit both Phase 1A and Phase 1B.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the assessable area of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the estimated average Lot value for the Lot Type at the time the residential Lots are platted to the total value of residential Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar Lot values will have the same Assessment, with more valuable Lots having a proportionately larger share of the Assessments than less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption and larger, more expensive homes are likely to be built on larger, more valuable lots.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as **Appendix B**, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

### **3. Assessment Methodology for Future Improvement Areas**

When any given Future Improvement Area is developed, and Phased PID Bonds for that Future Improvement Area are to be issued, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Improvement Area.

#### **G. Assessments**

The Assessments for the Major Improvement Area Bonds and the Improvement Area #1 Bonds will be levied on each Parcel according to the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, attached hereto as **Appendix A** and **Appendix B**, respectively. The Annual Installments for the Major Improvement Area Bonds and the Improvement Area #1 Bonds will be collected on the dates and in the amounts shown on the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, respectively, subject to any revisions made during an Annual Service Plan Update.

**H. Administrative Expenses**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

**I. Prepayment Reserve**

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with 0.20% allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Bonds are prepaid, and 0.30% allocated to fund a delinquency reserve account as described below.

**J. Delinquency Reserve**

The City has allocated up to 0.30% of the interest rate component of the Annual Installments to offset any possible delinquent payments. The additional reserve shall be funded up to 10% of the next year's debt service for the related Bonds, but in no event will the annual collection be more than 0.30% higher than the actual interest rate paid on the Bonds. If in a given year the additional reserve is fully funded at 10% of the next year's debt service, the City can allocate up to 0.30% of the interest rate component of the Annual Installments to any other use that benefits the Assessed Property, as determined by the City Council.

## Section V

### SERVICE PLAN

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately 24 months for the Major Improvements to be constructed and approximately 24 months for the Improvement Area #1 Improvements to be constructed. At some point after the Major Improvements and Improvement Area #1 Improvements are constructed, Improvement Area #2 will begin development. After Improvement Area #2 is developed, it is anticipated that Improvement Area #3 will begin development, and so on, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The estimated Actual Costs for Major Improvements and Improvement Area #1 Improvements plus costs related to the issuance of the Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is \$27,640,978 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually at the first regularly scheduled City Council meeting in May of each year for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll. Any update to this Service and Assessment Plan is herein referred as an “Annual Service Plan Update.”

Table V-A summarizes the sources and uses of funds required to construct the Major Improvements and Improvement Area #1 Improvements, establish the PID, and issue the Improvement Area #1 PID Bonds and Major Improvement Area Bonds. The sources and uses of funds shown in Table V-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

As Future Improvement Areas are developed in connection with the issuance of Phased PID Bonds, this Service and Assessment Plan will be amended (e.g. Table V-A will be amended to add Improvement Area #2, etc.).

**TABLE V-A**  
**Sources and Uses of Funds**

Sources and Uses of Funds	Major Improvement Area Bonds	Improvement Area #1 Bonds and Developer Equity (*)	Summary
<b>Sources of Funds</b>			
Par Bond Amount	\$ 19,890,000	\$ 4,800,000	\$ 24,690,000
Original Issue Discount	\$ (298,449)	\$ -	\$ (298,449)
Developer Funds	\$ 3,360	\$ 2,625,367	\$ 2,628,727
<b>Total Sources of Funds</b>	<b>\$ 19,594,911</b>	<b>\$ 7,425,367</b>	<b>\$ 27,020,278</b>
<b>Uses of Funds</b>			
Deposit to Improvement Accounts of Project Fund	\$ 15,254,588	\$ 6,514,059	\$ 21,768,646
Deposit to Capitalized Interest Account of Bond Fund	\$ 1,346,062	\$ 219,436	\$ 1,565,498
Deposit to Reserve Fund	\$ 1,989,000	\$ 354,888	\$ 2,343,888
Cost of Issuance	\$ 534,487	\$ 168,345	\$ 702,832
Underwriters Discount	\$ 467,415	\$ 168,000	\$ 635,415
Property Tax Reserve Fund	\$ 3,360	\$ 640	\$ 4,000
<b>Total Uses of Funds</b>	<b>\$ 19,594,912</b>	<b>\$ 7,425,367</b>	<b>\$ 27,020,278</b>

(\*) The deposit into the Improvement Area #1 Improvement Accounts of the Project Fund at closing consists of two components: (1) Project Fund Bond proceeds totaling \$3,889,331.56, and (2) Project Fund Developer funds totaling \$2,624,727.00

The annual projected indebtedness for both the Major Improvement Area bond and the Improvement Area #1 bond is shown by both Table V-B1 and Table V-B2. The annual projected indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

**TABLE V-B1**  
**Annual Projected Debt Service –Major Improvement Area– Initial Bond Issue**

<b>Year Ending September 30</b>	<b>Principal Payments</b>	<b>Interest Expense</b>	<b>Capitalized Interest</b>	<b>Annual PID Installments</b>
2014	\$ -	\$ 1,334,663	\$ 286,075	\$ 1,048,587
2015	-	1,334,663	-	1,334,663
2016	200,000	1,334,663	-	1,534,663
2017	970,000	1,321,663	-	2,291,663
2018	1,120,000	1,258,613	-	2,378,613
2019	1,300,000	1,185,813	-	2,485,813
<b>Total</b>	<b>\$ 3,590,000</b>	<b>\$ 7,770,078</b>	<b>\$ 286,075</b>	<b>\$ 11,074,002</b>

Note: The Annual Projected Costs shown are the annual expenditures relating to the Major Improvement Area Authorized Improvements shown in Table III-A, the Improvement Area #1 Authorized Costs shown in Table III-B, and the costs associated with setting up the PID, issuance costs, interest reserves, and reserve fund requirements shown in Table V-A. The difference between the total projected cost and the total projected indebtedness is the amount contributed by the Developer. As Future Improvement Areas are developed, then in association with issuing Phased PID Bonds this Table V-B will be amended to identify the Phased PID Bond Authorized Improvements and the projected indebtedness resulting from the Phased PID Bonds.

**TABLE V-B2****Annual Projected Debt Service –Improvement Area #1– Initial Bond Issue**

<b>Year Ending September 30</b>	<b>Principal Payments</b>	<b>Interest Expense</b>	<b>Capitalized Interest</b>	<b>Annual PID Installments</b>
2014	\$ -	\$ 276,600	\$ -	\$ 276,600
2015	75,000	276,600	-	351,600
2016	80,000	272,850	-	352,850
2017	85,000	268,850	-	353,850
2018	90,000	264,600	-	354,600
2019	95,000	259,875	-	354,875
<b>Total</b>	<b>\$ 425,000</b>	<b>\$ 1,619,375</b>	<b>\$ -</b>	<b>\$ 2,044,375</b>

Note: The Annual Projected Costs shown are the annual expenditures relating to the Major Improvement Area Authorized Improvements shown in Table III-A, the Improvement Area #1 Authorized Costs shown in Table III-B, and the costs associated with setting up the PID, issuance costs, interest reserves, and reserve fund requirements shown in Table V-A. The difference between the total projected cost and the total projected indebtedness is the amount contributed by the Developer. As Future Improvement Areas are developed, then in association with issuing Phased PID Bonds this Table V-B will be amended to identify the Phased PID Bond Authorized Improvements and the projected indebtedness resulting from the Phased PID Bonds.

## Section VI

### TERMS OF THE ASSESSMENTS

**A. Amount of Assessments and Annual Installments for Parcels Located Within Major Improvement Area**

The Assessment and Annual Installments for each Assessed Property located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as **Appendix A**, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act. The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Major Improvement Area Bonds, to fund the prepayment reserve and delinquency reserve described in Section IV, and to cover Administrative Expenses of the Major Improvement Area.

**B. Amount of Assessments and Annual Installments for Parcels Located Within Improvement Area #1**

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as **Appendix B**, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act. The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Area #1 Bonds, to fund the prepayment reserve and delinquency reserve described in Section IV, and to cover Administrative Expenses of Improvement Area #1.

**C. Amount of Assessments and Annual Installments for Parcels Located Within Future Improvement Areas**

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g. an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

**D. Reallocation of Assessments for Parcels Located Within the Major Improvement Area and Improvement Area #1**

**1. Upon Division Prior to Recording of Subdivision Plat**

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the new divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the acreage of the new divided Assessed Property

D = the sum of the acreage for all of the new divided Assessed Properties

The calculation of the acreage of an Assessed Property shall be performed by the Administrator based on information available in the Official Public Records of Travis County, Texas regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

A hypothetical example of how assessments are reallocated upon division prior to the recording of a subdivision Plat is attached as **Appendix C**.

## **2. Upon Subdivision by a Recorded Subdivision Plat**

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average Lot value of all new subdivided Lots with same Lot Type

D = the sum of the estimated average Lot value for all of the new subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated Lot value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact Lot value and any other information available to the Developer. The calculation of the estimated average Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Travis County, Texas regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

A hypothetical example of how assessments are reallocated upon subdivision by a subdivision plat is attached as **Appendix D.**

### **3. Upon Consolidation**

Upon the consolidation of two or more Assessed Properties, the Assessment for the consolidated Assessed Property shall be the sum of the Assessments for the Assessed Properties prior to consolidation. The reallocation of an Assessment for an Assessed Properties that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an update to this Service and Assessment Plan approved by the City Council.

### **E. Reallocation of Assessments for Parcels Located Within Future Improvement Areas**

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the assessment reallocation methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within each Future Improvement Area.

### **F. Mandatory Prepayment of Assessments**

If Assessed Property or portion thereof is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel or portion thereof to become Non-Benefited Property, the owner of such Parcel or portion thereof shall pay to the Administrator the full amount of the Assessment, plus all Prepayment Costs, for such Parcel or portion thereof prior to any such transfer or act; provided, however that such mandatory prepayment of assessment shall not be required for portions of a Parcel that are dedicated for use as internal roads, parks and other similar, public improvements prior to the recording of the plat

for a Parcel that has been subdivided, in which case the Assessment that was allocated to that certain Parcel in which the public improvement is located will be reallocated to similarly benefitted Parcels, as more fully described in Section VI.D; provided, however, that reallocation of an Assessment for a Parcel that is a homestead under Texas Law may not exceed the Assessment prior to reallocation.

**G. Reduction of Assessments**

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed, including any additional Authorized Improvements described in Section VI.J and Section VI.K, and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of Bonds for each Assessed Property shall be reduced by the City Council prorate such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds.
2. If the Authorized Improvements to be funded with a series of Bonds, including any additional Authorized Improvements described in Section VI.J and Section VI.K, are not undertaken by the City, resulting in excess Bond proceeds being available to redeem Bonds of such series, the Assessment securing such series of Bonds for each Assessed Property shall be reduced by the City Council to reflect only the Actual Costs that were expended and such excess Bond proceeds shall be applied to redeem Bonds of such series. The City Council shall reduce such Assessments for each Assessed Property prorate such that the sum of the resulting reduced Assessments equals the Actual Costs with respect to such Authorized Improvements that were undertaken. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds.

**H. Payment of Assessments**

**1. Payment in Full**

- (a) The Assessment for any Parcel may be paid in full at any time in accordance with applicable laws. Payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall receive credit from any proceeds from the reserve fund applied to the redemption under the Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of an Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the related Indenture; whereupon, the

Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."

- (d) At the option of the Parcel owner, the Assessment on any Parcel may be paid in part in an amount equal to the amount of prepaid Assessments plus Prepayment Costs with respect thereto. Upon the payment of such amount for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

## **2. Payment in Annual Installments**

The Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.

Each Assessment for a Future Improvement Area shall bear interest at a rate of interest on the Bonds approved and issued by the City to fund all or a portion of the Authorized Improvements for such Future Improvement Area plus up to 0.5%. The Annual Installments as listed on the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll have been calculated assuming a weighted average interest rate on the Bonds of 6.75% and 5.88%, respectively. The Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll except as pursuant to any amendment or update to this Service and Assessment Plan.

The Annual Installments shall be reduced to equal the actual costs of repaying the related series of Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute "Bonds" for purposes of this Service and Assessment Plan.

**I. Collection of Annual Installments**

No less frequently than annually, the Administrator shall prepare, and submit to the City Council for its approval; an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for a prepayment reserve. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be assessed on September 1 and shall be due on October 1 of that year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

**J. Surplus Funds Remaining in Major Improvement Area Bond Account**

If Major Improvement Area Bond proceeds still remain after all of the Major Improvements are constructed and accepted by the City, the proceeds may be utilized to finance other Authorized Improvements that specially benefit all Major Improvement Area Assessed Property.

**K. Surplus Funds Remaining in Improvement Area #1 Bond Account**

If Improvement Area #1 Bond proceeds still remain after all of the Improvement Area #1 Improvements (including Improvement Area #1's share of the Major Improvements) are constructed and accepted by the City, the proceeds may be utilized to finance other Authorized Improvements that specially benefit all Improvement Area #1 Assessed Property.

## Section VII

### THE ASSESMENT ROLL

#### A. Major Improvement Area Assessment Roll

Each Parcel within the Major Improvement Area has been evaluated by the City Council (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Major Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

Major Improvement Area Assessed Property will be assessed for the special benefits conferred upon the property because of the Major Improvements. Table IV-A summarizes the \$19,890,000 in special benefit received by Major Improvement Area Assessed Property from the Major Improvements, the costs of the PID formation, and Bond issuance costs. The amount of Major Improvement Area Bonds is \$19,890,000, which is equal to the benefit received by Major Improvement Area Assessed Property, and as such the total Assessment for all Assessed Property within the Major Improvement Area is \$19,890,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within the Major Improvement Area is calculated based on the allocation methodologies described in Section IV.F of this Service and Assessment Plan. The Major Improvement Area Assessment Roll is attached hereto as Appendix A.

#### B. Improvement Area #1 Assessment Roll

Each Parcel within Improvement Area #1 has been evaluated by the City Council (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Improvement Area #1 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property because of the Improvement Area #1 Improvements that benefit Phase 1A and Phase 1B, and a proportionate share of the Major Improvements. Table IV-A summarizes the \$6,514,059 in special benefit received by Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements that benefit Phase 1A and 1B, a proportionate share of the Major Improvements, the costs of the PID formation, and Bond issuance costs. The amount of Improvement Area #1 Bonds is \$4,800,000, which is less than the benefit received by Improvement Area #1 Assessed Property, and as such the total assessment for all Assessed Property within Improvement Area #1 is \$4,800,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within Improvement Area #1 is calculated based on the allocation methodologies described in Section IV.F of this Service and Assessment Plan. The Improvement Area #1 Assessment Roll is attached hereto as Appendix B.

### **C. Future Improvement Area Assessment Roll**

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Parcel located within Future Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Improvement Area #2, etc.).

### **D. Annual Assessment Roll Updates**

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the Act: (i) the identification of each Parcel (ii) the Assessment for each Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

Once Bonds are issued in addition to the Major Improvement Area Bonds and the Improvement Area #1 Bonds, the Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

## Section VIII

### MISCELLANEOUS PROVISIONS

#### **A Administrative Review**

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Property claiming that a calculation error has been made in the Major Improvement Area Assessment Roll and/or Improvement Area #1 Assessment Roll, including the calculation of the Annual Installment, must send a written notice describing the error to the City no later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Major Improvement Assessment Roll and/or Improvement Area #1 Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Major Improvement Area Assessment Roll and/or Improvement Area #1 Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Major Improvement Area Assessment Roll and/or Improvement Area #1 Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Major Improvement Area Assessment Roll and/or Improvement Area #1 Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

#### **B Termination of Assessments**

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of an Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

**C     Amendments**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

**D     Administration and Interpretation of Provisions**

The City Council shall administer (or cause the administration of) the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Indenture, such determinations shall be conclusive.

**E     Severability**

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part thereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

# **Appendix A**

## Major Improvement Area Assessment Roll

Appendix A  
Assessment by Parcel

Parcel	Gross Acres	Estimated Assessable Acres	Major Improvement Area Bond Assessment	Assessment per Assessable Acre
Tessera Phase 2 PID Tract	141.26	101.60	4,673,506.01	45,999.07
Tessera Phase 3 PID Tract	165.92	80.50	3,702,925.53	45,999.07
Tessera Phase 4 PID Tract	84.88	64.47	2,965,560.36	45,999.07
Tessera Phase 4A PID Tract	5.23	5.23	240,575.16	45,999.07
Tessera Phase 5 PID Tract	167.67	126.10	5,800,483.35	45,999.07
Tessera Phase 6 PID Tract	91.09	51.90	2,387,351.99	45,999.07
Tessera Phase 6A PID Tract	2.60	2.60	119,597.59	45,999.07
Total	658.65	432.40	19,890,000.00	

**PRELIMINARY AND SUBJECT TO CHANGE**

Legal descriptions for each Parcel in the Major Improvement Area are shown in Appendix E.  
Assessment for Administrative Expenses is shown in Annual Installment schedules for each Parcel.

**Appendix A**  
**Annual Installments – ALL PARCELS**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 1,060,315.00	\$ 1,060,315.00	\$ -	\$ -	\$ -	\$ 1,060,315.00
01/31/14	\$ -	\$ 1,334,663.00	\$ 1,334,663.00	\$ 40,279.47	\$ 39,780.00	\$ 59,670.00	\$ 1,474,392.47
01/31/15	\$ -	\$ 1,334,663.00	\$ 1,334,663.00	\$ 41,085.05	\$ 39,780.00	\$ 59,670.00	\$ 1,475,198.05
01/31/16	\$ 200,000.00	\$ 1,334,663.00	\$ 1,534,663.00	\$ 41,906.76	\$ 39,780.00	\$ 59,670.00	\$ 1,676,019.76
01/31/17	\$ 970,000.00	\$ 1,321,663.00	\$ 2,291,663.00	\$ 42,744.89	\$ 39,380.00	\$ 59,070.00	\$ 2,432,857.89
01/31/18	\$ 1,120,000.00	\$ 1,258,613.00	\$ 2,378,613.00	\$ 43,599.79	\$ 1,280.00	\$ 92,320.00	\$ 2,515,812.79
01/31/19	\$ 1,300,000.00	\$ 1,185,813.00	\$ 2,485,813.00	\$ 44,471.78	\$ -	\$ 88,000.00	\$ 2,618,284.78
01/31/20	\$ 1,400,000.00	\$ 1,101,313.00	\$ 2,501,313.00	\$ 45,361.22	\$ -	\$ 81,500.00	\$ 2,628,174.22
01/31/21	\$ 1,730,000.00	\$ 1,010,313.00	\$ 2,740,313.00	\$ 46,268.44	\$ -	\$ 74,500.00	\$ 2,861,081.44
01/31/22	\$ 1,855,000.00	\$ 895,700.00	\$ 2,750,700.00	\$ 47,193.81	\$ -	\$ 65,850.00	\$ 2,863,743.81
01/31/23	\$ 1,975,000.00	\$ 772,806.00	\$ 2,747,806.00	\$ 48,137.69	\$ -	\$ 56,575.00	\$ 2,852,518.69
01/31/24	\$ 2,105,000.00	\$ 639,494.00	\$ 2,744,494.00	\$ 49,100.44	\$ -	\$ 46,700.00	\$ 2,840,294.44
01/31/25	\$ 2,250,000.00	\$ 497,406.00	\$ 2,747,406.00	\$ 50,082.45	\$ -	\$ 36,175.00	\$ 2,833,663.45
01/31/26	\$ 2,405,000.00	\$ 342,719.00	\$ 2,747,719.00	\$ 51,084.10	\$ -	\$ 24,925.00	\$ 2,823,728.10
01/31/27	\$ 2,580,000.00	\$ 177,375.00	\$ 2,757,375.00	\$ 52,105.78	\$ -	\$ 12,900.00	\$ 2,822,380.78
	\$ 19,890,000.00	\$ 14,267,515.00	\$ 34,157,515.00	\$ 643,421.69	\$ 160,000.00	\$ 817,525.00	\$ 35,778,465.69

**PRELIMINARY AND SUBJECT TO CHANGE.**

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Gross of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 2 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 249,139.69	\$ 249,139.69	\$ -	\$ -	\$ -	\$ 249,139.69
01/31/14	\$ -	\$ 313,602.59	\$ 313,602.59	\$ 9,464.37	\$ 9,347.01	\$ 14,020.52	\$ 346,434.49
01/31/15	\$ -	\$ 313,602.59	\$ 313,602.59	\$ 9,653.66	\$ 9,347.01	\$ 14,020.52	\$ 346,623.78
01/31/16	\$ 46,993.52	\$ 313,602.59	\$ 360,596.12	\$ 9,846.73	\$ 9,347.01	\$ 14,020.52	\$ 393,810.38
01/31/17	\$ 227,918.59	\$ 310,548.01	\$ 538,466.61	\$ 10,043.67	\$ 9,253.02	\$ 13,879.54	\$ 571,642.83
01/31/18	\$ 263,163.74	\$ 295,733.30	\$ 558,897.04	\$ 10,244.54	\$ 300.76	\$ 21,692.21	\$ 591,134.55
01/31/19	\$ 305,457.91	\$ 278,627.66	\$ 584,085.57	\$ 10,449.43	\$ -	\$ 20,677.15	\$ 615,212.15
01/31/20	\$ 328,954.67	\$ 258,772.90	\$ 587,727.57	\$ 10,658.42	\$ -	\$ 19,149.86	\$ 617,535.85
01/31/21	\$ 406,493.99	\$ 237,390.84	\$ 643,884.83	\$ 10,871.59	\$ -	\$ 17,505.09	\$ 672,261.51
01/31/22	\$ 435,864.94	\$ 210,460.50	\$ 646,325.44	\$ 11,089.02	\$ -	\$ 15,472.62	\$ 672,887.08
01/31/23	\$ 464,061.05	\$ 181,584.39	\$ 645,645.44	\$ 11,310.80	\$ -	\$ 13,293.29	\$ 670,249.53
01/31/24	\$ 494,606.85	\$ 150,260.38	\$ 644,867.23	\$ 11,537.01	\$ -	\$ 10,972.99	\$ 667,377.23
01/31/25	\$ 528,677.15	\$ 116,874.31	\$ 645,551.46	\$ 11,767.75	\$ -	\$ 8,499.95	\$ 665,819.16
01/31/26	\$ 565,097.13	\$ 80,527.87	\$ 645,625.00	\$ 12,003.11	\$ -	\$ 5,856.57	\$ 663,484.68
01/31/27	\$ 606,216.47	\$ 41,677.38	\$ 647,893.85	\$ 12,243.17	\$ -	\$ 3,031.08	\$ 663,168.10
	\$ 4,673,506.01	\$ 3,352,405.02	\$ 8,025,911.03	\$ 151,183.26	\$ 37,594.82	\$ 192,091.91	\$ 8,406,781.02

**PRELIMINARY AND SUBJECT TO CHANGE.**

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Net of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 3 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 197,399.07	\$ 197,399.07	\$ -	\$ -	\$ -	\$ 197,399.07
01/31/14	\$ -	\$ 248,474.49	\$ 248,474.49	\$ 7,498.84	\$ 7,405.85	\$ 11,108.78	\$ 274,487.96
01/31/15	\$ -	\$ 248,474.49	\$ 248,474.49	\$ 7,648.81	\$ 7,405.85	\$ 11,108.78	\$ 274,637.94
01/31/16	\$ 37,234.04	\$ 248,474.49	\$ 285,708.54	\$ 7,801.79	\$ 7,405.85	\$ 11,108.78	\$ 312,024.95
01/31/17	\$ 180,585.11	\$ 246,054.28	\$ 426,639.39	\$ 7,957.83	\$ 7,331.38	\$ 10,997.07	\$ 452,925.67
01/31/18	\$ 208,510.64	\$ 234,316.25	\$ 442,826.89	\$ 8,116.98	\$ 238.30	\$ 17,187.23	\$ 468,369.40
01/31/19	\$ 242,021.28	\$ 220,763.06	\$ 462,784.34	\$ 8,279.32	\$ -	\$ 16,382.98	\$ 487,446.64
01/31/20	\$ 260,638.30	\$ 205,031.68	\$ 465,669.97	\$ 8,444.91	\$ -	\$ 15,172.87	\$ 489,287.75
01/31/21	\$ 322,074.47	\$ 188,090.19	\$ 510,164.65	\$ 8,613.81	\$ -	\$ 13,869.68	\$ 532,648.14
01/31/22	\$ 345,345.74	\$ 166,752.66	\$ 512,098.40	\$ 8,786.08	\$ -	\$ 12,259.31	\$ 533,143.80
01/31/23	\$ 367,686.17	\$ 143,873.46	\$ 511,559.63	\$ 8,961.80	\$ -	\$ 10,532.58	\$ 531,054.01
01/31/24	\$ 391,888.30	\$ 119,054.73	\$ 510,943.03	\$ 9,141.04	\$ -	\$ 8,694.15	\$ 528,778.22
01/31/25	\$ 418,882.98	\$ 92,602.18	\$ 511,485.16	\$ 9,323.86	\$ -	\$ 6,734.71	\$ 527,543.73
01/31/26	\$ 447,739.36	\$ 63,804.07	\$ 511,543.43	\$ 9,510.34	\$ -	\$ 4,640.29	\$ 525,694.06
01/31/27	\$ 480,319.15	\$ 33,021.94	\$ 513,341.09	\$ 9,700.54	\$ -	\$ 2,401.60	\$ 525,443.23
	\$ 3,702,925.53	\$ 2,656,187.05	\$ 6,359,112.58	\$ 119,785.95	\$ 29,787.23	\$ 152,198.80	\$ 6,660,884.57

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 4 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 158,090.91	\$ 158,090.91	\$ -	\$ -	\$ -	\$ 158,090.91
01/31/14	\$ -	\$ 198,995.66	\$ 198,995.66	\$ 6,005.59	\$ 5,931.12	\$ 8,896.68	\$ 219,829.05
01/31/15	\$ -	\$ 198,995.66	\$ 198,995.66	\$ 6,125.70	\$ 5,931.12	\$ 8,896.68	\$ 219,949.16
01/31/16	\$ 29,819.61	\$ 198,995.66	\$ 228,815.27	\$ 6,248.22	\$ 5,931.12	\$ 8,896.68	\$ 249,891.29
01/31/17	\$ 144,625.12	\$ 197,057.39	\$ 341,682.50	\$ 6,373.18	\$ 5,871.48	\$ 8,807.22	\$ 362,734.39
01/31/18	\$ 166,989.82	\$ 187,656.75	\$ 354,646.58	\$ 6,500.64	\$ 190.85	\$ 13,764.73	\$ 375,102.80
01/31/19	\$ 193,827.47	\$ 176,802.41	\$ 370,629.89	\$ 6,630.66	\$ -	\$ 13,120.63	\$ 390,381.17
01/31/20	\$ 208,737.28	\$ 164,203.63	\$ 372,940.91	\$ 6,763.27	\$ -	\$ 12,151.49	\$ 391,855.67
01/31/21	\$ 257,939.64	\$ 150,635.71	\$ 408,575.34	\$ 6,898.54	\$ -	\$ 11,107.81	\$ 426,581.69
01/31/22	\$ 276,576.90	\$ 133,547.13	\$ 410,124.03	\$ 7,036.51	\$ -	\$ 9,818.11	\$ 426,978.64
01/31/23	\$ 294,468.66	\$ 115,223.87	\$ 409,692.54	\$ 7,177.24	\$ -	\$ 8,435.22	\$ 425,305.00
01/31/24	\$ 313,851.41	\$ 95,347.31	\$ 409,198.72	\$ 7,320.78	\$ -	\$ 6,962.88	\$ 423,482.38
01/31/25	\$ 335,470.63	\$ 74,162.27	\$ 409,632.90	\$ 7,467.20	\$ -	\$ 5,393.62	\$ 422,493.72
01/31/26	\$ 358,580.83	\$ 51,098.74	\$ 409,679.57	\$ 7,616.54	\$ -	\$ 3,716.27	\$ 421,012.37
01/31/27	\$ 384,672.99	\$ 26,446.27	\$ 411,119.26	\$ 7,768.87	\$ -	\$ 1,923.36	\$ 420,811.49
	\$ 2,965,560.36	\$ 2,127,259.37	\$ 5,092,819.73	\$ 95,932.92	\$ 23,855.69	\$ 121,891.39	\$ 5,334,499.73

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 4A PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 12,824.81	\$ 12,824.81	\$ -	\$ -	\$ -	\$ 12,824.81
01/31/14	\$ -	\$ 16,143.13	\$ 16,143.13	\$ 487.19	\$ 481.15	\$ 721.73	\$ 17,833.19
01/31/15	\$ -	\$ 16,143.13	\$ 16,143.13	\$ 496.94	\$ 481.15	\$ 721.73	\$ 17,842.94
01/31/16	\$ 2,419.06	\$ 16,143.13	\$ 18,562.18	\$ 506.87	\$ 481.15	\$ 721.73	\$ 20,271.93
01/31/17	\$ 11,732.42	\$ 15,985.89	\$ 27,718.31	\$ 517.01	\$ 476.31	\$ 714.47	\$ 29,426.10
01/31/18	\$ 13,546.72	\$ 15,223.28	\$ 28,770.00	\$ 527.35	\$ 15.48	\$ 1,116.64	\$ 30,429.47
01/31/19	\$ 15,723.87	\$ 14,342.74	\$ 30,066.61	\$ 537.90	\$ -	\$ 1,064.38	\$ 31,668.89
01/31/20	\$ 16,933.40	\$ 13,320.69	\$ 30,254.09	\$ 548.66	\$ -	\$ 985.77	\$ 31,788.51
01/31/21	\$ 20,924.84	\$ 12,220.02	\$ 33,144.86	\$ 559.63	\$ -	\$ 901.10	\$ 34,605.59
01/31/22	\$ 22,436.75	\$ 10,833.74	\$ 33,270.49	\$ 570.82	\$ -	\$ 796.47	\$ 34,637.79
01/31/23	\$ 23,888.18	\$ 9,347.31	\$ 33,235.49	\$ 582.24	\$ -	\$ 684.29	\$ 34,502.02
01/31/24	\$ 25,460.57	\$ 7,734.86	\$ 33,195.43	\$ 593.88	\$ -	\$ 564.85	\$ 34,354.16
01/31/25	\$ 27,214.38	\$ 6,016.27	\$ 33,230.65	\$ 605.76	\$ -	\$ 437.55	\$ 34,273.96
01/31/26	\$ 29,089.15	\$ 4,145.28	\$ 33,234.44	\$ 617.88	\$ -	\$ 301.47	\$ 34,153.79
01/31/27	\$ 31,205.83	\$ 2,145.40	\$ 33,351.23	\$ 630.23	\$ -	\$ 156.03	\$ 34,137.49
	\$ 240,575.16	\$ 172,569.67	\$ 413,144.83	\$ 7,782.37	\$ 1,935.25	\$ 9,888.20	\$ 432,750.64

**PRELIMINARY AND SUBJECT TO CHANGE.**

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Net of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 5 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 309,217.67	\$ 309,217.67	\$ -	\$ -	\$ -	\$ 309,217.67
01/31/14	\$ -	\$ 389,225.26	\$ 389,225.26	\$ 11,746.62	\$ 11,600.97	\$ 17,401.45	\$ 429,974.31
01/31/15	\$ -	\$ 389,225.26	\$ 389,225.26	\$ 11,981.56	\$ 11,600.97	\$ 17,401.45	\$ 430,209.24
01/31/16	\$ 58,325.62	\$ 389,225.26	\$ 447,550.89	\$ 12,221.19	\$ 11,600.97	\$ 17,401.45	\$ 488,774.49
01/31/17	\$ 282,879.28	\$ 385,434.10	\$ 668,313.38	\$ 12,465.61	\$ 11,484.32	\$ 17,226.47	\$ 709,489.78
01/31/18	\$ 326,623.50	\$ 367,046.95	\$ 693,670.44	\$ 12,714.92	\$ 373.28	\$ 26,923.11	\$ 733,681.76
01/31/19	\$ 379,116.56	\$ 345,816.42	\$ 724,932.98	\$ 12,969.22	\$ -	\$ 25,663.27	\$ 763,565.47
01/31/20	\$ 408,279.37	\$ 321,173.84	\$ 729,453.21	\$ 13,228.61	\$ -	\$ 23,767.69	\$ 766,449.51
01/31/21	\$ 504,516.65	\$ 294,635.68	\$ 799,152.33	\$ 13,493.18	\$ -	\$ 21,726.30	\$ 834,371.81
01/31/22	\$ 540,970.17	\$ 261,211.31	\$ 802,181.48	\$ 13,763.04	\$ -	\$ 19,203.71	\$ 835,148.23
01/31/23	\$ 575,965.54	\$ 225,371.96	\$ 801,337.50	\$ 14,038.30	\$ -	\$ 16,498.86	\$ 831,874.67
01/31/24	\$ 613,877.20	\$ 186,494.43	\$ 800,371.63	\$ 14,319.07	\$ -	\$ 13,619.03	\$ 828,309.73
01/31/25	\$ 656,163.27	\$ 145,057.58	\$ 801,220.85	\$ 14,605.45	\$ -	\$ 10,549.65	\$ 826,375.95
01/31/26	\$ 701,365.63	\$ 99,946.50	\$ 801,312.13	\$ 14,897.56	\$ -	\$ 7,268.83	\$ 823,478.52
01/31/27	\$ 752,400.56	\$ 51,727.54	\$ 804,128.09	\$ 15,195.51	\$ -	\$ 3,762.00	\$ 823,085.61
	\$ 5,800,483.35	\$ 4,160,809.77	\$ 9,961,293.12	\$ 187,639.86	\$ 46,660.50	\$ 238,413.28	\$ 10,434,006.76

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.  
 (b) Net of Capitalized Interest.  
 (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.  
 (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 6 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 127,267.23	\$ 127,267.23	\$ -	\$ -	\$ -	\$ 127,267.23
01/31/14	\$ -	\$ 160,196.60	\$ 160,196.60	\$ 4,834.65	\$ 4,774.70	\$ 7,162.06	\$ 176,968.01
01/31/15	\$ -	\$ 160,196.60	\$ 160,196.60	\$ 4,931.35	\$ 4,774.70	\$ 7,162.06	\$ 177,064.71
01/31/16	\$ 24,005.55	\$ 160,196.60	\$ 184,202.15	\$ 5,029.97	\$ 4,774.70	\$ 7,162.06	\$ 201,168.88
01/31/17	\$ 116,426.92	\$ 158,636.24	\$ 275,063.16	\$ 5,130.57	\$ 4,726.69	\$ 7,090.04	\$ 292,010.46
01/31/18	\$ 134,431.08	\$ 151,068.49	\$ 285,499.57	\$ 5,233.18	\$ 153.64	\$ 11,080.96	\$ 301,967.35
01/31/19	\$ 156,036.08	\$ 142,330.47	\$ 298,366.55	\$ 5,337.85	\$ -	\$ 10,562.44	\$ 314,266.84
01/31/20	\$ 168,038.85	\$ 132,188.12	\$ 300,226.98	\$ 5,444.61	\$ -	\$ 9,782.26	\$ 315,453.84
01/31/21	\$ 207,648.01	\$ 121,265.60	\$ 328,913.61	\$ 5,553.50	\$ -	\$ 8,942.07	\$ 343,409.17
01/31/22	\$ 222,651.48	\$ 107,508.86	\$ 330,160.34	\$ 5,664.57	\$ -	\$ 7,903.83	\$ 343,728.73
01/31/23	\$ 237,054.81	\$ 92,758.17	\$ 329,812.98	\$ 5,777.86	\$ -	\$ 6,790.57	\$ 342,381.41
01/31/24	\$ 252,658.42	\$ 76,757.03	\$ 329,415.45	\$ 5,893.42	\$ -	\$ 5,605.30	\$ 340,914.16
01/31/25	\$ 270,062.44	\$ 59,702.52	\$ 329,764.97	\$ 6,011.28	\$ -	\$ 4,342.00	\$ 340,118.25
01/31/26	\$ 288,666.74	\$ 41,135.79	\$ 329,802.53	\$ 6,131.51	\$ -	\$ 2,991.69	\$ 338,925.74
01/31/27	\$ 309,671.60	\$ 21,289.92	\$ 330,961.52	\$ 6,254.14	\$ -	\$ 1,548.36	\$ 338,764.02
	\$ 2,387,351.99	\$ 1,712,498.23	\$ 4,099,850.22	\$ 77,228.46	\$ 19,204.44	\$ 98,125.69	\$ 4,294,408.81

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 6A PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 6,375.62	\$ 6,375.62	\$ -	\$ -	\$ -	\$ 6,375.62
01/31/14	\$ -	\$ 8,025.26	\$ 8,025.26	\$ 242.20	\$ 239.20	\$ 358.79	\$ 8,865.45
01/31/15	\$ -	\$ 8,025.26	\$ 8,025.26	\$ 247.04	\$ 239.20	\$ 358.79	\$ 8,870.29
01/31/16	\$ 1,202.59	\$ 8,025.26	\$ 9,227.85	\$ 251.98	\$ 239.20	\$ 358.79	\$ 10,077.82
01/31/17	\$ 5,832.56	\$ 7,947.09	\$ 13,779.66	\$ 257.02	\$ 236.79	\$ 355.19	\$ 14,628.66
01/31/18	\$ 6,734.51	\$ 7,567.98	\$ 14,302.48	\$ 262.16	\$ 7.70	\$ 555.12	\$ 15,127.46
01/31/19	\$ 7,816.84	\$ 7,130.24	\$ 14,947.07	\$ 267.41	\$ -	\$ 529.14	\$ 15,743.62
01/31/20	\$ 8,418.13	\$ 6,622.14	\$ 15,040.27	\$ 272.75	\$ -	\$ 490.06	\$ 15,803.08
01/31/21	\$ 10,402.41	\$ 6,074.96	\$ 16,477.37	\$ 278.21	\$ -	\$ 447.96	\$ 17,203.54
01/31/22	\$ 11,154.02	\$ 5,385.80	\$ 16,539.82	\$ 283.77	\$ -	\$ 395.95	\$ 17,219.55
01/31/23	\$ 11,875.58	\$ 4,646.84	\$ 16,522.42	\$ 289.45	\$ -	\$ 340.18	\$ 17,152.06
01/31/24	\$ 12,657.26	\$ 3,845.25	\$ 16,502.51	\$ 295.24	\$ -	\$ 280.80	\$ 17,078.55
01/31/25	\$ 13,529.14	\$ 2,990.88	\$ 16,520.02	\$ 301.14	\$ -	\$ 217.52	\$ 17,038.68
01/31/26	\$ 14,461.15	\$ 2,060.75	\$ 16,521.90	\$ 307.17	\$ -	\$ 149.87	\$ 16,978.94
01/31/27	\$ 15,513.41	\$ 1,066.55	\$ 16,579.96	\$ 313.31	\$ -	\$ 77.57	\$ 16,970.84
	\$ 119,597.59	\$ 85,789.89	\$ 205,387.49	\$ 3,868.86	\$ 962.07	\$ 4,915.74	\$ 215,134.16

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.  
 (b) Net of Capitalized Interest.  
 (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.  
 (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

# **Appendix B**

## Improvement Area #1 Assessment Roll

## Appendix B-1 Assessment by Parcel – Improvement Area #1 – Phase 1A

Block	Lot	Address	Street	Principal		Block	Lot	Address	Street	Principal	
				Tax ID	Assessment Due					Tax ID	Assessment Due
BLOCK E	2	8105	CANNON COURT		\$ 10,426	BLOCK F	5	22117	CROSS TIMBERS BEND	\$	10,426
BLOCK E	3	8109	CANNON COURT		\$ 10,426	BLOCK F	6	22121	CROSS TIMBERS BEND	\$	10,426
BLOCK E	4	8113	CANNON COURT		\$ 10,426	BLOCK F	7	22201	CROSS TIMBERS BEND	\$	10,426
BLOCK E	5	8117	CANNON COURT		\$ 10,426	BLOCK F	8	22205	CROSS TIMBERS BEND	\$	10,426
BLOCK E	6	8201	CANNON COURT		\$ 10,426	BLOCK F	9	22209	CROSS TIMBERS BEND	\$	10,426
BLOCK E	7	8205	CANNON COURT		\$ 10,426	BLOCK F	10	22213	CROSS TIMBERS BEND	\$	10,426
BLOCK E	8	8209	CANNON COURT		\$ 10,426	BLOCK F	11	22217	CROSS TIMBERS BEND	\$	10,426
BLOCK G	34	8012	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	24	7901	ARBOR KNOLL COURT	\$	10,426
BLOCK G	35	8008	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	25	7905	ARBOR KNOLL COURT	\$	10,426
BLOCK G	36	8004	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	26	7909	ARBOR KNOLL COURT	\$	10,426
BLOCK G	37	8000	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	29	8009	ARBOR KNOLL COURT	\$	10,426
BLOCK G	38	7916	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	30	8013	ARBOR KNOLL COURT	\$	10,426
BLOCK G	39	7912	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	33	8016	ARBOR KNOLL COURT	\$	10,426
BLOCK G	40	7908	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	46	7913	SUNRISE RAVINE PASS	\$	10,426
BLOCK G	41	7904	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	27	7913	ARBOR KNOLL COURT	\$	10,426
BLOCK G	42	7900	ARBOR KNOLL COURT		\$ 10,426	BLOCK G	28	8001	ARBOR KNOLL COURT	\$	10,426
BLOCK G	43	7901	SUNRISE RAVINE PASS		\$ 10,426	BLOCK E	1	8101	CANNON COURT	\$	10,426
BLOCK G	44	7905	SUNRISE RAVINE PASS		\$ 10,426	BLOCK E	16	22108	CROSS TIMBERS BEND	\$	10,426
BLOCK G	45	7909	SUNRISE RAVINE PASS		\$ 10,426	BLOCK F	13	8112	TURNING LEAF CIRCLE	\$	10,426
BLOCK P	7	7912	SUNRISE RAVINE PASS		\$ 10,426	BLOCK I	4	7900	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK P	8	7908	SUNRISE RAVINE PASS		\$ 10,426	BLOCK I	5	7820	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK P	9	7904	SUNRISE RAVINE PASS		\$ 10,426	BLOCK I	6	7816	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK P	10	7900	SUNRISE RAVINE PASS		\$ 10,426	BLOCK I	7	7812	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK E	9	8213	CANNON COURT		\$ 10,426	BLOCK I	8	7808	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK E	12	8200	CANNON COURT		\$ 10,426	BLOCK I	9	7804	TURNBACK LEDGE TRAIL	\$	13,387
BLOCK E	13	8116	CANNON COURT		\$ 10,426	BLOCK J	63	7501	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK E	14	8112	CANNON COURT		\$ 10,426	BLOCK J	64	7505	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK E	17	22112	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	65	7509	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK E	18	22116	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	66	7513	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK E	19	22120	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	67	7517	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK E	20	22200	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	68	7601	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK F	1	22101	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	69	7605	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK F	2	22105	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	70	7609	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK F	3	22109	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	71	7613	TURNBACK LEDGE TRAIL	\$	10,426
BLOCK F	4	22113	CROSS TIMBERS BEND		\$ 10,426	BLOCK J	74	7709	TURNBACK LEDGE TRAIL	\$	10,426

**PRELIMINARY AND SUBJECT TO CHANGE.**

Legal descriptions of each Parcel in Improvement Area #1 are included in Appendix F.

Assessment for Administrative Expenses is shown in annual installment schedules for each Parcel.

## Appendix B-1 Assessment by Parcel – Improvement Area #1 – Phase 1A

Block	Lot	Address	Street	Tax ID	Principal Assessment Due	Block	Lot	Address	Street	Tax ID	Principal Assessment Due
BLOCK J	75	7713	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	3	22020	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	76	7717	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	4	22016	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	77	7801	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	6	22001	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	78	7805	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	7	22005	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	80	7813	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	8	22009	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	81	7817	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	9	22013	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	82	7821	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	10	22017	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	83	7901	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK D	11	22025	CROSS TIMBERS BEND		\$ 13,387
BLOCK J	84	7905	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK F	16	8100	TURNING LEAF CIRCLE		\$ 13,387
BLOCK J	85	7909	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK F	17	8016	TURNING LEAF CIRCLE		\$ 13,387
BLOCK J	86	7913	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK J	47	7413	PACE RAVINE DRIVE		\$ 17,340
BLOCK F	14	8108	TURNING LEAF CIRCLE		\$ 10,426	BLOCK J	48	7417	PACE RAVINE DRIVE		\$ 17,340
BLOCK F	15	8104	TURNING LEAF CIRCLE		\$ 10,426	BLOCK J	50	7421	PACE RAVINE DRIVE		\$ 17,340
BLOCK F	20	8004	TURNING LEAF CIRCLE		\$ 10,426	BLOCK J	51	7425	PACE RAVINE DRIVE		\$ 17,340
BLOCK F	21	8000	TURNING LEAF CIRCLE		\$ 10,426	BLOCK J	52	7429	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	72	7617	TURNBACK LEDGE TRAIL		\$ 17,340	BLOCK J	53	7420	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK J	73	7701	TURNBACK LEDGE TRAIL		\$ 10,426	BLOCK J	54	7412	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK J	79	7809	TURNBACK LEDGE TRAIL		\$ 17,340	BLOCK L	2	7612	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK K	2	7712	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	3	7606	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK K	3	7708	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	4	7600	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK K	4	7704	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	5	7516	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK K	1	7716	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	6	7508	TURNBACK LEDGE TRAIL		\$ 17,340
BLOCK K	5	7700	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	11	7513	PACE RAVINE DRIVE		\$ 17,340
BLOCK I	1	7920	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	12	7519	PACE RAVINE DRIVE		\$ 17,340
BLOCK I	2	7912	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	13	7601	PACE RAVINE DRIVE		\$ 17,340
BLOCK I	3	7906	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK L	14	7607	PACE RAVINE DRIVE		\$ 17,340
BLOCK I	10	7800	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	28	7426	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	87	7917	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	29	7430	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	88	7921	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	30	7500	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	59	7409	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	31	7504	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	60	7413	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	32	7508	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	61	7417	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	33	7512	PACE RAVINE DRIVE		\$ 17,340
BLOCK J	62	7421	TURNBACK LEDGE TRAIL		\$ 13,387	BLOCK D	34	7516	PACE RAVINE DRIVE		\$ 17,340
BLOCK D	1	22028	CROSS TIMBERS BEND		\$ 13,387	BLOCK D	35	7520	PACE RAVINE DRIVE		\$ 17,340
BLOCK D	2	22024	CROSS TIMBERS BEND		\$ 13,387	BLOCK L	1	7618	TURNBACK LEDGE TRAIL		\$ 17,340

**PRELIMINARY AND SUBJECT TO CHANGE.**

Legal descriptions of each Parcel in Improvement Area #1 are included in Appendix F.

Assessment for Administrative Expenses is shown in annual installment schedules for each Parcel.

## Appendix B-1 Assessment by Parcel – Improvement Area #1 – Phase 1A

Principal						Principal					
Block	Lot	Address	Street	Tax ID	Assessment Due	Block	Lot	Address	Street	Tax ID	Assessment Due
BLOCK L	7	7500	TURNBACK LEDGE TRAIL	\$	17,340	BLOCK J	21	7516	TESSERA PARKWAY	\$	23,397
BLOCK L	9	7501	PACE RAVINE DRIVE	\$	17,340	BLOCK J	22	7508	TESSERA PARKWAY	\$	23,397
BLOCK L	10	7507	PACE RAVINE DRIVE	\$	17,340	BLOCK J	23	7500	TESSERA PARKWAY	\$	23,397
BLOCK L	15	7613	PACE RAVINE DRIVE	\$	17,340	BLOCK J	25	7432	TESSERA PARKWAY	\$	23,397
BLOCK J	55	7400	TURNBACK LEDGE TRAIL	\$	17,340	BLOCK J	26	7424	TESSERA PARKWAY	\$	23,397
BLOCK J	56	7401	TURNBACK LEDGE TRAIL	\$	17,340	BLOCK J	27	7416	TESSERA PARKWAY	\$	23,397
BLOCK J	57	7405	TURNBACK LEDGE TRAIL	\$	17,340	BLOCK J	28	7408	TESSERA PARKWAY	\$	23,397
BLOCK J	2	7816	TESSERA PARKWAY	\$	21,417	BLOCK J	29	7400	TESSERA PARKWAY	\$	23,397
BLOCK J	3	7812	TESSERA PARKWAY	\$	21,417	BLOCK J	31	7324	TESSERA PARKWAY	\$	23,397
BLOCK J	4	7808	TESSERA PARKWAY	\$	21,417	BLOCK J	32	7316	TESSERA PARKWAY	\$	23,397
BLOCK J	5	7804	TESSERA PARKWAY	\$	21,417	BLOCK J	33	7308	TESSERA PARKWAY	\$	23,397
BLOCK J	6	7800	TESSERA PARKWAY	\$	21,417	BLOCK J	34	7300	TESSERA PARKWAY	\$	23,397
BLOCK J	7	7724	TESSERA PARKWAY	\$	21,417	BLOCK J	35	7216	TESSERA PARKWAY	\$	23,397
BLOCK J	8	7720	TESSERA PARKWAY	\$	21,417	BLOCK J	36	7208	TESSERA PARKWAY	\$	23,397
BLOCK J	9	7716	TESSERA PARKWAY	\$	21,417	BLOCK J	37	7200	TESSERA PARKWAY	\$	23,397
BLOCK J	11	7712	TESSERA PARKWAY	\$	21,417	BLOCK J	44	22312	CAPE TRAVIS BEND	\$	21,417
BLOCK J	12	7708	TESSERA PARKWAY	\$	21,417	BLOCK J	45	22318	CAPE TRAVIS BEND	\$	21,417
BLOCK J	13	7704	TESSERA PARKWAY	\$	21,417	BLOCK M	2	22301	CAPE TRAVIS BEND	\$	21,417
BLOCK J	14	7700	TESSERA PARKWAY	\$	21,417	BLOCK M	3	22219	CAPE TRAVIS BEND	\$	21,417
BLOCK J	1	7820	TESSERA PARKWAY	\$	21,417	BLOCK M	4	22207	CAPE TRAVIS BEND	\$	21,417
BLOCK F	18	8012	TURNING LEAF CIRCLE	\$	13,387	BLOCK M	5	7201	PACE RAVINE DRIVE	\$	23,397
BLOCK F	19	8008	TURNING LEAF CIRCLE	\$	13,387	BLOCK M	6	7207	PACE RAVINE DRIVE	\$	23,397
BLOCK D	18	7220	PACE RAVINE DRIVE	\$	23,397	BLOCK M	7	7213	PACE RAVINE DRIVE	\$	23,397
BLOCK D	19	7300	PACE RAVINE DRIVE	\$	23,397	BLOCK M	8	7219	PACE RAVINE DRIVE	\$	23,397
BLOCK D	20	7306	PACE RAVINE DRIVE	\$	23,397	BLOCK J	43	22306	CAPE TRAVIS BEND	\$	21,417
BLOCK D	21	7312	PACE RAVINE DRIVE	\$	23,397	BLOCK J	38	22206	CAPE TRAVIS BEND	\$	21,417
BLOCK D	22	7318	PACE RAVINE DRIVE	\$	23,397	BLOCK J	39	22212	CAPE TRAVIS BEND	\$	21,417
BLOCK D	23	7324	PACE RAVINE DRIVE	\$	23,397	BLOCK J	40	22218	CAPE TRAVIS BEND	\$	21,417
BLOCK D	24	7400	PACE RAVINE DRIVE	\$	23,397	BLOCK J	41	22224	CAPE TRAVIS BEND	\$	21,417
BLOCK D	25	7406	PACE RAVINE DRIVE	\$	23,397	BLOCK J	42	22300	CAPE TRAVIS BEND	\$	21,417
BLOCK J	16	7624	TESSERA PARKWAY	\$	23,397	BLOCK J	46	22324	CAPE TRAVIS BEND	\$	21,417
BLOCK J	17	7616	TESSERA PARKWAY	\$	23,397	BLOCK M	1	22313	CAPE TRAVIS BEND	\$	23,397
BLOCK J	18	7608	TESSERA PARKWAY	\$	23,397	BLOCK M	9	7301	PACE RAVINE DRIVE	\$	23,397
BLOCK J	19	7600	TESSERA PARKWAY	\$	23,397	BLOCK M	10	7307	PACE RAVINE DRIVE	\$	23,397
BLOCK J	20	7524	TESSERA PARKWAY	\$	23,397	BLOCK M	11	7313	PACE RAVINE DRIVE	\$	23,397
						<b>Total</b>				\$	<b>3,260,917</b>

**PRELIMINARY AND SUBJECT TO CHANGE.**

Legal descriptions of each Parcel in Improvement Area #1 are included in Appendix F.  
Assessment for Administrative Expenses is shown in annual installment schedules for each Parcel.

**Appendix B**  
**Assessment by Parcel –Improvement Area #1– Phase 1B**

Parcel	Gross Acres	Estimated Assessable Acres	Improvement Area #1 Bond Assessment	Assessment per Assessable Acre/Parcel
Tessera Phase 1A PID Tract	192.12	52.81	\$ 3,269,917.48	See Appendix B-1
Tessera Phase 1B PID Tract	<u>26.51</u>	<u>17.55</u>	<u>\$ 1,530,082.52</u>	\$ 87,184.19
Total	218.63	70.36	\$ 4,800,000.00	

**PRELIMINARY AND SUBJECT TO CHANGE.**

Legal descriptions of each Parcel in Improvement Area #1 are included in Appendix F.

Assessment for Administrative Expenses is shown in annual installment schedules for each Parcel.

**Appendix B**  
**Annual Installments – Improvement Area #1– ALL PARCELS**

Installment Due Date (a)	Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 219,743.00	\$ 219,743.00	\$ -	\$ -	\$ -	\$ 219,743.00
01/31/14	\$ -	\$ 276,600.00	\$ 276,600.00	\$ 9,720.53	\$ 9,600.00	\$ 14,400.00	\$ 310,320.53
01/31/15	\$ 75,000.00	\$ 276,600.00	\$ 351,600.00	\$ 9,914.95	\$ 8,144.40	\$ 3,344.40	\$ 373,003.75
01/31/16	\$ 80,000.00	\$ 272,850.00	\$ 352,850.00	\$ 10,113.24	\$ -	\$ -	\$ 362,963.24
01/31/17	\$ 85,000.00	\$ 268,850.00	\$ 353,850.00	\$ 10,315.51	\$ -	\$ -	\$ 364,165.51
01/31/18	\$ 90,000.00	\$ 264,600.00	\$ 354,600.00	\$ 10,521.82	\$ -	\$ -	\$ 365,121.82
01/31/19	\$ 95,000.00	\$ 259,875.00	\$ 354,875.00	\$ 10,732.26	\$ -	\$ -	\$ 365,607.26
01/31/20	\$ 100,000.00	\$ 254,888.00	\$ 354,888.00	\$ 10,946.90	\$ -	\$ -	\$ 365,834.90
01/31/21	\$ 105,000.00	\$ 249,638.00	\$ 354,638.00	\$ 11,165.84	\$ -	\$ -	\$ 365,803.84
01/31/22	\$ 110,000.00	\$ 244,125.00	\$ 354,125.00	\$ 11,389.16	\$ -	\$ -	\$ 365,514.16
01/31/23	\$ 115,000.00	\$ 238,350.00	\$ 353,350.00	\$ 11,616.94	\$ -	\$ -	\$ 364,966.94
01/31/24	\$ 120,000.00	\$ 232,025.00	\$ 352,025.00	\$ 11,849.28	\$ -	\$ -	\$ 363,874.28
01/31/25	\$ 125,000.00	\$ 225,425.00	\$ 350,425.00	\$ 12,086.26	\$ -	\$ -	\$ 362,511.26
01/31/26	\$ 135,000.00	\$ 218,550.00	\$ 353,550.00	\$ 12,327.99	\$ -	\$ -	\$ 365,877.99
01/31/27	\$ 140,000.00	\$ 211,125.00	\$ 351,125.00	\$ 12,574.55	\$ -	\$ -	\$ 363,699.55
01/31/28	\$ 150,000.00	\$ 203,425.00	\$ 353,425.00	\$ 12,826.04	\$ -	\$ -	\$ 366,251.04
01/31/29	\$ 155,000.00	\$ 194,800.00	\$ 349,800.00	\$ 13,082.56	\$ -	\$ -	\$ 362,882.56
01/31/30	\$ 165,000.00	\$ 185,888.00	\$ 350,888.00	\$ 13,344.21	\$ -	\$ -	\$ 364,232.21
01/31/31	\$ 175,000.00	\$ 176,400.00	\$ 351,400.00	\$ 13,611.10	\$ -	\$ -	\$ 365,011.10
01/31/32	\$ 185,000.00	\$ 166,338.00	\$ 351,338.00	\$ 13,883.32	\$ -	\$ -	\$ 365,221.32
01/31/33	\$ 195,000.00	\$ 155,700.00	\$ 350,700.00	\$ 14,160.98	\$ -	\$ -	\$ 364,860.98
01/31/34	\$ 210,000.00	\$ 144,000.00	\$ 354,000.00	\$ 14,444.20	\$ -	\$ -	\$ 368,444.20
01/31/35	\$ 220,000.00	\$ 131,400.00	\$ 351,400.00	\$ 14,733.09	\$ -	\$ -	\$ 366,133.09
01/31/36	\$ 235,000.00	\$ 118,200.00	\$ 353,200.00	\$ 15,027.75	\$ -	\$ -	\$ 368,227.75
01/31/37	\$ 250,000.00	\$ 104,100.00	\$ 354,100.00	\$ 15,328.30	\$ -	\$ -	\$ 369,428.30
01/31/38	\$ 265,000.00	\$ 89,100.00	\$ 354,100.00	\$ 15,634.87	\$ -	\$ -	\$ 369,734.87
01/31/39	\$ 280,000.00	\$ 73,200.00	\$ 353,200.00	\$ 15,947.57	\$ -	\$ -	\$ 369,147.57
01/31/40	\$ 295,000.00	\$ 56,400.00	\$ 351,400.00	\$ 16,266.52	\$ -	\$ -	\$ 367,666.52
01/31/41	\$ 315,000.00	\$ 38,700.00	\$ 353,700.00	\$ 16,591.85	\$ -	\$ -	\$ 370,291.85
01/31/42	\$ 330,000.00	\$ 19,800.00	\$ 349,800.00	\$ 16,923.69	\$ -	\$ -	\$ 366,723.69
	\$ 4,800,000.00	\$ 5,570,693.00	\$ 10,370,693.00	\$ 377,081.26	\$ 17,744.40	\$ 17,744.40	\$ 10,783,265.06

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Gross of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

## Appendix B Annual Installments – Improvement Area #1 – PARCEL 1A

Installment Due Date (a)	Parcel 1A Portion of Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 149,696.14	\$ 149,696.14	\$ -	\$ -	\$ -	\$ 149,696.14
01/31/14	\$ -	\$ 188,428.99	\$ 188,428.99	\$ 6,621.95	\$ 6,539.83	\$ 9,809.75	\$ 211,400.53
01/31/15	\$ 51,092.46	\$ 188,428.99	\$ 239,521.46	\$ 6,754.39	\$ 5,548.23	\$ 2,278.32	\$ 254,102.39
01/31/16	\$ 54,498.62	\$ 185,874.37	\$ 240,373.00	\$ 6,889.47	\$ -	\$ -	\$ 247,262.47
01/31/17	\$ 57,904.79	\$ 183,149.44	\$ 241,054.23	\$ 7,027.26	\$ -	\$ -	\$ 248,081.49
01/31/18	\$ 61,310.95	\$ 180,254.20	\$ 241,565.15	\$ 7,167.81	\$ -	\$ -	\$ 248,732.96
01/31/19	\$ 64,717.12	\$ 177,035.38	\$ 241,752.49	\$ 7,311.16	\$ -	\$ -	\$ 249,063.66
01/31/20	\$ 68,123.28	\$ 173,638.07	\$ 241,761.35	\$ 7,457.39	\$ -	\$ -	\$ 249,218.74
01/31/21	\$ 71,529.44	\$ 170,061.60	\$ 241,591.04	\$ 7,606.54	\$ -	\$ -	\$ 249,197.58
01/31/22	\$ 74,935.61	\$ 166,305.96	\$ 241,241.57	\$ 7,758.67	\$ -	\$ -	\$ 249,000.23
01/31/23	\$ 78,341.77	\$ 162,371.84	\$ 240,713.61	\$ 7,913.84	\$ -	\$ -	\$ 248,627.45
01/31/24	\$ 81,747.94	\$ 158,063.04	\$ 239,810.98	\$ 8,072.12	\$ -	\$ -	\$ 247,883.10
01/31/25	\$ 85,154.10	\$ 153,566.91	\$ 238,721.01	\$ 8,233.56	\$ -	\$ -	\$ 246,954.57
01/31/26	\$ 91,966.43	\$ 148,883.43	\$ 240,849.86	\$ 8,398.23	\$ -	\$ -	\$ 249,248.09
01/31/27	\$ 95,372.59	\$ 143,825.28	\$ 239,197.87	\$ 8,566.19	\$ -	\$ -	\$ 247,764.06
01/31/28	\$ 102,184.92	\$ 138,579.78	\$ 240,764.71	\$ 8,737.52	\$ -	\$ -	\$ 249,502.22
01/31/29	\$ 105,591.09	\$ 132,704.15	\$ 238,295.24	\$ 8,912.77	\$ -	\$ -	\$ 247,207.51
01/31/30	\$ 112,403.41	\$ 126,633.00	\$ 239,036.42	\$ 9,090.51	\$ -	\$ -	\$ 248,126.93
01/31/31	\$ 119,215.74	\$ 120,169.47	\$ 239,385.21	\$ 9,272.32	\$ -	\$ -	\$ 248,657.53
01/31/32	\$ 126,028.07	\$ 113,314.90	\$ 239,342.97	\$ 9,457.77	\$ -	\$ -	\$ 248,800.74
01/31/33	\$ 132,840.40	\$ 106,067.95	\$ 238,908.35	\$ 9,646.93	\$ -	\$ -	\$ 248,555.27
01/31/34	\$ 143,058.89	\$ 98,097.52	\$ 241,156.41	\$ 9,839.87	\$ -	\$ -	\$ 250,996.28
01/31/35	\$ 149,871.22	\$ 89,513.99	\$ 239,385.21	\$ 10,036.66	\$ -	\$ -	\$ 249,421.87
01/31/36	\$ 160,089.71	\$ 80,521.72	\$ 240,611.43	\$ 10,237.40	\$ -	\$ -	\$ 250,848.82
01/31/37	\$ 170,308.20	\$ 70,916.34	\$ 241,224.54	\$ 10,442.14	\$ -	\$ -	\$ 251,666.68
01/31/38	\$ 180,526.69	\$ 60,697.84	\$ 241,224.54	\$ 10,650.99	\$ -	\$ -	\$ 251,875.52
01/31/39	\$ 190,745.19	\$ 49,866.24	\$ 240,611.43	\$ 10,864.01	\$ -	\$ -	\$ 251,475.43
01/31/40	\$ 200,963.68	\$ 38,421.53	\$ 239,385.21	\$ 11,081.29	\$ -	\$ -	\$ 250,466.50
01/31/41	\$ 214,588.33	\$ 26,363.71	\$ 240,952.04	\$ 11,302.91	\$ -	\$ -	\$ 252,254.96
01/31/42	\$ 224,806.83	\$ 13,488.41	\$ 238,295.24	\$ 11,528.97	\$ -	\$ -	\$ 249,824.21
	\$ 3,269,917.48	\$ 3,794,940.20	\$ 7,064,857.68	\$ 256,880.13	\$ 12,088.07	\$ 12,088.07	\$ 7,345,913.94

**PRELIMINARY AND SUBJECT TO CHANGE**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix B**  
**Annual Installments –Improvement Area #1 –PARCEL 1B**

Installment Due Date (a)	Parcel 1B Portion of Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Debt Service (c)				
01/31/13	\$ -	\$ 70,046.86	\$ 70,046.86	\$ -	\$ -	\$ -	\$ 70,046.86
01/31/14	\$ -	\$ 88,171.01	\$ 88,171.01	\$ 3,098.59	\$ 3,060.17	\$ 4,590.25	\$ 98,920.01
01/31/15	\$ 23,907.54	\$ 88,171.01	\$ 112,078.54	\$ 3,160.56	\$ 2,596.17	\$ 1,066.08	\$ 118,901.36
01/31/16	\$ 25,501.38	\$ 86,975.63	\$ 112,477.00	\$ 3,223.77	\$ -	\$ -	\$ 115,700.77
01/31/17	\$ 27,095.21	\$ 85,700.56	\$ 112,795.77	\$ 3,288.25	\$ -	\$ -	\$ 116,084.02
01/31/18	\$ 28,689.05	\$ 84,345.80	\$ 113,034.85	\$ 3,354.01	\$ -	\$ -	\$ 116,388.86
01/31/19	\$ 30,282.88	\$ 82,839.62	\$ 113,122.51	\$ 3,421.09	\$ -	\$ -	\$ 116,543.60
01/31/20	\$ 31,876.72	\$ 81,249.93	\$ 113,126.65	\$ 3,489.51	\$ -	\$ -	\$ 116,616.16
01/31/21	\$ 33,470.56	\$ 79,576.40	\$ 113,046.96	\$ 3,559.30	\$ -	\$ -	\$ 116,606.26
01/31/22	\$ 35,064.39	\$ 77,819.04	\$ 112,883.43	\$ 3,630.49	\$ -	\$ -	\$ 116,513.92
01/31/23	\$ 36,658.23	\$ 75,978.16	\$ 112,636.39	\$ 3,703.10	\$ -	\$ -	\$ 116,339.49
01/31/24	\$ 38,252.06	\$ 73,961.96	\$ 112,214.02	\$ 3,777.16	\$ -	\$ -	\$ 115,991.18
01/31/25	\$ 39,845.90	\$ 71,858.09	\$ 111,703.99	\$ 3,852.70	\$ -	\$ -	\$ 115,556.70
01/31/26	\$ 43,033.57	\$ 69,666.57	\$ 112,700.14	\$ 3,929.76	\$ -	\$ -	\$ 116,629.90
01/31/27	\$ 44,627.41	\$ 67,299.72	\$ 111,927.13	\$ 4,008.35	\$ -	\$ -	\$ 115,935.48
01/31/28	\$ 47,815.08	\$ 64,845.22	\$ 112,660.29	\$ 4,088.52	\$ -	\$ -	\$ 116,748.82
01/31/29	\$ 49,408.91	\$ 62,095.85	\$ 111,504.76	\$ 4,170.29	\$ -	\$ -	\$ 115,675.05
01/31/30	\$ 52,596.59	\$ 59,255.00	\$ 111,851.58	\$ 4,253.70	\$ -	\$ -	\$ 116,105.28
01/31/31	\$ 55,784.26	\$ 56,230.53	\$ 112,014.79	\$ 4,338.77	\$ -	\$ -	\$ 116,353.56
01/31/32	\$ 58,971.93	\$ 53,023.10	\$ 111,995.03	\$ 4,425.55	\$ -	\$ -	\$ 116,420.57
01/31/33	\$ 62,159.60	\$ 49,632.05	\$ 111,791.65	\$ 4,514.06	\$ -	\$ -	\$ 116,305.71
01/31/34	\$ 66,941.11	\$ 45,902.48	\$ 112,843.59	\$ 4,604.34	\$ -	\$ -	\$ 117,447.92
01/31/35	\$ 70,128.78	\$ 41,886.01	\$ 112,014.79	\$ 4,696.42	\$ -	\$ -	\$ 116,711.22
01/31/36	\$ 74,910.29	\$ 37,678.28	\$ 112,588.57	\$ 4,790.35	\$ -	\$ -	\$ 117,378.93
01/31/37	\$ 79,691.80	\$ 33,183.66	\$ 112,875.46	\$ 4,886.16	\$ -	\$ -	\$ 117,761.62
01/31/38	\$ 84,473.31	\$ 28,402.16	\$ 112,875.46	\$ 4,983.88	\$ -	\$ -	\$ 117,859.35
01/31/39	\$ 89,254.81	\$ 23,333.76	\$ 112,588.57	\$ 5,083.56	\$ -	\$ -	\$ 117,672.13
01/31/40	\$ 94,036.32	\$ 17,978.47	\$ 112,014.79	\$ 5,185.23	\$ -	\$ -	\$ 117,200.02
01/31/41	\$ 100,411.67	\$ 12,336.29	\$ 112,747.96	\$ 5,288.94	\$ -	\$ -	\$ 118,036.89
01/31/42	\$ 105,193.17	\$ 6,311.59	\$ 111,504.76	\$ 5,394.72	\$ -	\$ -	\$ 116,899.48
	\$ 1,530,082.52	\$ 1,775,754.80	\$ 3,305,837.32	\$ 120,201.13	\$ 5,656.33	\$ 5,656.33	\$ 3,437,351.12

**PRELIMINARY AND SUBJECT TO CHANGE.**

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Net of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

# Appendix C

## Reallocation of Assessments Assuming Subdivision of Parcel Prior to Recording of Subdivision Plat

(HYPOTHETICAL - FOR ILLUSTRATIVE PURPOSES ONLY)

Reallocation of Assessments Assuming Subdivision of Parcel Prior to Recording of Subdivision Plat  
(HYPOTHETICAL - FOR ILLUSTRATIVE PURPOSES ONLY)

The table below summarizes a hypothetical scenario in which \$7,500,000 in assessments levied against Parcel A, which consists of 300 acres, are reallocated when Parcel A is subdivided into 6 smaller Parcels (but prior to recording of a subdivision plat). The scenario assumes 5 parcels totaling 295 acres are classified as Assessable Property, while 1 Parcel consisting of 5 acres is classified as Non-Benefitted property.

Prior to Subdivision					
Parcel	Acreage	Total Assessment			
Parcel A	300	\$	7,500,000		

After Subdivision					
Parcel	Assessable or Non-Benefitted Property?	A = B x (C ÷ D)		C	D
		Assessment for the New Divided Assessed Property	Assessment for the Assessed Property Prior to Division	Acreage of the New Divided Assessed Property	Sum of Acreage for All New Divided Assessed properties
Parcel A-1	Assessable Property	\$2,542,373	\$7,500,000	100	295
Parcel A-2	Assessable Property	\$1,906,780	\$7,500,000	75	295
Parcel A-3	Assessable Property	\$1,271,186	\$7,500,000	50	295
Parcel A-4	Assessable Property	\$1,271,186	\$7,500,000	50	295
Parcel A-5	Assessable Property	\$508,475	\$7,500,000	20	295
Parcel A-6*	Non-Benefitted Property	\$0	\$7,500,000	0	295
		\$7,500,000		295	

\* Parcel A-6 consists of 5 acres of Non-Benefitted Property, therefore the Acreage of Parcel A-6 excluding Non Benefitted Property is 0.

# Appendix D

## Reallocation of Assessments Assuming Subdivision by a Recorded Subdivision Plat

(HYPOTHETICAL - FOR ILLUSTRATIVE PURPOSES ONLY)

The table below summarizes a hypothetical scenario in which \$500,000 in assessments levied against Parcel A, which consists of 20 acres, are reallocated when Parcel A is subdivided by a Recorded Subdivision Plat into 12 residential Lots. The scenario assumes the Lots will be classified into 4 Lot Types, with the assessment per Lot Type ranging from \$30,335 for Lot Type 1 to \$53,417 for Lot Type IV.

### Prior to Subdivision

Parcel	Acres	Total Assessment
Parcel A	20	\$ 500,000

### After Subdivision

Lot Types	Estimated Lot Price Range for Lot Type
I	Less than \$80,000
II	\$80,001 - \$100,000
III	\$100,001 - \$120,000
IV	Greater than \$120,001

Parcel	Estimated Lot Price	Lot Type	A = [B x (C ÷ D)] ÷ E				
			Assessment For New Subdivided Lot	Assessment for the Parcel Prior to Subdivision	Sum of Estimated Lot Prices for All Lots in Lot Type	Sum of Estimated Lot Price For all Lots	Number of Lots with Same Lot Type
Lot A-1	\$ 75,000	I	\$ 30,335	\$500,000	\$145,000	\$ 1,195,000	2
Lot A-2	\$ 70,000	I	\$ 30,335	\$500,000	\$145,000	\$ 1,195,000	2
	\$ 145,000		\$ 60,669				
Lot A-3	\$ 95,000	II	\$ 37,573	\$500,000	\$449,000	\$ 1,195,000	5
Lot A-4	\$ 84,000	II	\$ 37,573	\$500,000	\$449,000	\$ 1,195,000	5
Lot A-5	\$ 88,000	II	\$ 37,573	\$500,000	\$449,000	\$ 1,195,000	5
Lot A-6	\$ 92,000	II	\$ 37,573	\$500,000	\$449,000	\$ 1,195,000	5
Lot A-7	\$ 90,000	II	\$ 37,573	\$500,000	\$449,000	\$ 1,195,000	5
	\$ 449,000		\$ 187,866				
Lot A-8	\$ 106,000	III	\$ 45,607	\$500,000	\$218,000	\$ 1,195,000	2
Lot A-9	\$ 112,000	III	\$ 45,607	\$500,000	\$218,000	\$ 1,195,000	2
	\$ 218,000		\$ 91,213				
Lot A-10	\$ 125,000	IV	\$ 53,417	\$500,000	\$383,000	\$ 1,195,000	3
Lot A-11	\$ 130,000	IV	\$ 53,417	\$500,000	\$383,000	\$ 1,195,000	3
Lot A-12	\$ 128,000	IV	\$ 53,417	\$500,000	\$383,000	\$ 1,195,000	3
	\$ 383,000		\$ 160,251				
Total	\$ 1,195,000		\$ 500,000				

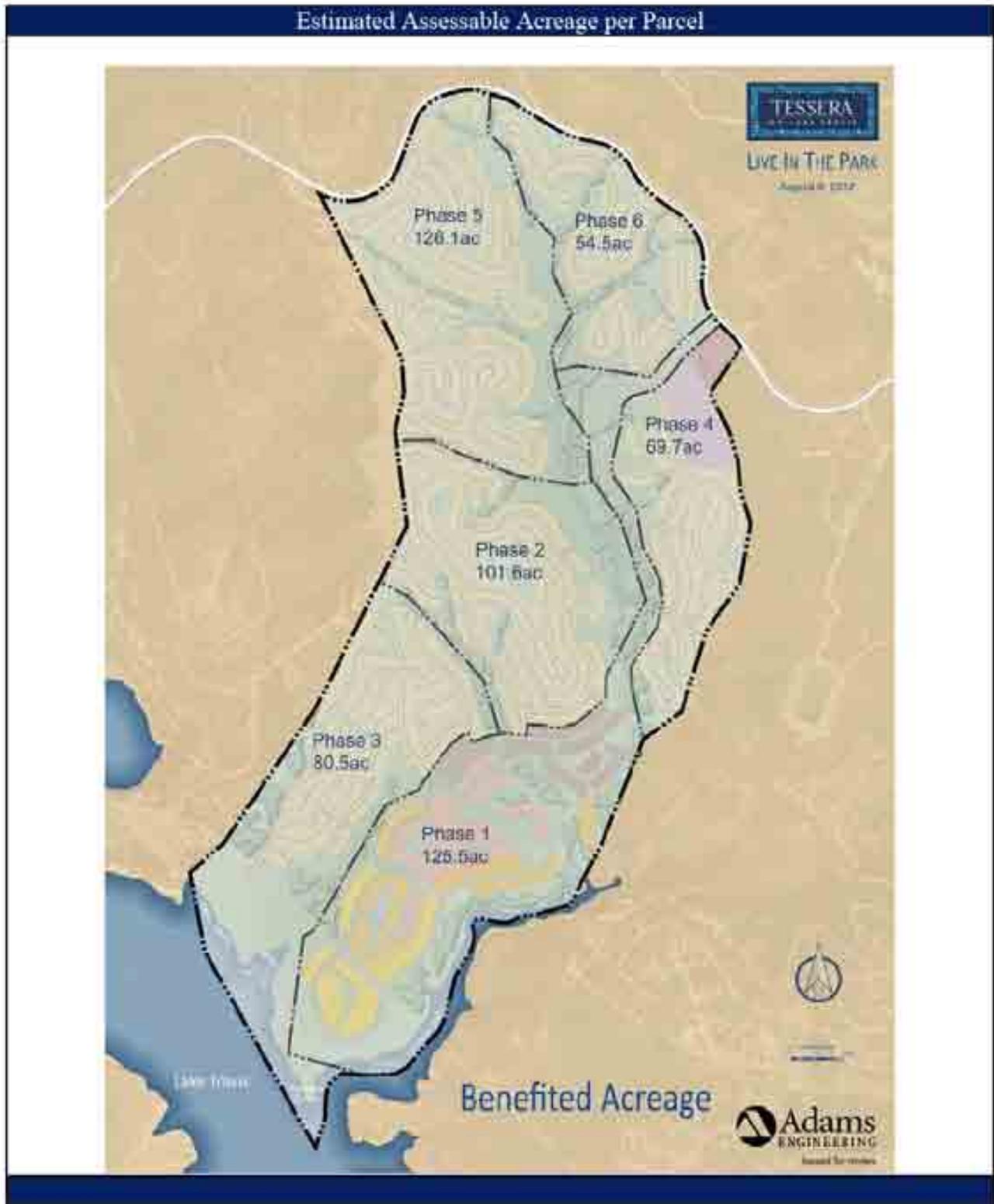
# **Appendix E**

Legal Descriptions for Parcels within Major Improvement Area

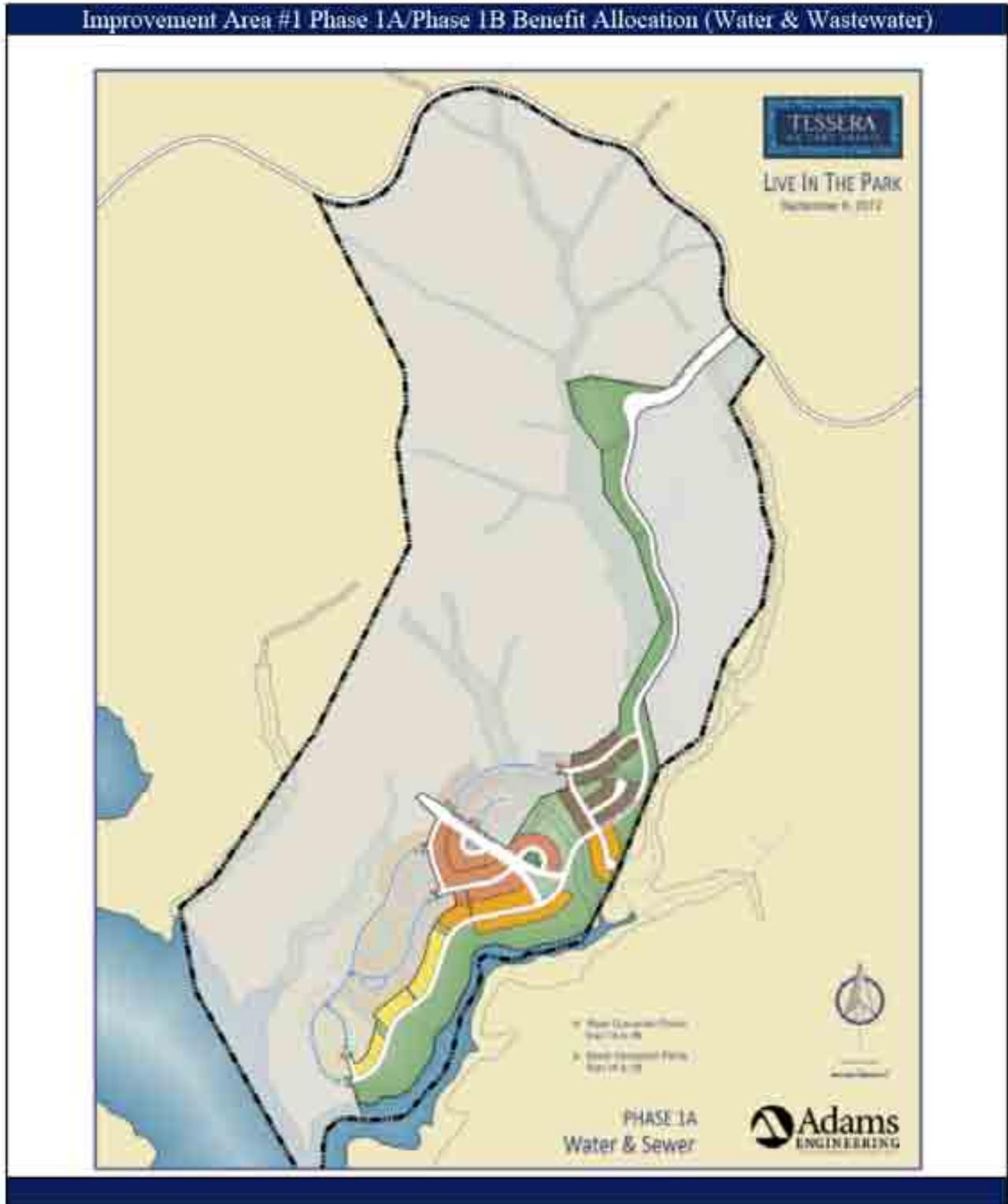
# **Appendix F**

Legal Descriptions for Parcels within Improvement Area #1

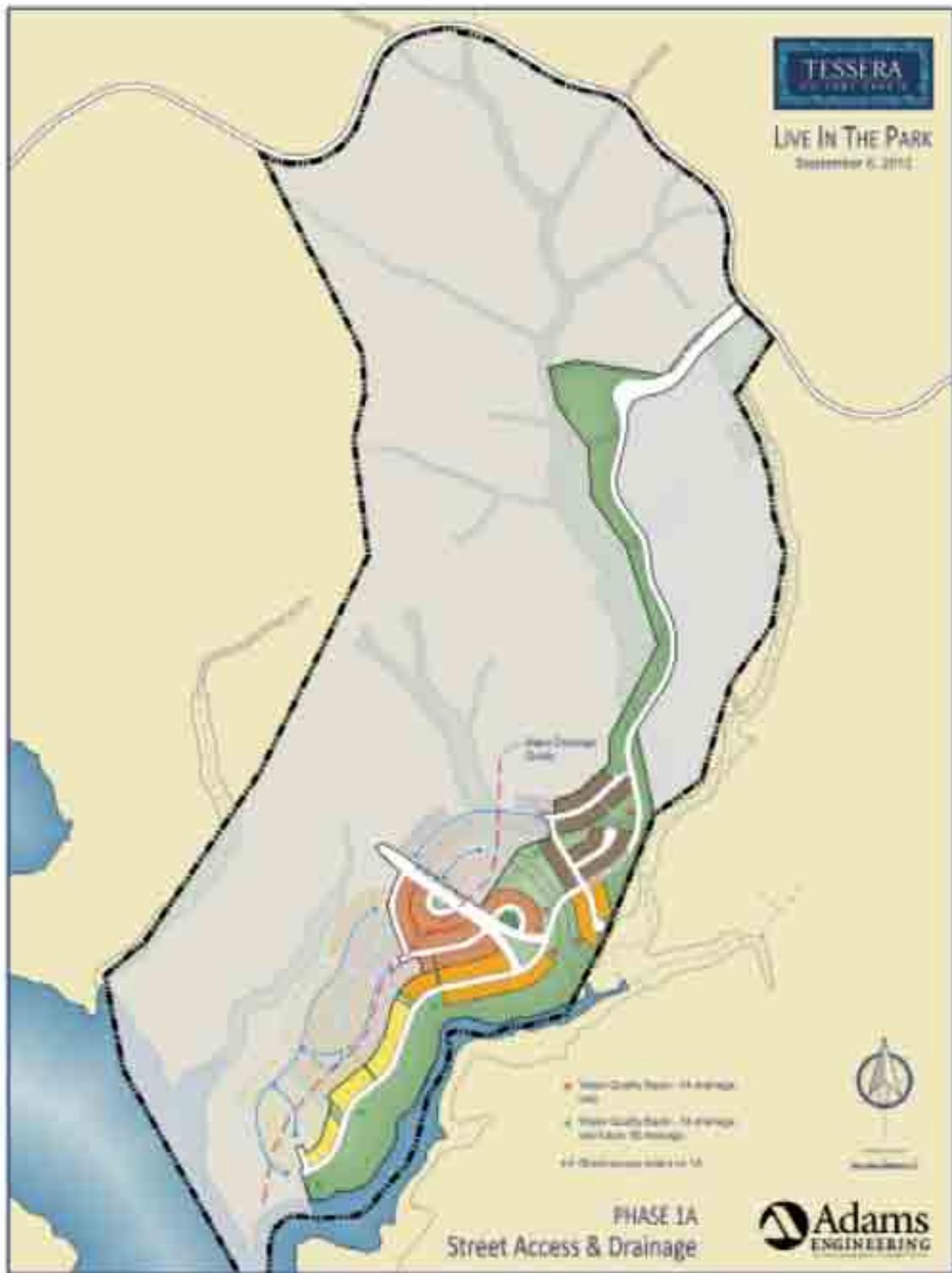
# Appendix G



# Appendix H

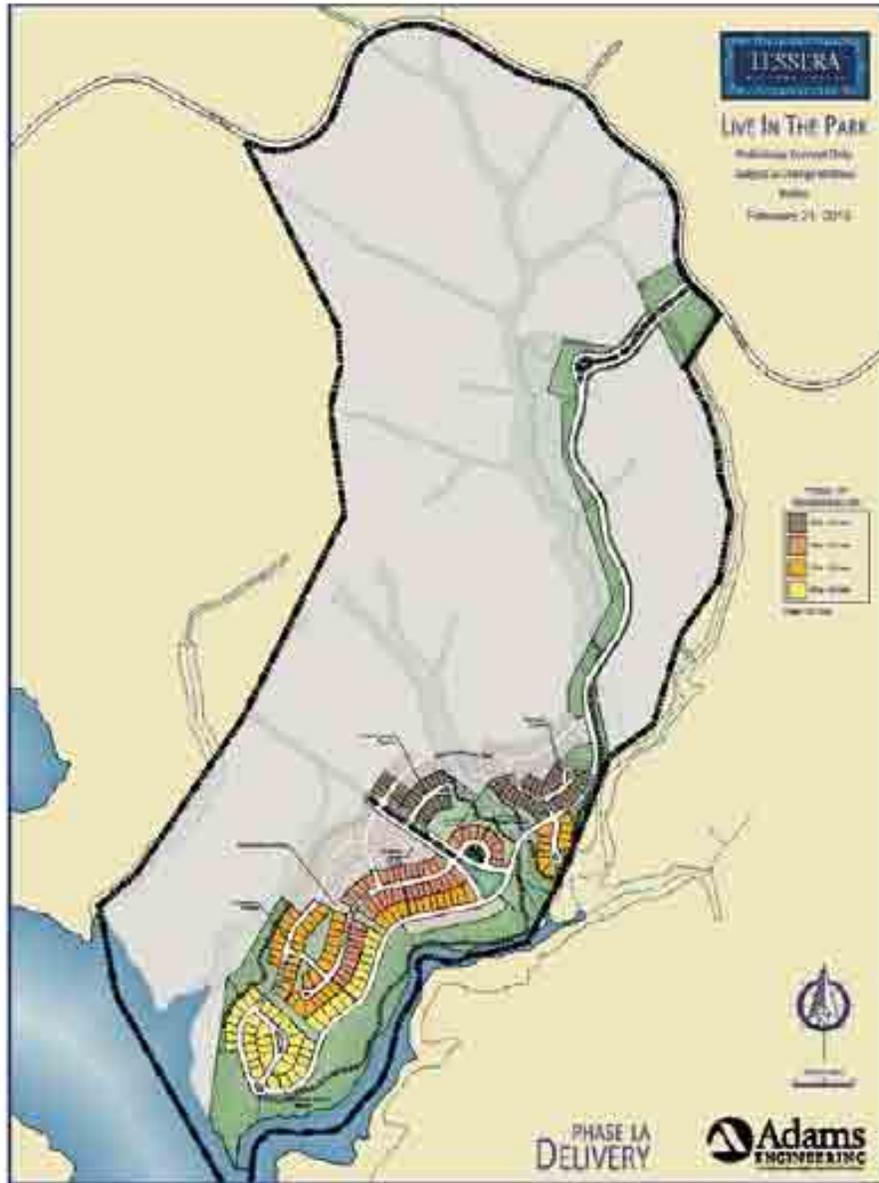


Improvement Area #1 Phase 1A/Phase 1B Benefit Allocation (Paving and Drainage)



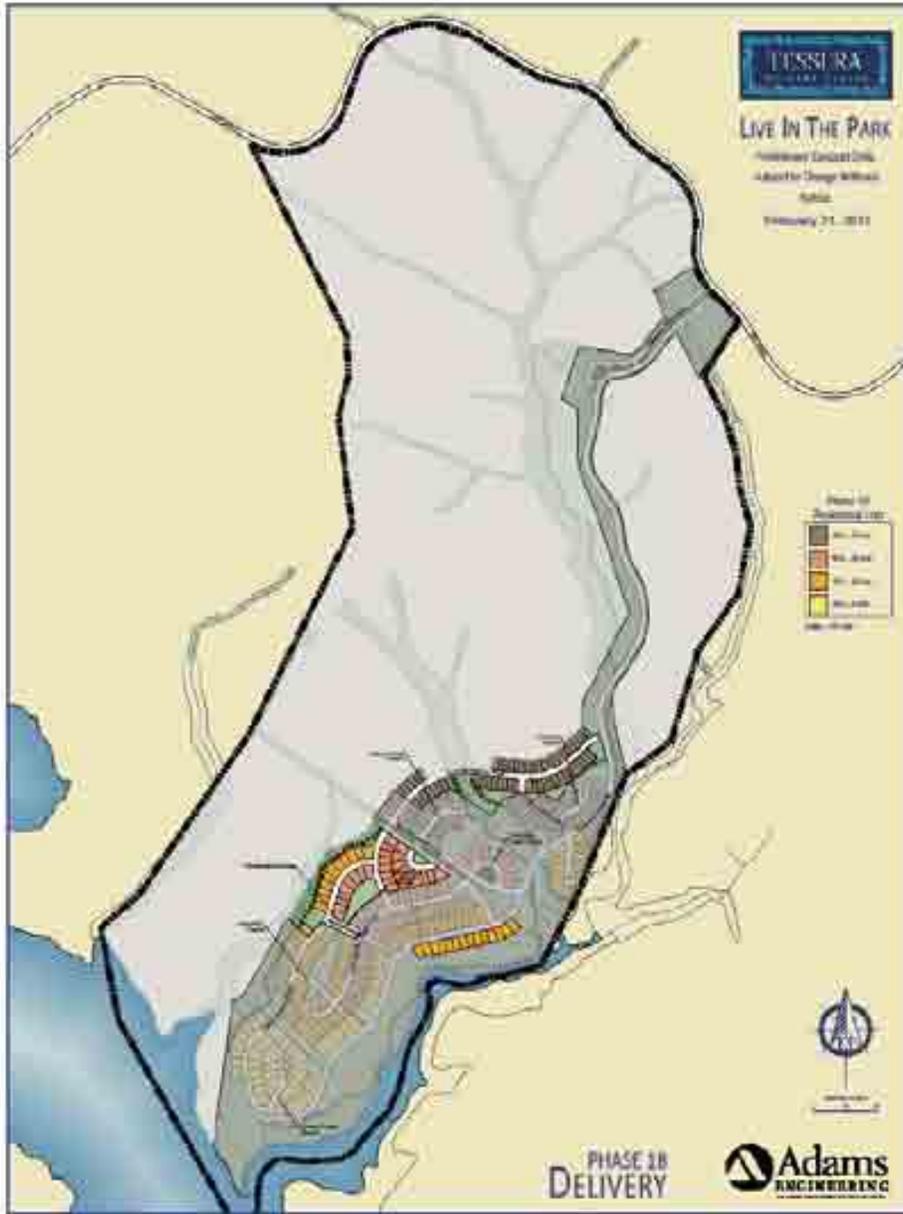
# Appendix I

## Phase 1A Map



# Appendix J

## Phase 1B Map





Attachment 1  
2014 Tessera SAP Differences

## Section III

### DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

#### **A. Authorized Improvement Overview**

Section 372.003 of the PID Act defines the Authorized Improvements that may be undertaken by a municipality or county through the establishment of a public improvement district. Authorized Improvements that may be undertaken pursuant to the PID Act include the following:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian mall;
- (v) acquisition and installment of pieces of art;
- (vi) acquisition, construction or improvement of libraries;
- (vii) acquisition, construction or improvement of off-street parking facilities;
- (viii) acquisition, construction or improvement of rerouting of mass transportation facilities;
- (ix) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x)
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development recreation and cultural enhancement; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements described in Section III.B and Section III.C of this Service and Assessment Plan should be undertaken by the City.

#### **B. Descriptions and Estimated Costs of Major Improvements**

The Major Improvements benefit the entire PID. However, Major Improvement Area Assessed Property does not include Improvement Area #1 Assessed Property; therefore the costs of the Major Improvements are allocated proportionally between Major Improvement Area Assessed Property and Improvement Area #1 Assessed Property based on the projected number of residential units within their respective boundaries. Improvement Area #1 is projected to contain 316 residential units and the Major Improvement Area is projected to contain 1,684 residential units within their respective boundaries, resulting in 16% of the Major Improvements allocated to Improvement Area #1 Assessed Property and 84% to Major Improvement Area Assessed

Property. Major Improvement Area Bonds will fund the Major Improvement Area's proportionate share of the costs of the Major Improvements, and Improvement Area #1 Bonds will fund the Improvement Area #1's proportionate share of the costs of the Major Improvements.

The Major Improvements are described below. The costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates.

- **Water**

- **Water Treatment Plant #1 Upgrades**

- The Lago Vista Water Treatment Plant No. 1 (WTP) will be upgraded for the first phase of 490 Living Unit Equivalents (LUE's) by adding two pumps next to the existing booster pump building at WTP; minimum capacity of each pump is 500 gpm; a scada system and control valves at City WTP. The upgrades will include limited site work, pumping equipment, piping, and electrical equipment improvements. Under the Restated Development Agreement these WTP upgrades will be constructed to City standards and specifications and will be owned and operated by the City.

- **Water Line 1**

- This project consists of constructing approximately 9,000 linear feet of 12" diameter water transmission main from the WTP. The project will be constructed within the existing right of way (ROW) of Seminole Drive, Clubhouse Drive, Bonanza Drive, Canyon Drive, Dawn Drive, Valleyview Drive, Park Drive, Verde Vista Drive and Brewer Lane and will end at the intersection of Brewer Lane and Deepwood Drive. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be a fully operational transmission main. The line will provide service to Tessera on Lake Travis.

- **Water Line 2**

- This project consists of constructing approximately 8,000 linear feet of 14" diameter water transmission mains from a connection point in Water Line 1 at Brewer Lane and Deepwood Drive. The project will be constructed within the existing right of way (ROW) of Deepwood Drive, Ridgeview Road, Packsaddle Trail, Stable Lane, Bar-K-Ranch Road, Surrey Lane and include a 14" diameter water transmission main and a 16" diameter water transmission main crossing Lake Travis through Turnback Cove onto Tessera on Lake Travis. The line will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. The line will have all the necessary appurtenances to be fully operational transmission main. The line will provide service to Tessera on Lake Travis.

**TABLE III-A  
Major Improvement Estimated Costs**

Authorized Improvement	Hard Costs
<b>Offsite Water</b>	
Water Treatment Plant #1 Upgrades	\$ 250,000
Water Line 1	900,000
Water Line 2	880,000
Water Line 3	110,000
Water Line 4	410,000
Ground Storage Tank	200,000
Subtotal - Water	\$ 2,750,000
<b>Offsite Wastewater</b>	
Wastewater Treatment Plant and Wastewater Line 1 and Wastewater Line 2 Improvements	\$ 173,200
Lift Station Pump Upgrades	160,000
Wastewater Line 3	617,500
Wastewater Line 4	195,000
Subtotal - Wastewater	\$ 1,145,700
<b>Electrical</b>	
Electrical Infrastructure	\$ 450,000
<b>Roads</b>	
TXDOT Turn Lanes	\$ 625,200
Initial Entrance Road to Phase 1A and through Phase 1A to Park Area	5,091,075
Subtotal - Roads	\$ 5,716,275
<b>Drainage</b>	
Drainage	\$ 1,675,000
<b>Parks</b>	
Community Pool	\$ 1,350,000
Hike and Trail System	350,000
Subtotal - Amenities and Parks	\$ 1,700,000
<b>Entryway/Hardscape/Landscape</b>	
Entry Monuments	\$ 500,000
Hardscape	125,000
Landscape	200,000
Subtotal - Hardscape/Landscape	\$ 825,000
<b>Engineering/Permits/Fees</b>	
Engineering Fees Incurred to Date	\$ 1,555,350
Water, Wastewater, Roads, & Drainage	917,240
Parks	360,000
Entryway/Hardscape/Landscape	156,500
Subtotal - Soft Costs	\$ 2,989,090
<b>Construction Management</b>	
Construction Management	\$ 784,786
<b>Contingency</b>	
Contingency	\$ 81,238
<b>TOTAL</b>	<b>\$ 18,117,089</b>
<b>Improvement Area #1</b>	
Projected # of Residential Units	316
% of Total Units	16%
Proportionate Share of Costs	\$ 2,862,500
<b>Major Improvement PID</b>	
Projected # of Residential Units	1,684
% of Total Units	84%
Proportionate Share of Costs	\$ 15,254,589

Notes: The figures shown in Table III-A are estimates and may be revised in Annual Service Plan Updates.

integrated drainage inlets to control runoff. This project includes one waterway crossing that can be a multiple box culvert or a single arch span structure. The runoff within this section of development is planned to be routed through water quality basins, as required by the PDD zoning ordinance. This project will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City.

**TABLE III-B**  
**Improvement Area #1 Estimated Costs**

<u>Authorized Improvement</u>	<u>Hard Costs</u>
<b>Improvements that benefit Phase 1A and Phase 1B (See Appendix H)</b>	
Water (a)	\$ 494,775
Wastewater (b)	201,145
Roadway (c)	1,398,564
Drainage (d)	80,348
Engineering/Permits/Fees (e)	247,012
Construction Management	121,092
<b>Total</b>	<b>\$ 2,542,935</b>
<b>Improvements that only benefit Phase 1A (See Appendix H)</b>	
Water (a)	\$ 142,725
Wastewater (b)	96,355
Roadway (c)	403,436
Drainage (d)	584,652
Engineering/Permits/Fees (e)	139,378
Construction Management	68,327
<b>Total</b>	<b>\$ 1,434,874</b>
<b>Share of Major Improvements (f)</b>	<b>\$ 2,862,500</b>
<b>Grand Total</b>	<b>\$ 6,840,310</b>

Note: The figures shown in Table III-B are estimates and may be revised in Annual Service Plan Updates.

(a) There are 8,500 feet of waterline in Phase 1A, with 1,903 feet only benefiting Phase 1A, resulting in 77.6% of the costs benefitting both Phase 1A and Phase 1B and 22.4% benefitting only Phase 1A. Appendix H shows the location of the improvements and which Phase(s) benefit from the improvement.

(b) There are 8,500 feet of wastewater line in Phase 1A, with 2,753 feet only benefiting Phase 1A, resulting in 67.6% of the costs benefitting both Phase 1A and Phase 1B and 32.4% benefitting only Phase 1A. Appendix H shows the location of the improvements and which Phase(s) benefit from the improvement.

(c) There are 8,500 feet of roadway in Phase 1A, with 1,903 feet only benefiting Phase 1A, resulting in 77.6% of the costs benefitting both Phase 1A and Phase 1B and 22.4% benefitting only Phase 1A. Appendix H shows the location of the improvements and which Phase(s) benefit from the improvement.

(d) There are 8,500 feet of drainage improvements in Phase 1A, with 7,473 feet only benefiting Phase 1A, resulting in 12.1% of the costs benefitting both Phase 1A and Phase 1B and 87.9% benefitting only Phase 1A. Appendix H shows the location of the improvements and which Phase(s) benefit from the improvement.

(e) The soft cost allocation is based on the average costs allocated to Phase 1A only or Phase 1A & Phase 1B.

(f) See Table III-A for details.

**TABLE IV-A**  
**Allocation of Authorized Improvement Costs**

	Total Construction Cost (a)	Major Improvement PID Assessed Property (b)		Improvement Area #1 Assessed Property (c)		Privately Funded Property in Whole (d)	
		% Allocation	Share of Costs	% Allocation	Share of Costs	% Allocation	Share of Costs
<b>Major Improvements</b>							
<b>Hard Costs</b>							
Offsite Water	\$ 2,750,000	84%	\$ 2,315,500	16%	\$ 434,500	0%	\$ -
Offsite Wastewater	1,145,700	84%	964,679	16%	181,021	0%	-
Electrical	450,000	84%	378,900	16%	71,100	0%	-
Roads	5,716,275	84%	4,813,104	16%	903,171	0%	-
Drainage	1,675,000	84%	1,410,350	16%	264,650	0%	-
Parks	1,700,000	84%	1,431,400	16%	268,600	0%	-
Entryway/Hardscape/Landscape	825,000	84%	694,650	16%	130,350	0%	-
	\$ 14,261,975		\$ 12,008,583		\$ 2,253,392		\$ -
<b>Engineering/Permits/Fees</b>							
Engineering Incurred to Date	\$ 1,555,350	84%	\$ 1,309,695	16%	\$ 245,745	0%	-
Water, Wastewater, Roads, & Drainage	917,240	84%	772,316	16%	144,924	0%	-
Parks	390,000	84%	328,120	16%	61,880	0%	-
Entryway/Hardscape/Landscape	156,500	84%	131,773	16%	24,727	0%	-
	\$ 2,989,090		\$ 2,516,814		\$ 472,276		\$ -
<b>Construction Management</b>							
Construction Management	\$ 784,786	84%	\$ 660,790	16%	\$ 123,996	0%	\$ -
<b>Contingency</b>							
Contingency	\$ 81,236	84%	\$ 68,402	16%	\$ 12,836	0%	\$ -
<b>Total Major Improvements</b>	<b>\$ 18,117,069</b>		<b>\$ 15,254,589</b>		<b>\$ 2,862,500</b>		<b>\$ -</b>
<b>Improvement Area #1 Improvements that benefit Phase 1A and Phase 1B (e)</b>							
Water	\$ 494,775	0%	\$ -	100%	\$ 494,775	0%	\$ -
Wastewater	201,145	0%	-	100%	201,145	0%	-
Roadway	1,398,564	0%	-	100%	1,398,564	0%	-
Drainage	80,348	0%	-	100%	80,348	0%	-
Engineering/Permits/Fees	247,012	0%	-	100%	247,012	0%	-
Construction Management	121,092	0%	-	100%	121,092	0%	-
	\$ 2,542,935		\$ -		\$ 2,542,935		\$ -
<b>Improvement Area #1 Improvements that only benefit Phase 1A (e)</b>							
Water	\$ 142,725	0%	\$ -	0%	\$ -	100%	\$ 142,725
Wastewater	96,355	0%	-	0%	-	100%	\$ 96,355
Roadway	403,436	0%	-	0%	-	100%	\$ 403,436
Drainage	584,652	0%	-	0%	-	100%	\$ 584,652
Engineering/Permits/Fees	139,378	0%	-	0%	-	100%	\$ 139,378
Construction Management	68,327	0%	-	0%	-	100%	\$ 68,327
	\$ 1,434,874		\$ -		\$ -		\$ 1,434,874
<b>Total Improvement Area #1 Improvements</b>	<b>\$ 3,977,810</b>		<b>\$ -</b>		<b>\$ 2,542,935</b>		<b>\$ 1,434,874</b>
<b>PID Formation/Bond Cost of Issuance</b>							
Original Issue Discount	\$ 298,449		\$ 298,449		\$ -		\$ -
Reserve Fund	2,343,888		1,989,000		354,888		-
Capitalized Interest	1,565,498		1,340,062		219,436		-
Cost of Issuance (f)	1,338,247		1,001,902		336,345		-
<b>PID Formation/Bond Cost of Issuance</b>	<b>\$ 5,546,081</b>		<b>\$ 4,635,413</b>		<b>\$ 910,668</b>		<b>\$ -</b>
<b>GRAND TOTAL</b>	<b>\$ 27,640,978</b>		<b>\$ 19,890,000</b>		<b>\$ 6,318,104</b>		<b>\$ 1,434,874</b>

- (a) See Table III-A and Table III-B for details. The PID Bond Issuance costs for each Bond are each 100% allocated to Assessed Property covered by the respective Bond issue.
- (b) It is currently estimated that 1,684 of 2,000 total lots within the PID will be Major Improvement Area Assessed Property. Therefore, 84% (1,684/2,000 = 84%) of Major Improvements, which benefit the entire PID, are allocated to Major Improvement Area Assessed Property. The Improvement Area #1 Improvements only specially benefit Parcels within Improvement Area #1, therefore no allocation is made to Major Improvement Area Assessed Property.
- (c) It is currently estimated that 316 of 2,000 total lots within the PID will be Improvement Area #1 Assessed Property. Therefore, 16% (316/2,000 = 16%) of Major Improvements, which benefit the entire PID, are allocated to Improvement Area #1 Assessed Property. The Improvement Area #1 Improvements only specially benefit Parcels within Improvement Area #1, therefore a 100% allocation is made to Improvement Area #1 Assessed Property.
- (d) Improvement Area #1 Improvements that benefit Phase 1A only are paid entirely by the Developer.
- (e) Only Improvement Area #1 Improvements that benefit both Phase 1A and Phase 1B are allocated to Improvement Area #1 Assessed Property. Improvement Area #1 Improvements that benefit Phase 1A only are paid entirely by the Developer.
- (f) Includes Underwriter's discount, structuring fee and costs to create the District.

## Section VII

### THE ASSESMENT ROLL

#### A. Major Improvement Area Assessment Roll

Each Parcel within the Major Improvement Area has been evaluated by the City Council (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Major Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

Major Improvement Area Assessed Property will be assessed for the special benefits conferred upon the property because of the Major Improvements. Table IV-A summarizes the \$19,890,000 in special benefit received by Major Improvement Area Assessed Property from the Major Improvements, the costs of the PID formation, and Bond issuance costs. The amount of Major Improvement Area Bonds is \$19,890,000, which is equal to the benefit received by Major Improvement Area Assessed Property, and as such the total Assessment for all Assessed Property within the Major Improvement Area is \$19,890,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within the Major Improvement Area is calculated based on the allocation methodologies described in Section IV.F of this Service and Assessment Plan. The Major Improvement Area Assessment Roll is attached hereto as Appendix A.

#### B. Improvement Area #1 Assessment Roll

Each Parcel within Improvement Area #1 has been evaluated by the City Council (based on the Planned Development District Ordinance, developable area, proposed Homeowner Association Property and Public Property, the Improvement Area #1 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Parcel.

Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property because of the Improvement Area #1 Improvements that benefit Phase 1A and Phase 1B, and a proportionate share of the Major Improvements. Table IV-A summarizes the \$6,316,104 in special benefit received by Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements that benefit Phase 1A and 1B, a proportionate share of the Major Improvements, the costs of the PID formation, and Bond issuance costs. The amount of Improvement Area #1 Bonds is \$4,800,000, which is less than the benefit received by Improvement Area #1 Assessed Property, and as such the total assessment for all Assessed Property within Improvement Area #1 is \$4,800,000 plus annual Administrative Expenses. The Assessment for each Assessed Property within Improvement Area #1 is calculated based on the allocation methodologies described in Section IV.F of this Service and Assessment Plan. The Improvement Area #1 Assessment Roll is attached hereto as Appendix B.

**Appendix A**  
**Annual Installments – ALL PARCELS**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 1,060,315.00	\$ 1,060,315.00	\$ -	\$ -	\$ -	\$ 1,060,315.00
01/31/14	\$ -	\$ 1,334,663.00	\$ 1,334,663.00	\$ 40,279.47	\$ 39,780.00	\$ 59,670.00	\$ 1,474,392.47
01/31/15	\$ -	\$ 1,334,663.00	\$ 1,334,663.00	\$ 41,085.05	\$ 39,780.00	\$ 59,670.00	\$ 1,475,198.05
01/31/16	\$ 200,000.00	\$ 1,334,663.00	\$ 1,534,663.00	\$ 41,906.76	\$ 39,780.00	\$ 34,126.30	\$ 1,650,476.06
01/31/17	\$ 970,000.00	\$ 1,321,663.00	\$ 2,291,663.00	\$ 42,744.89	\$ 39,380.00	\$ 59,070.00	\$ 2,432,857.89
01/31/18	\$ 1,120,000.00	\$ 1,258,613.00	\$ 2,378,613.00	\$ 43,599.79	\$ 37,440.00	\$ 25,325.00	\$ 2,484,977.79
01/31/19	\$ 1,300,000.00	\$ 1,185,813.00	\$ 2,485,813.00	\$ 44,471.78	\$ 35,200.00	\$ 10,720.00	\$ 2,576,204.78
01/31/20	\$ 1,400,000.00	\$ 1,101,313.00	\$ 2,501,313.00	\$ 45,361.22	\$ 32,600.00	\$ 1,550.00	\$ 2,580,824.22
01/31/21	\$ 1,730,000.00	\$ 1,010,313.00	\$ 2,740,313.00	\$ 46,268.44	\$ 29,800.00	\$ 23,900.00	\$ 2,840,281.44
01/31/22	\$ 1,855,000.00	\$ 895,700.00	\$ 2,750,700.00	\$ 47,193.81	\$ 26,340.00	\$ 1,038.70	\$ 2,825,272.51
01/31/23	\$ 1,975,000.00	\$ 772,806.00	\$ 2,747,806.00	\$ 48,137.69	\$ 22,630.00	\$ (289.40)	\$ 2,818,284.29
01/31/24	\$ 2,105,000.00	\$ 639,494.00	\$ 2,744,494.00	\$ 49,100.44	\$ 18,680.00	\$ (331.20)	\$ 2,811,943.24
01/31/25	\$ 2,250,000.00	\$ 497,406.00	\$ 2,747,406.00	\$ 50,082.45	\$ 14,470.00	\$ 291.20	\$ 2,812,249.65
01/31/26	\$ 2,405,000.00	\$ 342,719.00	\$ 2,747,719.00	\$ 51,084.10	\$ 9,970.00	\$ 31.30	\$ 2,808,804.40
01/31/27	\$ 2,580,000.00	\$ 177,375.00	\$ 2,757,375.00	\$ 52,105.78	\$ 5,160.00	\$ 965.60	\$ 2,815,606.38
	\$ 19,890,000.00	\$ 14,267,515.00	\$ 34,157,515.00	\$ 643,421.69	\$ 391,010.00	\$ 275,737.50	\$ 35,467,688.19

**PRELIMINARY AND SUBJECT TO CHANGE.**

(a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.

(b) Gross of Capitalized Interest.

(c) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessler Phase 2 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 249,139.69	\$ 249,139.69	\$ -	\$ -	\$ -	\$ 249,139.69
01/31/14	\$ -	\$ 313,602.59	\$ 313,602.59	\$ 9,464.37	\$ 9,347.01	\$ 14,020.52	\$ 346,434.49
01/31/15	\$ -	\$ 313,602.59	\$ 313,602.59	\$ 9,653.66	\$ 9,347.01	\$ 14,020.52	\$ 346,623.78
01/31/16	\$ 46,993.52	\$ 313,602.59	\$ 360,596.12	\$ 9,846.73	\$ 9,347.01	\$ 8,018.58	\$ 387,808.43
01/31/17	\$ 227,918.59	\$ 310,548.01	\$ 538,466.61	\$ 10,043.67	\$ 9,253.02	\$ 13,879.54	\$ 571,642.83
01/31/18	\$ 263,163.74	\$ 295,733.30	\$ 558,897.04	\$ 10,244.54	\$ 8,797.19	\$ 5,950.56	\$ 583,889.32
01/31/19	\$ 305,457.91	\$ 278,627.66	\$ 584,085.57	\$ 10,449.43	\$ 8,270.86	\$ 2,518.85	\$ 605,324.71
01/31/20	\$ 328,954.67	\$ 258,772.90	\$ 587,727.57	\$ 10,658.42	\$ 7,659.94	\$ 364.20	\$ 606,410.13
01/31/21	\$ 406,493.99	\$ 237,390.84	\$ 643,884.83	\$ 10,871.59	\$ 7,002.04	\$ 5,615.73	\$ 667,374.18
01/31/22	\$ 435,864.94	\$ 210,460.50	\$ 646,325.44	\$ 11,089.02	\$ 6,189.05	\$ 244.06	\$ 663,847.57
01/31/23	\$ 464,061.05	\$ 181,584.39	\$ 645,645.44	\$ 11,310.80	\$ 5,317.32	\$ (68.00)	\$ 662,205.56
01/31/24	\$ 494,606.85	\$ 150,260.38	\$ 644,867.23	\$ 11,537.01	\$ 4,389.20	\$ (77.82)	\$ 660,715.62
01/31/25	\$ 528,677.15	\$ 116,874.31	\$ 645,551.46	\$ 11,767.75	\$ 3,399.98	\$ 68.42	\$ 660,787.61
01/31/26	\$ 565,097.13	\$ 80,527.87	\$ 645,625.00	\$ 12,003.11	\$ 2,342.63	\$ 7.35	\$ 659,978.09
01/31/27	\$ 606,216.47	\$ 41,677.38	\$ 647,893.85	\$ 12,243.17	\$ 1,212.43	\$ 226.88	\$ 661,576.34
	\$ 4,673,506.01	\$ 3,352,405.02	\$ 8,025,911.03	\$ 151,183.26	\$ 91,874.69	\$ 64,789.38	\$ 8,333,758.37

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 3 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 197,399.07	\$ 197,399.07	\$ -	\$ -	\$ -	\$ 197,399.07
01/31/14	\$ -	\$ 248,474.49	\$ 248,474.49	\$ 7,498.84	\$ 7,405.85	\$ 11,108.78	\$ 274,487.96
01/31/15	\$ -	\$ 248,474.49	\$ 248,474.49	\$ 7,648.81	\$ 7,405.85	\$ 11,108.78	\$ 274,637.94
01/31/16	\$ 37,234.04	\$ 248,474.49	\$ 285,708.54	\$ 7,801.79	\$ 7,405.85	\$ 6,353.30	\$ 307,269.48
01/31/17	\$ 180,585.11	\$ 246,054.28	\$ 426,639.39	\$ 7,957.83	\$ 7,331.38	\$ 10,997.07	\$ 452,925.67
01/31/18	\$ 208,510.64	\$ 234,316.25	\$ 442,826.89	\$ 8,116.98	\$ 6,970.21	\$ 4,714.76	\$ 462,628.84
01/31/19	\$ 242,021.28	\$ 220,763.06	\$ 462,784.34	\$ 8,279.32	\$ 6,553.19	\$ 1,995.74	\$ 479,612.59
01/31/20	\$ 260,638.30	\$ 205,031.68	\$ 465,669.97	\$ 8,444.91	\$ 6,069.15	\$ 288.56	\$ 480,472.59
01/31/21	\$ 322,074.47	\$ 188,090.19	\$ 510,164.65	\$ 8,613.81	\$ 5,547.87	\$ 4,449.47	\$ 528,775.80
01/31/22	\$ 345,345.74	\$ 166,752.66	\$ 512,098.40	\$ 8,786.08	\$ 4,903.72	\$ 193.38	\$ 525,981.58
01/31/23	\$ 367,686.17	\$ 143,873.46	\$ 511,559.63	\$ 8,961.80	\$ 4,213.03	\$ (53.88)	\$ 524,680.59
01/31/24	\$ 391,888.30	\$ 119,054.73	\$ 510,943.03	\$ 9,141.04	\$ 3,477.66	\$ (61.66)	\$ 523,500.07
01/31/25	\$ 418,882.98	\$ 92,602.18	\$ 511,485.16	\$ 9,323.86	\$ 2,693.88	\$ 54.21	\$ 523,557.12
01/31/26	\$ 447,739.36	\$ 63,804.07	\$ 511,543.43	\$ 9,510.34	\$ 1,856.12	\$ 5.83	\$ 522,915.71
01/31/27	\$ 480,319.15	\$ 33,021.94	\$ 513,341.09	\$ 9,700.54	\$ 960.64	\$ 179.77	\$ 524,182.04
	\$ 3,702,925.53	\$ 2,656,187.05	\$ 6,359,112.58	\$ 119,785.95	\$ 72,794.41	\$ 51,334.11	\$ 6,603,027.06

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 4 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 158,090.91	\$ 158,090.91	\$ -	\$ -	\$ -	\$ 158,090.91
01/31/14	\$ -	\$ 198,995.66	\$ 198,995.66	\$ 6,005.59	\$ 5,931.12	\$ 8,896.68	\$ 219,829.05
01/31/15	\$ -	\$ 198,995.66	\$ 198,995.66	\$ 6,125.70	\$ 5,931.12	\$ 8,896.68	\$ 219,949.16
01/31/16	\$ 29,819.61	\$ 198,995.66	\$ 228,815.27	\$ 6,248.22	\$ 5,931.12	\$ 5,088.17	\$ 246,082.77
01/31/17	\$ 144,625.12	\$ 197,057.39	\$ 341,682.50	\$ 6,373.18	\$ 5,871.48	\$ 8,807.22	\$ 362,734.39
01/31/18	\$ 166,989.82	\$ 187,656.75	\$ 354,646.58	\$ 6,500.64	\$ 5,582.23	\$ 3,775.91	\$ 370,505.36
01/31/19	\$ 198,827.47	\$ 176,802.41	\$ 370,629.89	\$ 6,630.66	\$ 5,248.25	\$ 1,598.33	\$ 384,107.13
01/31/20	\$ 208,737.28	\$ 164,203.63	\$ 372,940.91	\$ 6,763.27	\$ 4,860.60	\$ 231.10	\$ 384,795.88
01/31/21	\$ 257,939.64	\$ 150,635.71	\$ 408,575.34	\$ 6,898.54	\$ 4,443.12	\$ 3,563.44	\$ 423,480.45
01/31/22	\$ 276,576.90	\$ 133,547.13	\$ 410,124.03	\$ 7,036.51	\$ 3,927.24	\$ 154.87	\$ 421,242.64
01/31/23	\$ 294,468.66	\$ 115,223.87	\$ 409,692.54	\$ 7,177.24	\$ 3,374.09	\$ (43.15)	\$ 420,200.71
01/31/24	\$ 313,851.41	\$ 95,347.31	\$ 409,198.72	\$ 7,320.78	\$ 2,785.15	\$ (49.38)	\$ 419,255.28
01/31/25	\$ 335,470.63	\$ 74,162.27	\$ 409,632.90	\$ 7,467.20	\$ 2,157.45	\$ 43.42	\$ 419,300.96
01/31/26	\$ 358,580.83	\$ 51,098.74	\$ 409,679.57	\$ 7,616.54	\$ 1,486.51	\$ 4.67	\$ 418,787.28
01/31/27	\$ 384,672.99	\$ 26,446.27	\$ 411,119.26	\$ 7,768.87	\$ 769.35	\$ 143.97	\$ 419,801.44
	\$ 2,965,560.36	\$ 2,127,259.37	\$ 5,092,819.73	\$ 95,932.92	\$ 58,298.83	\$ 41,111.93	\$ 5,288,163.41

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 4A PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 12,824.81	\$ 12,824.81	\$ -	\$ -	\$ -	\$ 12,824.81
01/31/14	\$ -	\$ 16,143.13	\$ 16,143.13	\$ 487.19	\$ 481.15	\$ 721.73	\$ 17,833.19
01/31/15	\$ -	\$ 16,143.13	\$ 16,143.13	\$ 496.94	\$ 481.15	\$ 721.73	\$ 17,842.94
01/31/16	\$ 2,419.06	\$ 16,143.13	\$ 18,562.18	\$ 506.87	\$ 481.15	\$ 412.77	\$ 19,962.97
01/31/17	\$ 11,732.42	\$ 15,985.89	\$ 27,718.31	\$ 517.01	\$ 476.31	\$ 714.47	\$ 29,426.10
01/31/18	\$ 13,546.72	\$ 15,223.28	\$ 28,770.00	\$ 527.35	\$ 452.85	\$ 306.31	\$ 30,056.51
01/31/19	\$ 15,723.87	\$ 14,342.74	\$ 30,066.61	\$ 537.90	\$ 425.75	\$ 129.66	\$ 31,159.92
01/31/20	\$ 16,933.40	\$ 13,320.69	\$ 30,254.09	\$ 548.66	\$ 394.31	\$ 18.75	\$ 31,215.80
01/31/21	\$ 20,924.84	\$ 12,220.02	\$ 33,144.86	\$ 559.63	\$ 360.44	\$ 289.08	\$ 34,354.01
01/31/22	\$ 22,436.75	\$ 10,833.74	\$ 33,270.49	\$ 570.82	\$ 318.59	\$ 12.56	\$ 34,172.47
01/31/23	\$ 23,888.18	\$ 9,347.31	\$ 33,235.49	\$ 582.24	\$ 273.72	\$ (3.50)	\$ 34,087.94
01/31/24	\$ 25,460.57	\$ 7,734.86	\$ 33,195.43	\$ 593.88	\$ 225.94	\$ (4.01)	\$ 34,011.25
01/31/25	\$ 27,214.38	\$ 6,016.27	\$ 33,230.65	\$ 605.76	\$ 175.02	\$ 3.52	\$ 34,014.95
01/31/26	\$ 29,089.15	\$ 4,145.28	\$ 33,234.44	\$ 617.88	\$ 120.59	\$ 0.38	\$ 33,973.28
01/31/27	\$ 31,205.83	\$ 2,145.40	\$ 33,351.23	\$ 630.23	\$ 62.41	\$ 11.68	\$ 34,055.55
	\$ 240,575.16	\$ 172,569.67	\$ 413,144.83	\$ 7,782.37	\$ 4,729.38	\$ 3,335.12	\$ 428,991.70

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 5 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 309,217.67	\$ 309,217.67	\$ -	\$ -	\$ -	\$ 309,217.67
01/31/14	\$ -	\$ 389,225.26	\$ 389,225.26	\$ 11,746.62	\$ 11,600.97	\$ 17,401.45	\$ 429,974.31
01/31/15	\$ -	\$ 389,225.26	\$ 389,225.26	\$ 11,981.56	\$ 11,600.97	\$ 17,401.45	\$ 430,209.24
01/31/16	\$ 58,325.62	\$ 389,225.26	\$ 447,550.89	\$ 12,221.19	\$ 11,600.97	\$ 9,952.19	\$ 481,325.23
01/31/17	\$ 282,879.28	\$ 385,434.10	\$ 668,313.38	\$ 12,465.61	\$ 11,484.32	\$ 17,226.47	\$ 709,489.78
01/31/18	\$ 326,623.50	\$ 367,046.95	\$ 693,670.44	\$ 12,714.92	\$ 10,918.56	\$ 7,385.48	\$ 724,689.41
01/31/19	\$ 379,116.56	\$ 345,816.42	\$ 724,932.98	\$ 12,969.22	\$ 10,265.31	\$ 3,126.25	\$ 751,293.76
01/31/20	\$ 408,279.37	\$ 321,173.84	\$ 729,453.21	\$ 13,228.61	\$ 9,507.08	\$ 452.02	\$ 752,640.92
01/31/21	\$ 504,516.65	\$ 294,635.68	\$ 799,152.33	\$ 13,493.18	\$ 8,690.52	\$ 6,969.91	\$ 828,305.94
01/31/22	\$ 540,970.17	\$ 261,211.31	\$ 802,181.48	\$ 13,763.04	\$ 7,681.48	\$ 302.91	\$ 823,928.92
01/31/23	\$ 575,965.54	\$ 225,371.96	\$ 801,337.50	\$ 14,038.30	\$ 6,599.54	\$ (84.40)	\$ 821,890.95
01/31/24	\$ 613,877.20	\$ 186,494.43	\$ 800,371.63	\$ 14,319.07	\$ 5,447.61	\$ (96.59)	\$ 820,041.73
01/31/25	\$ 656,163.27	\$ 145,057.58	\$ 801,220.85	\$ 14,605.45	\$ 4,219.86	\$ 84.92	\$ 820,131.09
01/31/26	\$ 701,365.63	\$ 99,946.50	\$ 801,312.13	\$ 14,897.56	\$ 2,907.53	\$ 9.13	\$ 819,126.35
01/31/27	\$ 752,400.56	\$ 51,727.54	\$ 804,128.09	\$ 15,195.51	\$ 1,504.80	\$ 281.60	\$ 821,110.00
	\$ 5,800,483.35	\$ 4,160,809.77	\$ 9,961,293.12	\$ 187,639.86	\$ 114,029.51	\$ 80,412.81	\$ 10,343,375.30

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 6 PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 127,267.23	\$ 127,267.23	\$ -	\$ -	\$ -	\$ 127,267.23
01/31/14	\$ -	\$ 160,196.60	\$ 160,196.60	\$ 4,834.65	\$ 4,774.70	\$ 7,162.06	\$ 176,968.01
01/31/15	\$ -	\$ 160,196.60	\$ 160,196.60	\$ 4,931.35	\$ 4,774.70	\$ 7,162.06	\$ 177,064.71
01/31/16	\$ 24,005.55	\$ 160,196.60	\$ 184,202.15	\$ 5,029.97	\$ 4,774.70	\$ 4,096.10	\$ 198,102.93
01/31/17	\$ 116,426.92	\$ 158,636.24	\$ 275,063.16	\$ 5,130.57	\$ 4,726.69	\$ 7,090.04	\$ 292,010.46
01/31/18	\$ 134,431.08	\$ 151,068.49	\$ 285,499.57	\$ 5,233.18	\$ 4,493.84	\$ 3,039.70	\$ 298,266.30
01/31/19	\$ 156,036.08	\$ 142,330.47	\$ 298,366.55	\$ 5,337.85	\$ 4,224.98	\$ 1,286.70	\$ 309,216.07
01/31/20	\$ 168,038.85	\$ 132,188.12	\$ 300,226.98	\$ 5,444.61	\$ 3,912.90	\$ 186.04	\$ 309,770.53
01/31/21	\$ 207,648.01	\$ 121,265.60	\$ 328,913.61	\$ 5,553.50	\$ 3,576.83	\$ 2,868.66	\$ 340,912.60
01/31/22	\$ 222,651.48	\$ 107,508.86	\$ 330,160.34	\$ 5,664.57	\$ 3,161.53	\$ 124.67	\$ 339,111.11
01/31/23	\$ 237,054.81	\$ 92,758.17	\$ 329,812.98	\$ 5,777.86	\$ 2,716.23	\$ (34.74)	\$ 338,272.33
01/31/24	\$ 252,658.42	\$ 76,757.03	\$ 329,415.45	\$ 5,893.42	\$ 2,242.12	\$ (39.75)	\$ 337,511.23
01/31/25	\$ 270,062.44	\$ 59,702.52	\$ 329,764.97	\$ 6,011.28	\$ 1,736.80	\$ 34.95	\$ 337,548.00
01/31/26	\$ 288,666.74	\$ 41,135.79	\$ 329,802.53	\$ 6,131.51	\$ 1,196.68	\$ 3.76	\$ 337,134.48
01/31/27	\$ 309,671.60	\$ 21,289.92	\$ 330,961.52	\$ 6,254.14	\$ 619.34	\$ 115.90	\$ 337,950.90
	\$ 2,387,351.99	\$ 1,712,498.23	\$ 4,099,850.22	\$ 77,228.46	\$ 46,932.05	\$ 33,096.15	\$ 4,257,106.88

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

**Appendix A**  
**Annual Installments – Tessera Phase 6A PID Tract**

Installment Due Date (a)	Major Improvement Area Bonds			Administrative Expenses (d)	Prepayment Reserve	Delinquency Reserve	Annual Installment
	Principal	Interest (b)	Net Debt Service (c)				
01/31/13	\$ -	\$ 6,375.62	\$ 6,375.62	\$ -	\$ -	\$ -	\$ 6,375.62
01/31/14	\$ -	\$ 8,025.26	\$ 8,025.26	\$ 242.20	\$ 239.20	\$ 358.79	\$ 8,865.45
01/31/15	\$ -	\$ 8,025.26	\$ 8,025.26	\$ 247.04	\$ 239.20	\$ 358.79	\$ 8,870.29
01/31/16	\$ 1,202.59	\$ 8,025.26	\$ 9,227.85	\$ 251.98	\$ 239.20	\$ 205.20	\$ 9,924.23
01/31/17	\$ 5,832.56	\$ 7,947.09	\$ 13,779.66	\$ 257.02	\$ 236.79	\$ 355.19	\$ 14,628.66
01/31/18	\$ 6,734.51	\$ 7,567.98	\$ 14,302.48	\$ 262.16	\$ 225.12	\$ 152.28	\$ 14,942.05
01/31/19	\$ 7,816.84	\$ 7,130.24	\$ 14,947.07	\$ 267.41	\$ 211.66	\$ 64.46	\$ 15,490.59
01/31/20	\$ 8,418.13	\$ 6,622.14	\$ 15,040.27	\$ 272.75	\$ 196.02	\$ 9.32	\$ 15,518.37
01/31/21	\$ 10,402.41	\$ 6,074.96	\$ 16,477.37	\$ 278.21	\$ 179.19	\$ 143.71	\$ 17,078.47
01/31/22	\$ 11,154.02	\$ 5,385.80	\$ 16,539.82	\$ 283.77	\$ 158.38	\$ 6.25	\$ 16,988.23
01/31/23	\$ 11,875.58	\$ 4,646.84	\$ 16,522.42	\$ 289.45	\$ 136.07	\$ (1.74)	\$ 16,946.21
01/31/24	\$ 12,657.26	\$ 3,845.25	\$ 16,502.51	\$ 295.24	\$ 112.32	\$ (1.99)	\$ 16,908.08
01/31/25	\$ 13,529.14	\$ 2,990.88	\$ 16,520.02	\$ 301.14	\$ 87.01	\$ 1.75	\$ 16,909.92
01/31/26	\$ 14,461.15	\$ 2,060.75	\$ 16,521.90	\$ 307.17	\$ 59.95	\$ 0.19	\$ 16,889.20
01/31/27	\$ 15,513.41	\$ 1,066.55	\$ 16,579.96	\$ 313.31	\$ 31.03	\$ 5.81	\$ 16,930.10
	\$ 119,597.59	\$ 85,789.89	\$ 205,387.49	\$ 3,868.86	\$ 2,351.12	\$ 1,658.00	\$ 213,265.47

**PRELIMINARY AND SUBJECT TO CHANGE.**

- (a) The 1/31/XX dates represent Installment due dates for the Bonds which are intended to cover the March 1 and September 1 payments.
- (b) Net of Capitalized Interest.
- (c) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (d) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.



**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** David Harrell, AICP, Development Services Director

**Subject:** A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS MOVING EXISTING ALTERNATE MEMBERS TO REGULAR MEMBERS ON THE BOARD OF ADJUSTMENT.

**Request:** Appointments Legal Document: Resolution Legal Review:

**EXECUTIVE SUMMARY:**

**Jim Speckmann and Bob Graff, alternate members have expressed interest to be appointed as regular members. These appointments will create two openings for alternate members which staff will seek to fill through accepting applications.**

**Impact if Approved:**

**Current members will be moved to regular members on the Board and there will be vacancies for the alternate members.**

**Impact if Denied:**

**Current members will stay as an alternate member on the Board and there will be vacancies for the regular member.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Resolution**

**Motion to:**

**Deny Resolution**

**Motion to:**

**Table Resolution**

**Known As:**

**Resolution 15-1619**

**Agenda Item Approved by City Manager**

**CITY OF LAGO VISTA, TEXAS**

**RESOLUTION 15-1619**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS APPOINTING INDIVIDUALS TO FILL REMAINDER OF TERMS OF TWO REGULAR MEMBERS ON THE BOARD OF ADJUSTMENT.**

**WHEREAS**, the Board of Adjustment has two vacancies for regular board members due to the expiration of previous regular member and resignation of a regular member earlier this year, and

**WHEREAS**, it is prudent to appoint people with experience on the Board of Adjustment to become a regular member, and

**WHEREAS**, two current alternate members, Jim Speckmann and Bob Graff have expressed interest in being appointed to a regular member on the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:**

**THAT**, the City Council of the City of Lago Vista, Texas, does hereby appoint Jim Speckmann to fill the remainder of the term for Place 1 and Bob Graff to fill the remainder of the term for Place 3 as a regular member with terms expiring on January 1, 2017.

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** this 17th day of September, 2015.

---

Randy Krueger, Mayor

Attest:

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Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the above and foregoing instrument was passed and approved.

**CITY OF LAGO VISTA, TEXAS**

**RESOLUTION 15-1619**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS APPOINTING INDIVIDUALS TO FILL REMAINDER OF TERMS OF TWO REGULAR MEMBERS ON THE BOARD OF ADJUSTMENT.**

**WHEREAS**, the Board of Adjustment has two vacancies for regular board members due to the expiration of previous regular member and resignation of a regular member earlier this year, and

**WHEREAS**, it is prudent to appoint people with experience on the Board of Adjustment to become a regular member, and

**WHEREAS**, two current alternate members, Jim Speckmann and Bob Graff have expressed interest in being appointed to a regular member on the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:**

**THAT**, the City Council of the City of Lago Vista, Texas, does hereby appoint Jim Speckmann to fill the remainder of the term for Place 1 and Bob Graff to fill the remainder of the term for Place 3 as a regular member with terms expiring on January 1, 2017.

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** this 17th day of September, 2015.

---

Randy Krueger, Mayor

Attest:

---

Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the above and foregoing instrument was passed and approved.



**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** David Harrell, AICP, Development Services Director

**Subject:** A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS MOVING AN EXISTING ALTERNATE MEMBER TO A REGULAR MEMBER ON THE AIRPORT ADVISORY BOARD.

**Request:** Appointments Legal Document: Resolution Legal Review:

**EXECUTIVE SUMMARY:**

Michael Hurosky, an alternate member has expressed an interest to be appointed as a regular member. This appointment will create an opening for an alternate member which staff will seek to fill through accepting applications.

**Impact if Approved:**

**Current member will be moved to a regular member on the Board and there will be a vacancy for an alternate member.**

**Impact if Denied:**

**Current member will stay as an alternate member on the Board and there will be a vacancy for a regular member.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Resolution**

**Motion to:**

**Deny Resolution**

**Motion to:**

**Table Resolution**

**Known As:**

**Resolution 15-1620**

**Agenda Item Approved by City Manager**

**CITY OF LAGO VISTA, TEXAS**

**RESOLUTION 15-1620**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS APPOINTING AN INDIVIDUAL TO FILL REMAINDER OF TERM OF REGULAR MEMBER ON THE AIRPORT ADVISORY BOARD.**

**WHEREAS**, the Airport Advisory Board has a vacancy for a regular board member due to the expiration of a term earlier this year, and

**WHEREAS**, it is prudent to appoint a person with experience on the Airport Advisory Board to become a regular member, and

**WHEREAS**, a current alternate member, Michael Hurosky has expressed interest in being appointed to a regular member on the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:**

**THAT**, the City Council of the City of Lago Vista, Texas, does hereby appoint Michael Hurosky to fill the remainder of the regular member's term expiring January 1, 2017.

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** this 17th day of September, 2015.

\_\_\_\_\_  
Randy Krueger, Mayor

Attest:

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the above and foregoing instrument was passed and approved.

**CITY OF LAGO VISTA, TEXAS**

**RESOLUTION 15-1620**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS APPOINTING AN INDIVIDUAL TO FILL REMAINDER OF TERM OF REGULAR MEMBER ON THE AIRPORT ADVISORY BOARD.**

**WHEREAS**, the Airport Advisory Board has a vacancy for a regular board member due to the expiration of a term earlier this year, and

**WHEREAS**, it is prudent to appoint a person with experience on the Airport Advisory Board to become a regular member, and

**WHEREAS**, a current alternate member, Michael Hurosky has expressed interest in being appointed to a regular member on the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:**

**THAT**, the City Council of the City of Lago Vista, Texas, does hereby appoint Michael Hurosky to fill the remainder of the regular member's term expiring January 1, 2017.

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** this 17th day of September, 2015.

\_\_\_\_\_  
Randy Krueger, Mayor

Attest:

\_\_\_\_\_  
Sandra Barton, City Secretary

On a motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the above and foregoing instrument was passed and approved.





**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** David Harrell, AICP, Director

**Subject:** Recommendation of the Planning & Zoning Commission of a Home Occupation at 3601 Hamilton (Highland Lakes Estate, Section 11, Lot 11003) for a kayak rental business (Permit#2244)

**Request:** Public Hearing Legal Document: Other Legal Review:

**EXECUTIVE SUMMARY:**

**Please see attached staff report.**

**The Planning & Zoning Commission heard the item at their September 10, 2015 meeting date. At that meeting they recommended approval by a vote of 6 to 0.**

**Impact if Approved:**

**The business will be legal and allowed to continue.**

**Impact if Denied:**

**The business will not be legal and the City will shut it down.**

**Is Funding Required?**    Yes    No   **If Yes, Is it Budgeted?**    Yes    No    N/A

**Indicate Funding Source:**

**Not Applicable**

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Item**

**Motion to:**

**Deny Item**

**Motion to:**

**Table Item**

**Known As:**

**Permit #2244**

**Agenda Item Approved by City Manager**

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# Development Services Department

## STAFF REPORT

Application for Home Occupation

File Number: Permit #2244

**Date:** September 2, 2015

**Applicant:** Roland & Laura Rodriguez

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – September 10, 2015  
City Council – September 17, 2015

**Location:** 3601 Hamilton Ave.

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### APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission of a Home Occupation at 3601 Hamilton (Highland Lakes Estate, Section 11, Lot 11003) for a kayak rental business (Permit #2225).

### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

With Chapter 14, Article 14.100, Section 16 is the zoning requirements of a home occupation. A home occupation is defined as “An accessory use of a dwelling unit for gainful employment involving the manufacture, assembly, provision or sale of goods and/or services. The accessory use is conducted entirely within the dwelling unit. The use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.”

Any home occupation requires an application be filed with the City, review of applicable code requirements, and eventual approval or denial based on the Code. Within Chapter 14, Article 14.100, Section 16.30 is a list of approvable uses for a home occupation in which the City can sign off, however there is a list of prohibited uses within Chapter 14, Article 14.100, Section 16.40 where an application will be denied. In circumstances where uses are not directly listed as an approvable use or a deniable use it must go before the Planning & Zoning Commission for a recommendation and City Council for a consideration. When deciding on an unlisted use, use limitations within Chapter 14, Article 14.100, Section 16.20 apply as well as the purpose and intent within Chapter 14, Article 14.100, Section 16.10.

This home occupation consists of a mobile web based business that serves the local lakefront parks, private homes, and condos. The business typically operates between Memorial Day – Labor Day and kayaks, paddles, and life vests are stored off-site with the exception of inspections and for security purposes. However during the off-season all products are stored in the attached garage.

## **USE LIMITATIONS**

(A) Such occupation shall be conducted solely by family members residing in the residence plus no more than one nonresident assistant or employee.

(B) No more than twenty-five (25) percent of the gross living area of said residence shall be used for such purpose. Use of garage or accessory buildings for these purposes is discouraged.

(C) No use shall require external structural alteration or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure. No alteration or change in the premises or building shall be made that will make, result in or cause the main structure to appear in any way to be anything but a residential dwelling unit.

(D) There shall be no outside storage of any kind related to the home occupation.

(E) There shall be no display of products or material visible in any manner from the outside of the dwelling.

(F) No use shall create noise, dust, vibration, smell, smoke, flare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential zoned district.

(G) No advertising, display or other signs shall be permitted on the premises.

(H) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material is used or stored on the site.

(I) No process is used which is in violation of any city, state or federal rule, regulation, or law.

(J) No advertisement shall be placed in any media containing the address of the property if the business is one which involves traffic or customers to purchase goods or service.

(K) Parking for home occupations:

(1) The business shall not generate vehicular traffic requiring parking spaces beyond those normally allotted to residential use.

(2) Curbside or edge-of-street parking related to a home occupation is prohibited.

## **PURPOSE AND INTENT**

In regards to unlisted uses not listed in the code, the purpose and intent of the regulations must be considered. As shown in Chapter 14, Article 14.100, Section 16.10, the purpose and intent of the home occupation regulations are stated below:

16.10 Intent and Purpose. Traditionally certain occupational uses termed “home occupation” have been allowed in dwelling units. Such uses have been allowed largely on the basis that such uses are incidental to the use of the premises as a residence, that the nature of the home occupation use is such that it is compatible with residential neighborhoods, or that home occupation uses are of a highly professional nature involving the use of mental rather than physical capabilities and are therefore compatible with residential uses.

(A) The above criteria defy precise definition or interpretation: Definition of home occupations by the above criteria has in some cases totally prohibited home occupations while in other instances allowed uses which markedly detract from the residential character of a neighborhood and thereby infringed upon the rights of surrounding residents.

(B) It is recognized that certain limited home occupation uses can be useful to both the general community as well as the resident-proprietor. Also recognized is the difficulty of writing an ordinance dealing with home occupations in a “middle-of-the-road” fashion, which is neither discriminatory nor arbitrary. It is hoped that the citizens will recognize these difficulties and will not abuse the privileges granted within this section.

(C) With the above in mind, it is the intent and purpose to provide for certain types of restricted occupational uses within residential zoning. Only such uses will be allowed which:

- (1) Are incidental to the use of the premises as a residence;
- (2) Are compatible with residential uses; and
- (3) Do not detract from the residential character of the neighborhood.

(D) Home Occupations that are dependent on traffic of customers to purchase goods or services directly at the dwelling shall not be permitted within residentially zoned districts; provided, however, home occupations which normally generate minimal traffic such as, for example, tailors, seamstresses, accountants, consultants, locksmiths, etc. may be approved for residentially zoned districts.

## **STAFF ANALYSIS**

Staff believes the criteria of use limitation are met in Chapter 14, Article 14.100, Section 16.20 it also believes the kayak and associated products is in compliance with Chapter 14, Article 14.100, Section 16.10. In particular it is stated no customers visit the single family home, no vehicles from customers are at the premises, and all sales

transactions occur online. There would be no issues relating to the detracting of the residential character of the neighborhood and any traffic generated by the business is of a minimal impact to the area.

Therefore staff would recommend approval of the home occupation.

**ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Applicant Request
2. Site Photo
3. Maps

Attachment 1  
Applicant Request

CITY OF LAGO VISTA  
APPLICATION FOR HOME OCCUPATION PERMIT

Applicant's Name: Roland Lauren Rodriguez Business Name: Viking Ship Kayak Rentals  
Lago Vista Address: 3601 Hamilton Ave Phone Number: 512-767-8078  
Date Business Began or Will Begin: April 2013 roland@v1v@gmail.com

ORDINANCE NO. 97-07-17-04  
(An Amendment to Zoning Ordinance No. 93-03-18-01)

This ordinance contains all the provisions relating to the use of Home Occupations. Some of the more important provisions are shown below as a guide to the applicant.

DEFINITION

A "Home Occupation" is an accessory use of a dwelling unit for gainful employment involving the manufacture, assembly, provision or sale of goods and/or services.

USE LIMITATIONS

- (a) Such occupation shall be conducted solely by family members residing in the residence plus no more than one nonresident assistant or employee.
- (b) No more than twenty-five (25) percent of the gross living area of said residence shall be used for such purpose. Use of garage or accessory buildings for these purposes is discouraged. There must be ample off-street parking space provided for vehicles.
- (c) No use shall require external structural alteration or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure. No alteration or change in the premises or building shall be made that will make, result in or cause the main structure to appear in any way to be anything but a residential dwelling unit.
- (d) There shall be no outside storage of any kind related to the home occupation.
- (e) There shall be no display of products or material visible in any manner from the outside of the dwelling.
- (f) No use shall create noise, dust, vibration, smell, smoke, flare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential zoned district.
- (g) No advertising, display or other signs shall be permitted on the premises.
- (h) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material are used or stored on the site.
- (i) No process is used which is in violation of any city, state or federal rule, regulation or law.
- (j) No advertisement shall be placed in any media containing the address of the property if the business is one which involves traffic or customers to purchase goods or services.
- (k) Parking for home occupations: the business shall not generate vehicular traffic requiring parking spaces beyond those normally allotted to residential use. Curb-side or edge-of-street parking related to a home occupation is prohibited.

PERMITTED AND PROHIBITED USES

These uses are listed under Section 16.30 and 16.40 of the ordinance.

INFORMATION REQUESTED FROM APPLICANT

Describe the proposed Home Occupation such as (a) activities involved, (b) materials/equipment used, (c) methods of operation: (a) inspect kayaks, paddles, and life jackets for safe water use. (b) kayaks, paddles, and life jackets (c) mobile web based business that services local lake front parks, private homes, and condos.

Explain what type or product will be produced, serviced or repaired: nothing produced or serviced however we do inspect kayaks, paddles, and life jackets

Describe any alterations to the home or premises that might be required to facilitate the proposed Home Occupation:

none

Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used:

partial garage for inspection and storage during season.  
off site storage for off season.

Describe the mechanical and/or electrical equipment necessary to conduct the proposed Home Occupation:

none

Describe how, where and in what amounts material, supplies and/or equipment related to the proposed Home Occupation will be stored:

a section of our garage in season is used for kayaks, paddles, and life jackets.

Will people come to your home to obtain any product or utilize any service connected with this Home Occupation?

YES \_\_\_\_\_ NO  If yes, explain: \_\_\_\_\_

If trucks or similar equipment will be used, where will they be parked? We own 3 personal vehicles and they are only parked in our driveway.

Will commercial vehicles be used for delivery of materials? YES \_\_\_\_\_ NO  If yes, explain: \_\_\_\_\_

#### CERTIFICATION

I certify I am a bona fide resident at the address given. I agree to comply with all Use Limitations. I further certify all the information supplied is complete and correct to the best of my knowledge.

  
Signature of Applicant

8-7-15  
Date

#### APPROVAL

This home occupation permit is issued for \_\_\_\_\_ in reliance on the above representations and becomes void upon termination of the above named applicant's residency of such premises. This permit is not transferable to any other resident, address or any other occupation. A violation of the Use Conditions or Ordinance provisions will be cause for revocation of this permit.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Approval Date

\_\_\_\_\_  
Permit Number

#### DENIAL

This application was denied on \_\_\_\_\_ for the following reasons. The appeal process is explained in the ordinance. \_\_\_\_\_

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date

RE : Roland & Lauren Rodriguez  
Viking Ship Kayak Rentals L.L.C.  
3601 Hamilton Ave  
Lago Vista, Tx 78645

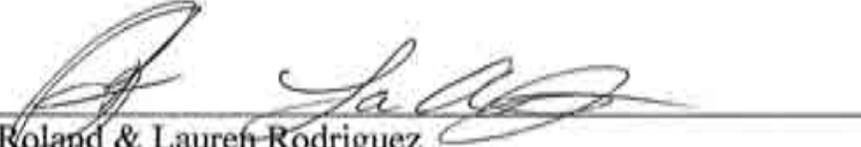
Date : August 6, 2015

Attention : City of Lago Vista Developmental Services  
5803 Thunderbird St  
Lago Vista, Tx 78645

To whom it may concern,

First we would like to introduce ourselves. We are Roland and Lauren Rodriguez. We have 2 children and have lived in Lago Vista for almost 6 years. Roland currently works full time for UPS and has been with the company for 16 years. Lauren is a stay at home Mom. Our children attend LVES and Grace Fellowship Pre-K. We are active in our community by serving on athletic boards, volunteer coaching, and KLVB volunteers as a family. We are the owners of Viking Ship Kayak Rentals. We are a part time seasonal business open from Memorial Day through Labor Day. We do very little business before Memorial Day or after Labor Day. All of our business takes place at the lake shore, and virtually (on line). We have kayaks, paddles, and life jackets that we inspect for safety and store in a partial area in our garage. We also have our own personal kayaks that we use as a family. Roland is also an avid kayak fisherman. Our equipment is stored off site and remains off site during the off season. We do not conduct nor do we solicit business out of our residence. All of our business is conducted at the lake. We have never and will never allow business out of our house as this is our family home. We do not advertise at our house or use our home address in any advertisements. We do not have customers or traffic ever at our home. We own three personal vehicles that are parked only in our driveway and have no commercial vehicles. We have a very good relationship with all of our neighbors and in no way wish to be a nuisance to our neighbors or neighborhood. We have not altered our home in any way or added any type of additional storage on our property. We have no employees. We ask for the opportunity to continue our business and serve our community in a positive way.

Thank you for your consideration,

  
Roland & Lauren Rodriguez

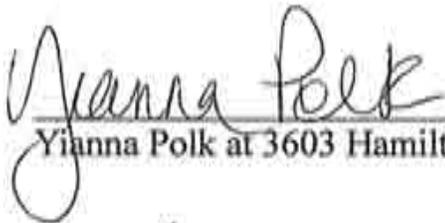
RE : Roland & Lauren Rodriguez  
Viking Ship Kayak Rentals L.L.C.  
3601 Hamilton Ave  
Lago Vista, Tx 78645

Date : August 6, 2015

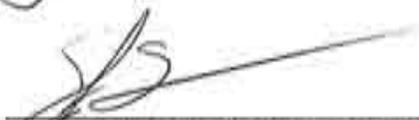
Attention : City of Lago Vista Developmental Services  
5803 Thunderbird St  
Lago Vista, Tx 78645

To whom it may concern,

We are the neighbors of The Rodriguez family at 3601 Hamilton Ave. We have been neighbors with them almost 6 yrs. We can attest that they have never been a nuisance to the neighborhood before or after they started their business. They do not have customers coming or going from their house, nor do they have excess vehicles coming or going from their house. They are not loud or disruptive to Hamilton Ave. They have also never advertised to the public by putting up signs in their yard. They are a normal family of four and a positive in our neighborhood.



Yianna Polk at 3603 Hamilton Ave



Stan & Sandy Sarver at 3509 Hamilton Ave



Bea Rodriguez at 3602 Hamilton Ave

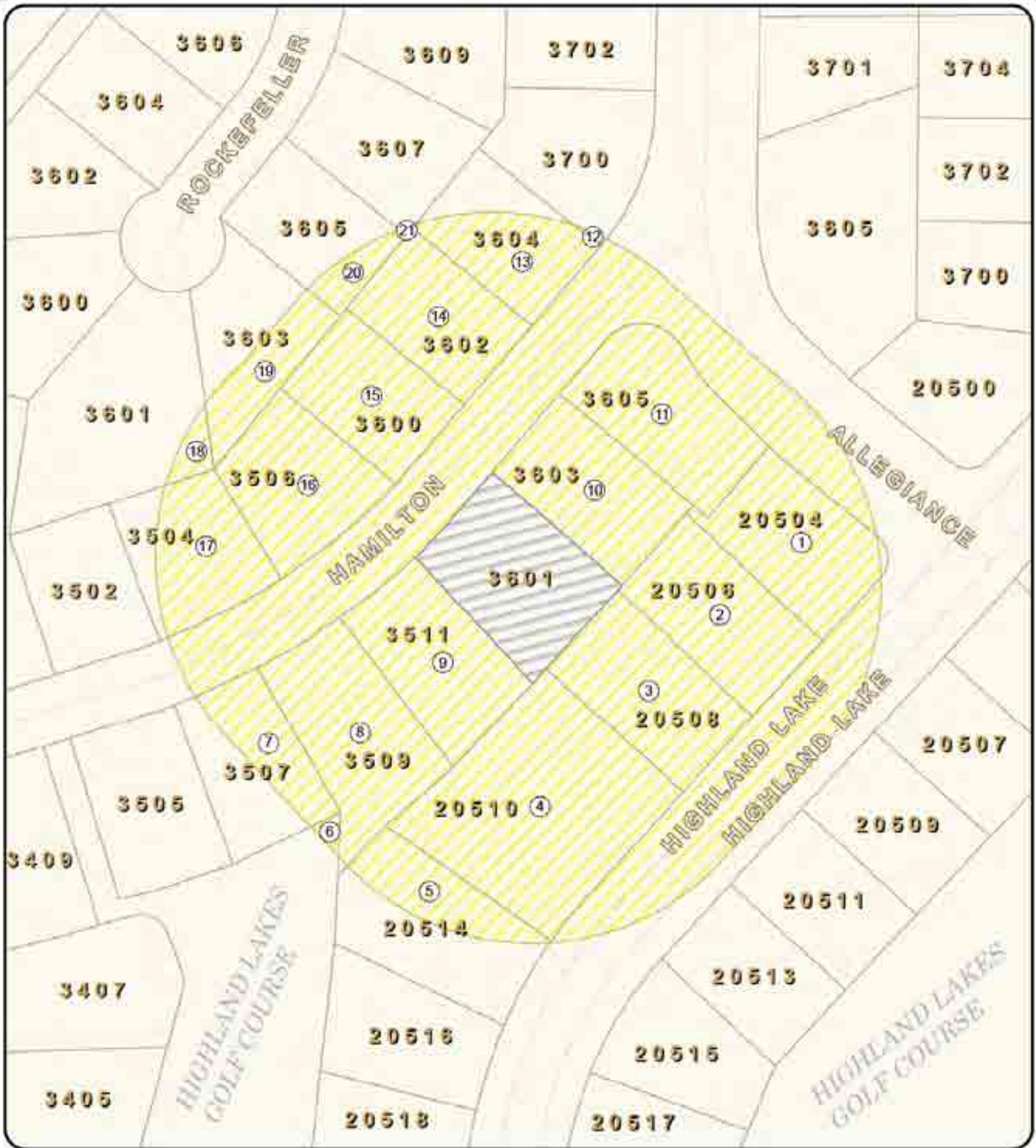
Attachment 2

Site Photo



## Attachment 3

### Maps



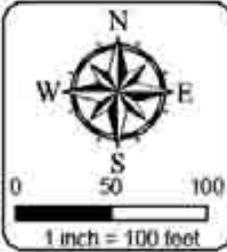
### 3601 Hamilton Ave

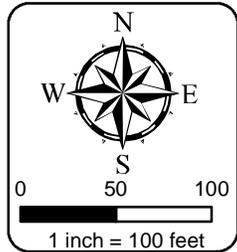
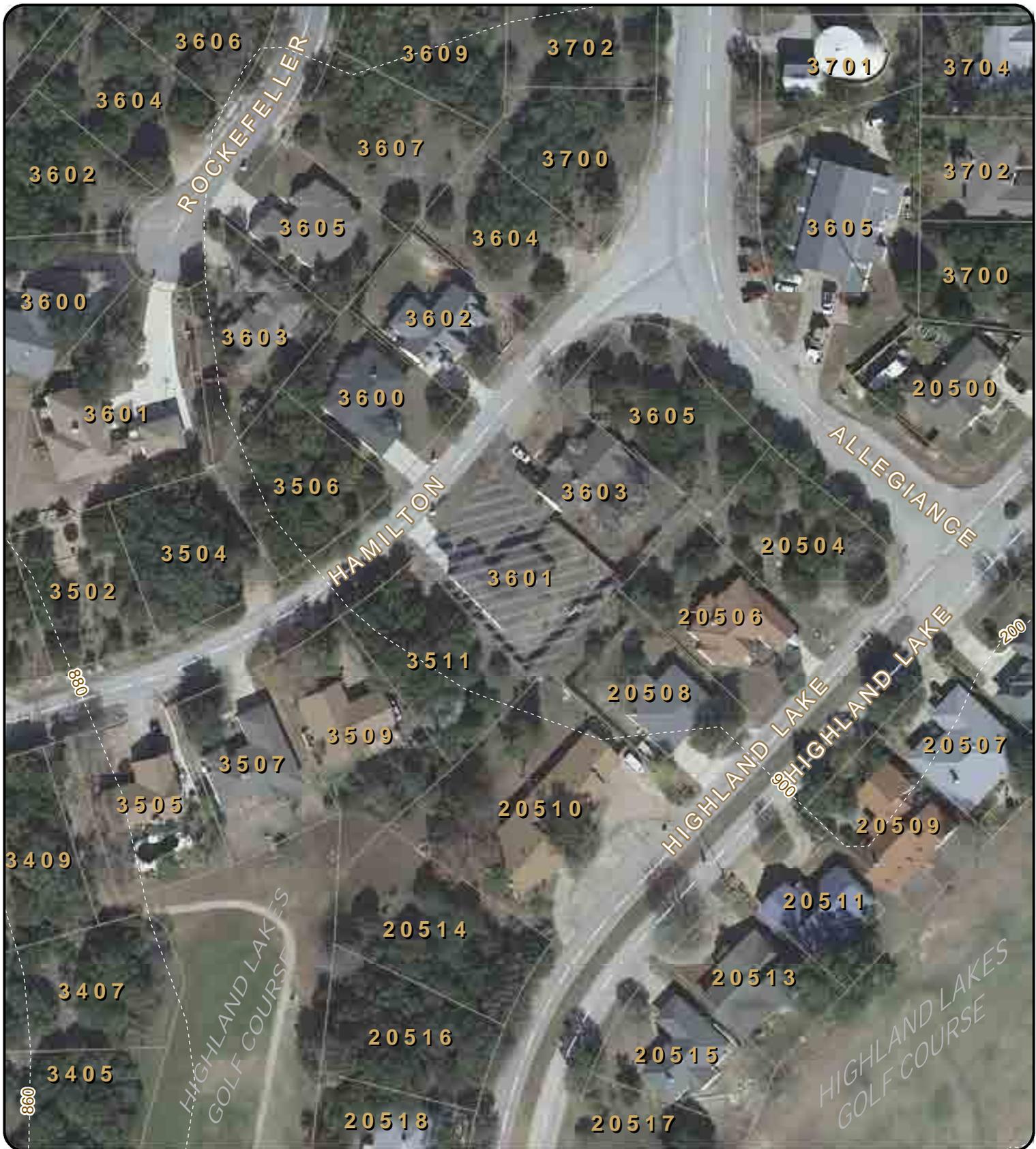
Request Type	Home Occupation	Project:	PRJ-2244
Change Requested:	Kayak Rental	Date:	8/27/2015
Map Purpose:	200' Buffer	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

#### Legend

- Owner Parcels
- Requestor
- 200' Buffer





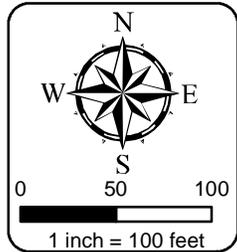
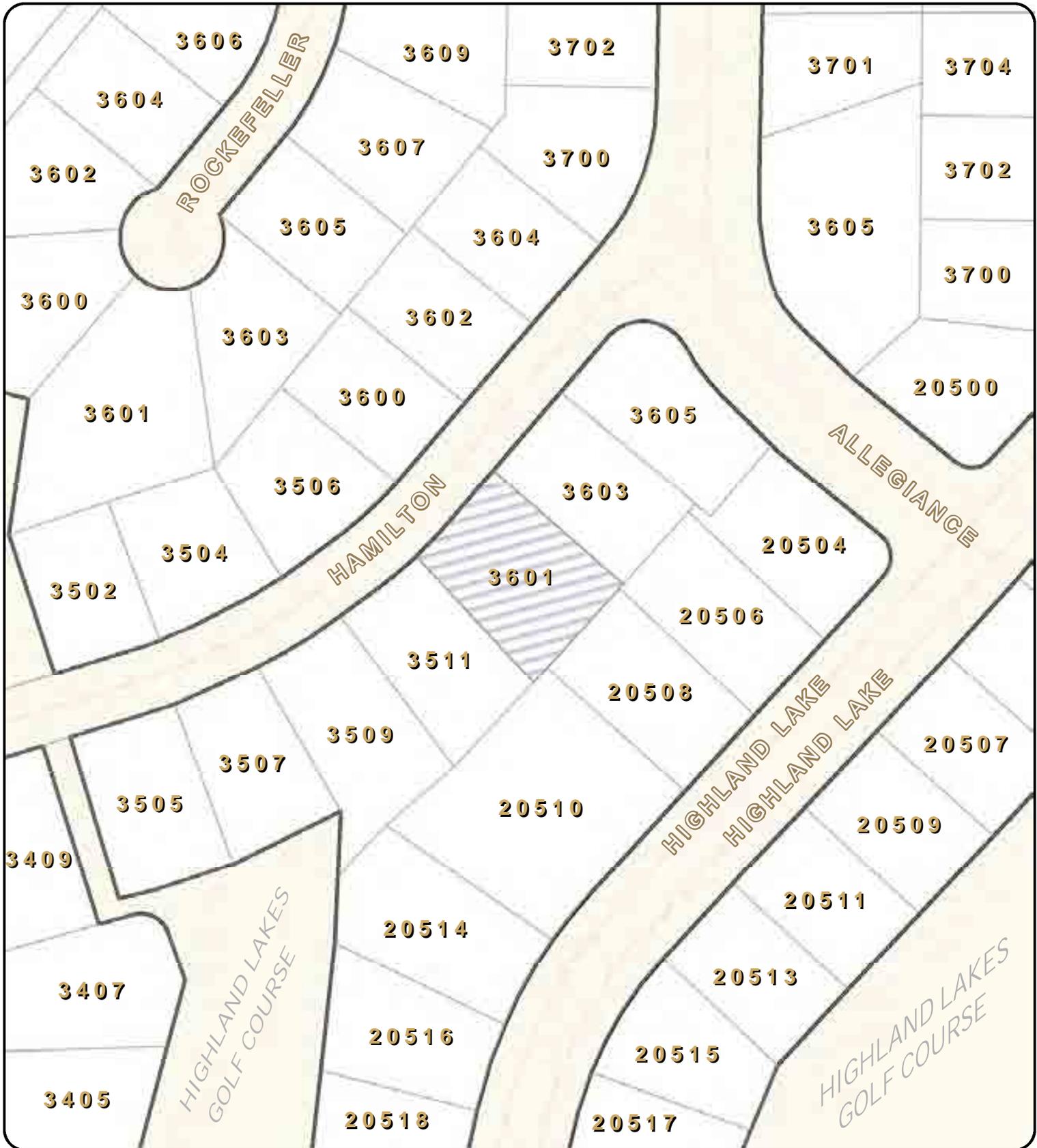
### 3601 Hamilton Ave

Request Type:	<b>Home Occupation</b>	Project:	<b>PRJ-2244</b>
Change Requested:	<b>Kayak Rental</b>	Date:	<b>8/27/2015</b>
Map Purpose:	<b>Aerial &amp; Topo</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

### Legend

- 20' Contours
- Owner Parcels
- Requestor



### 3601 Hamilton Ave

Request Type:	<b>Home Occupation</b>	Project:	<b>PRJ-2244</b>
Change Requested:	<b>Kayak Rental</b>	Date:	<b>8/27/2015</b>
Map Purpose:	<b>Future Land Use</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

#### Legend

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- High Density Residential
- Parks



### 3601 Hamilton Ave

Request Type:	<b>Home Occupation</b>	Project:	<b>PRJ-2244</b>
Change Requested:	<b>Kayak Rental</b>	Date:	<b>8/27/2015</b>
Map Purpose:	<b>Zoning</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

#### Legend

- Owner Parcels
- Requestor
- Zoning Class**
- C-1C
- P-1A
- G-1
- R-1B
- R-1C
- R-1A



0 50 100

1 inch = 100 feet



**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** David Harrell, AICP, Director

**Subject:** Recommendation of the Planning & Zoning Commission of a Home Occupation at 21607 Sierra Tr. (Bar K Ranches Plat 8, Lot 8133) for a massage therapy business. (Permit #2225).

**Request:** Public Hearing Legal Document: Other Legal Review:

**EXECUTIVE SUMMARY:**

**Please see attached staff report.**

**The Planning & Zoning Commission heard the item at their September 10, 2015 meeting date. At that meeting they recommended approval by a vote of 6 to 0.**

**Impact if Approved:**

**The business will be legal and allowed to continue.**

**Impact if Denied:**

**The business will not be legal and the City will shut it down.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

**Not Applicable**

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Item**

**Motion to:**

**Deny Item**

**Motion to:**

**Table Item**

**Known As:**

**Permit #2225**

**Agenda Item Approved by City Manager**

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# Development Services Department

## STAFF REPORT

Application for Home Occupation

File Number: Permit #2225

**Date:** September 2, 2015

**Applicant:** Rachelle Peralta

**Representative:** SAME

**Hearing Dates:** Planning & Zoning Commission – September 10, 2015  
City Council – September 17, 2015

**Location:** 21607 Sierra Tr.

---

### APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission of a Home Occupation at 21607 Sierra Tr. (Bar K Ranches Plat 8, Lot 8133) for a massage therapy business (Case No. Permit #2225).

### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

With Chapter 14, Article 14.100, Section 16 is the zoning requirements of a home occupation. A home occupation is defined as “An accessory use of a dwelling unit for gainful employment involving the manufacture, assembly, provision or sale of goods and/or services. The accessory use is conducted entirely within the dwelling unit. The use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.”

Any home occupation requires an application be filed with the City, review of applicable code requirements, and eventual approval or denial based on the Code. Within Chapter 14, Article 14.100, Section 16.30 is a list of approvable uses for a home occupation in which the City can sign off, however there is a list of prohibited uses within Chapter 14, Article 14.100, Section 16.40 where an application will be denied. In circumstances where uses are not directly listed as an approvable use or a deniable use it must go before the Planning & Zoning Commission for a recommendation and City Council for a consideration. When deciding on an unlisted use, use limitations within Chapter 14, Article 14.100, Section 16.20 apply as well as the purpose and intent within Chapter 14, Article 14.100, Section 16.10.

This home occupation consists of using a 10' x 10' room within an existing single family home of a licensed massage therapist. Within the room will consist a massage table and chair. Clients are seen individually by appointment only with one massage client seen at a time.

## **USE LIMITATIONS**

- (A) Such occupation shall be conducted solely by family members residing in the residence plus no more than one nonresident assistant or employee.
- (B) No more than twenty-five (25) percent of the gross living area of said residence shall be used for such purpose. Use of garage or accessory buildings for these purposes is discouraged.
- (C) No use shall require external structural alteration or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure. No alteration or change in the premises or building shall be made that will make, result in or cause the main structure to appear in any way to be anything but a residential dwelling unit.
- (D) There shall be no outside storage of any kind related to the home occupation.
- (E) There shall be no display of products or material visible in any manner from the outside of the dwelling.
- (F) No use shall create noise, dust, vibration, smell, smoke, flare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential zoned district.
- (G) No advertising, display or other signs shall be permitted on the premises.
- (H) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material is used or stored on the site.
- (I) No process is used which is in violation of any city, state or federal rule, regulation, or law.
- (J) No advertisement shall be placed in any media containing the address of the property if the business is one which involves traffic or customers to purchase goods or service.
- (K) Parking for home occupations:
- (1) The business shall not generate vehicular traffic requiring parking spaces beyond those normally allotted to residential use.
  - (2) Curbside or edge-of-street parking related to a home occupation is prohibited.

## **PURPOSE AND INTENT**

In regards to unlisted uses not listed in the code, the purpose and intent of the regulations must be considered. As shown in Chapter 14, Article 14.100, Section 16.10, the purpose and intent of the home occupation regulations are stated below:

16.10 Intent and Purpose. Traditionally certain occupational uses termed “home occupation” have been allowed in dwelling units. Such uses have been allowed largely on the basis that such uses are incidental to the use of the premises as a residence, that the nature of the home occupation use is such that it is compatible with residential neighborhoods, or that home occupation uses are of a highly professional nature involving the use of mental rather than physical capabilities and are therefore compatible with residential uses.

(A) The above criteria defy precise definition or interpretation: Definition of home occupations by the above criteria has in some cases totally prohibited home occupations while in other instances allowed uses which markedly detract from the residential character of a neighborhood and thereby infringed upon the rights of surrounding residents.

(B) It is recognized that certain limited home occupation uses can be useful to both the general community as well as the resident-proprietor. Also recognized is the difficulty of writing an ordinance dealing with home occupations in a “middle-of-the-road” fashion, which is neither discriminatory nor arbitrary. It is hoped that the citizens will recognize these difficulties and will not abuse the privileges granted within this section.

(C) With the above in mind, it is the intent and purpose to provide for certain types of restricted occupational uses within residential zoning. Only such uses will be allowed which:

- (1) Are incidental to the use of the premises as a residence;
- (2) Are compatible with residential uses; and
- (3) Do not detract from the residential character of the neighborhood.

(D) Home Occupations that are dependent on traffic of customers to purchase goods or services directly at the dwelling shall not be permitted within residentially zoned districts; provided, however, home occupations which normally generate minimal traffic such as, for example, tailors, seamstresses, accountants, consultants, locksmiths, etc. may be approved for residentially zoned districts.

## **STAFF ANALYSIS**

Staff believes the criteria of use limitation are met in Chapter 14, Article 14.100, Section 16.20 it also believes the massage therapy is in compliance with Chapter 14, Article 14.100, Section 16.10. In particular, minimal customers visits to the single

family home, similar to a tailor or seamstress, would occur in this case . There would be no issues relating to the detracting of the residential character of the neighborhood and any traffic generated by the business is of a minimal impact to the area.

Therefore staff would recommend approval of the home occupation.

**ATTACHMENTS**

Additional information is provided through attached exhibits.

1. Applicant Request
2. Site Plan
3. Maps

Attachment 1  
Applicant Request

CITY OF LAGO VISTA  
APPLICATION FOR HOME OCCUPATION PERMIT

Applicant's Name: Rachelle Peralta Business Name: Highland Lakes Healing Arts LLC  
Lago Vista Address: 21607 Sierra Trl Phone Number: 512-350-8008  
Date Business Began or Will Begin: January 1, 2015

ORDINANCE NO. 97-07-17-04  
(An Amendment to Zoning Ordinance No. 93-03-18-01)

This ordinance contains all the provisions relating to the use of Home Occupations. Some of the more important provisions are shown below as a guide to the applicant.

DEFINITION

A "Home Occupation" is an accessory use of a dwelling unit for gainful employment involving the manufacture, assembly, provision or sale of goods and/or services.

USE LIMITATIONS

- (a) Such occupation shall be conducted solely by family members residing in the residence plus no more than one nonresident assistant or employee.
- (b) No more than twenty-five (25) percent of the gross living area of said residence shall be used for such purpose. Use of garage or accessory buildings for these purposes is discouraged. There must be ample off-street parking space provided for vehicles.
- (c) No use shall require external structural alteration or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure. No alteration or change in the premises or building shall be made that will make, result in or cause the main structure to appear in any way to be anything but a residential dwelling unit.
- (d) There shall be no outside storage of any kind related to the home occupation.
- (e) There shall be no display of products or material visible in any manner from the outside of the dwelling.
- (f) No use shall create noise, dust, vibration, smell, smoke, flare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential zoned district.
- (g) No advertising, display or other signs shall be permitted on the premises.
- (h) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material are used or stored on the site.
- (i) No process is used which is in violation of any city, state or federal rule, regulation or law.
- (j) No advertisement shall be placed in any media containing the address of the property if the business is one which involves traffic of customers to purchase goods or services.
- (k) Parking for home occupations: the business shall not generate vehicular traffic requiring parking spaces beyond those normally allotted to residential use. Curb-side or edge-of-street parking related to a home occupation is prohibited.

PERMITTED AND PROHIBITED USES

These uses are listed under Section 16.30 and 16.40 of the ordinance.

INFORMATION REQUESTED FROM APPLICANT

Describe the proposed Home Occupation, such as (a) activities involved, (b) materials/equipment used, (c) methods of operation: I am a Licensed Massage Therapist w/ the State of Texas Lic # MT107759. Activities involved are evaluating and providing therapeutic/Relaxation massage to each client. Basic set up of a massage table in a designated room for clients

Explain what type or product will be produced, serviced or repaired: Massage Therapy

Describe any alterations to the home or premises that might be required to facilitate the proposed Home Occupation:

N/A

Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used:

Former bedroom of my college attending daughter is designated for use to see my clients in a comfortable + private setting.

Describe the mechanical and/or electrical equipment necessary to conduct the proposed Home Occupation:

N/A

Describe how, where and in what amounts material, supplies and/or equipment related to the proposed Home Occupation will be stored:

~~N/A~~ Massage Table  
Massage Chair

Will people come to your home to obtain any product or utilize any service connected with this Home Occupation?

YES  NO  If yes, explain: Clients are seen individually by appointment only. Only one client is seen for a massage session at a time. Typically, I have seen 1-2 clients a month & that has not been the case for the last 3 months. I am employed in Marple Falls & Sana Vida. If trucks or similar equipment will be used, where will they be parked? N/A

4 days a week

Will commercial vehicles be used for delivery of materials? YES  NO  If yes, explain:

CERTIFICATION

I certify I am a bona fide resident at the address given. I agree to comply with all Use Limitations. I further certify all the information supplied is complete and correct to the best of my knowledge.

Signature of Applicant: Rachelle Peralt

Date: 7/20/15

APPROVAL

This home occupation permit is issued for \_\_\_\_\_ in reliance on the above representations and becomes void upon termination of the above named applicant's residency of such premises. This permit is not transferable to any other resident, address or any other occupation. A violation of the Use Conditions or Ordinance provisions will be cause for revocation of this permit.

City Manager \_\_\_\_\_ Approval Date \_\_\_\_\_ Permit Number \_\_\_\_\_

DENIAL

This application was denied on \_\_\_\_\_ for the following reasons. The appeal process is explained in the ordinance. \_\_\_\_\_

City Manager \_\_\_\_\_ Date \_\_\_\_\_

## Attachment 2

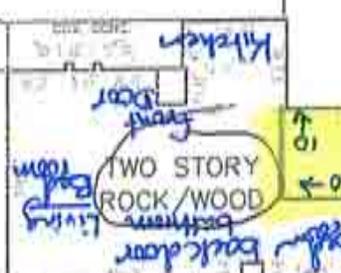
### Site Plan

Rachelle Sealb

SIERRA TRAIL

(50' R.O.W.)

SCALE: 1"=20'



10 x 10  
Message  
Therapy room

NOTE:  
THIS LOT IS SUBJECT TO COVENANTS, CONDITIONS,  
RESTRICTIONS, ASSESSMENTS AS SET OUT IN VOL.  
4171, PG. 1272, D.R. TRAVIS COUNTY, TEXAS.  
NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD  
PLAT INDICATED BELOW.

FEMA FLOOD INSURANCE RATE INFORMATION FOR 21507 SIERRA TRAIL LOCATED ON RATE MAP  
COMMUNITY NO. 484335, PANEL NO. 0001 F, DATED 08-19-2003 IS UNATTAINABLE.

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR  
SETBACK LINES (IF ANY) AS FOLLOWS: Vol. 50, Pg. 71, Plat Records; Vol. 4171, Pg. 1272, &  
Deed Records; Doc. No. 2000008310, Official Public Records, Travis County, Texas.

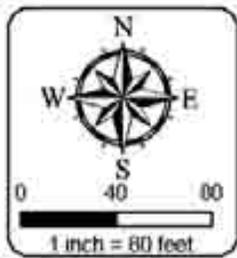
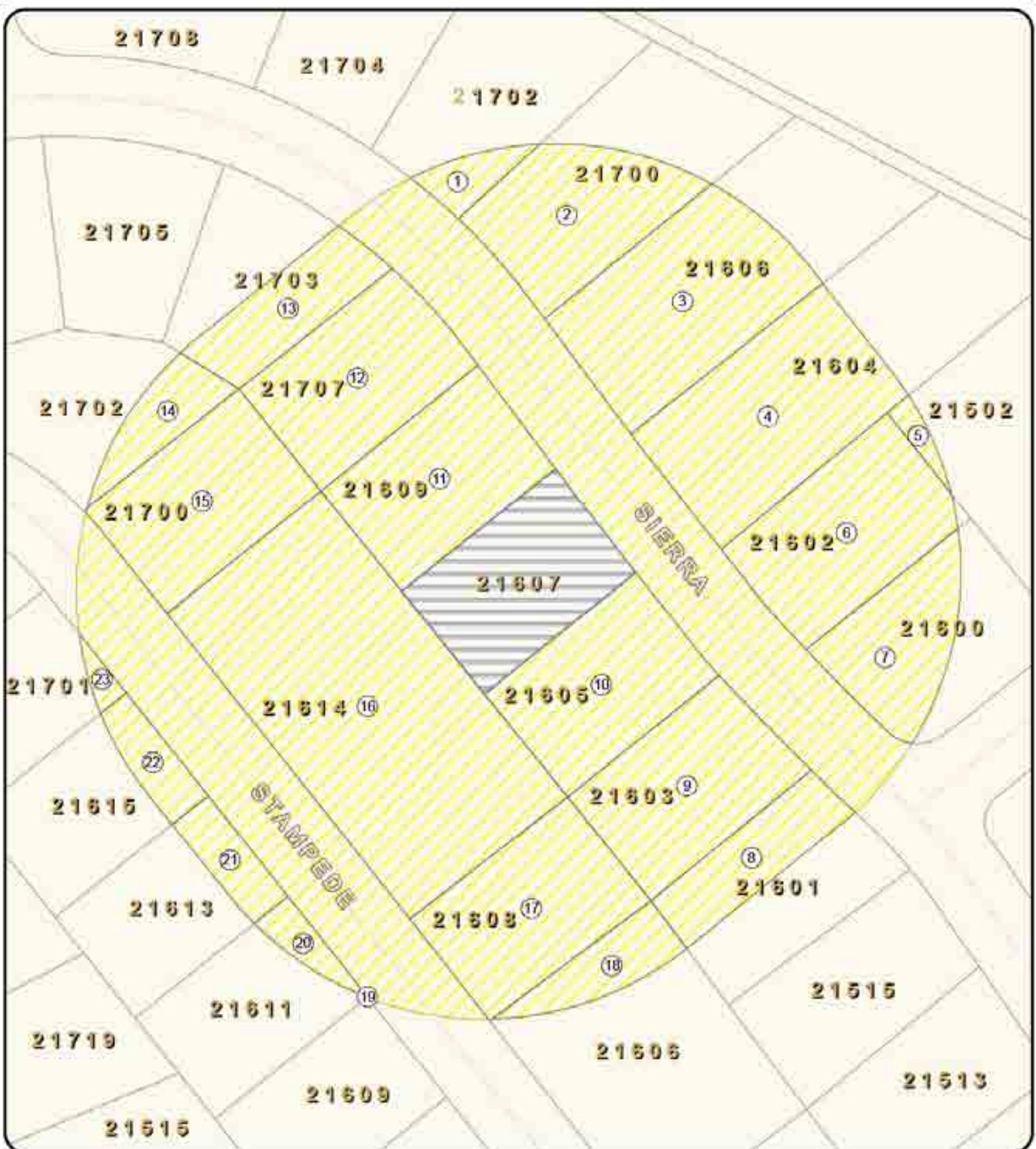
<b>PROPERTY ADDRESS</b> 21507 Sierra Trail	As shown from FEMA's FLOOD INSURANCE RATE MAP, Community No. 484335, Panel No. 0001 F, Flood Insured Area 08-19-2003, this tract is in Zone(s) _____ and _____ is a special flood hazard zone as that term defined by FEMA. This flood zone identification is the surveyor's interpretation of the map and does not represent the jurisdiction of FEMA or state or local officials, and which does not agree with the map's actual conditions. This surveyor does not verify the accuracy of this flood zone designation, it is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials because this is a boundary survey, the surveyor did not have any actions to determine the flood status of the surveyed property other than to report the data of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.
<b>BORROWER</b> Harold E. Wallace	

**PROPERTY DESCRIPTION**  
Lot 8133, BAN-K-RANCHES, PLAT 0087, a subdivision Travis County, Texas according to the map or plat thereof recorded in Volume 50, Page(s) 71, Plat Records of Travis County, Texas.

<p>Westar Alamo LAND SURVEYORS, LLC P.O. Box 1036 Helotes, Texas 78023-1036 Phone: (214) 373-8800 FAX: (214) 373-0388</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR</li> <li>■ = END 1/2" IRON ROD</li> <li>( ) = RECORD INFORMATION</li> <li>U.S. = BUILDING SETBACK</li> <li>C.M. = CONTROLLING MONUMENT</li> <li>⚡ = POWER POLE</li> <li>⚡ = FIRE HYDRANT</li> <li>⊕ = WATER METER</li> <li>— = OVERHEAD ELECTRIC</li> <li>— = CHAIN LINK FENCE</li> </ul> <p>DRAWN BY: AJA</p>	<p>STATE OF TEXAS REGISTERED DONALD M. PARSONS 3442 PROFESSIONAL LAND SURVEYOR</p>	<p>I, DONALD M. PARSONS, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.</p> <p><i>Donald M. Parsons</i> DONALD M. PARSONS Registered Professional Land Surveyor Texas Registration No. 3442</p>
	<p>G.F. NO. 08-7057383   JOB NO. 136612   TITLE COMPANY: Seabrook Title Co.   DATE: June 25, 2009</p>		

## Attachment 3

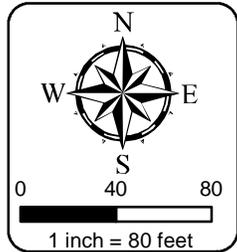
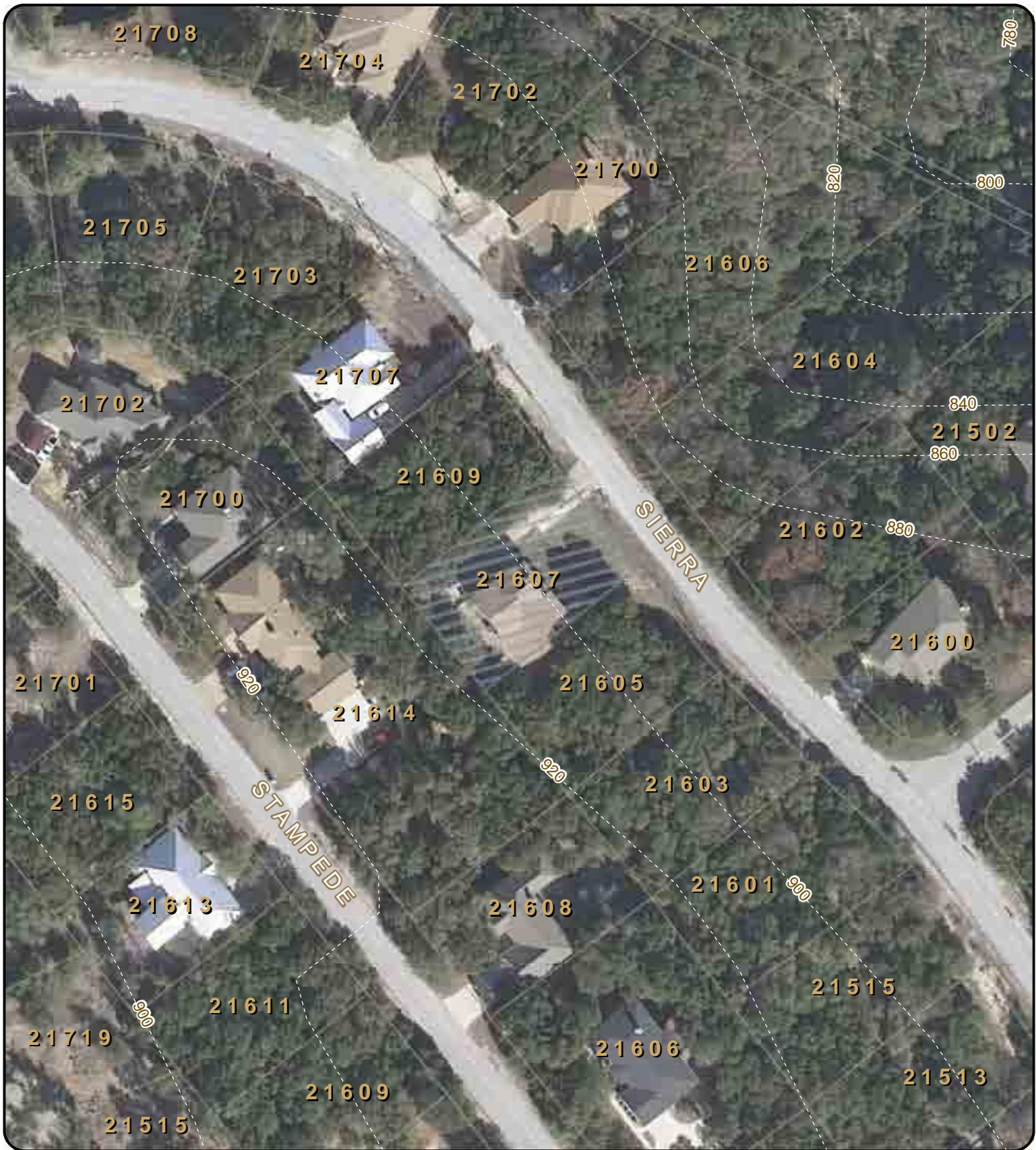
### Maps



21607 Sierra Trl		
Request Type	Home Occupation	Project: 2225
Change Requested:	Massage Therapy	Date: 8/26/2015
Map Purpose:	200' Buffer	Drawn By: CM
<small>While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.</small>		

**Legend**

- Owner Parcels
- Requestor
- 200' Buffer



### 21607 Sierra Trl

Request Type:	<b>Home Occupation</b>	Project:	<b>2225</b>
Change Requested:	<b>Massage Therapy</b>	Date:	<b>8/26/2015</b>
Map Purpose:	<b>Aerial &amp; Topo</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

### Legend

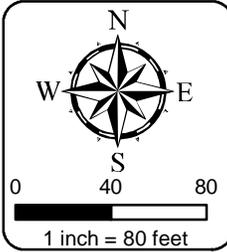
- 20' Contours
- Owner Parcels
- Requestor



**21607 Sierra Trl**

Request Type:	<b>Home Occupation</b>	Project:	<b>2225</b>
Change Requested:	<b>Massage Therapy</b>	Date:	<b>8/26/2015</b>
Map Purpose:	<b>Zoning</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

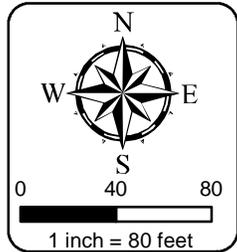
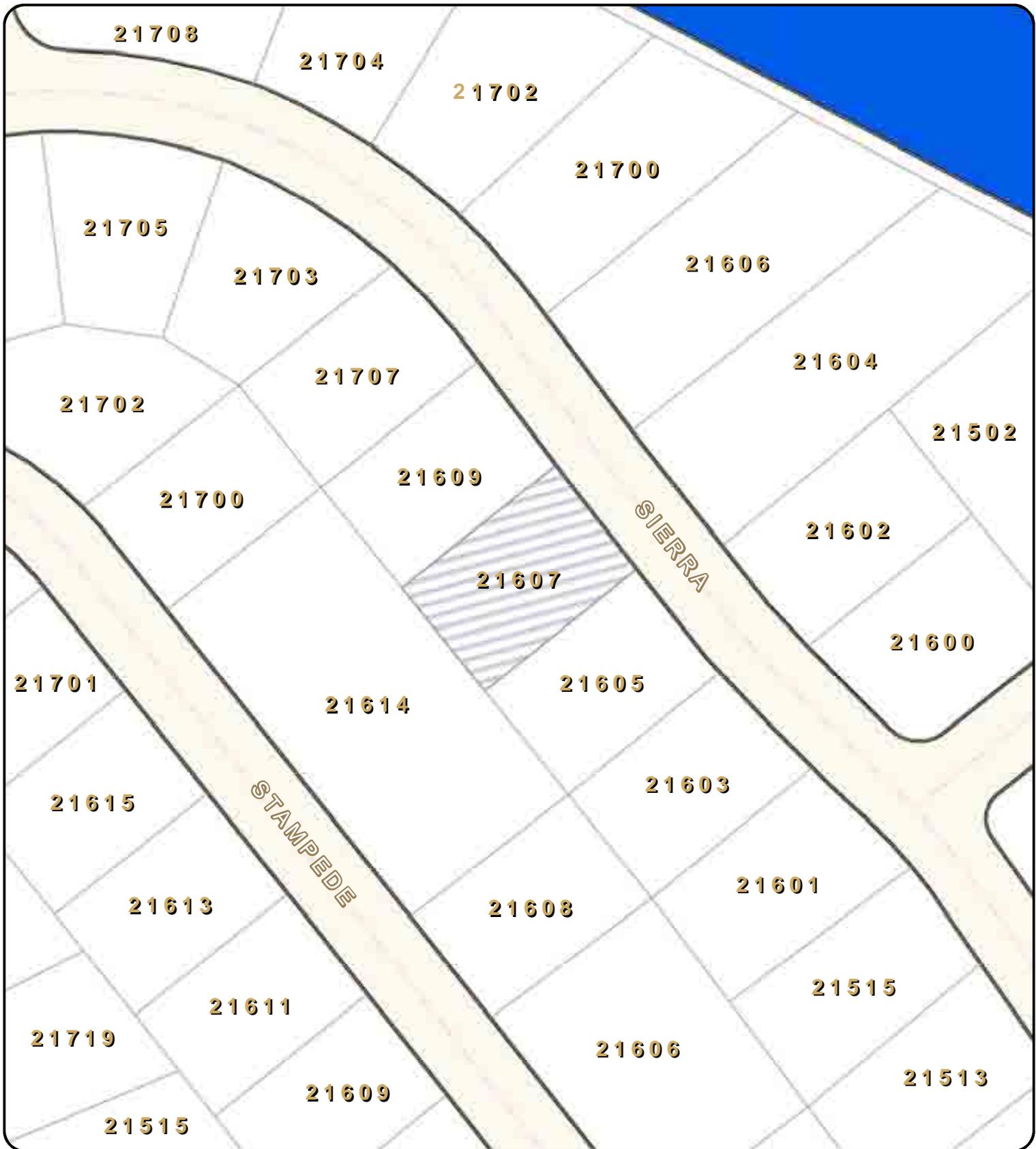


**Legend**

- Owner Parcels
- Requestor

**Zoning Class**

- PDD
- R-1A
- TR-1



**21607 Sierra Trl**

Request Type:	<b>Home Occupation</b>	Project:	<b>2225</b>
Change Requested:	<b>Massage Therapy</b>	Date:	<b>8/26/2015</b>
Map Purpose:	<b>Future Land Use</b>	Drawn By:	<b>CM</b>

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

**Legend**

- Owner Parcels
- Requestor
- Future Land Use**
- Low Density Residential
- Public/Semi Public



**AGENDA ITEM**

City of Lago Vista

**To:** **Mayor & City Council** **Council Meeting:** **September 17, 2015**

**From:** **David Harrell, AICP, Director**

**Subject:** **Discussion and action on formalizing a process of addressing appointed board vacancies for Staff.**

**Request:** **Business Item** **Legal Document:** **Other** **Legal Review:**

**EXECUTIVE SUMMARY:**

**See Attached Staff Report**

**Impact if Approved:**

**Process described in the staff report will be followed and be the standard operating procedure. Staff can begin process of starting to fill vacancies.**

**Impact if Denied:**

**Process described in the staff report will NOT be followed and be the standard operating procedure. Staff cannot begin process of starting to fill vacancies.**

**Is Funding Required?**     Yes     No    **If Yes, Is it Budgeted?**     Yes     No     N/A

**Indicate Funding Source:**

N/A

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Item**

**Motion to:**

**Deny Item**

**Motion to:**

**Table Item**

**Known As:**

N/A

**Agenda Item Approved by City Manager**



# Development Services Department

## STAFF REPORT

### DEVELOPMENT REVIEW DEPARTMENT COMMENTS

There are vacancies on several appointed boards and no formal process adopted to address this issue. Staff would suggest the following formalized process:

1. Department Head makes listing of vacancies on the applicable appointed boards or committees
  2. Write up a list of vacancies to advertise on web, Facebook, Twitter, North Shore Beacon, send to Development Services via Chris.
  3. Advertise giving 21-30 calendar days for potential candidates to file applications.
  4. Gather all applications to present to the Council.
  5. Staff provides potential recommendations to Council.
  6. Council makes their choice.
- In instances where no one files an application for a vacancy, wait 21-30 days and start process over again until applications arrive.

Department heads will be in charge of monitoring their individual members to let them know of an upcoming expiration of term and will notify. Also, they will be in charge of filling vacancies. They will work and keep the City Manager informed on the process.

Name of Appointed Board	Responsibility
Planning & Zoning Commission (Impact Fee Advisory Committee)	Development Services
Board of Adjustment	Development Services
Building Committee	Development Services
Airport Advisory Board	Development Services
Keep Lago Vista Beautiful	Public Works
Parks and Recreation Advisory Board	Public Works
Library Advisory Board	Library
Golf Course Advisory Committee	Golf



**AGENDA ITEM**

City of Lago Vista

**To:** Mayor & City Council Council Meeting: September 17, 2015

**From:** Melissa Byrne Vossmer, City Manager

**Subject:** FY15/16 Budget Worksession

1. Review of Updated Consolidated Statement as Requested by Council
2. Discussion of Departmental Budgets
3. Other

**Request:** Other **Legal Document:** Other **Legal Review:**

**EXECUTIVE SUMMARY:**

At the September 10th Special Council Meeting the City Council had an extensive discussion concerning the FY15/16 Budget; changes directed by Council to date; changes recommended by Staff; the Proposed 5-Year CIP, Year 1; water and wastewater rates; and the development of a tax rate that provided for the required debt service (I & S), the level of buy down contributions to debt service from the Impact Fee Fund and the resulting operations and maintenance (O & M) portion of the tax rate. As a result of previous discussion and direction and receipt of the Truth in Taxation calculations from Travis County, an updated Consolidated Statement predicated on a tax rate of \$ 0.64 / \$100 and an updated revenue statement for the General, Golf and Utility funds was discussed as well. As Council will recall, the delay in receiving this information from Travis County Appraisal District has pushed the budget adoption timeline, providing for publications and notices, to the end of September.

Based on Council direction from the September 10th budget discussion, attached is an updated Consolidated Statement reflecting a tax rate of \$0.65 / \$100. All other previously directed changes / recommendations remain the same and are included. Also attached is a spreadsheet that itemizes those changes / recommendations by Fund. And finally, attached is a spreadsheet that reflects anticipated General Fund revenues. A tax rate cannot be approved by Council until September 29th at the Special Council Meeting. All information is for discussion purposes only.

At this time, this is the last scheduled worksession on the FY15/16 Budget. Council, as a result of the 2nd Public Hearing on a Tax Increase, has scheduled the date / time / location of the meeting to consider adoption of a tax rate - the rate is yet to be

**determined - and the FY15/16 Budget. Council can schedule additional budget worksessions as desired.**

**As we continue to move through this process towards adoption, Staff is ready to meet with you or provide any information that would be helpful.**

**Impact if Approved:**

**Not subject to approval.**

**Impact if Denied:**

**Not subject to denial.**

**Is Funding Required?**    Yes    No   **If Yes, Is it Budgeted?**    Yes    No    N/A

**Indicate Funding Source:**

**Suggested Motion/Recommendation/Action**

**Motion to:**

**Approve Item**

**Motion to:**

**Motion to:**

**Known As:**

**FY15/16 Budget Worksession**

**Agenda Item Approved by City Manager**

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CONSOLIDATED STATEMENT

3rd Draft/Council - Property Value \$685 Million-Tax Rate \$0.65

09/17/2015

	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 08/30/15	Year End Estimated 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
<b>General Fund 10</b>										
Beginning Fund Balance		\$ 2,782,637		\$ 2,782,637		\$ 2,927,633	\$ -	\$ 2,927,633	\$ -	\$ 2,927,633
<u>Revenues</u>	\$ 3,600,484	\$ 4,080,109	\$ 3,260,503	\$ 3,997,760		\$ 4,505,537	\$ -	\$ 4,505,537	\$ -	\$ 4,505,537
<u>Transfer from Utility Fund</u>	\$ 1,000,000	\$ 1,000,000	\$ 750,000	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
<b>Expenditures:</b>										
Administration	\$ 541,026	\$ 554,549	\$ 408,706	\$ 689,659		\$ 511,853	\$ -	\$ 511,853	\$ -	\$ 511,853
Non Department Budget	\$ 3,100	\$ 11,500	\$ 11,500	\$ 11,500		\$ 11,500	\$ 83,000	\$ 94,500	\$ -	\$ 94,500
Development Services	\$ 497,355	\$ 516,833	\$ 348,493	\$ 471,900		\$ 585,838	\$ 6,000	\$ 591,838	\$ -	\$ 591,838
Finance	\$ 240,319	\$ 246,276	\$ 186,461	\$ 241,354		\$ 186,135	\$ 9,200	\$ 197,335	\$ -	\$ 197,335
Human Resources	\$ -	\$ -	\$ -	\$ -		\$ 87,322	\$ -	\$ 87,322	\$ -	\$ 87,322
Municipal Court	\$ 81,959	\$ 104,102	\$ 61,338	\$ 84,723		\$ 98,567	\$ -	\$ 98,567	\$ -	\$ 98,567
City Secretary	\$ -	\$ -	\$ -	\$ -		\$ 128,568	\$ -	\$ 128,568	\$ -	\$ 128,568
Police Department	\$ 1,367,535	\$ 1,454,534	\$ 1,066,117	\$ 1,387,980		\$ 1,472,056	\$ 38,855	\$ 1,510,711	\$ -	\$ 1,510,711
Police Dispatch	\$ 260,048	\$ 307,700	\$ 237,894	\$ 315,664		\$ 319,263	\$ -	\$ 319,263	\$ -	\$ 319,263
Street Department	\$ 708,160	\$ 727,262	\$ 541,106	\$ 705,198		\$ 747,882	\$ 21,246	\$ 769,128	\$ -	\$ 769,128
Solid Waste	\$ 528,846	\$ 546,583	\$ 410,354	\$ 541,938		\$ 544,582	\$ 3,600	\$ 548,182	\$ -	\$ 548,182
Building Maintenance	\$ 35,304	\$ 43,246	\$ 32,128	\$ 41,120		\$ 41,921	\$ 10,978	\$ 52,897	\$ -	\$ 52,897
Parks & Recreation	\$ -	\$ 107,805	\$ 47,903	\$ 82,714		\$ 107,293	\$ -	\$ 107,293	\$ -	\$ 107,293
Aquatics	\$ 68,486	\$ 86,317	\$ 37,350	\$ 103,425		\$ 94,995	\$ 1,600	\$ 96,595	\$ -	\$ 96,595
Aviation	\$ 18,880	\$ 23,141	\$ 14,227	\$ 26,061		\$ 21,661	\$ 8,000	\$ 29,661	\$ -	\$ 29,661
Library	\$ 134,726	\$ 151,290	\$ 107,816	\$ 149,528		\$ 146,365	\$ 18,474	\$ 164,839	\$ -	\$ 164,839
General Fund Total Expenses	\$ 4,485,742	\$ 4,891,138	\$ 3,511,394	\$ 4,852,764		\$ 5,107,801	\$ 200,751	\$ 5,308,552	\$ -	\$ 5,308,552
Surplus (deficit)	\$ 114,742	\$ 188,971	\$ 499,108	\$ 144,996		\$ 397,736	\$ (200,751)	\$ 196,985	\$ -	\$ 196,985
Ending Fund Balance		\$ 2,971,608		\$ 2,927,633		\$ 3,325,369	\$ -	\$ 3,124,618	\$ -	\$ 3,124,618
<b>Golf Course Fund 15</b>										
Beginning Fund Balance		\$ 1,401,775		\$ 1,401,775		\$ 1,053,722	\$ -	\$ 1,053,722	\$ -	\$ 1,053,722
<u>Revenues</u>	\$ 1,086,890	\$ 1,445,500	\$ 786,089	\$ 1,172,545		\$ 1,276,150	\$ -	\$ 1,276,150	\$ -	\$ 1,276,150

CONSOLIDATED STATEMENT

3rd Draft/Council - Property Value \$685 Million-Tax Rate \$0.65

09/17/2015

	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 06/30/15	Year End Estimated 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
LVGC Revenue					\$ 840,580					
HLGC Revenue					\$ 435,570					
Transfer from the Utility Fund	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 340,000	\$ 340,000	\$ -	\$ 340,000
Transfer to LVGC						\$ 35,000				
Transfer to HLGC						\$ 305,000				
<b>Expenditures:</b>										
LVGC Pro Shop & Snack Bar	\$ 592,561	\$ 647,935	\$ 523,664	\$ 700,626		\$ 395,440	\$ 2,000	\$ 397,440	\$ -	\$ 397,440
LVGC Maintenance	\$ 819,365	\$ 770,144	\$ 650,767	\$ 819,972		\$ 452,384	\$ 12,368	\$ 464,752	\$ -	\$ 464,752
HLGC Pro Shop & Snack Bar	\$ -	\$ -	\$ -	\$ -		\$ 283,549	\$ 2,000	\$ 285,549	\$ -	\$ 285,549
HLGC Maintenance	\$ -	\$ -	\$ -	\$ -		\$ 434,239	\$ 10,633	\$ 444,872	\$ -	\$ 444,872
Golf Course Fund Total Expenses	\$ 1,411,926	\$ 1,418,079	\$ 1,174,421	\$ 1,520,598		\$ 1,565,612	\$ 27,001	\$ 1,592,613	\$ -	\$ 1,592,613
Surplus (deficit)	\$ (325,036)	\$ 27,421	\$ (388,332)	\$ (348,053)		\$ (289,462)	\$ 312,999	\$ 23,537	\$ -	\$ 23,537
Ending Fund Balance		\$ 1,429,196		\$ 1,053,722		\$ 764,260	\$ -	\$ 1,077,259	\$ -	\$ 1,077,259
<b>Utility Fund 30</b>										
Beginning Fund Balance		\$ 48,024,162		\$ 48,024,162		\$ 48,174,700	\$ -	\$ 48,174,700	\$ -	\$ 48,174,700
Revenues	\$ 4,258,921	\$ 4,497,174	\$ 3,166,970	\$ 4,457,228		\$ 4,791,415	\$ -	\$ 4,791,415	\$ -	\$ 4,791,415
<b>Expenditures:</b>										
Utility Administration	\$ 451,020	\$ 435,897	\$ 325,864	\$ 431,837		\$ 238,958	\$ -	\$ 238,958	\$ -	\$ 238,958
General Fund Transfer	\$ 1,000,000	\$ 1,000,000	\$ 750,000	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
Information Technology/Communi	\$ -	\$ 217,778	\$ 153,430	\$ 216,653		\$ 181,722	\$ 58,166	\$ 239,888	\$ -	\$ 239,888
Public Works Administration	\$ -	\$ -	\$ -	\$ -		\$ 234,475	\$ 600	\$ 235,075	\$ -	\$ 235,075
Water Services	\$ 692,733	\$ 654,902	\$ 489,110	\$ 630,449		\$ 727,076	\$ 27,840	\$ 754,916	\$ -	\$ 754,916
Water Plant Number One	\$ 893,888	\$ 582,815	\$ 397,508	\$ 578,560		\$ 523,881	\$ -	\$ 523,881	\$ -	\$ 523,881
Water Plant Number Two	\$ 259,157	\$ 215,279	\$ 195,090	\$ 283,566		\$ 270,252	\$ -	\$ 270,252	\$ -	\$ 270,252
Water Plant Number Three	\$ -	\$ 238,222	\$ 12,751	\$ 16,416		\$ 10,911	\$ -	\$ 10,911	\$ -	\$ 10,911

CONSOLIDATED STATEMENT

3rd Draft/Council - Property Value \$685 Million-Tax Rate \$0.65

09/17/2015

	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 06/30/15	Year End Estimated 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
Sewer Services	\$ 480,704	\$ 426,965	\$ 333,030	\$ 477,338		\$ 433,477	\$ 16,635	\$ 450,112	\$ -	\$ 450,112
Waste Water Treatment Plant	\$ 296,084	\$ 327,182	\$ 273,864	\$ 339,038		\$ 330,412	\$ -	\$ 330,412	\$ -	\$ 330,412
Effluent Disposal	\$ 283,297	\$ 338,674	\$ 228,220	\$ 329,631		\$ 271,307	\$ -	\$ 271,307	\$ -	\$ 271,307
Transfer to Lago Vista Golf Course	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 35,000	\$ 35,000	\$ -	\$ 35,000
Transfer to Highland Lake Golf Cc	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 305,000	\$ 305,000	\$ -	\$ 305,000
Utility Fund Total Expenses	\$ 4,357,783	\$ 4,437,714	\$ 3,158,967	\$ 4,306,890		\$ 4,222,471	\$ 443,241	\$ 4,665,712	\$ -	\$ 4,665,712
Surplus (deficit)	\$ (98,862)	\$ 59,460	\$ 8,003	\$ 150,538		\$ 568,944	\$ (443,241)	\$ 125,703	\$ -	\$ 125,703
Ending Fund Balance		\$ 46,083,622		\$ 46,174,700		\$ 48,743,844	\$ -	\$ 48,300,403	\$ -	\$ 48,300,403
<b>TOTAL REVENUE:</b>										
GENERAL FUND	\$ 4,600,484	\$ 5,080,109	\$ 4,010,502	\$ 4,997,760		\$ 5,505,537	\$ -	\$ 5,505,537	\$ -	\$ 5,505,537
GOLF COURSE FUND	\$ 1,086,890	\$ 1,445,500	\$ 786,089	\$ 1,172,545		\$ 1,276,150	\$ 340,000	\$ 1,616,150	\$ -	\$ 1,616,150
UTILITY FUND	\$ 4,258,921	\$ 4,497,174	\$ 3,188,970	\$ 4,457,228		\$ 4,791,415	\$ -	\$ 4,791,415	\$ -	\$ 4,791,415
<b>TOTAL</b>	\$ 9,946,294	\$ 11,022,783	\$ 7,963,562	\$ 10,627,533		\$ 11,573,102	\$ 340,000	\$ 11,913,102	\$ -	\$ 11,913,102
<b>TOTAL EXPENDITURES:</b>										
GENERAL FUND	\$ 4,485,742	\$ 4,891,138	\$ 3,511,394	\$ 4,852,764		\$ 5,107,801	\$ 200,751	\$ 5,308,552	\$ -	\$ 5,308,552
GOLF COURSE FUND	\$ 1,411,926	\$ 1,418,079	\$ 1,174,421	\$ 1,520,598		\$ 1,565,812	\$ 27,001	\$ 1,592,813	\$ -	\$ 1,592,813
UTILITY FUND	\$ 4,357,783	\$ 4,437,714	\$ 3,158,967	\$ 4,306,890		\$ 4,222,471	\$ 443,241	\$ 4,665,712	\$ -	\$ 4,665,712
<b>TOTAL</b>	\$ 10,255,451	\$ 10,746,931	\$ 7,844,782	\$ 10,680,052		\$ 10,895,884	\$ 670,993	\$ 11,566,877	\$ -	\$ 11,566,877
<b>SURPLUS (DEFICIT)</b>	\$ (309,156)	\$ 275,852	\$ 118,780	\$ (52,519)		\$ 677,218	\$ (330,993)	\$ 346,225	\$ -	\$ 346,225
<b>Hotel Occupancy Fund 11</b>										
Beginning Fund Balance		\$ 300,786		\$ 300,786		\$ 320,046	\$ -	\$ 320,046	\$ -	\$ 320,046
Revenues	\$ 80,086	\$ 80,000	\$ 54,714	\$ 80,000		\$ 82,000	\$ -	\$ 82,000	\$ -	\$ 82,000
Transfer from Logic Investment	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 60,000	\$ 60,000	\$ -	\$ 60,000
Bed Tax Interest Income	\$ 270	\$ 250	\$ 237	\$ 260		\$ 260	\$ -	\$ 260	\$ -	\$ 260
Expenditures	\$ 53,679	\$ 61,000	\$ 34,000	\$ 61,000		\$ 53,500	\$ 60,000	\$ 113,500	\$ -	\$ 113,500
Surplus (deficit)	\$ 26,679	\$ 19,250	\$ 20,951	\$ 19,260		\$ 28,760	\$ -	\$ 28,760	\$ -	\$ 28,760

CONSOLIDATED STATEMENT

3rd Draft/Council - Property Value \$685 Million-Tax Rate \$0.65

09/17/2015

	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 06/30/15	Year End Estimated 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
Ending Fund Balance		\$ 320,036		\$ 320,046		\$ 348,806	\$ -	\$ 348,806	\$ -	\$ 348,806
<b>Construction Fund 40</b>										
Beginning Fund Balance		\$ 4,671,206		\$ 4,671,206		\$ (156,594)	\$ -	\$ (156,594)	\$ -	\$ (156,594)
New Proceeds	\$ 985,059	\$ 703,100	\$ -	\$ 2,172,200		\$ 3,738,000	\$ -	\$ 3,738,000	\$ -	\$ 3,738,000
Expenditures	\$ 6,714,693	\$ 2,366,562	\$ -	\$ 7,000,000		\$ 7,287,153	\$ -	\$ 7,287,153	\$ -	\$ 7,287,153
Surplus (deficit)	\$ (5,729,634)	\$ (1,663,462)	\$ -	\$ (4,827,800)		\$ (3,549,153)	\$ -	\$ (3,549,153)	\$ -	\$ (3,549,153)
Ending Fund Balance		\$ 3,067,744		\$ (156,594)		\$ (3,705,747)	\$ -	\$ (3,705,747)	\$ -	\$ (3,705,747)
<b>Impact Fee Fund 42</b>										
Beginning Fund Balance		\$ 422,526		\$ 422,526		\$ 713,458	\$ -	\$ 713,458	\$ -	\$ 713,458
Revenues (Impact Fees)	\$ 110,000	\$ 75,000	\$ 205,875	\$ 290,445		\$ 290,445	\$ -	\$ 290,445	\$ -	\$ 290,445
Interest Income	\$ 560	\$ 500	\$ 357	\$ 485		\$ 350	\$ -	\$ 350	\$ -	\$ 350
Transfer to Debt Service	\$ 583,000	\$ 30,280	\$ -	\$ -	\$ 450,000	\$ 553,354	\$ -	\$ 553,354	\$ -	\$ 553,354
					\$ 101,715					
Expenditures	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Surplus (deficit)	\$ (472,440)	\$ 45,220	\$ 206,232	\$ 290,930		\$ (262,559)	\$ -	\$ (262,559)	\$ -	\$ (262,559)
Ending Fund Balance		\$ 467,746		\$ 713,458		\$ 450,899	\$ -	\$ 450,899	\$ -	\$ 450,899
<b>Debt Service Fund 50</b>										
Beginning Fund Balance		\$ 45,197		\$ 45,197		\$ 225,911	\$ -	\$ 225,911	\$ -	\$ 225,911
Revenues										
Ad Valorem Tax	\$ 2,004,302	\$ 1,929,295	\$ 2,116,817	\$ 2,138,817		\$ 1,767,755	\$ -	\$ 1,767,755	\$ -	\$ 1,767,755
Accumulated Interest	\$ 371	\$ 390	\$ 395	\$ 450		\$ 500	\$ -	\$ 500	\$ -	\$ 500

CONSOLIDATED STATEMENT

3rd Draft/Council - Property Value \$685 Million-Tax Rate \$0.65

09/17/2015

	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 06/30/15	Year End Estimated 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
Transfer from Debt Service Inter	\$ -	\$ -	\$ -	\$ -		\$ 3,499	\$ -	\$ 3,499	\$ -	\$ 3,499
Buy Down of Debt	\$ 583,000	\$ 1,038,701	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees	\$ -	\$ 30,280	\$ -	\$ -		\$ 553,354	\$ -	\$ 553,354	\$ -	\$ 553,354
Expenditures	\$ 2,600,527	\$ 2,998,667	\$ 1,448,323	\$ 1,958,553		\$ 2,325,108	\$ -	\$ 2,325,108	\$ -	\$ 2,325,108
Surplus (deficit)	\$ (12,775)	\$ (1)	\$ 670,889	\$ 180,714		\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance		\$ 45,198		\$ 225,911		\$ 225,911	\$ -	\$ 225,911	\$ -	\$ 225,911
<b>Park Fund 43</b>										
Beginning Fund Balance		\$ 21,461		\$ 21,461		\$ 21,481	\$ -	\$ 21,481	\$ -	\$ 21,481
Revenues	\$ 5,000	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Accumulated Interest	\$ 19	\$ 25	\$ 16	\$ 20		\$ 25	\$ -	\$ 25	\$ -	\$ 25
Expenditures	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Surplus (deficit)	\$ 5,019	\$ 25	\$ 16	\$ 20		\$ 25	\$ -	\$ 25	\$ -	\$ 25
Ending Fund Balance		\$ 21,486		\$ 21,481		\$ 21,506	\$ -	\$ 21,506	\$ -	\$ 21,506
Total Revenues	\$ 13,715,043	\$ 14,940,324	\$ 10,343,973	\$ 15,310,210		\$ 18,009,290	\$ 400,000	\$ 18,409,290	\$ -	\$ 18,409,290
Total Expenditures	\$ 20,207,350	\$ 16,203,440	\$ 9,327,105	\$ 19,699,605		\$ 21,114,999	\$ 730,993	\$ 21,845,992	\$ -	\$ 21,845,992
Combined Surplus(Deficit)	\$ (6,492,307)	\$ (1,263,116)	\$ 1,016,868	\$ (4,389,395)		\$ (3,105,709)	\$ (330,993)	\$ (3,436,702)	\$ -	\$ (3,436,702)
Surplus(Deficit) Verification	\$ (6,492,307)	\$ (1,263,116)	\$ 1,016,868	\$ (4,389,395)		\$ (3,105,709)	\$ (330,993)	\$ (3,436,702)	\$ -	\$ (3,436,702)

GENERAL FUND REVENUES

3rd Draft REVISED ALTERNATE TAX RATE=\$0.65

09/17/2015

Fund 10		Yr End	Current	9 Months	Year End		Base	Supplemental	Total Budget		Adopted
Account	Account	Actual	Budget	Actual YTD	Estimate	Calculation	Budget	Budget	Request	Budget	Budget
Number	Name	09/30/14	2014-15	06/30/15	09/30/15		2015-16	Request	2015-16	Cuts	2015-16
<b>Administration</b>											
410-1110	Ad Valorem Taxes	\$ 1,886,111	\$ 2,236,956	\$ 1,995,387	\$ 2,251,551		\$ 2,688,917	\$ -	\$ 2,689,917	\$ -	\$ 2,689,917
410-1200	Sales Taxes	\$ 365,708	\$ 369,080	\$ 208,410	\$ 382,129		\$ 395,503	\$ -	\$ 395,503	\$ -	\$ 395,503
410-1220	Mixed Beverage Tax	\$ 5,463	\$ 9,000	\$ 6,848	\$ 9,000		\$ 9,000	\$ -	\$ 9,000	\$ -	\$ 9,000
410-1230	Transfer from Hotel Fund Tax	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-1300	Electric Franchise Tax	\$ 161,425	\$ 168,868	\$ 131,724	\$ 163,514		\$ 171,690	\$ -	\$ 171,690	\$ -	\$ 171,690
410-1310	Telephone Franchise Tax	\$ 26,187	\$ 32,200	\$ 24,614	\$ 29,000		\$ 29,000	\$ -	\$ 29,000	\$ -	\$ 29,000
410-1320	Cable Franchise Tax	\$ 100,790	\$ 125,830	\$ 75,195	\$ 100,195		\$ 105,205	\$ -	\$ 105,205	\$ -	\$ 105,205
410-1410	Investment Interest	\$ 2,716	\$ 2,300	\$ 1,701	\$ 2,268		\$ 2,300	\$ -	\$ 2,300	\$ -	\$ 2,300
410-1430	Credit Card Service Fee	\$ 2,347	\$ 2,459	\$ 2,381	\$ 3,080		\$ 3,080	\$ -	\$ 3,080	\$ -	\$ 3,080
410-1570	Sale of Copies	\$ 743	\$ 600	\$ 120	\$ 120		\$ 120	\$ -	\$ 120	\$ -	\$ 120
410-1680	Sale of Assets	\$ -	\$ -	\$ 958	\$ 958		\$ -	\$ -	\$ -	\$ -	\$ -
410-1810	Other Revenue	\$ 35,910	\$ 25,000	\$ 6,575	\$ 6,750		\$ 7,000	\$ -	\$ 7,000	\$ -	\$ 7,000
410-1815	Long and short	\$ (1)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-2000	City Hall Rental Income	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-3230	Grants	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-4220	Lease Revenue	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-9000	Transfer from Utilities	\$ 1,000,000	\$ 1,000,000	\$ 750,000	\$ 1,000,000		\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
410-9050	Proceeds from Lease Purchase	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-9060	Proceeds from Loans	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-9100	Transfer from Reserve	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
410-9101	Transfer from CIP	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	<b>\$ 3,587,400</b>	<b>\$ 3,973,893</b>	<b>\$ 3,263,914</b>	<b>\$ 3,948,565</b>		<b>\$ 4,412,815</b>	<b>\$ -</b>	<b>\$ 4,412,815</b>	<b>\$ -</b>	<b>\$ 4,412,815</b>
<b>Non Departmental</b>											
411-1650	KLVB - Donations	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
411-1810	Other Revenue	\$ -	\$ -	\$ -	\$ 19,500		\$ 17,500	\$ -	\$ 17,500	\$ -	\$ 17,500
	<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,500</b>		<b>\$ 17,500</b>	<b>\$ -</b>	<b>\$ 17,500</b>	<b>\$ -</b>	<b>\$ 17,500</b>
<b>Development Services</b>											
412-1520	Sign Permits	\$ 450	\$ 630	\$ -	\$ 25		\$ 25	\$ -	\$ 25	\$ -	\$ 25
412-1525	Development Agreement	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-1601	PID Initial Development Fee	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-1602	PID Professional Services	\$ 1,455	\$ 25,000	\$ -	\$ 25,000		\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000

GENERAL FUND REVENUES

3rd Draft REVISED ALTERNATE TAX RATE=\$0.66

09/17/2016

Fund 10		Yr End	Current	9 Months	Year End		Base	Supplemental	Total Budget		Adopted
Account	Account	Actual	Budget	Actual YTD	Estimate	Calculation	Budget	Budget	Request	Budget	Budget
Number	Name	09/30/14	2014-15	06/30/15	09/30/15		2015-16	Request	2015-16	Cuts	2015-16
412-1812	Other Revenue	\$ 205	\$ 100	\$ 1,613	\$ 1,613		\$ 100	\$ -	\$ 100	\$ -	\$ 100
412-1815	Dev Services Cash Over/Short	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-1830	Replats & Release Easement	\$ 6,700	\$ 6,500	\$ 3,250	\$ 4,250		\$ 4,250	\$ -	\$ 4,250	\$ -	\$ 4,250
412-1835	Site Development Reviews	\$ 2,250	\$ 7,000	\$ 700	\$ 1,050		\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500
412-1840	Re-Vegetation Cost Deposit	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-1845	Park Fund	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3100	Building permits	\$ 62,648	\$ 94,000	\$ 52,337	\$ 76,619		\$ 76,619	\$ -	\$ 76,619	\$ -	\$ 76,619
412-3105	Miscellaneous Permits	\$ 135	\$ 175	\$ 100	\$ 555		\$ 555	\$ -	\$ 555	\$ -	\$ 555
412-3106	Zoning Application Fees	\$ 2,000	\$ 3,000	\$ 1,800	\$ 2,500		\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
412-3107	Annexation Fees	\$ -	\$ 1,500	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3110	Reinspection Fees	\$ 4,250	\$ 4,600	\$ 1,650	\$ 2,500		\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
412-3200	Mechanical Permits	\$ 3,120	\$ 3,627	\$ 3,935	\$ 5,600		\$ 5,800	\$ -	\$ 5,800	\$ -	\$ 5,800
412-3210	Plumbing Permits	\$ 4,845	\$ 6,000	\$ 5,040	\$ 6,900		\$ 6,900	\$ -	\$ 6,900	\$ -	\$ 6,900
412-3220	Electrical Permits	\$ 6,660	\$ 13,816	\$ 6,045	\$ 7,675		\$ 7,875	\$ -	\$ 7,875	\$ -	\$ 7,875
412-3225	Electrical Licenses	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3226	Final Plat Application Fee	\$ -	\$ 200	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3227	Construction Plan Application Fee	\$ -	\$ -	\$ 250	\$ 250		\$ -	\$ -	\$ -	\$ -	\$ -
412-3228	Tree Removal Fees	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3230	Grants	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3235	Escrow Acct - Dev. Svcs.	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3236	CIP Revenue	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
412-3250	Engineer Review Reimbursements	\$ 58,654	\$ 51,000	\$ 6,898	\$ 7,500		\$ 42,500	\$ -	\$ 42,500	\$ -	\$ 42,500
412-3260	Professional Service Reimbursemer	\$ 35,026	\$ 10,000	\$ 462	\$ 462		\$ -	\$ -	\$ -	\$ -	\$ -
412-3300	Health Department Inspection Fees	\$ 11,995	\$ 11,095	\$ 7,245	\$ 11,095		\$ 11,095	\$ -	\$ 11,095	\$ -	\$ 11,095
412-4751	Lago Vista Retail Center Holding	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	<b>\$ 202,196</b>	<b>\$ 238,245</b>	<b>\$ 91,525</b>	<b>\$ 153,994</b>		<b>\$ 187,219</b>	<b>\$ -</b>	<b>\$ 187,219</b>	<b>\$ -</b>	<b>\$ 187,219</b>
<b>Municipal Court</b>											
415-2100	Municipal Court Fines	\$ 74,667	\$ 102,282	\$ 53,190	\$ 75,000		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000
415-2101	City Truancy Prevention Fees	\$ 396	\$ -	\$ 416	\$ 491	Liability Acc	\$ 600	\$ -	\$ 600	\$ -	\$ 600
415-2102	Indigent Defense Fee	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2103	State Court Cost Fees Earned	\$ 3,801	\$ -	\$ 2,852	\$ 2,852	Liability Acc	\$ 3,801	\$ -	\$ 3,801	\$ -	\$ 3,801
415-2105	Building Security Fees	\$ 2,027	\$ -	\$ 1,491	\$ 1,900	Liability Acc	\$ 2,027	\$ -	\$ 2,027	\$ -	\$ 2,027
415-2106	Court Technology Fee	\$ 2,703	\$ -	\$ 1,988	\$ 2,450	Liability Acc	\$ 2,703	\$ -	\$ 2,703	\$ -	\$ 2,703
415-2107	State Jury Fee	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

GENERAL FUND REVENUES

3rd Draft REVISED ALTERNATE TAX RATE=\$0.66

09/17/2015

Fund 10		Yr End	Current	8 Months	Year End		Base	Supplemental	Total Budget		Adopted
Account	Account	Actual	Budget	Actual YTD	Estimate	Calculation	Budget	Budget	Request	Budget	Budget
Number	Name	09/30/14	2014-15	06/30/15	09/30/15		2015-16	Request	2015-16	Cuts	2015-16
415-2108	Expunction Fee	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2109	Rest. Fee - Local	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2110	Rest. Fee - State	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2111	Judicial Fee - State	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2112	Judicial Fee - City	\$ 394	\$ -	\$ 295	\$ 343	Liability Acc	\$ 343	\$ -	\$ 343	\$ -	\$ 343
415-2113	Juvenile Case Management Fee	\$ -	\$ -	\$ -	\$ -	Liability Acc	\$ -	\$ -	\$ -	\$ -	\$ -
415-2114	Court Cash Bond	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
415-2200	Municipal Court Overpayment Fee	\$ 209	\$ -	\$ 4	\$ 4		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>		<b>\$ 84,197</b>	<b>\$ 102,282</b>	<b>\$ 60,234</b>	<b>\$ 83,040</b>		<b>\$ 109,474</b>	<b>\$ -</b>	<b>\$ 109,474</b>	<b>\$ -</b>	<b>\$ 109,474</b>
<b>Police Department</b>											
420-1230	School Officer Funding	\$ -	\$ -	\$ -	\$ -	Liability Acc	\$ -	\$ -	\$ -	\$ -	\$ -
420-1240	Crossing Guard Tax	\$ -	\$ -	\$ -	\$ -	Liability Acc	\$ -	\$ -	\$ -	\$ -	\$ -
420-1530	Wrecker Permits	\$ 800	\$ 800	\$ 900	\$ 900		\$ 900	\$ -	\$ 900	\$ -	\$ 900
420-1550	Animal Licenses	\$ 270	\$ 230	\$ 180	\$ 230		\$ 230	\$ -	\$ 230	\$ -	\$ 230
420-1555	Animal Impoundment	\$ 350	\$ 387	\$ 120	\$ 150		\$ 150	\$ -	\$ 150	\$ -	\$ 150
420-1570	Sale of Copies	\$ 331	\$ 313	\$ 219	\$ 275		\$ 275	\$ -	\$ 275	\$ -	\$ 275
420-1810	Other Revenue	\$ 8,310	\$ 2,157	\$ 1,120	\$ 1,250		\$ 1,250	\$ -	\$ 1,250	\$ -	\$ 1,250
420-1820	Private Alarm Permits	\$ 6,450	\$ 6,000	\$ 5,190	\$ 6,000		\$ 6,300	\$ -	\$ 6,300	\$ -	\$ 6,300
420-4221	CAPCOG Grant-Generator	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
420-4222	CAPCO - Voice Recorder Reimburs	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
420-4230	Homeland Security Grant	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
420-4240	Reimbursement for Dispatching Svc	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
420-4250	Bulletproof Vest Program	\$ 563	\$ -	\$ 384	\$ 384	Liability Acc	\$ -	\$ -	\$ -	\$ -	\$ -
420-4320	LEOSE Revenue	\$ 5,515	\$ -	\$ 2,437	\$ 2,437	Liability Acc	\$ 2,437	\$ -	\$ 2,437	\$ -	\$ 2,437
<b>Subtotal</b>		<b>\$ 23,589</b>	<b>\$ 9,887</b>	<b>\$ 10,550</b>	<b>\$ 11,626</b>		<b>\$ 11,542</b>	<b>\$ -</b>	<b>\$ 11,542</b>	<b>\$ -</b>	<b>\$ 11,542</b>
<b>Public Works</b>											
430-1200	Insurance Recovery	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-1450	Capital Metro Contributions	\$ -	\$ 42,430	\$ 63,365	\$ 63,365		\$ 42,430	\$ -	\$ 42,430	\$ -	\$ 42,430
430-1451	Overlay Carry Overs	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-1452	Capital Metro 1/4 Cent Rebate	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-1453	Prior Year Cap Metro Funds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-1810	Other Revenue	\$ 1,123	\$ 1,123	\$ 1,295	\$ 1,295		\$ 1,295	\$ -	\$ 1,295	\$ -	\$ 1,295

GENERAL FUND REVENUES

3rd Draft REVISED ALTERNATE TAX RATE=\$0.66  
09/17/2015

Fund 10		Yr End	Current	9 Months	Year End		Base	Supplemental	Total Budget		Adopted
Account	Account	Actual	Budget	Actual YTD	Estimate	Calculation	Budget	Budget	Request	Budget	Budget
Number	Name	09/30/14	2014-15	06/30/15	09/30/15		2015-16	Request	2015-16	Cuts	2015-16
430-1820	Street Cuts	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-1830	Hollows Restoration	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
430-4000	Lease Purchase/Loan Proceeds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	\$ 1,123	\$ 43,553	\$ 64,660	\$ 64,660		\$ 43,725	\$ -	\$ 43,725	\$ -	\$ 43,725
<b>Solid Waste Fees</b>											
431-1700	Solid Waste Fees	\$ 658,936	\$ 668,854	\$ 506,841	\$ 675,792		\$ 684,912	\$ -	\$ 684,912	\$ -	\$ 684,912
431-1800	Green Center Revenue	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	\$ 658,936	\$ 668,854	\$ 506,841	\$ 675,792		\$ 684,912	\$ -	\$ 684,912	\$ -	\$ 684,912
<b>Recreation</b>											
435-1810	Pool Over and Short	\$ 183	\$ -	\$ (82)	\$ (150)		\$ (150)	\$ -	\$ (150)	\$ -	\$ (150)
435-3100	Park Revenue (Pool Fees)	\$ 14,803	\$ 13,900	\$ 7,440	\$ 10,200		\$ 10,200	\$ -	\$ 10,200	\$ -	\$ 10,200
435-3150	Pool Snacks Revenue	\$ 1,689	\$ 1,300	\$ 92	\$ 92		\$ -	\$ -	\$ -	\$ -	\$ -
435-3200	Transfer from Park Fund	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
435-3300	Other Revenue	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	\$ 16,674	\$ 15,200	\$ 7,450	\$ 10,142		\$ 10,050	\$ -	\$ 10,050	\$ -	\$ 10,050
<b>Airport</b>											
440-1410	Interest Income	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
440-3100	Airport Revenue	\$ 20,000	\$ 20,000	\$ -	\$ 20,000		\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
440-3105	F-4 Project	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
440-3200	Ramp Grant Revenue	\$ -	\$ 3,500	\$ 476	\$ 4,476		\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 3,500
440-3300	Airport POA CIP Contribution	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
440-3350	TXDot Matching Fund Project	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
440-3400	Airport POA AWOS Contribution	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	\$ 20,000	\$ 23,500	\$ 476	\$ 24,476		\$ 23,500	\$ -	\$ 23,500	\$ -	\$ 23,500
<b>Library</b>											
445-3100	Library Fines and Revenue	\$ 5,319	\$ 4,695	\$ 3,852	\$ 4,800		\$ 4,800	\$ -	\$ 4,800	\$ -	\$ 4,800
445-3229	Lone Star Grant	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

GENERAL FUND REVENUES

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Fund 10		09/17/2015									
Account Number	Account Name	Yr End Actual 09/30/14	Current Budget 2014-15	9 Months Actual YTD 06/30/15	Year End Estimate 09/30/15	Calculation	Base Budget 2015-16	Supplemental Budget Request	Total Budget Request 2015-16	Budget Cuts	Adopted Budget 2015-16
445-3230	Library Grants	\$ -	\$ -	\$ 1,000	\$ 1,165		\$ -	\$ -	\$ -	\$ -	\$ -
445-5000	Donations to Library	\$ 1,050	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ 6,369	\$ 4,695	\$ 4,852	\$ 5,965		\$ 4,800	\$ -	\$ 4,800	\$ -	\$ 4,800
	Total Operating Revenues	\$ 4,600,484	\$ 5,080,109	\$ 4,010,502	\$ 4,997,760		\$ 5,505,537	\$ -	\$ 5,505,537	\$ -	\$ 5,505,537

Changes Made to the July 31st Draft Budget

Revised - 9/17/15 Council Meeting

Fund	Department	Department	Change Description	Added Expenditures	Increased In-House Transfers	Increased Revenues
10	410	Administration	Advalorem Tax Revenue - General Fund	\$ -	\$ -	\$ 226,172
10	510	Administration	City Manager Pay Increase - 1/1 2016	\$ 8,004	\$ -	\$ -
10	510	Administration	Pay Plan Adjustment - City Mgr, Finance	\$ 2,533	\$ -	\$ -
10	513	Finance	Professional Service - Contract/Maturnity Leave	\$ 7,200	\$ -	\$ -
10	534	Parks & Recreation	2014/2015 Van Purchased	\$ 5,604	\$ -	\$ -
10	540	Aviation	Airport Master Plan	\$ 8,000	\$ -	\$ -
15	410	LVGC Revnue	Membership Increase - 8%	\$ -	\$ -	\$ 12,180
15	410	LVGV Revenue	Utility Fund Transfer	\$ -	\$ 30,000	\$ -
15	530	LVGC	Mechanic @ 50%	\$ 23,181	\$ -	\$ -
15	530	LVGC	Increased Fertilizer	\$ 7,368	\$ -	\$ -
15	440	HLGC Revenue	Membership Increase - 8%	\$ -	\$ -	\$ 8,820
15	440	HLGC Revenue	Utility Fund Transfer	\$ -	\$ 30,000	\$ -
15	540	HLGC	Mechanic @ 50%	\$ 23,181	\$ -	\$ -
15	540	HLGC	Increased Fertilizer	\$ 5,633	\$ -	\$ -
30	460	Utility Revenue	Water Rate - Change to Structure	\$ -	\$ -	\$ 232,919
30	460	Utility Revenue	Drought Emergency Fee	\$ -	\$ -	\$ (15,908)
30	470	Utility Revenue	Sewer Rate - Change to Structure	\$ -	\$ -	\$ 57,761
30	555	Utility Administration	Nelisa Hedin - Annual Review/Rate Analysis	\$ 5,000	\$ -	\$ -
30	555	Utility Administration	Pay Plan Adjustment - WTP #2	\$ (2,239)	\$ -	\$ -
30	567	WTP #2	Plant Operator - Vacancy Filled Below Budget	\$ (6,657)	\$ -	\$ -
30	579	Utility Transfer	Utility - LVGC Transfer	\$ 30,000	\$ -	\$ -
30	579	Utility Transfer	Utility - HLGC Transfer	\$ 30,000	\$ -	\$ -
50	480	Debt Service	Buy Down/Debt - Impact Fees - Cover \$3.7+ Mil Tax Note Interest Payment	\$ -	\$ 103,354	\$ -
50	585	Debt Service	\$3.7+ Million Tax Note - Interest Payment	\$ 103,354	\$ -	\$ -
Totals				\$ 250,162	\$ 163,354	\$ 521,944
				Added Expenditures	Increased In-House Transfers	Increased Revenues

**PROPOSED FY 2015-2016 BUDGET - PROPERTY TAX REVENUE  
TAX RATE ANALYSIS**

2015 Taxable Value	Proposed Tax Rate		Total Revenue	Best Rate		M&O Rate		Affect of Decreased Revenue General Fund - Proposed Budget	Percentage Decrease From Proposed Budget
				Rate	Revenue	Rate	Revenue		
\$ 471,000,000	1.4500	Current Proposed Budget	\$ 4,291,500	1.2715	\$ 3,757,734	1.2715%	\$ 433,766		
\$ 481,750,000	1.4500	100% Tax Rate Cost	\$ 4,497,125	1.2577	\$ 3,757,296	1.2577%	\$ 239,829	Increase	
\$ 491,750,000	1.4000	Effective Tax Rate	\$ 4,078,067	1.2577	\$ 3,757,296	1.2577%	\$ 320,771	7.6321%	
\$ 501,750,000	1.3500	Full Back Tax Rate	\$ 4,067,189	1.2577	\$ 3,757,296	1.2577%	\$ 309,893	8.1847%	
<b>Identifying Point where Tax Rate has Zero Effect on Proposed Budget Revenue - General Fund</b>									
\$ 507,500,000	1.3100		\$ 4,000,456	1.2577	\$ 3,757,296	1.2577%	\$ 243,160	6.5877%	
\$ 517,500,000	1.2600		\$ 3,917,344	1.2577	\$ 3,757,296	1.2577%	\$ 160,048	4.2748%	
\$ 527,500,000	1.2100		\$ 3,831,078	1.2577	\$ 3,757,296	1.2577%	\$ 76,782	2.0461%	
\$ 537,500,000	1.1600		\$ 3,742,561	1.2577	\$ 3,757,296	1.2577%	\$ 16,735	0.4504%	
\$ 547,500,000	1.1100		\$ 3,651,098	1.2577	\$ 3,757,296	1.2577%	\$ 6,232	0.1663%	
\$ 557,500,000	1.0600		\$ 3,557,349	1.2577	\$ 3,757,296	1.2577%	\$ 9,950	0.2643%	
<b>Identifying Rates for Consideration - From Effective Tax Rate to Current Proposed Tax Rate</b>									
\$ 567,500,000	1.0100		\$ 3,461,360	1.2577	\$ 3,757,296	1.2577%	\$ 29,936	Increase	
\$ 577,500,000	0.9600		\$ 3,363,169	1.2577	\$ 3,757,296	1.2577%	\$ 59,127	Increase	
\$ 587,500,000	0.9100		\$ 3,262,809	1.2577	\$ 3,757,296	1.2577%	\$ 87,480	Increase	
\$ 597,500,000	0.8600		\$ 3,160,328	1.2577	\$ 3,757,296	1.2577%	\$ 114,970	Increase	
\$ 607,500,000	0.8100		\$ 3,055,778	1.2577	\$ 3,757,296	1.2577%	\$ 141,520	Increase	
\$ 617,500,000	0.7600		\$ 2,949,218	1.2577	\$ 3,757,296	1.2577%	\$ 167,070	Increase	
\$ 627,500,000	0.7100		\$ 2,840,618	1.2577	\$ 3,757,296	1.2577%	\$ 191,680	Increase	
\$ 637,500,000	0.6600		\$ 2,730,039	1.2577	\$ 3,757,296	1.2577%	\$ 215,260	Increase	
\$ 647,500,000	0.6100		\$ 2,617,541	1.2577	\$ 3,757,296	1.2577%	\$ 237,750	Increase	
\$ 657,500,000	0.5600		\$ 2,503,185	1.2577	\$ 3,757,296	1.2577%	\$ 259,110	Increase	
\$ 667,500,000	0.5100		\$ 2,387,031	1.2577	\$ 3,757,296	1.2577%	\$ 279,260	Increase	
\$ 677,500,000	0.4600		\$ 2,269,149	1.2577	\$ 3,757,296	1.2577%	\$ 298,150	Increase	
\$ 687,500,000	0.4100		\$ 2,149,610	1.2577	\$ 3,757,296	1.2577%	\$ 315,680	Increase	
\$ 697,500,000	0.3600		\$ 2,028,485	1.2577	\$ 3,757,296	1.2577%	\$ 331,810	Increase	
\$ 707,500,000	0.3100		\$ 1,905,845	1.2577	\$ 3,757,296	1.2577%	\$ 346,450	Increase	
\$ 717,500,000	0.2600		\$ 1,781,751	1.2577	\$ 3,757,296	1.2577%	\$ 359,540	Increase	
\$ 727,500,000	0.2100		\$ 1,656,274	1.2577	\$ 3,757,296	1.2577%	\$ 371,020	Increase	
\$ 737,500,000	0.1600		\$ 1,529,485	1.2577	\$ 3,757,296	1.2577%	\$ 380,810	Increase	
\$ 747,500,000	0.1100		\$ 1,401,355	1.2577	\$ 3,757,296	1.2577%	\$ 388,940	Increase	
\$ 757,500,000	0.0600		\$ 1,271,955	1.2577	\$ 3,757,296	1.2577%	\$ 395,340	Increase	
\$ 767,500,000	0.0100		\$ 1,141,355	1.2577	\$ 3,757,296	1.2577%	\$ 400,940	Increase	
\$ 777,500,000	0.0000		\$ 1,009,715	1.2577	\$ 3,757,296	1.2577%	\$ 405,580	Increase	
\$ 787,500,000	0.0000		\$ 877,115	1.2577	\$ 3,757,296	1.2577%	\$ 409,180	Increase	
\$ 797,500,000	0.0000		\$ 743,715	1.2577	\$ 3,757,296	1.2577%	\$ 401,580	Increase	
\$ 807,500,000	0.0000		\$ 609,575	1.2577	\$ 3,757,296	1.2577%	\$ 392,720	Increase	
\$ 817,500,000	0.0000		\$ 474,755	1.2577	\$ 3,757,296	1.2577%	\$ 382,540	Increase	
\$ 827,500,000	0.0000		\$ 339,315	1.2577	\$ 3,757,296	1.2577%	\$ 371,980	Increase	
\$ 837,500,000	0.0000		\$ 203,315	1.2577	\$ 3,757,296	1.2577%	\$ 360,980	Increase	
\$ 847,500,000	0.0000		\$ 66,915	1.2577	\$ 3,757,296	1.2577%	\$ 349,380	Increase	
\$ 857,500,000	0.0000		\$ -69,085	1.2577	\$ 3,757,296	1.2577%	\$ 337,200	Increase	
\$ 867,500,000	0.0000		\$ -174,545	1.2577	\$ 3,757,296	1.2577%	\$ 324,740	Increase	
\$ 877,500,000	0.0000		\$ -279,345	1.2577	\$ 3,757,296	1.2577%	\$ 312,940	Increase	
\$ 887,500,000	0.0000		\$ -383,545	1.2577	\$ 3,757,296	1.2577%	\$ 301,740	Increase	
\$ 897,500,000	0.0000		\$ -487,205	1.2577	\$ 3,757,296	1.2577%	\$ 291,080	Increase	
\$ 907,500,000	0.0000		\$ -590,385	1.2577	\$ 3,757,296	1.2577%	\$ 280,910	Increase	
\$ 917,500,000	0.0000		\$ -693,045	1.2577	\$ 3,757,296	1.2577%	\$ 271,270	Increase	
\$ 927,500,000	0.0000		\$ -795,245	1.2577	\$ 3,757,296	1.2577%	\$ 262,190	Increase	
\$ 937,500,000	0.0000		\$ -896,945	1.2577	\$ 3,757,296	1.2577%	\$ 253,610	Increase	
\$ 947,500,000	0.0000		\$ -998,105	1.2577	\$ 3,757,296	1.2577%	\$ 245,490	Increase	
\$ 957,500,000	0.0000		\$ -1,098,785	1.2577	\$ 3,757,296	1.2577%	\$ 237,870	Increase	
\$ 967,500,000	0.0000		\$ -1,198,945	1.2577	\$ 3,757,296	1.2577%	\$ 230,690	Increase	
\$ 977,500,000	0.0000		\$ -1,298,545	1.2577	\$ 3,757,296	1.2577%	\$ 223,990	Increase	
\$ 987,500,000	0.0000		\$ -1,397,645	1.2577	\$ 3,757,296	1.2577%	\$ 217,710	Increase	
\$ 997,500,000	0.0000		\$ -1,496,205	1.2577	\$ 3,757,296	1.2577%	\$ 211,790	Increase	
\$ 1,007,500,000	0.0000		\$ -1,594,285	1.2577	\$ 3,757,296	1.2577%	\$ 206,170	Increase	
\$ 1,017,500,000	0.0000		\$ -1,691,845	1.2577	\$ 3,757,296	1.2577%	\$ 200,890	Increase	
\$ 1,027,500,000	0.0000		\$ -1,788,945	1.2577	\$ 3,757,296	1.2577%	\$ 195,900	Increase	
\$ 1,037,500,000	0.0000		\$ -1,885,545	1.2577	\$ 3,757,296	1.2577%	\$ 191,240	Increase	
\$ 1,047,500,000	0.0000		\$ -1,981,705	1.2577	\$ 3,757,296	1.2577%	\$ 186,850	Increase	
\$ 1,057,500,000	0.0000		\$ -2,077,385	1.2577	\$ 3,757,296	1.2577%	\$ 182,670	Increase	
\$ 1,067,500,000	0.0000		\$ -2,172,545	1.2577	\$ 3,757,296	1.2577%	\$ 178,740	Increase	
\$ 1,077,500,000	0.0000		\$ -2,267,145	1.2577	\$ 3,757,296	1.2577%	\$ 175,000	Increase	
\$ 1,087,500,000	0.0000		\$ -2,361,245	1.2577	\$ 3,757,296	1.2577%	\$ 171,490	Increase	
\$ 1,097,500,000	0.0000		\$ -2,454,905	1.2577	\$ 3,757,296	1.2577%	\$ 168,250	Increase	
\$ 1,107,500,000	0.0000		\$ -2,548,185	1.2577	\$ 3,757,296	1.2577%	\$ 165,220	Increase	
\$ 1,117,500,000	0.0000		\$ -2,641,045	1.2577	\$ 3,757,296	1.2577%	\$ 162,340	Increase	
\$ 1,127,500,000	0.0000		\$ -2,733,545	1.2577	\$ 3,757,296	1.2577%	\$ 159,540	Increase	
\$ 1,137,500,000	0.0000		\$ -2,825,645	1.2577	\$ 3,757,296	1.2577%	\$ 156,860	Increase	
\$ 1,147,500,000	0.0000		\$ -2,917,305	1.2577	\$ 3,757,296	1.2577%	\$ 154,340	Increase	
\$ 1,157,500,000	0.0000		\$ -3,008,585	1.2577	\$ 3,757,296	1.2577%	\$ 151,920	Increase	
\$ 1,167,500,000	0.0000		\$ -3,099,445	1.2577	\$ 3,757,296	1.2577%	\$ 149,540	Increase	
\$ 1,177,500,000	0.0000		\$ -3,189,845	1.2577	\$ 3,757,296	1.2577%	\$ 147,240	Increase	
\$ 1,187,500,000	0.0000		\$ -3,279,845	1.2577	\$ 3,757,296	1.2577%	\$ 145,000	Increase	
\$ 1,197,500,000	0.0000		\$ -3,369,405	1.2577	\$ 3,757,296	1.2577%	\$ 142,840	Increase	
\$ 1,207,500,000	0.0000		\$ -3,458,585	1.2577	\$ 3,757,296	1.2577%	\$ 140,720	Increase	
\$ 1,217,500,000	0.0000		\$ -3,547,345	1.2577	\$ 3,757,296	1.2577%	\$ 138,680	Increase	
\$ 1,227,500,000	0.0000		\$ -3,635,645	1.2577	\$ 3,757,296	1.2577%	\$ 136,720	Increase	
\$ 1,237,500,000	0.0000		\$ -3,723,545	1.2577	\$ 3,757,296	1.2577%	\$ 134,840	Increase	
\$ 1,247,500,000	0.0000		\$ -3,811,005	1.2577	\$ 3,757,296	1.2577%	\$ 133,000	Increase	
\$ 1,257,500,000	0.0000		\$ -3,898,085	1.2577	\$ 3,757,296	1.2577%	\$ 131,240	Increase	
\$ 1,267,500,000	0.0000		\$ -3,984,745	1.2577	\$ 3,757,296	1.2577%	\$ 129,540	Increase	
\$ 1,277,500,000	0.0000		\$ -4,070,945	1.2577	\$ 3,757,296	1.2577%	\$ 127,890	Increase	
\$ 1,287,500,000	0.0000		\$ -4,156,745	1.2577	\$ 3,757,296	1.2577%	\$ 126,290	Increase	
\$ 1,297,500,000	0.0000		\$ -4,242,105	1.2577	\$ 3,757,296	1.2577%	\$ 124,740	Increase	
\$ 1,307,500,000	0.0000		\$ -4,327,085	1.2577	\$ 3,757,296	1.2577%	\$ 123,240	Increase	
\$ 1,317,500,000	0.0000		\$ -4,411,645	1.2577	\$ 3,757,296	1.2577%	\$ 121,790	Increase	
\$ 1,327,500,000	0.0000		\$ -4,495,745	1.2577	\$ 3,757,296	1.2577%	\$ 120,390	Increase	
\$ 1,337,500,000	0.0000		\$ -4,579,345	1.2577	\$ 3,757,296	1.2577%	\$ 119,040	Increase	
\$ 1,347,500,000	0.0000		\$ -4,662,505	1.2577	\$ 3,757,296	1.2577%	\$ 117,740	Increase	
\$ 1,357,500,000	0.0000		\$ -4,745,185	1.2577	\$ 3,757,296	1.2577%	\$ 116,490	Increase	
\$ 1,367,500,000	0.0000		\$ -4,827,345	1.2577	\$ 3,757,296	1.2577%	\$ 115,290	Increase	
\$ 1,377,500,000	0.0000		\$ -4,909,045	1.2577	\$ 3,757,296	1.2577%	\$ 114,140	Increase	
\$ 1,387,500,000	0.0000		\$ -4,990,345	1.2577	\$ 3,757,296	1.2577%	\$ 113,040	Increase	
\$ 1,397,500,000	0.0000		\$ -5,071,205	1.2577	\$ 3,757,296	1.2577%	\$ 111,990	Increase	
\$ 1,407,500,000	0.0000		\$ -5,151,685	1.2577	\$ 3,757,296	1.2577%	\$ 110,940	Increase	
\$ 1,417,500,000	0.0000		\$ -5,231,745	1.2577	\$ 3,757,296	1.2577%	\$ 110,000	Increase	
\$ 1,427,500,000	0.0000		\$ -5,311,445	1.2577	\$ 3,757,296	1.2577%	\$ 109,060	Increase	
\$ 1,437,500,000	0.0000		\$ -5,390,745	1.2577	\$ 3,757,296	1.2577%	\$ 108,170	Increase	
\$ 1,447,500,000	0.0000		\$ -5,469,685	1.2577	\$ 3,757,296	1.2577%	\$ 107,320	Increase	
\$ 1,457,500,000	0.0000		\$ -5,548,245	1.2577	\$ 3,757,296	1.2577%	\$ 106,510	Increase	
\$ 1,467,500,000									

**LAGO VISTA MUNICIPAL COURT MONTHLY REPORT - FY 2014/2015**

	Oct	Nov	Dec	Jan	**Feb	**Mar
<b>VIOLATIONS</b>	101	63	95	92	65	109
<b>GROSS REVENUE</b>	\$ 9,189.92	\$ 8,239.33	\$ 10,372.90	\$ 9,268.40	\$ 14,322.50	\$ 14,346.77
<b>PORTION OF REVENUE FROM WARRANTS</b>	\$ 1,119.50	\$ 1,508.85	\$ 3,494.50	\$ 2,466.00	\$ 4,267.50	\$ 6,911.25
<b>LESS TO STATE</b>	\$ 4,044.10	\$ 4,070.15	\$ 4,288.99	\$ 4,382.32	\$ 5,568.49	\$ 5,323.20
<b>REVENUE TO CITY</b>	\$ 5,145.82	\$ 4,169.18	\$ 6,083.91	\$ 4,886.08	\$ 8,754.01	\$ 9,023.57
<b>COMMUNITY SERVICE HOURS SERVED</b>	64.25	16	16	31	38	0
<b>BUILDING SECURITY FUND</b>	\$ 146.87	\$ 158.77	\$ 161.19	\$ 152.26	\$ 204.93	\$ 195.55

\*\* WARRANT ROUND-UP

	Apr	May	Jun	Jul	Aug	Sep
<b>VIOLATIONS</b>	75	130	64	207	117	
<b>GROSS REVENUE</b>	\$ 9,163.14	\$ 11,657.40	\$ 11,357.64	\$14,592.84	\$ 13,888.04	
<b>PORTION OF REVENUE FROM WARRANTS</b>	\$ 3,266.00	\$ 789.16	\$ 1,211.32	\$ 2,995.00	\$ 1,324.50	
<b>LESS TO STATE</b>	\$ 3,766.83	\$ 4,559.78	\$ 4,286.70	\$5,544.35	\$ 5,717.67	
<b>REVENUE TO CITY</b>	\$ 5,396.31	\$ 7,097.62	\$ 7,070.94	\$ 9,048.49	\$ 8,170.37	
<b>COMMUNITY SERVICE HOURS SERVED</b>	27.5	0	24	14.75	22	
<b>BUILDING SECURITY FUND</b>	\$ 138.85	\$ 172.89	\$ 169.37	\$206.73	\$ 217.57	

	Year-to-Date	Previous Year
<b>VIOLATIONS</b>	1118	1049
<b>GROSS REVENUE</b>	\$ 126,398.88	\$ 126,413.46
<b>PORTION OF REVENUE FROM WARRANTS</b>	\$ 29,353.58	\$ 32,915.78
<b>LESS TO STATE</b>	\$ 51,552.58	\$ 50,389.33
<b>REVENUE TO CITY</b>	\$ 74,846.30	\$ 76,024.13
<b>COMMUNITY SERVICE SERVED</b>	253.5	309.75
<b>BUILDING SECURITY FUND</b>	\$ 1,924.98	\$ 1,906.06

**City Of Lago Vista**  
**City Council Water & Wastewater Report**  
**August 2015**



Combined Water Production	Month Summary
Raw Water Total	60.308 MG
Production Total	55.880 MG
Efficiency	93%
Highest Daily Production	2.307 MGD
Average Daily Production	1.803 MGD
Lowest Daily Production	1.449 MGD
Water Plant 1	Month Summary
Raw Water Total	44.907 MG
Production Total	41.828 MG
Efficiency	93%
Highest Daily Production	1.760 MGD
Average Daily Production	1.349 MGD
Lowest Daily Production	1.000 MGD
Water Plant 2	Month Summary
Raw Water Total	15.401 MG
Production Total	14.052 MG
Efficiency	91%
Highest Daily Production	0.602 MGD
Average Daily Production	0.453 MGD
Lowest Daily Production	0.333 MGD
Water Plant 3	Month Summary
Raw Water Total	
Production Total	
Efficiency	
Highest Daily Production	
Average Daily Production	
Lowest Daily Production	
Waste Water Treatment Plant	Month Summary
Treated Total	14.227 MG
Highest Daily Treated	0.599 MGD
Average Daily Treated	0.459 MGD
Lowest Daily Treated	0.372 MGD
Effluent Disposal	Month Summary
Total Permit Disposal	19.865 MG
Lago Vista Golf Course Permit	14.899 MG
Cedar Breaks Permit	4.966 MG
Bar-K Golf Course Permit	0.000 MG
Lake Water To Pond 17	0.000 MG
Lago Vista Golf Course Usage	14.899 MG

Future

**City Of Lago Vista**  
**City Council Water & Wastewater Report**  
**August 2015**



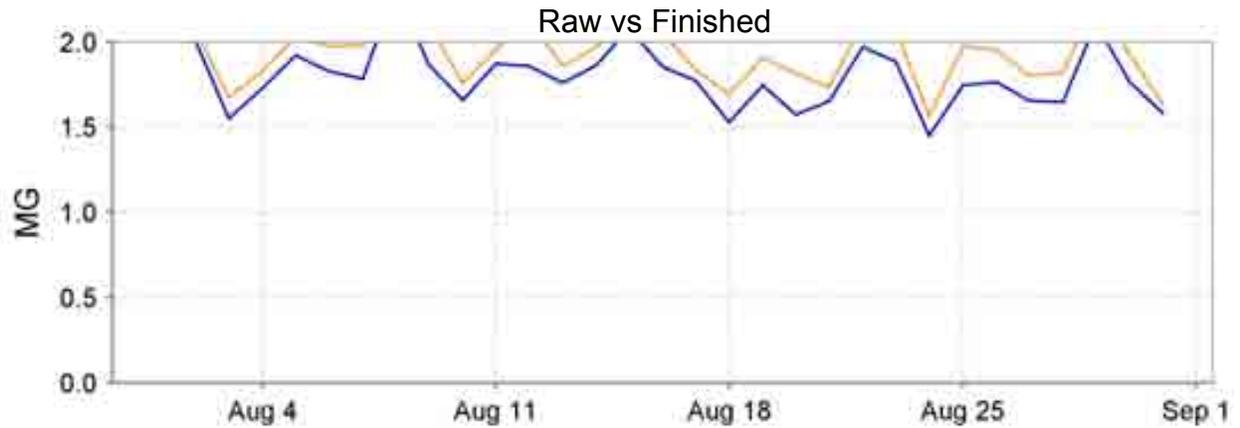
<b>Combined Water Production</b>	<b>12 Month Summary</b>
Raw Water Total	455.550 MG
Production Total	421.993 MG
Efficiency	93%
Highest Daily Production	2.307 MGD
Average Daily Production	1.156 MGD
Lowest Daily Production	0.718 MGD
<b>Water Plant 1</b>	<b>12 Month Summary</b>
Raw Water Total	332.631 MG
Production Total	315.286 MG
Efficiency	95%
Highest Daily Production	1.760 MGD
Average Daily Production	0.864 MGD
Lowest Daily Production	0.519 MGD
<b>Water Plant 2</b>	<b>12 Month Summary</b>
Raw Water Total	122.919 MG
Production Total	106.707 MG
Efficiency	87%
Highest Daily Production	0.602 MGD
Average Daily Production	0.292 MGD
Lowest Daily Production	-0.038 MGD
<b>Water Plant 3</b>	<b>12 Month Summary</b>
Raw Water Total	
Production Total	
Efficiency	
Highest Daily Production	
Average Daily Production	
Lowest Daily Production	
<b>Waste Water Treatment Plant</b>	<b>12 Month Summary</b>
Treated Total	149.906 MG
Highest Daily Treated	0.834 MGD
Average Daily Treated	0.411 MGD
Lowest Daily Treated	0.181 MGD
<b>Effluent Disposal</b>	<b>12 Month Summary</b>
Total Permit Disposal	182.954 MG
Lago Vista Golf Course Permit	75.450 MG
Cedar Breaks Permit	4.966 MG
Bar-K Golf Course Permit	0.000 MG
Lake Water To Pond 17	0.011 MG
Lago Vista Golf Course Usage	75.459 MG

Future

# August 2015

## Combined Water Production

## Month Details

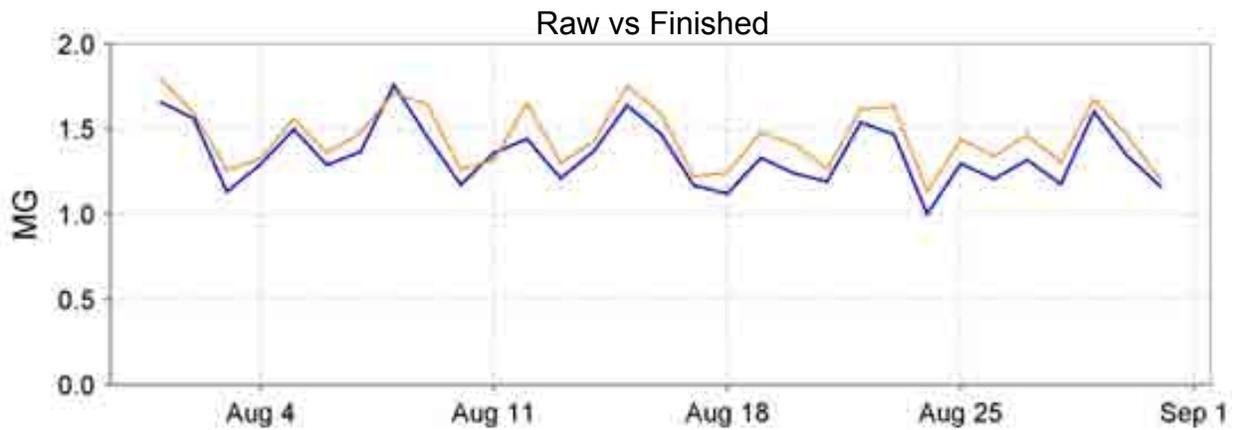


Date	WP1 Raw	WP2 Raw	Combined Raw	WP1 Finished	WP2 Finished	Combined Finished
08/01/15	1.791	0.529	2.320	1.659	0.482	2.141
08/02/15	1.593	0.474	2.067	1.561	0.439	2.000
08/03/15	1.259	0.413	1.672	1.133	0.418	1.551
08/04/15	1.324	0.507	1.831	1.291	0.440	1.731
08/05/15	1.561	0.472	2.033	1.497	0.424	1.921
08/06/15	1.359	0.614	1.973	1.286	0.540	1.826
08/07/15	1.477	0.501	1.978	1.367	0.413	1.780
08/08/15	1.710	0.607	2.317	1.760	0.547	2.307
08/09/15	1.642	0.464	2.106	1.457	0.405	1.862
08/10/15	1.262	0.492	1.754	1.172	0.486	1.658
08/11/15	1.318	0.641	1.959	1.361	0.510	1.871
08/12/15	1.652	0.479	2.131	1.443	0.412	1.855
08/13/15	1.300	0.557	1.857	1.209	0.550	1.759
08/14/15	1.430	0.536	1.966	1.368	0.491	1.859
08/15/15	1.750	0.466	2.216	1.639	0.438	2.077
08/16/15	1.592	0.456	2.048	1.473	0.379	1.852
08/17/15	1.222	0.611	1.833	1.169	0.602	1.771
08/18/15	1.242	0.449	1.691	1.119	0.409	1.528
08/19/15	1.477	0.428	1.905	1.330	0.414	1.744
08/20/15	1.410	0.407	1.817	1.238	0.333	1.571
08/21/15	1.266	0.468	1.734	1.191	0.461	1.652
08/22/15	1.617	0.488	2.105	1.539	0.429	1.968
08/23/15	1.629	0.439	2.068	1.466	0.418	1.884
08/24/15	1.135	0.428	1.563	1.000	0.449	1.449
08/25/15	1.439	0.534	1.973	1.296	0.447	1.743
08/26/15	1.340	0.613	1.953	1.206	0.556	1.762
08/27/15	1.465	0.337	1.802	1.318	0.337	1.656
08/28/15	1.307	0.512	1.819	1.176	0.470	1.646
08/29/15	1.677	0.577	2.254	1.601	0.511	2.112
08/30/15	1.460	0.473	1.933	1.339	0.426	1.765
08/31/15	1.203	0.429	1.632	1.162	0.416	1.578
Total (MG)	44.907	15.401	60.308	41.828	14.052	55.880
High (MG)	1.791	0.641	2.320	1.760	0.602	2.307
Avg (MG)	1.449	0.497	1.945	1.349	0.453	1.803
Low (MG)	1.135	0.337	1.563	1.000	0.333	1.449

# August 2015

Water Plant 1

Month Details

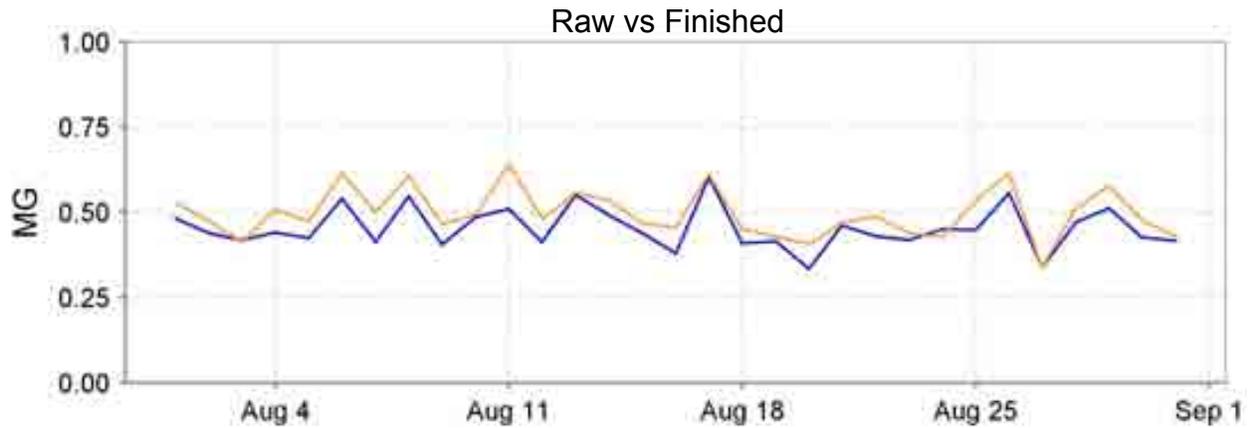


Date	WP1 Raw	WP1 Clarifier A	WP1 Clarifier B	WP1 Finished	WP1 Process Loss	Efficiency
08/01/15	1.791	0.928	0.863	1.659	0.132	93%
08/02/15	1.593	0.818	0.775	1.561	0.031	98%
08/03/15	1.259	0.640	0.619	1.133	0.126	90%
08/04/15	1.324	0.670	0.655	1.291	0.034	97%
08/05/15	1.561	0.790	0.771	1.497	0.064	96%
08/06/15	1.359	0.687	0.672	1.286	0.073	95%
08/07/15	1.477	0.750	0.727	1.367	0.110	93%
08/08/15	1.710	0.872	0.839	1.760	-0.050	103%
08/09/15	1.642	0.847	0.795	1.457	0.185	89%
08/10/15	1.262	0.636	0.626	1.172	0.091	93%
08/11/15	1.318	0.660	0.658	1.361	-0.043	103%
08/12/15	1.652	0.829	0.823	1.443	0.209	87%
08/13/15	1.300	0.651	0.649	1.209	0.091	93%
08/14/15	1.430	0.715	0.715	1.368	0.061	96%
08/15/15	1.750	0.878	0.872	1.639	0.111	94%
08/16/15	1.592	0.800	0.793	1.473	0.120	92%
08/17/15	1.222	0.610	0.612	1.169	0.052	96%
08/18/15	1.242	0.621	0.621	1.119	0.123	90%
08/19/15	1.477	0.740	0.737	1.330	0.146	90%
08/20/15	1.410	0.707	0.702	1.238	0.172	88%
08/21/15	1.266	0.634	0.632	1.191	0.075	94%
08/22/15	1.617	0.813	0.804	1.539	0.078	95%
08/23/15	1.629	0.818	0.811	1.466	0.163	90%
08/24/15	1.135	0.565	0.570	1.000	0.135	88%
08/25/15	1.439	0.708	0.730	1.296	0.143	90%
08/26/15	1.340	0.667	0.673	1.206	0.134	90%
08/27/15	1.465	0.727	0.738	1.318	0.146	90%
08/28/15	1.307	0.649	0.658	1.176	0.131	90%
08/29/15	1.677	0.835	0.842	1.601	0.076	95%
08/30/15	1.460	0.730	0.729	1.339	0.120	92%
08/31/15	1.203	0.607	0.596	1.162	0.040	97%
Total (MG)	44.907	22.601	22.306	41.828	3.079	93%
High (MG)	1.791	0.928	0.872	1.760		
Avg (MG)	1.449	0.729	0.720	1.349		
Low (MG)	1.135	0.565	0.570	1.000		

# August 2015

Water Plant 2

Month Details

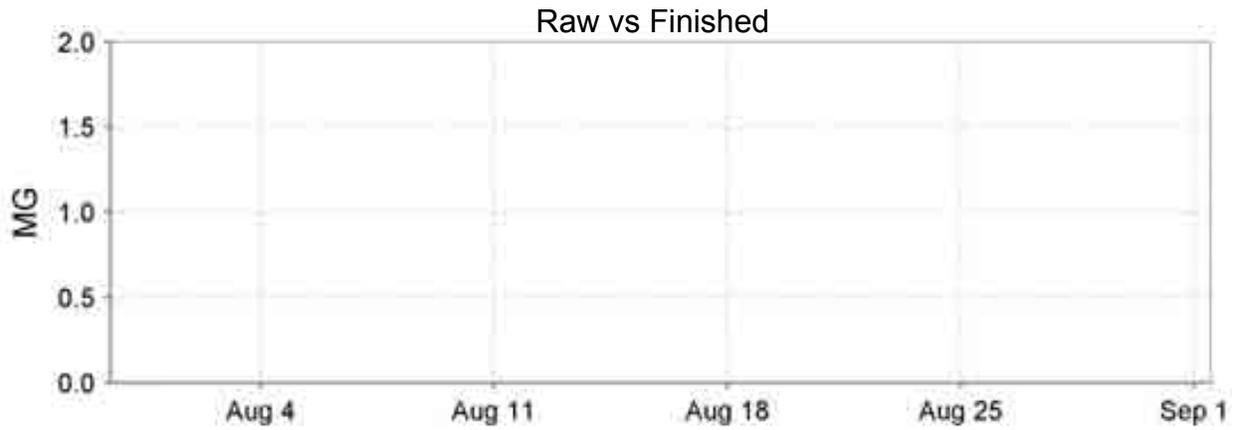


Date	WP2 Raw	To Lohmans	To Golfball	From Golfball	WP2 Finished	WP2 Process Loss	Efficiency
08/01/15	0.529	0.530	0.000	0.048	0.482	0.047	91%
08/02/15	0.474	0.458	0.001	0.020	0.439	0.035	93%
08/03/15	0.413	0.467	0.001	0.050	0.418	-0.005	101%
08/04/15	0.507	0.470	0.000	0.030	0.440	0.067	87%
08/05/15	0.472	0.425	0.001	0.002	0.424	0.048	90%
08/06/15	0.614	0.576	0.001	0.037	0.540	0.074	88%
08/07/15	0.501	0.489	0.002	0.078	0.413	0.088	82%
08/08/15	0.607	0.610	0.001	0.064	0.547	0.060	90%
08/09/15	0.464	0.405	0.000	0.000	0.405	0.059	87%
08/10/15	0.492	0.492	0.000	0.006	0.486	0.006	99%
08/11/15	0.641	0.595	0.003	0.088	0.510	0.131	80%
08/12/15	0.479	0.478	0.000	0.066	0.412	0.067	86%
08/13/15	0.557	0.561	0.001	0.012	0.550	0.007	99%
08/14/15	0.536	0.498	0.000	0.007	0.491	0.045	92%
08/15/15	0.466	0.476	0.001	0.039	0.438	0.028	94%
08/16/15	0.456	0.384	0.000	0.005	0.379	0.077	83%
08/17/15	0.611	0.601	0.001	0.000	0.602	0.009	99%
08/18/15	0.449	0.409	0.000	0.000	0.409	0.040	91%
08/19/15	0.428	0.439	0.001	0.026	0.414	0.014	97%
08/20/15	0.407	0.355	0.000	0.022	0.333	0.074	82%
08/21/15	0.468	0.485	0.001	0.025	0.461	0.007	99%
08/22/15	0.488	0.435	0.000	0.006	0.429	0.059	88%
08/23/15	0.439	0.440	0.000	0.022	0.418	0.021	95%
08/24/15	0.428	0.461	0.001	0.013	0.449	-0.021	105%
08/25/15	0.534	0.497	0.000	0.050	0.447	0.087	84%
08/26/15	0.613	0.609	0.001	0.054	0.556	0.057	91%
08/27/15	0.337	0.342	0.000	0.005	0.337	0.000	100%
08/28/15	0.512	0.478	0.001	0.009	0.470	0.042	92%
08/29/15	0.577	0.534	0.000	0.023	0.511	0.066	89%
08/30/15	0.473	0.432	0.001	0.007	0.426	0.047	90%
08/31/15	0.429	0.416	0.000	0.000	0.416	0.013	97%
Total (MG)	15.401	14.847	0.019	0.814	14.052	1.349	91%
High (MG)	0.641	0.610	0.003	0.088	0.602		
Avg (MG)	0.497	0.479	0.001	0.026	0.453		
Low (MG)	0.337	0.342	0.000	0.000	0.333		

# August 2015

Water Plant 3

Month Details



Date	WP3 Raw	Recirc	Unit 1	Backwash	WP3 Finished	WP3 Process Loss	Efficiency
08/01/15							
08/02/15							
08/03/15							
08/04/15							
08/05/15							
08/06/15							
08/07/15							
08/08/15							
08/09/15							
08/10/15							
08/11/15							
08/12/15							
08/13/15							
08/14/15							
08/15/15							
08/16/15							
08/17/15							
08/18/15							
08/19/15							
08/20/15							
08/21/15							
08/22/15							
08/23/15							
08/24/15							
08/25/15							
08/26/15							
08/27/15							
08/28/15							
08/29/15							
08/30/15							
08/31/15							

Total (MG)

High (MG)

Avg (MG)

Low (MG)

# August 2015

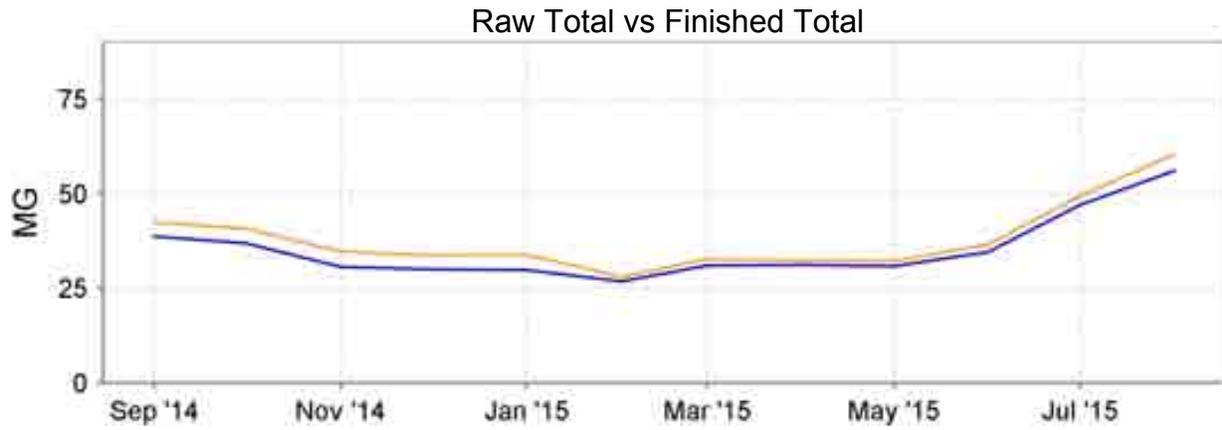


Date	WWTP Treated	Lake Water To Pond 17	Lago Golf Usage	Lago Golf Permit	Cedar Breaks Permit	Bar K Golf Permit	Permit Total
08/01/15	0.469	0.000	0.460	0.460	0.218	0.000	0.678
08/02/15	0.484	0.000	0.023	0.023	0.207	0.000	0.230
08/03/15	0.414	0.000	0.513	0.513	0.201	0.000	0.714
08/04/15	0.372	0.000	0.765	0.765	0.198	0.000	0.963
08/05/15	0.471	0.000	0.641	0.641	0.203	0.000	0.844
08/06/15	0.456	0.000	0.473	0.473	0.205	0.000	0.678
08/07/15	0.529	0.000	0.435	0.435	0.187	0.000	0.622
08/08/15	0.480	0.000	0.466	0.466	0.206	0.000	0.672
08/09/15	0.524	0.000	0.454	0.454	0.208	0.000	0.662
08/10/15	0.434	0.000	0.471	0.471	0.198	0.000	0.669
08/11/15	0.439	0.000	0.526	0.526	0.202	0.000	0.728
08/12/15	0.599	0.000	0.490	0.490	0.204	0.000	0.694
08/13/15	0.396	0.000	0.642	0.642	0.207	0.000	0.849
08/14/15	0.449	0.000	0.465	0.465	0.206	0.000	0.671
08/15/15	0.481	0.000	0.445	0.445	0.209	0.000	0.654
08/16/15	0.490	0.000	0.449	0.449	0.205	0.000	0.654
08/17/15	0.402	0.000	0.719	0.719	0.197	0.000	0.916
08/18/15	0.440	0.000	0.448	0.448	0.203	0.000	0.651
08/19/15	0.462	0.000	0.452	0.452	0.208	0.000	0.660
08/20/15	0.529	0.000	0.488	0.488	0.204	0.000	0.692
08/21/15	0.427	0.000	0.458	0.458	0.206	0.000	0.664
08/22/15	0.456	0.000	0.454	0.454	0.209	0.000	0.663
08/23/15	0.517	0.000	0.022	0.022	0.201	0.000	0.224
08/24/15	0.413	0.000	0.697	0.697	0.157	0.000	0.854
08/25/15	0.502	0.000	0.460	0.460	0.117	0.000	0.577
08/26/15	0.403	0.000	0.424	0.424	0.000	0.000	0.424
08/27/15	0.466	0.000	0.504	0.504	0.000	0.000	0.504
08/28/15	0.457	0.000	0.502	0.502	0.000	0.000	0.502
08/29/15	0.438	0.000	0.491	0.491	0.000	0.000	0.491
08/30/15	0.434	0.000	0.493	0.493	0.000	0.000	0.493
08/31/15	0.394	0.000	0.569	0.569	0.000	0.000	0.569
Total (MG)	14.227	0.000	14.899	14.899	4.966	0.000	19.865
High (MG)	0.599	0.000	0.765	0.765	0.218	0.000	0.963
Avg (MG)	0.459	0.000	0.481	0.481	0.160	0.000	0.641
Low (MG)	0.372	0.000	0.022	0.022	0.000	0.000	0.224

# August 2015

## Combined Water Production

## 12 Month Details

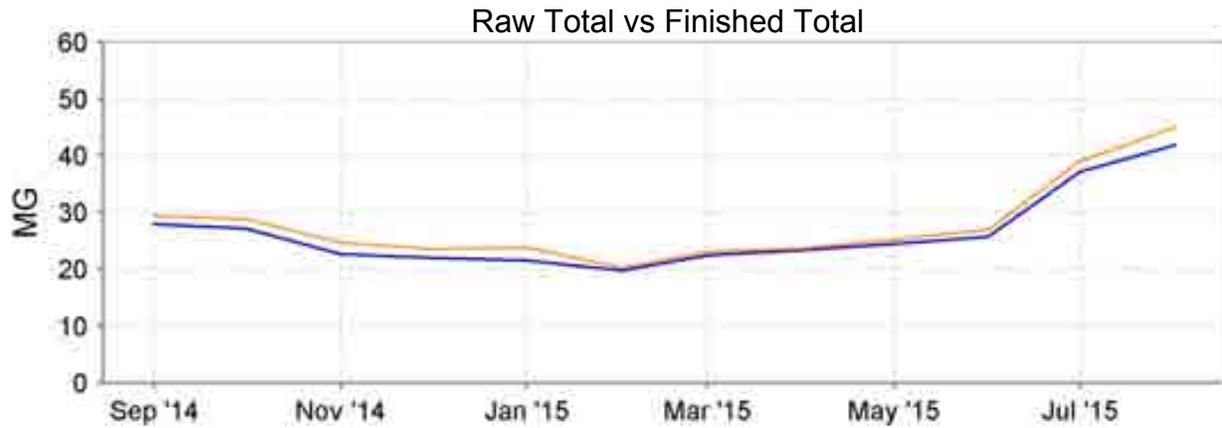


Date	WP1 Raw	WP2 Raw	Combined Raw	WP1 Finished	WP2 Finished	Combined Finished
Sep, 2014	29.327	13.068	42.395	27.864	10.704	38.568
Oct, 2014	28.733	11.962	40.695	27.105	9.742	36.847
Nov, 2014	24.570	10.078	34.648	22.659	7.917	30.576
Dec, 2014	23.500	10.100	33.600	21.906	7.991	29.897
Jan, 2015	23.704	9.973	33.677	21.488	8.166	29.654
Feb, 2015	20.266	7.608	27.874	19.702	6.920	26.622
Mar, 2015	23.092	9.434	32.526	22.365	8.548	30.913
Apr, 2015	23.601	8.662	32.263	23.303	7.822	31.125
May, 2015	25.159	6.828	31.987	24.358	6.280	30.638
Jun, 2015	26.821	9.604	36.425	25.632	8.793	34.425
Jul, 2015	38.951	10.201	49.152	37.076	9.772	46.848
Aug, 2015	44.907	15.401	60.308	41.828	14.052	55.880
Total (MG)	332.631	122.919	455.550	315.286	106.707	421.993
High (MG)	44.907	15.401	60.308	41.828	14.052	55.880
Avg (MG)	27.719	10.243	37.962	26.274	8.892	35.166
Low (MG)	20.266	6.828	27.874	19.702	6.280	26.622

# August 2015

Water Plant 1

12 Month Details

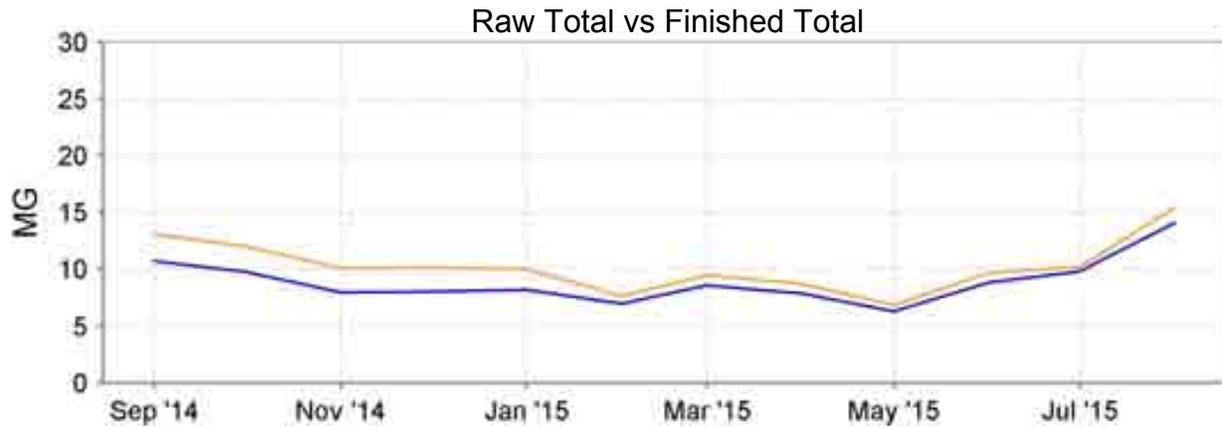


Date	WP1 Raw	WP1 Clarifier A	WP1 Clarifier B	WP1 Finished	WP1 Process Loss	Efficiency
Sep, 2014	29.327	15.306	14.021	27.864	1.463	95%
Oct, 2014	28.733	15.034	13.699	27.105	1.628	94%
Nov, 2014	24.570	12.815	11.755	22.659	1.911	92%
Dec, 2014	23.500	12.229	11.270	21.906	1.594	93%
Jan, 2015	23.704	10.937	12.766	21.488	2.216	91%
Feb, 2015	20.266	11.717	8.548	19.702	0.563	97%
Mar, 2015	23.092	11.881	11.212	22.365	0.727	97%
Apr, 2015	23.601	12.345	11.256	23.303	0.298	99%
May, 2015	25.159	12.506	12.653	24.358	0.801	97%
Jun, 2015	26.821	12.945	13.876	25.632	1.189	96%
Jul, 2015	38.951	19.923	19.028	37.076	1.875	95%
Aug, 2015	44.907	22.601	22.306	41.828	3.079	93%
Total (MG)	332.631	170.240	162.390	315.286	17.345	95%
High (MG)	44.907	22.601	22.306	41.828		
Avg (MG)	27.719	14.187	13.533	26.274		
Low (MG)	20.266	10.937	8.548	19.702		

# August 2015

Water Plant 2

12 Month Details

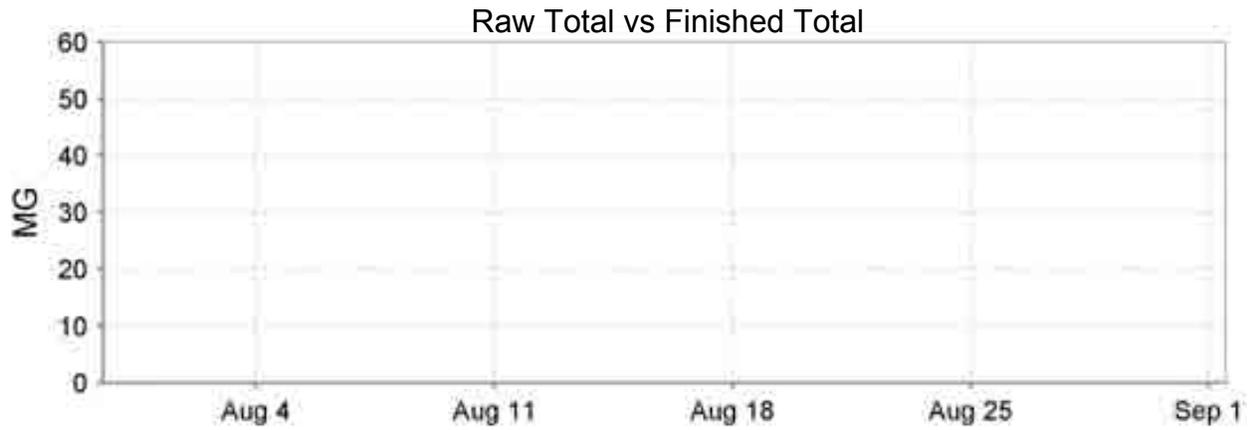


Date	WP2 Raw	To Lohmans	To Golfball	From Golfball	WP2 Finished	WP2 Process Loss	Efficiency
Sep, 2014	13.068	10.920	0.022	0.238	10.704	2.364	82%
Oct, 2014	11.962	9.871	0.015	0.144	9.742	2.220	81%
Nov, 2014	10.078	7.937	0.010	0.030	7.917	2.161	79%
Dec, 2014	10.100	8.016	0.007	0.032	7.991	2.109	79%
Jan, 2015	9.973	8.259	0.075	0.168	8.166	1.807	82%
Feb, 2015	7.608	6.925	0.007	0.012	6.920	0.688	91%
Mar, 2015	9.434	8.906	0.028	0.386	8.548	0.886	91%
Apr, 2015	8.662	7.912	0.008	0.098	7.822	0.840	90%
May, 2015	6.828	9.218	0.007	2.945	6.280	0.548	92%
Jun, 2015	9.604	9.480	0.013	0.700	8.793	0.811	92%
Jul, 2015	10.201	11.905	0.012	2.145	9.772	0.429	96%
Aug, 2015	15.401	14.847	0.019	0.814	14.052	1.349	91%
Total (MG)	122.919	114.196	0.223	7.712	106.707	16.212	87%
High (MG)	15.401	14.847	0.075	2.945	14.052		
Avg (MG)	10.243	9.516	0.019	0.643	8.892		
Low (MG)	6.828	6.925	0.007	0.012	6.280		

# August 2015

Water Plant 3

12 Month Details



Date	WP3 Raw	Recirc	Unit 1	Backwash	WP3 Finished	WP3 Process Loss	Wastewater Recy
Sep, 2014							
Oct, 2014							
Nov, 2014							
Dec, 2014							
Jan, 2015							
Feb, 2015							
Mar, 2015							
Apr, 2015							
May, 2015							
Jun, 2015							
Jul, 2015							
Aug, 2015							

To (MG)

High

Avg (MG)

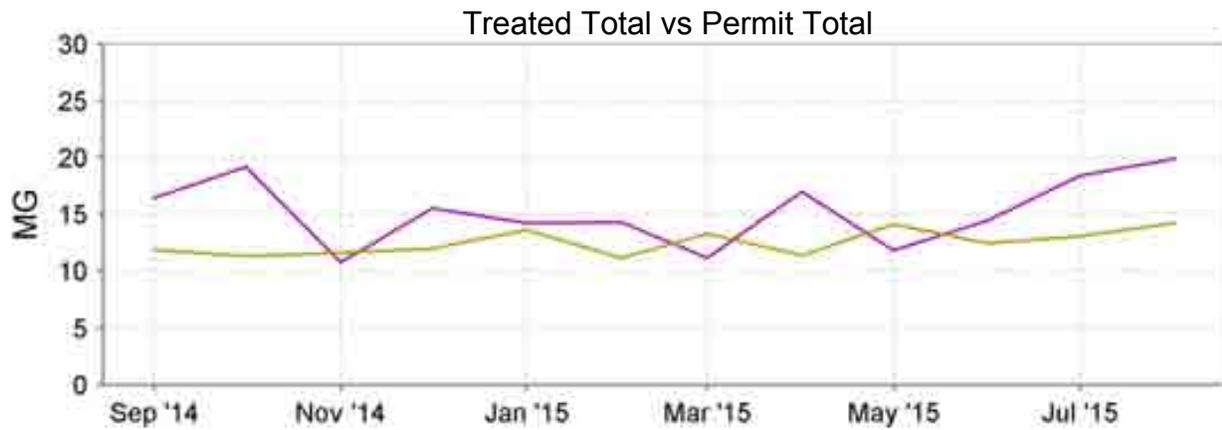
Low (MG)

# August 2015

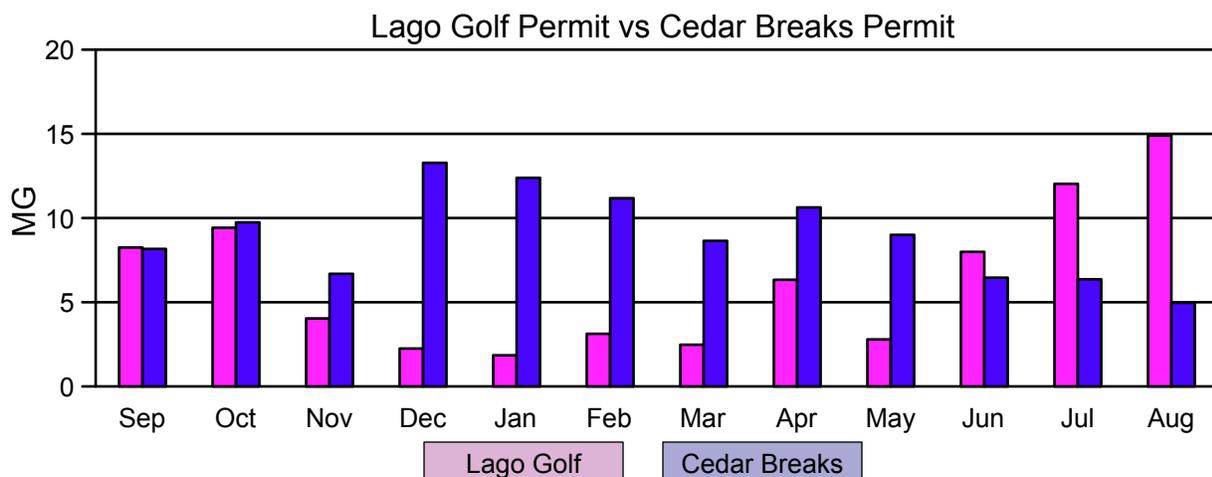
Waste Water Treatment Plant

Effluent Disposal

12 Month Details

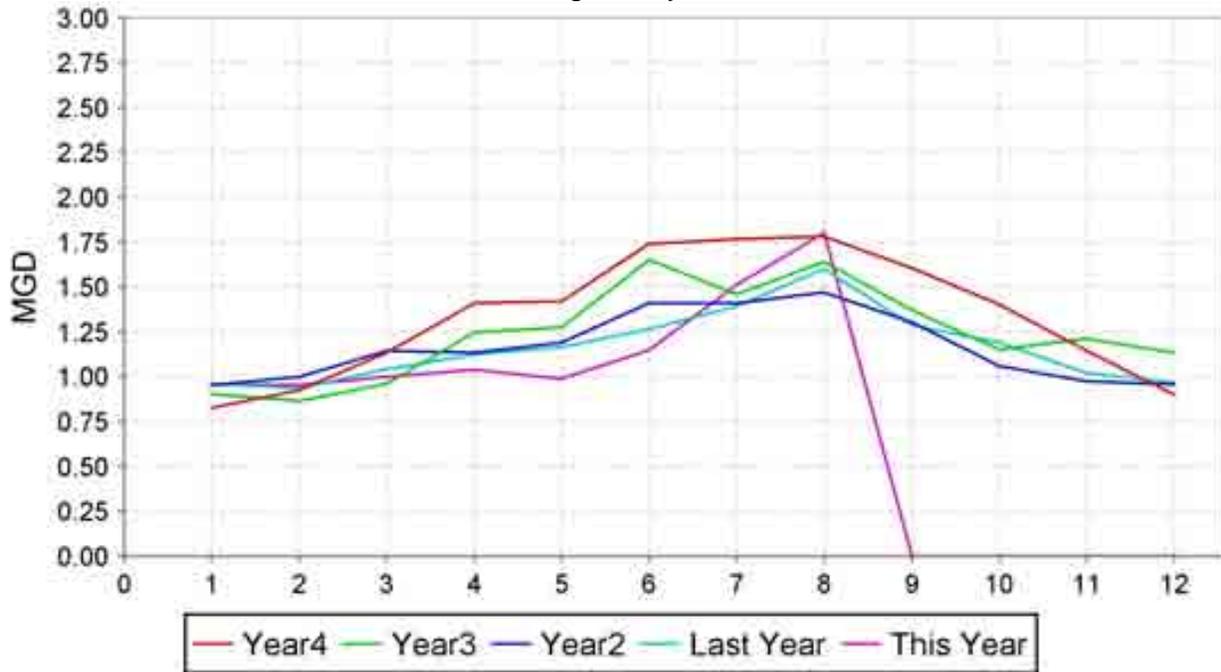


Date	WWTP Treated	Lake Water To Pond 17	Lago Golf Usage	Lago Golf Permit	Cedar Breaks Permit	Bar K Golf Permit	Permit Total
Sep, 2014	11.845	0.000	8.249	8.249	8.165	0.000	16.414
Oct, 2014	11.310	0.000	9.423	9.423	9.745	0.000	19.168
Nov, 2014	11.598	0.000	4.035	4.037	6.685	0.000	10.722
Dec, 2014	11.998	0.000	2.249	2.249	13.278	0.000	15.528
Jan, 2015	13.590	0.006	1.854	1.848	12.388	0.000	14.236
Feb, 2015	11.113	0.000	3.125	3.125	11.177	0.000	14.302
Mar, 2015	13.269	0.000	2.476	2.476	8.644	0.000	11.119
Apr, 2015	11.352	0.000	6.331	6.331	10.630	0.000	16.961
May, 2015	14.129	0.000	2.791	2.791	8.999	0.008	11.798
Jun, 2015	12.424	0.006	7.996	7.990	6.457	0.000	14.447
Jul, 2015	13.051	0.000	12.031	12.031	6.362	0.000	18.393
Aug, 2015	14.227	0.000	14.899	14.899	4.966	0.000	19.865
Total (MG)	149.906	0.011	75.459	75.450	107.496	0.008	182.954
High (MG)	14.227	0.006	14.899	14.899	13.278	0.008	19.865
Avg (MG)	12.492	0.001	6.288	6.287	8.958	0.001	15.246
Low (MG)	11.113	0.000	1.854	1.848	4.966	0.000	10.722



# August 2015

5 Year Average Daily Production Flow

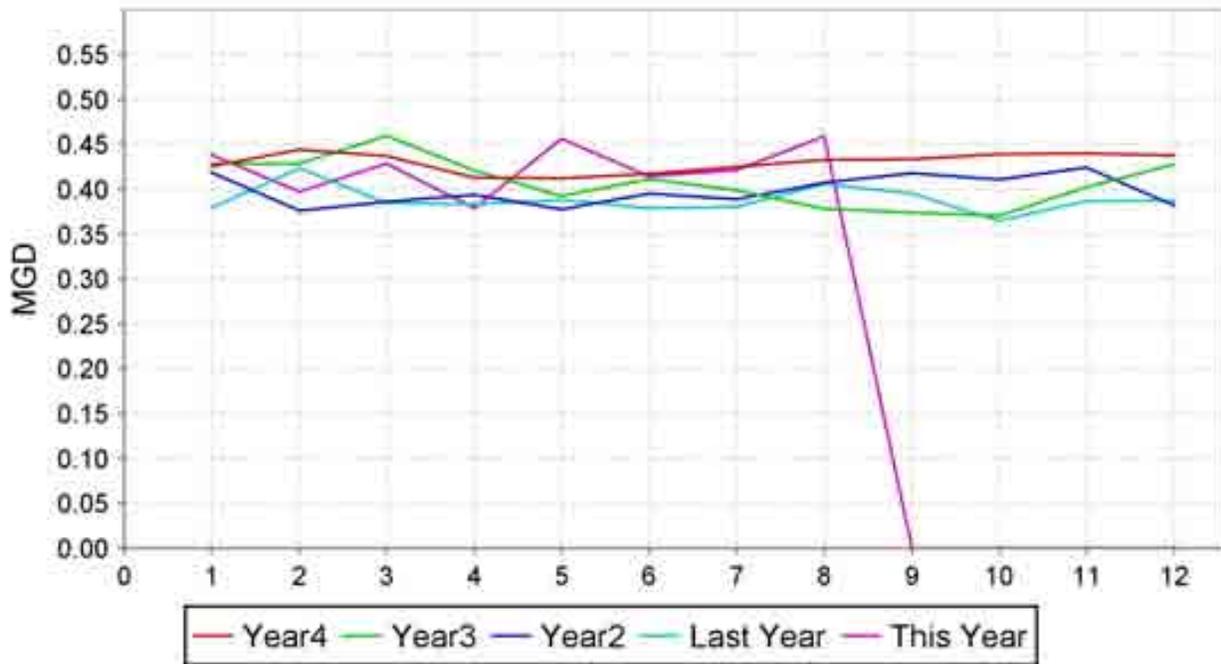


Month	Year - 4	Year - 3	Year - 2	Last Year	This Year
1	0.825	0.901	0.952	0.960	0.957
2	0.923	0.864	0.996	0.934	0.951
3	1.131	0.957	1.142	1.041	0.997
4	1.409	1.245	1.131	1.123	1.037
5	1.420	1.275	1.188	1.165	0.988
6	1.736	1.649	1.409	1.261	1.147
7	1.767	1.458	1.407	1.391	1.511
8	1.781	1.640	1.467	1.598	1.803
9	1.603	1.369	1.303	1.286	<N/A>
10	1.401	1.151	1.059	1.189	<N/A>
11	1.143	1.210	0.972	1.019	<N/A>
12	0.897	1.134	0.957	0.964	<N/A>

High (MGD)	1.781	1.649	1.467	1.598	1.803
Avg (MGD)	1.336	1.238	1.165	1.161	
Low (MGD)	0.825	0.864	0.952	0.934	0.951

# August 2015

### 5 Year Average Daily Effluent Flow



Month	Year - 4	Year - 3	Year - 2	Last Year	This Year
1	0.425	0.428	0.418	0.379	0.438
2	0.444	0.428	0.376	0.424	0.397
3	0.437	0.459	0.386	0.384	0.428
4	0.413	0.421	0.394	0.383	0.378
5	0.412	0.392	0.377	0.388	0.456
6	0.417	0.411	0.395	0.379	0.414
7	0.425	0.399	0.389	0.380	0.421
8	0.433	0.378	0.407	0.406	0.459
9	0.433	0.374	0.418	0.395	<N/A>
10	0.439	0.370	0.411	0.365	<N/A>
11	0.440	0.402	0.424	0.387	<N/A>
12	0.437	0.428	0.381	0.387	<N/A>

High (MGD)	0.444	0.459	0.424	0.424	0.459
Avg (MGD)	0.430	0.408	0.398	0.388	
Low (MGD)	0.412	0.370	0.376	0.365	0.378

## Monthly Water Use Report

Water Utility:

For the Month of:  Year:

**GALLONS**

WATER PRODUCED			
3	Water Produced	<input type="text" value="31,505,000"/>	100%
5	<b>TOTAL PRODUCED</b>	31,505,000	
6			

WATER SOLD			
7	Residential	<input type="text" value="25,747,300"/>	
8	Commercial	<input type="text" value="5,75,700"/>	
9	Industrial		
10	Bulk Loading Stations		
11	Golf course meter	<input type="text" value="0"/>	
12			
13	<b>TOTAL WATER SOLD</b>	25,747,300	81.72%
14	<b>TOTAL WATER NOT SOLD</b>	5,757,700	18.28%

BREAKDOWN OF WATER USAGE			
15	Water Treatment Plant	<input type="text" value="385,000"/>	
16	Wastewater Treatment Plant	<input type="text" value="300,000"/>	
17	System Flushing	<input type="text" value="388,600"/>	
18	Fire Department Usage	<input type="text" value="90,000"/>	
19	Other Usage (explain: <u>21 stopped meters</u> )	<input type="text" value="360,000"/>	
20	<b>TOTAL USAGE</b>	1,523,600	
21			

BREAKDOWN OF WATER LOST			
22	Tank Overflows	<input type="text" value="0"/>	
23	Excavation Breaks	<input type="text" value="0"/>	
24	Repaired Line Breaks	<input type="text" value="650,000"/>	
25	<b>Unknown Loss</b>	3,584,100	11.38%
26	<b>TOTAL WATER NOT SOLD OR USED</b>	4,234,100	
27	<b>COST OF WATER NOT SOLD OR USED</b>	\$0.00	

"UNKNOWN LOSS" FLOW RATE AND COST:			
28	"Unknown Loss"	3,584,100	
29	% "Unknown Loss"	11.38%	
30	Number of Days in Period	<input type="text" value="30"/>	
31	"Unknown Loss" per Day (Gallons per Day)	119,470	
32	"Unknown Loss" per Minute (GPM)	82.97	
33	"Unknown Loss" Cost for Month	\$0.00	

THE CITY OF LAGO VISTA





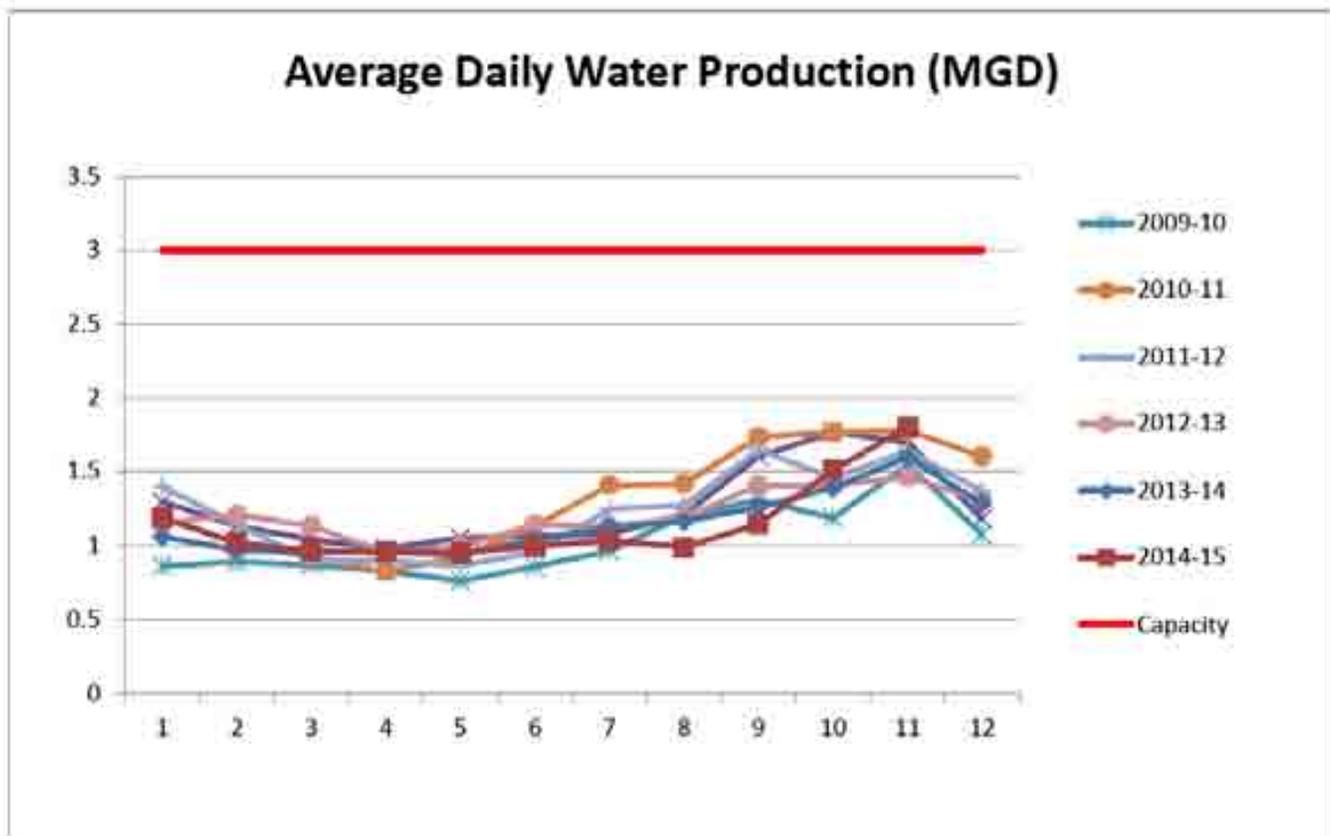






**Average Daily Water Production (MGD)  
Water Plants I & 2 Combined**

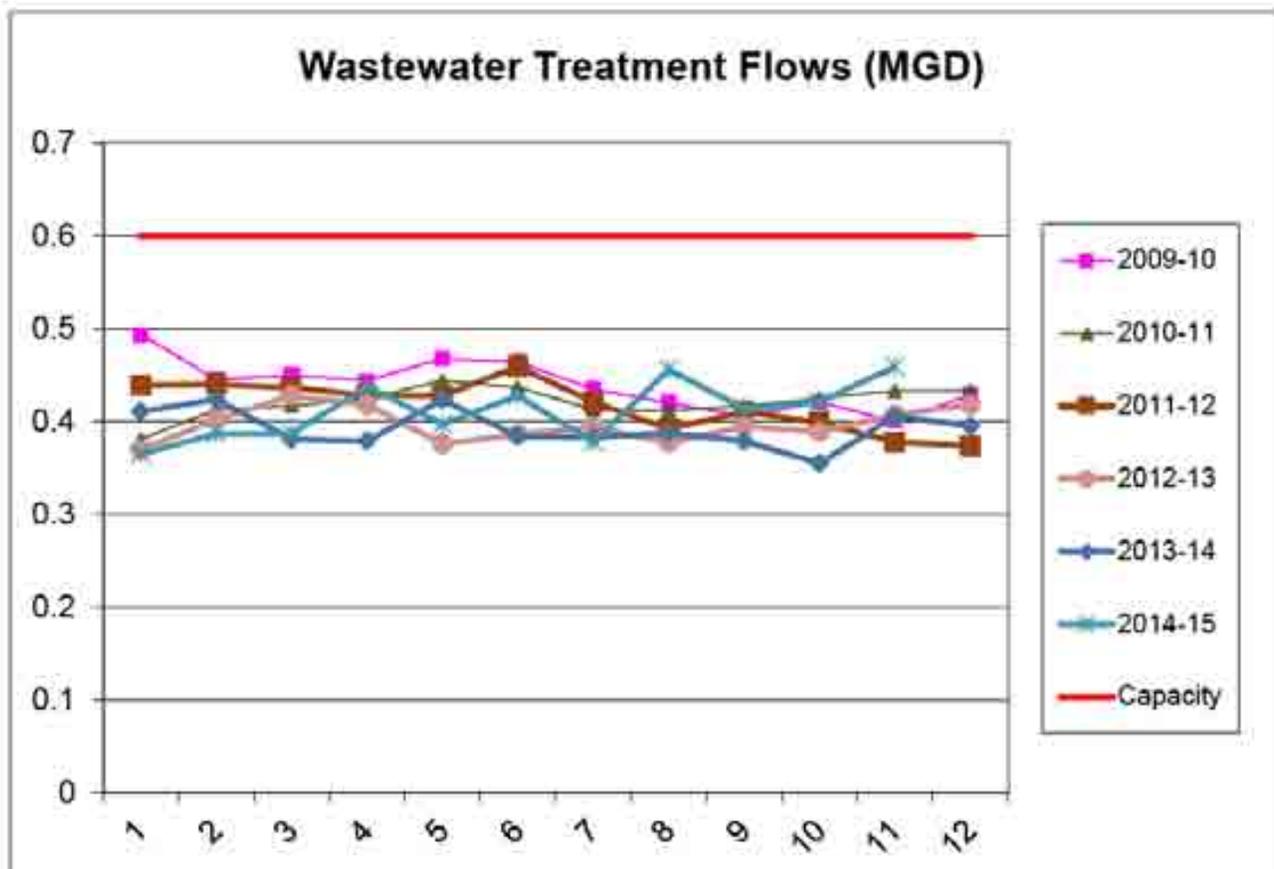
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Capacity
Oct	0.862	1.193	1.401	1.151	1.059	1.189	3.0000
Nov	0.891	1.017	1.143	1.210	0.972	1.019	3.0000
Dec	0.869	0.919	0.897	1.134	0.957	0.964	3.0000
Jan	0.826	0.825	0.901	0.952	0.960	0.957	3.0000
Feb	0.761	0.923	0.863	0.996	0.934	0.951	3.0000
Mar	0.859	1.131	0.957	1.142	1.041	0.997	3.0000
Apr	0.966	1.409	1.245	1.131	1.123	1.037	3.0000
May	1.201	1.420	1.275	1.188	1.165	0.988	3.0000
Jun	1.310	1.736	1.649	1.409	1.261	1.147	3.0000
Jul	1.185	1.767	1.458	1.407	1.391	1.511	3.0000
Aug	1.548	1.781	1.640	1.467	1.598	1.803	3.0000
Sep	1.075	1.603	1.369	1.303	1.286		3.0000
<b>Totals</b>	<b>12.353</b>	<b>15.724</b>	<b>14.798</b>	<b>14.490</b>	<b>13.747</b>	<b>12.563</b>	<b>36.000</b>
<b>Daily Average</b>	<b>1.029</b>	<b>1.310</b>	<b>1.233</b>	<b>1.208</b>	<b>1.146</b>	<b>1.142</b>	<b>3.000</b>





**Average Daily Wastewater Treatment Flow (MGD)**

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Capacity
Oct	0.494	0.381	0.439	0.370	0.411	0.365	0.6000
Nov	0.445	0.413	0.440	0.402	0.424	0.387	0.6000
Dec	0.450	0.417	0.437	0.428	0.381	0.387	0.6000
Jan	0.444	0.425	0.428	0.418	0.379	0.438	0.6000
Feb	0.468	0.444	0.428	0.376	0.424	0.397	0.6000
Mar	0.464	0.437	0.459	0.386	0.384	0.428	0.6000
Apr	0.435	0.413	0.421	0.394	0.383	0.378	0.6000
May	0.420	0.412	0.392	0.377	0.388	0.456	0.6000
Jun	0.406	0.417	0.411	0.395	0.379	0.414	0.6000
Jul	0.421	0.425	0.399	0.389	0.355	0.421	0.6000
Aug	0.400	0.433	0.378	0.407	0.406	0.459	0.6000
Sep	0.429	0.433	0.374	0.418	0.395		0.6000
<b>Totals</b>	<b>5.276</b>	<b>5.050</b>	<b>5.006</b>	<b>4.760</b>	<b>4.709</b>	<b>4.530</b>	<b>7.200</b>
<b>Daily Average</b>	<b>0.440</b>	<b>0.421</b>	<b>0.417</b>	<b>0.397</b>	<b>0.392</b>	<b>0.412</b>	<b>0.600</b>



**Utility Monthly Report 2014/15**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Totals
Number of Water Taps	0	8	3	0	5	0	3	4	9	0	1		33
Linear Feet of Water Extensions (including tap)	0	0	0	0	0	0	1,650	0	0	0	0		1,650
Number of Sewer Taps	1	6	4	0	4	0	3	4	9	0	1		32
Linear Feet of Sewer Extensions (including tap)	0	0	0	0	0	0	0	0	0	0	0		0
Meter Change Outs	1	4	2	5	7	3	3	5	2	3	3		38
Register Change Outs	54	53	74	108	59	88	48	43	50	59	67		703
Turn Ons/Offs	22	23	22	21	22	21	27	27	41	39	35		300
Disconnects for Nonpayment	17	25	21	28	29	27	14	23	31	16	23		254
Meter Reads Only	16	19	25	15	22	27	15	25	46	29	35		274
Re-Reads	42	44	41	59	56	36	50	33	38	71	75		545
Consumption Reports	29	0	0	5	3	8	4	6	10	8	19		92
3 Day Temporary Connects	0	0	0	1	1	0	0	0	0	2	2		6
Check for Leaks	0	0	0	2	5	2	1	0	1	0	0		11
Reinstates	13	20	19	26	27	21	10	20	28	17	20		221
Number of Water Leaks (including blue poly)	2	2	6	7	5	4	3	1	3	3	4		40
Number of Blue Poly Leaks	0	0	0	0	0	0	0	0	0	0	0		0
Sewer Line Breaks	2	3	0	3	1	0	1	8	1	0	3		22
Sewer Stoppages	0	1	2	1	0	2	1	1	1	0	1		10
Linear Feet of Sewer Rodding	0	0	0	0	0	0	0	2,000	0	0	0		2,000
Linear Feet of Camara Work	0	0	0	0	0	150	100	0	0	0	0		250
CIP Water Extensions (linear feet)	0	3700	0	0		0	1500	0	0	0	0		5,200
CIP Sewer Extenstions (linear feet)	2,000	1800	3500	3300	1500	500	1000	1,000	2000	1500	0		18,100
CIP Meter Replacements	0	0	0	0	0	0	0	0	0	0	0		0
CIP Fire Hydrant Replacements	0	0	0	0	0	0	0	0	0	0	0		0
Jonestown Pump & Haul Loads	72	60	76	55	46	45	39	47	40	0	0		480
Water Taps (This line added Aug 2015)											14		14
Sewer Taps (This line added Aug 2015)											14		14



Utility Department Monthly Report Previous Year Comparison	Thru Aug 31 2014		Thru Aug 31 2015		Increase (Decrease)
Number of Water Taps	16		33		17
Linear Feet of Water Extensions (including taps)	453		1,650		1,197
Number of Sewer Taps	23		32		9
Linear Feet of Sewer Extensions (including taps)	1,407		0		(1,407)
Meter Change Outs	29		38		9
Register Change Outs	505		703		198
Turn Ons/Offs	246		300		54
Disconnects for Nonpayment	197		254		57
Meter Reads Only	192		274		82
Re-Reads	652		545		(107)
Consumption Reports	120		92		(28)
3 Day Temporary Connects	6		6		0
Check for Leaks	16		11		(5)
Reinstates	159		221		62
Number of Water Leaks (including blue poly)	33		40		7
Number of Blue Poly Leaks	1		0		(1)
Sewer Line Breaks	11		22		11
Sewer Stoppages	6		10		4
Linear Feet of Sewer Rodding	0		2,000		2,000
Linear Feet of Camera Work	0		250		250
CIP Water Extensions (linear feet)	4,720		5,200		480
CIP Sewer Extensions (linear feet)	4,880		18,100		13,220
CIP Meter Replacements	0		0		0
CIP Fire Hydrant Replacements	0		0		0
Jonestown Pump & Haul Loads	607		480		(127)
Water Taps (This line added Aug 2015)			14		
Sewer Taps (This line added Aug 2015)			14		

<b>STREET DEPARTMENT 2014-15 ACTIVITY REPORT</b>													
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTALS
<b><u>STREET PATCHING</u></b>													
Tons of Asphalt Used	11	20	22	50	70	38	31	32	52	111	30		467
Number of Patches	74	13	388	231	1,170	349	598	52	769	955	798		5,397
Square Feet of Patches	856	1,594	1,781	4,040	5,595	3,052	2,498	2,560	8,302	8,870	2,396		41,544
Tons of Base Material Used	15	6	0	0	0	47	2	11	3	16	7		107
Repaint Intersections	0	0	0	0	0	0	0	0	0	0	8		8
Replace Reflective Buttons	0	0	0	0	0	0	0	0	0	0	260		260
<b><u>CRACK SEAL PROGRAM</u></b>													
Linear Feet of Crack Sealing	0	0	0	0	0	0	0	0	0	0	0		0
<b><u>LANDSCAPING ACTIVITIES</u></b>													
Worker Hours	288	132	128	0	32	146	320	216	224	160	173		1,819
<b><u>ROADSIDE MOWING</u></b>													
Miles Mowed	184	130	0	0	0	0	24	48	176	143	32		737
<b><u>TRAFFIC CONTROL</u></b>													
New Signs Installed	0	0	0	0	0	0	0	0	0	4	2		6
Signs Replaced	8	0	11	8	6	9	13	11	4	15	8		93
<b><u>DRAINAGE MAINTENANCE</u></b>													
Projects Completed	0	1	0	0	0	0	1	0	0	3	1		6
Linear Feet of Ditches Cleared	290	125	0	230	0	513	210	860	560	476	303		3,567
Culverts Cleared	3	2	0	6	0	4	3	4	5	7	2		36
<b><u>MISCELLANEOUS ACTIVITIES</u></b>													
Worker Hours on City Clean Up	290	30	32	24	32	28	146	117	30	20	32		781
Worker Hours on Burn Day	0	0	224	0	0	0	0	0	0	0	0		224
Worker Hours on Park Maint	32	24	0	0	28	0	0	0	0	0	0		84
Worker Hours on X-Mas Lights	96	452	32	256	0	0	0	0	0	0	0		836
Worker Hours on Tree Trimming	96	120	288	258	288	150	128	120	96	240	226		2,010
Deer Pick Ups	8	13	12	7	5	6	7	3	6	5	13		85
Bldg Maintenance Requests	6	2	2	7	4	3	2	1	2	2	4		35
Pool Operation & Maintenance (hrs)	4	4	12	12	8	4	6	0	0	0	2		52
Airport Maintenance (hrs)	96	104	0	0	0	48	96	0	96	16	0		456
Mowing Bar K Golf Course (hrs)	0	0	0	0	0	0	0	0	0	0	0		0
Assist Utility Department (hrs)	0	0	0	0	0	15	96	0	0	0	0		111
Assist CIP Projects (hrs)	0	96	62	144	128	0	0	120	0	128	0		678
Assist Plant Operations (hrs)	0	0	0	0	0	0	0	0	0	0	12		12
Assist Library (hrs)	0	0	0	0	0	24	0	21	2	0	0		47
Assist Effluent Department (hrs)	0	0	0	0	0	0	0	0	0	0	0		0
Assist Golf Courses (hrs)	176	0	0	32	72	56	0	0	0	16	32		384
Assist LVPD (hrs)	6	0	0	0	12	32	0	5	0	0	0		55
KLVB Projects (hrs)	0	0	0	0	0	0	0	0	0	32	0		32
Special Events (hrs)	0	0	112	0	288	160	266	0	352	240	0		1,418
<b><u>RECYCLE CENTER</u></b>													
Loads of Brush Collected	98	72	70	63	71	78	80	93	118	0	96		839
Wood Chipping (hrs)	64	0	128	64	80	0	0	112	112	144	80		784
Loads of Mulch Picked Up	0	0	25	12	24	31	0	58	41	0	21		212
Trash/Metal Collection (hrs)	32	0	0	0	0	0	32	0	16	0	64		144

Special Comments: Street Department did 3,857 linear feet of striping for Dawn Drive parking spaces.



2013/14 vs. 2014/15 Comparison	Thru Aug 31 FY 2013/14	Thru Aug 31 FY 2014/15	Increase (Decrease)
<b><u>STREET PATCHING</u></b>			
Tons of Asphalt Used	524	467	(57)
Number of Patches	1,953	5,397	3,444
Square Feet of Patches	40,840	41,544	704
Tons of Base Material Used	86	107	21
Repaint Intersection	5	8	3
Replace Reflective Buttons	0	260	260
<b><u>CRACK SEAL PROGRAM</u></b>			
Linear Feet of Crack Sealing	27,448	0	(27,448)
<b><u>LANDSCAPING ACTIVITIES</u></b>			
Worker Hours	1,792	1,819	27
<b><u>ROADSIDE MOWING</u></b>			
Miles Mowed	748	737	(11)
<b><u>TRAFFIC CONTROL</u></b>			
New Signs Installed	83	6	(77)
Signs Replaced	129	93	(36)
<b><u>DRAINAGE MAINTENANCE</u></b>			
Projects Completed	3	6	3
Linear Feet of Ditches Cleared	909	3,567	2,658
Culverts Cleared	8	36	28
<b><u>MISCELLANEOUS ACTIVITIES</u></b>			
Worker Hours on City Clean Up	952	781	(171)
Worker Hours on Burn Day	0	224	224
Worker Hours on Park Maint.	238	84	(154)
Worker Hours on X-Mas Lights	884	836	(48)
Worker Hours on Tree Trimming	1,718	2,010	292
Deer Pick Ups	97	85	(12)
Bldg. Maintenance Requests	25	35	10
Pool Operation & Maintenance (hrs)	253	52	(201)
Airport Maintenance (hrs)	488	456	(32)
Mowing Bar K Golf Course (hrs)	48	0	(48)
Assist Utility Department (hrs)	103	111	8
Assist CIP Projects (hrs)	1,520	678	(842)
Assist Plant Operations (hrs)	51	12	(39)
Assist Library (hrs)	103	47	(56)
Assist Effluent Department (hrs)	96	0	(96)
Assist Golf Courses (hrs)	192	384	192
Assist LVPD (hrs)	81	55	(26)
KLVB Projects (hrs)	0	32	32
Special Events (hrs)	485	1,418	933
<b><u>RECYCLE CENTER</u></b>			
Loads of Brush Collected	1,191	839	(352)
Wood Chipping (hrs)	956	784	(172)
Loads of Mulch Picked Up	282	212	(70)
Trash/Metal Collection (hrs)	99	144	45



## Permits By Type

### Lago Vista

From: 08/01/2015

To: 08/31/2015

Description	Permit Number	Contractor	Address	Type	Issued Date	Square Footage	Construction Cost
Residential Permits	2131	Highland Homes	7216 Tessera Parkway	Residential Single Family	8/4/2015	4172	\$402420.00
	2129	Highland Homes	7208 Tessera Parkway	Residential Single Family	8/4/2015	4907	\$452640.00
	2236	MHI	7901 Arbor Knoll Court	Residential Single Family	8/13/2015	3155	\$169194.00
						<b>12234</b>	<b>\$1024254.00</b>

Homes Permitted in Tessera



## Permits By Type

### Lago Vista

From: 08/01/2015

To: 08/31/2015

Description	Permit Number	Contractor	Address	Type	Issued Date	Construction Cost
Miscellaneous Permits						
	2229	Best of Texas	7716 Turnback Ledge Trail	Sprinkler System	8/10/2015	\$2800.00
	2241	Homeowner	20301 Rock Park Ln	Residential Accessory	8/10/2015	\$649.00
	2244	Viking Ship Kayak	3601 Hamilton Avenue	Home Occupation Permit	8/10/2015	No Value
	2250	Elgin Sprinkler	22101 Cross Timbers Bend	Sprinkler System	8/20/2015	\$2800.00
	2254	Homeowner	20802 Leaning Oak Drive	Residential Accessory	8/25/2015	\$1000.00
	2264	Shamrock Total Lawn	2913 Patriot Drive	Sprinkler System	8/31/2015	\$3000.00
	2184	Homeowner	21104 Dawn DRive	Residential Accessory	8/31/2015	\$80000.00
	2237	Lago Vista Fence	20003 Lee Lane	Fence	8/4/2015	\$7300.00
	2242	Gofers	20907 Paseo De Vaca	Residential Accessory	8/10/2015	\$70000.00
	2245	Loan Simple	20407 Sunset Strip	Home Occupation Permit	8/11/2015	No Value
	2251	Elgin Sprinkler	22121 Cross Timbers Bend	Sprinkler System	8/20/2015	\$2800.00
	2256	Cape Lago	5801 Thunderbird	Fence	8/24/2015	\$1000.00
	2260	Harold Nelson	20511 Dawn Drive	Fence	8/25/2015	\$1000.00
	2265	KC Water Filtration	4201 Vista Corta	Home Occupation Permit	8/31/2015	No Value
	1870	Premier Home Service	7609 Sleepy Hollow	Remodeling	8/4/2015	\$10000.00
	2192	Ryan Zimmerman	20552 Highland Lakes	Deck	8/3/2015	\$15000.00
	2239	Homeowner	20312 Continental Drive	Fence	8/5/2015	\$500.00
	2243	Lago Vista Fence	4011 Rockwood Dr	Fence	8/13/2015	\$7200.00
	2248	Chaparral Surveying	CVS Driveway Improvement	Site Development Plan	8/14/2015	No Value Reported
	2253	Lago Vista Fence	4802 Thunderbird Drive	Fence	8/24/2015	\$6400.00
	2261	Lago Vista Car Wash	7903 Bronco Lane	Fence	8/28/2015	\$1000.00
	2268	Maria's	20602 FM 1431 (Marias)	Fence	8/31/2015	\$100.00
						<b>\$286949.00</b>
Sign Permits	2258	1431 Real Estate	20900 FM 1431 #202	Temporary Banner	8/24/2015	No Value Reported
	2257	1431 Real Estate	20900 FM 1431 #202	Sign Variance	8/24/2015	No Value Reported



## Permits By Type

### Lago Vista

From: 08/01/2015

To: 08/31/2015

Description	Permit	Contractor	Address	Type	Issued Date
Electrical Trade Permits	2129	IES	7208 Tessera Parkway	Residential Electrical	8/10/2015
	2131	IES	7216 Tessera Parkway	Residential Electrical	8/10/2015
	2185	ATX Electrical	6302 Lakeshore Dr	Minor Electrical Repairs	8/5/2015
	2202	Canyon Electric	21711 Surrey Lane	Residential Electrical	8/5/2015
	2224	TMC Electric	3935 Outpost Trace	Residential Electrical	8/11/2015
Mechanical Trade Permits	2130	Austin Air Conditioning	9402 Rolling Hills Trail	Commercial Mechancial	8/17/2015
	2146	Casa Mechanical	7712 Turnback Ledge Trail	Residential Mechanical	8/17/2015
	2147	Casa Mechanical	7906 Turnback Ledge Trail	Residential Mechanical	8/17/2015
	2160	Ishtel Heating & Air	7708 Lohman Ford 102	Commercial Mechancial	8/25/2015
	2223	Ishtel Heating & Air	7708 Lohman Ford Bldg A	Commercial Mechancial	8/25/2015
	2166	Big Tex AC	7618 Turnback Ledge Trail	Residential Mechanical	8/18/2015
	2188	Big Tex AC	7909 Arbor Knoll Court	Residential Mechanical	8/18/2015
	2269	Sierra Air Services, Inc. -	21540 Paine Avenue	Minor Mechancial Repairs	8/31/2015
Plumbing Trade Permits	2213	Casa Mechanical	7912 Arbor Knoll Court	Residential Plumbing	8/5/2015
	2173	Casa Mechanical	22217 Cross Timbers Bend	Residential Plumbing	8/5/2015
	2210	Casa Mechanical	22201 Cross Timbers Bend	Residential Plumbing	8/26/2015
	1858	A, K & J Plumbing	20914 Oakdale Drive	Residential Plumbing	8/7/2015
	2240	Walters Plumbing -	21014 Boggy Ford Road	Minor Plumbing Repairs	8/5/2015
	2220	Lantz Lakeside Plumbing	20703 Northland	Residential Plumbing	8/12/2015
	2179	Lantz Lakeside Plumbing	21501 Twain Cove	Residential Plumbing	8/12/2015
	2196	Mustang Plumbing	7813 Turnback Ledge Trail	Residential Plumbing	8/24/2015
	2249	Duder's Plumbing	49 Oak Place	Minor Plumbing Repairs	8/17/2015
	2155	A, K & J Plumbing	21432 Lakefront Drive	Residential Plumbing	8/4/2015
	2246	Walters Plumbing	2500 Mayflower Cove	Minor Plumbing Repairs	8/12/2015
	2247	Walters Plumbing	6103 Camille Court	Minor Plumbing Repairs	8/12/2015
	2129	Mustang Plumbing	7208 Tessera Parkway	Residential Plumbing	8/14/2015
	2131	Mustang Plumbing	7216 Tessera Parkway	Residential Plumbing	8/14/2015
	1950	Casa Mechanical	3209 Eisenhower	Residential Plumbing	8/14/2015
	2111	Lantz Lakeside Plumbing	3002 Drake Cove	Residential Plumbing	8/27/2015



## Permits By Type

### Lago Vista

From: 08/01/2015

To: 08/31/2015

	2224	GC Plumbing	3935 Outpost Trace	Residential Plumbing	8/24/2015
	2236	Casa Mechanical	7901 Arbor Knoll Court	Residential Plumbing	8/18/2015
	2255	Church Services -	20812 Adobe Trail	Minor Plumbing Repairs	8/24/2015



## CERTIFICATE OF OCCUPANCY REPORT

Permit Number	Cert. Of Occupancy	Owner Name	Location	Permit Type
1945	08/17/2015	MHI	22105 Cross Timbers Bend Lago Vista TX 78645	Residential Single Family
1993	08/24/2015	Travista Homes LLC	3929 Outpost Trace Lago Vista TX 78645	Residential Single Family
2024	08/28/2015	Andy Abrams	20104 Bryan Cove Lago Vista TX 78645	Residential Single Family
2072	08/07/2015	Vista Verde Custom Homes	4011 Rockwood Drive Lago Vista TX 78645	Residential Single Family

Tessera



# Zoning and Subdivision Report

## Lago Vista

From: 08/01/2015

To: 08/31/2015

Description	Permit Number	Address	Type	Creation Date
Platting	SUB-1095	20701,20703 Osage & 20700, 20702 O Neill	Lot Consolidation	08/03/2015
	SUB-1096	8100 & 8102 Bronco Lane	Lot Consolidation	08/12/2015
	SUB-1097	2300 & 2301 Washington Cove	Lot Consolidation	08/31/2015
Zoning	ZON-1044	20625 Falcon Street	Variance (Setback)	08/11/2015
	ZON-1045	Montechino	Re-Zoning Request	08/31/2015

*New Residential Construction issued in September 2007*

*Total: 7*

<b>Date</b>	<b>Permit #</b>	<b>Address</b>	<b>Subdivision</b>	<b>Section</b>	<b>Lot(s)</b>	<b>Zoning</b>	<b>Contractor</b>	<b>Living</b>	<b>Garage</b>	<b>Construction Costs</b>
7/2/2007	BP2007-71	21506 Patton Ave.	Highland Lake Estates	21	21188	R1-B	Serrano Homes, LLC	1500	413	\$105,000
7/2/2007	BP2007-76	6325 La Mesa	Lago Vista Estates	2	20	R1-D	Owner	2814	750	\$125,000
7/5/2007	BP207-77	7604 Stagecoach Cove	Bar K Ranches	8	8199A	R1-A	Doug Casey Homes	4448	1947	\$850,000
7/6/2007	BP2007-79	20501 National Dr.	LV Country Club Estates	11	2638	R1-G	Reytext Homes, Inc.	2045	784	\$242,500
7/6/2007	BP2007-78	20110 Lincoln Cove	Highland Lake Estates	2	2016	R1-A	Reytext Homes, Inc.	2505	468	\$244,624
7/27/2007	BP2007-84	4064 Outpost Trace	Country Club Estates	9	2231	R1-G	Summer View Homes, LLC	2267	464	\$170,000
7/31/2007	BP2007-80	3933 Outpost Trace	Country Club Estates	7	1002	R1-G	North Shore Construction	2971	678	\$300,000

*Flood Zone SF Residential Permits issued in July 2007*

*Total: 2*

<b>Date</b>	<b>Permit #</b>	<b>Address</b>	<b>Subdivision</b>	<b>Section</b>	<b>Lot(s)</b>	<b>Zoning</b>	<b>Contractor</b>	<b>Living</b>	<b>Garage</b>	<b>Construction Costs</b>
7/5/2007	BFSF2007-9	6705 Bar K Ranch Rd.	Bar K Ranches	2	2053	R1-B	Canyon Builders	1505	679	\$245,000
7/16/2007	BF2F2007-2	21206 Sana Monica Ave. #A& #B	Highland Lake Estates	30	30020A	R2	South Shore Custom Homes	2819	860	\$270,000

*Commercial Building Permits issued in July 2007*

*Total: 3*

<b>Date</b>	<b>Permit #</b>	<b>Address</b>	<b>Subdivision</b>	<b>Section</b>	<b>Lot(s)</b>	<b>Zoning</b>	<b>Contractor</b>	<b>Construction Costs</b>
7/9/2007	BPC2007-28	326 Flighline Rd.	Bar K Airport		54	C4	Hangar Rental, Inc.	\$96,000
7/31/2007	BPC2007-29	2008 American Dr. #1 & #2	Vista Villas		1	PDD	Doug Casey Homes	\$435,000
7/31/2007	BPC2007-30	2010 American Dr. #1 & #2	Vista Villas		1	PDD	Doug Casey Homes	\$435,000

*Miscellaneous Building Permits issued in July 2007*

*Total: 11*

*Sub-Contractor Permits issued in September 2006 (Electrical, Mechanical, and Plumbing)*

*Total: 35*

*Number of Onsite Inspections completed in July 2007*  
*Last inspection number entered as of 07/31/2007: INSP2007-965*

*Total: 95*

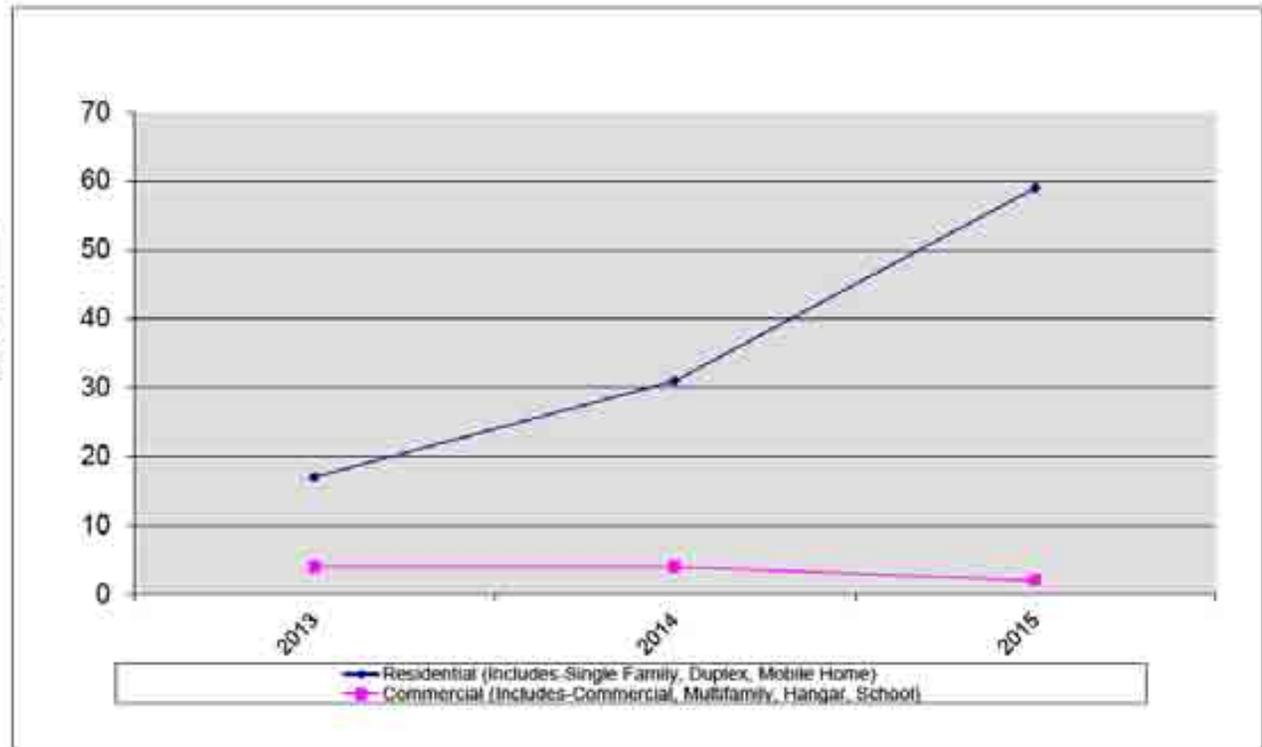
*Certificates of Occupancy issued in July 2007*

*Total: 6*

<b>Date</b>	<b>Permit No.</b>	<b>Address</b>	<b>Subdivision</b>	<b>Section</b>	<b>Lot(s)</b>	<b>Zoning</b>	<b>Contractor</b>
7/2/2007	BP2005-59	21600 American Cove	Highland Lake Estates	29	29088	R1-B	Dream Homes
7/6/2007	BP2005-39	21303 National Dr.	Country Club Estates	7	1328	R1-G	Saul Martinez
7/6/2007	BP2007-9	20100 Lincoln Cove	Highland Lake Estates	2	2011	R1-A	Reytex Homes, Inc.
7/12/2007	BP2007-8	3601 Rockefeller Cove	Highland Lake Estates	11	11021	R1-C	Bogey Investments, Inc
7/13/2007	BP2007-16	21123 Northland Dr.	Lago Vista Estates	5	1840	R1-D	Reytex Homes, Inc.
7/25/2007	BPC2006-22	21118 Highland Lake Dr.	Vista Villas		1	PDD	Doug Casey Homes

**Development Services  
Fiscal Three Year Comparison  
New Residential/Commercial Building Permits  
October-August**

Three Year Monthly Comparison October -August			
Permit Type	2013	2014	2015
Residential	17	31	59
Commercial	4	4	2
Totals	21	35	61



	<u>Oct-12</u>	<u>Nov-12</u>	<u>Dec-12</u>	<u>Jan-13</u>	<u>Feb-13</u>	<u>Mar-13</u>	<u>Apr-13</u>	<u>May-13</u>	<u>Jun-13</u>	<u>Jul-13</u>	<u>Aug-13</u>	<u>Sep-13</u>	<u>Totals</u>
R1 single family	1	2	2	1	1	3	1	1	0	5	0	1	18
R-2 duplex or 2 family													0
R-4 multifamily													0
Hangar							2						2
Commercial						1(School)			1 (New Office)				2
<b>Totals</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>22</b>

Fiscal 14

	<u>Oct-13</u>	<u>Nov-13</u>	<u>Dec-13</u>	<u>Jan-14</u>	<u>Feb-14</u>	<u>Mar-14</u>	<u>Apr-14</u>	<u>May-14</u>	<u>Jun-14</u>	<u>Jul-14</u>	<u>Aug-14</u>	<u>Sep-14</u>	<u>Totals</u>
R1 single family	3	1	1	1	3	3	3	2	6	3	5	2	33
R-2 duplex or 2 family													0
R-4 multifamily													0
Hangar				1						1			2
Commercial				1 (Tenanat Finish Out)		1(Pavilion)							1
<b>Totals</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>36</b>

Fiscal 15

	<u>Oct-14</u>	<u>Nov-14</u>	<u>Dec-14</u>	<u>Jan-15</u>	<u>Feb-15</u>	<u>Mar-15</u>	<u>Apr-15</u>	<u>May-15</u>	<u>Jun-15</u>	<u>Jul-15</u>	<u>Aug-15</u>	<u>Sep-15</u>	<u>Totals</u>
R1 single family	9	2	5	3	5	2	7	7	11	5	3		59
R-2 duplex or 2 family													0
R-4 multifamily													0
HANGAR								1					1
Commercial									1(Tenant Finish Out)				1
<b>Totals</b>	<b>9</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>7</b>	<b>8</b>	<b>12</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>61</b>

## Code Enforcement Report August 2015

	Permit Number	Address	Type
Building	CE-2630	20511 Dawn Dr.	Commercial dumpster violation
	CE-2647	7903 Bronco Lane	Commercial dumpster violation
	CE-2795	3404 American Dr.	Commercial dumpster violation
	CE-2494	21304 Bison Trl.	Encroach on city or private property
	CE-2496	21311 Bison Trl.	Encroach on city or private property
	CE-2638	7113 Comstock Cv.	Failure to maintain structure
	CE-2694	21514 Coyote Trail	Mobile Home violation
	CE-2716	7202 Comstock Cove	Open/Unsecured vacant building
	CE-2644	3626 High Mountain Dr.	Other Building Violations
	CE-2726	7305 Cowpoke Trail	Other Building Violations
	CE-2798	8302 Arena Path	Other Building Violations
	CE-2595	2810 Boone Dr.	Pool Fencing violation
	CE-2500	21301 Bison Trl.	Site development w/o permit
	Other Ordinance Violations	CE-2505	4503 Rimrock Dr.
CE-2507		4038 Outpost Trace	All other miscellaneous violations
CE-2510		3205 MacArthur #B	All other miscellaneous violations
CE-2516		21401 Santa Carlo Ave.	All other miscellaneous violations
CE-2519		21624 Boggy Ford Rd.	All other miscellaneous violations
CE-2520		21410 Patton Ave.	All other miscellaneous violations
CE-2521		21412 Patton Ave.	All other miscellaneous violations
CE-2522		21505 Penn Cove	All other miscellaneous violations
CE-2523		21830 Ticonderoga Ave	All other miscellaneous violations
CE-2524		3706 Parliament Cove	All other miscellaneous violations
CE-2525		3608 Parliament Cove	All other miscellaneous violations
CE-2526		3600 Parliament Cove	All other miscellaneous violations
CE-2542		3115 Mac Arthur Ave.	All other miscellaneous violations
CE-2543		3205 Mac Arthur Ave. #B	All other miscellaneous violations
CE-2553		3900 Lake Park Cove	All other miscellaneous violations
CE-2555		4719 Country Club Dr.	All other miscellaneous violations
CE-2563		20552 Highland Lake Dr.	All other miscellaneous violations
CE-2565		21669 High Dr.	All other miscellaneous violations
CE-2569		3704 Rock Terrace Dr.	All other miscellaneous violations
CE-2579		19801 Cabot Cove	All other miscellaneous violations
CE-2580		3906 Constitution Dr.	All other miscellaneous violations
CE-2581		20534 Highland Lake Dr.	All other miscellaneous violations
CE-2606		5703 Thunderbird St. #B	All other miscellaneous violations
CE-2607		4309 Silverhill Dr.	All other miscellaneous violations
CE-2612		21506 High Dr.	All other miscellaneous violations
CE-2613		21603 Mount Laurel	All other miscellaneous violations
CE-2615		21403 Mount Laurel Dr.	All other miscellaneous violations
CE-2616		21505 Mount View Dr.	All other miscellaneous violations
CE-2617		21521 Mount View Dr.	All other miscellaneous violations
CE-2618		21669 High Dr.	All other miscellaneous violations
CE-2619		3959 Outpost Trace	All other miscellaneous violations
CE-2620		3951 Outpost Trace	All other miscellaneous violations
CE-2621		3950 Outpost Trace	All other miscellaneous violations
CE-2623		20604 Bridle Path Rd.	All other miscellaneous violations
CE-2624		21406 Horseshoe Loop	All other miscellaneous violations
CE-2628		21108 Dodge Trl	All other miscellaneous violations
CE-2642		20704 Bonanza St. #A	All other miscellaneous violations
CE-2643		20709 Bonanza St.	All other miscellaneous violations
CE-2653		4066 Outpost Trace	All other miscellaneous violations
CE-2654		19801 Cabot Cove	All other miscellaneous violations
CE-2658		21516 Paine Ave.	All other miscellaneous violations
CE-2661		20300 Highland Lake Dr.	All other miscellaneous violations
CE-2668	20700 Bonanza St.	All other miscellaneous violations	
CE-2671	20902 Shady Lane	All other miscellaneous violations	
CE-2672	20902 Shady Lane	All other miscellaneous violations	

CE-2677	20904 Oak Dale Dr.	All other miscellaneous violations
CE-2678	21425 Lakefront Dr.	All other miscellaneous violations
CE-2720	21465 Coyote Trail #C	All other miscellaneous violations
CE-2731	21473 Coyote Trail	All other miscellaneous violations
CE-2739	3116 Burnside Cir	All other miscellaneous violations
CE-2745	3209 MacArthur Ave #B	All other miscellaneous violations
CE-2574	21306 Choctaw Cove	Disconnected water service
CE-2629	20202 Travis Dr. #A	Disconnected water service
CE-2730	21473 Coyote Trail #6A	Disconnected water service
CE-2733	20030 Continental Dr.	Disconnected water service
CE-2734	21102 Santa Ana Cove	Disconnected water service
CE-2751	21442 Coyote Trl.	Fire Code Violation
CE-2752	21444	Fire Code Violation
CE-2803	21403 Ridgeview Circle	Illegal Dumping violation
CE-2506	4209 Rimrock Ct.	Junk/abandoned vehicle
CE-2513	3603 Rockefeller Cove	Junk/abandoned vehicle
CE-2514	3603 Rockefeller Cove	Junk/abandoned vehicle
CE-2544	20205 Park Strip	Junk/abandoned vehicle
CE-2572	21306 Choctaw Cove	Junk/abandoned vehicle
CE-2573	21306 Choctaw Cove	Junk/abandoned vehicle
CE-2586	21405 Choctaw Cove	Junk/abandoned vehicle
CE-2587	21405 Choctaw Cove	Junk/abandoned vehicle
CE-2589	21405 Choctaw Cove	Junk/abandoned vehicle
CE-2590	21405 Choctaw Cove	Junk/abandoned vehicle
CE-2592	21317 Paseo de Vaca	Junk/abandoned vehicle
CE-2593	2810 Boone Dr.	Junk/abandoned vehicle
CE-2635	21063 Highland Lake Dr.	Junk/abandoned vehicle
CE-2679	20215 Travis Dr. #D	Junk/abandoned vehicle
CE-2680	7100 Crossbow Trail	Junk/abandoned vehicle
CE-2688	21314 Choctaw Cove	Junk/abandoned vehicle
CE-2689	21314 Choctaw Cove	Junk/abandoned vehicle
CE-2693	21514 Coyote Trail	Junk/abandoned vehicle
CE-2696	21475 Coyote Trail #4A	Junk/abandoned vehicle
CE-2698	21475 Coyote Trail #4B	Junk/abandoned vehicle
CE-2711	7103 Comstock Cove	Junk/abandoned vehicle
CE-2712	7103 Comstock Cove	Junk/abandoned vehicle
CE-2715	7206 Comstock Cove	Junk/abandoned vehicle
CE-2718	21459B Coyote Trail	Junk/abandoned vehicle
CE-2723	21471 Coyote Trail #9A	Junk/abandoned vehicle
CE-2725	21525 Coyote Trail	Junk/abandoned vehicle
CE-2741	18729 Austin Blvd	Junk/abandoned vehicle
CE-2750	21455	Junk/abandoned vehicle
CE-2754	21462	Junk/abandoned vehicle
CE-2755	21478	Junk/abandoned vehicle
CE-2758	21498 Coyote Trl	Junk/abandoned vehicle
CE-2760	21503 Coyote Trl.	Junk/abandoned vehicle
CE-2769	7307 Cowpoke	Junk/abandoned vehicle
CE-2771	7203 Cowpoke	Junk/abandoned vehicle
CE-2777	21606 Cheyenne Cv.	Junk/abandoned vehicle
CE-2780	21603 Cheyenne Cv.	Junk/abandoned vehicle
CE-2786	7101 Comstock Cv.	Junk/abandoned vehicle
CE-2787	7201 Comstock Cv.	Junk/abandoned vehicle
CE-2789	7203 Crossbow Trl.	Junk/abandoned vehicle
CE-2793	7314 Crossbow Trl.	Junk/abandoned vehicle
CE-2486	21502 Lakefront Dr.	Mandatory Water Rationing violation
CE-2489	3104 Constitution Dr.	Mandatory Water Rationing violation
CE-2490	20529 Highland Lake Dr.	Mandatory Water Rationing violation
CE-2495	3116 Burnside Cir.	Mandatory Water Rationing violation
CE-2497	6203 Lynn Lane	Mandatory Water Rationing violation
CE-2498	6400 Camille Court	Mandatory Water Rationing violation
CE-2536	20902 Oak Ridge	Mandatory Water Rationing violation

	CE-2540	21016 Ridgeview Loop	Mandatory Water Rationing violation
	CE-2541	20903 Magellan Cove	Mandatory Water Rationing violation
	CE-2596	21661 High Dr.	Mandatory Water Rationing violation
	CE-2597	4111 Rockwood Dr.	Mandatory Water Rationing violation
	CE-2631	3610 High Mountain Dr.	Mandatory Water Rationing violation
	CE-2641	21005 Twisting Trail	Mandatory Water Rationing violation
	CE-2662	21005 Twisting Trail	Mandatory Water Rationing violation
	CE-2673	6300 Lakeshore Dr.	Mandatory Water Rationing violation
	CE-2768	20400 Dawn Dr.	Mandatory Water Rationing violation
	CE-2807	21110 Twisting Trail	Mandatory Water Rationing violation
	CE-2748	21411	Solid Waste Container Violation
	CE-2770	7907 Bar K Ranch Rd.	Solid Waste Container Violation
	CE-2772	21405 Choctaw Cove	Solid Waste Container Violation
	CE-2774	4718 Country Club Dr.	Solid Waste Container Violation
	CE-2778	4715 Turnback St.	Solid Waste Container Violation
	CE-2799	8302 Arena Path	Solid Waste Container Violation
	CE-2801	21510 Coyote Trail	Solid Waste Container Violation
	CE-2802	7202 Crossbow Trail	Solid Waste Container Violation
	CE-2804	20617 Oak Ridge	Solid Waste Container Violation
	CE-2805	5608 Clubhouse Dr.	Solid Waste Container Violation
	CE-2806	21559 Lakefront Dr.	Solid Waste Container Violation
	CE-2594	2810 Boone Dr.	Stagnant pool
Sign	CE-2645	5185 Lohman Ford Rd.	Banner Violation
	CE-2646	6307 Lohman Ford Rd.	Banner Violation
	CE-2763	21454 Coyote Trail	Garage/Estate Sale sign violation
	CE-2550	20402 Continental Dr.	Illegal sign violation
	CE-2585	21624 Boggy Ford Rd.	Illegal sign violation
	CE-2649	6311 Lohman Ford Rd.	Illegal sign violation
	CE-2742	19517 Boggy Ford Rd.	Illegal sign violation
	CE-2744	20573 Highland Lake Dr.	Other Sign violations
	CE-2810	6311 Lohman Ford Rd.	Other Sign violations
	CE-2537	5506 Arrowhead Dr.	Real Estate Sign violation
	CE-2557	21003 South Ridge St.	Real Estate Sign violation
	CE-2558	21003 South Ridge St.	Real Estate Sign violation
	CE-2559	21003 South Ridge St.	Real Estate Sign violation
	CE-2625	8000 Flintlock Cir.	Real Estate Sign violation
	CE-2626	8000 Flintlock Cir.	Real Estate Sign violation
	CE-2627	8000 Flintlock Cir.	Real Estate Sign violation
	CE-2656	2600 Hancock Ave	Real Estate Sign violation
	CE-2765	20800 Ridgeview Rd.	Real Estate Sign violation
	CE-2796	8109 Bronco Lane	Real Estate Sign violation
	CE-2797	8109 Bronco Lane	Real Estate Sign violation
Zoning	CE-2515	5209 Thunderbird St.	High grass/weeds on lot
	CE-2517	21401 Santa Carlo Ave.	High grass/weeds on lot
	CE-2554	4704 Navajo Cove	High grass/weeds on lot
	CE-2602	6314 La Mesa St.	High grass/weeds on lot
	CE-2603	6302 La Mesa St.	High grass/weeds on lot
	CE-2610	2809 Declaration Cir.	High grass/weeds on lot
	CE-2611	2804 Declaration Cir.	High grass/weeds on lot
	CE-2650	6311	High grass/weeds on lot
	CE-2651	20509 Dawn Dr.	High grass/weeds on lot
	CE-2652	20507 Dawn Dr.	High grass/weeds on lot
	CE-2665	21203 Little Loop	High grass/weeds on lot
	CE-2670	21525 Horseshoe Loop	High grass/weeds on lot
	CE-2676	3808 Cedar Glen	High grass/weeds on lot
	CE-2683	7202 Crossbow Trail	High grass/weeds on lot
	CE-2691	21303 Choctaw Cove	High grass/weeds on lot
	CE-2695	21514 Coyote Trail	High grass/weeds on lot
	CE-2704	21410	High grass/weeds on lot
	CE-2707	21423 Coyote Trail	High grass/weeds on lot
	CE-2751	21442 Coyote Trl.	High grass/weeds on lot

CE-2752	21444	High grass/weeds on lot
CE-2754	21462	High grass/weeds on lot
CE-2761	21516	High grass/weeds on lot
CE-2767	21610 Coyote Trl	High grass/weeds on lot
CE-2776	4718 Country Club Dr.	High grass/weeds on lot
CE-2781	21403 Chowiwaw Cv.	High grass/weeds on lot
CE-2784	7300 Cowboy	High grass/weeds on lot
CE-2785	7305 Cowboy Cv.	High grass/weeds on lot
CE-2789	7203 Crossbow Trl.	High grass/weeds on lot
CE-2790	7316 Crossbow Trl.	High grass/weeds on lot
CE-2800	8302 Arena Path	High grass/weeds on lot
CE-2808	7106 Crossbow	High grass/weeds on lot
CE-2809	6311 Lohman Ford Rd.	High grass/weeds on lot
CE-2503	3116 burnside Cir.	Home Occupation violation
CE-2535	21622 Boggy Ford Rd.	Home Occupation violation
CE-2577	20300 Highland Lake Dr.	Home Occupation violation
CE-2578	7306 Cowboy Cove	Home Occupation violation
CE-2639	4201 Vista Corta	Home Occupation violation
CE-2640	20814 Highland Lake Dr.	Home Occupation violation
CE-2502	2502 American Dr. #A	Open storage on property violation
CE-2773	7105 Cowpoke	Open storage on property violation
CE-2567	21336 Mount View Dr.	Other Zoning violations
CE-2709	21412 Coyote Trail	Other Zoning violations
CE-2738	3813 Congress Ave.	Other Zoning violations
CE-2504	20814 Highland Lake Dr.	Property Maintenance violation
CE-2588	21405 Choctaw Cove	Property Maintenance violation
CE-2591	21405 Choctaw Cove	Property Maintenance violation
CE-2622	4709 Turnback St.	Property Maintenance violation
CE-2637	4209 Rimrock Ct.	Property Maintenance violation
CE-2669	21106 Northland Dr.	Property Maintenance violation
CE-2681	7100 Crossbow Trail	Property Maintenance violation
CE-2686	7308 Crossbow Trail	Property Maintenance violation
CE-2692	21303 Choctaw Cove	Property Maintenance violation
CE-2697	21475 Coyote Trail #4A	Property Maintenance violation
CE-2703	21410 Coyote Trail	Property Maintenance violation
CE-2710	21437 Coyote Trail	Property Maintenance violation
CE-2713	7103 Comstock Cove	Property Maintenance violation
CE-2714	7207 Comstock Cove	Property Maintenance violation
CE-2717	21445 Coyote Trail	Property Maintenance violation
CE-2719	21465 Coyote Trail	Property Maintenance violation
CE-2721	21463 Coyote Trail	Property Maintenance violation
CE-2722	21471 Coyote Trail #10A	Property Maintenance violation
CE-2724	21611 Coyote Trail	Property Maintenance violation
CE-2726	7305 Cowpoke Trail	Property Maintenance violation
CE-2727	7211 Cowpoke Trail	Property Maintenance violation
CE-2728	7207 Cowpoke Trail	Property Maintenance violation
CE-2751	21442 Coyote Trl.	Property Maintenance violation
CE-2752	21444	Property Maintenance violation
CE-2753	21450	Property Maintenance violation
CE-2761	21516	Property Maintenance violation
CE-2782	21319 Chowtaw Cv.	Property Maintenance violation
CE-2789	7203 Crossbow Trl.	Property Maintenance violation
CE-2575	21317 Paseo de Vaca	Vehicle repair in residential zone violation
CE-2576	21317 Paseo de Vaca	Vehicle repair in residential zone violation
CE-2775	7102 Cowpoke	Vehicle repair in residential zone violation
CE-2484	20722 Camel Back St.	Vehicle/trailer/boat parked on lot
CE-2485	5505 Thunderbird St. #B	Vehicle/trailer/boat parked on lot
CE-2487	21502 Lakefront Dr.	Vehicle/trailer/boat parked on lot
CE-2488	4212 Rimrock Ct.	Vehicle/trailer/boat parked on lot
CE-2491	21313 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2493	3000 Newton Dr.	Vehicle/trailer/boat parked on lot

CE-2499	1919 American Dr.	Vehicle/trailer/boat parked on lot
CE-2501	2502 American Dr. #A	Vehicle/trailer/boat parked on lot
CE-2509	21313 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2511	21457 Coyote Trail	Vehicle/trailer/boat parked on lot
CE-2518	21402 Santa Carlo Ave.	Vehicle/trailer/boat parked on lot
CE-2527	3108 Patriot Dr.	Vehicle/trailer/boat parked on lot
CE-2529	3205 Parliament Cove	Vehicle/trailer/boat parked on lot
CE-2530	3108 Patriot Dr.	Vehicle/trailer/boat parked on lot
CE-2531	3205 Patriot Dr.	Vehicle/trailer/boat parked on lot
CE-2532	21313 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2533	5505 Thunderbird St. #A	Vehicle/trailer/boat parked on lot
CE-2534	5505 Thunderbird St. #A	Vehicle/trailer/boat parked on lot
CE-2545	3000 Newton Dr.	Vehicle/trailer/boat parked on lot
CE-2546	3403 MacArthur Ave.	Vehicle/trailer/boat parked on lot
CE-2547	3403 MacArthur Ave.	Vehicle/trailer/boat parked on lot
CE-2548	3403 MacArthur Ave.	Vehicle/trailer/boat parked on lot
CE-2549	4005 Constitution Dr.	Vehicle/trailer/boat parked on lot
CE-2551	21622 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2552	21620 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2556	5505 Thunderbird St. #A	Vehicle/trailer/boat parked on lot
CE-2560	21512 Paine Ave.	Vehicle/trailer/boat parked on lot
CE-2561	4201 Vista Corta	Vehicle/trailer/boat parked on lot
CE-2562	20402 Dawn Dr.	Vehicle/trailer/boat parked on lot
CE-2564	21836 Ticonderoga Ave	Vehicle/trailer/boat parked on lot
CE-2570	21308 Mount View Dr.	Vehicle/trailer/boat parked on lot
CE-2571	21308 Mount View Dr.	Vehicle/trailer/boat parked on lot
CE-2582	2502 American Dr. #B	Vehicle/trailer/boat parked on lot
CE-2583	21637 Boggy Ford Rd. #A	Vehicle/trailer/boat parked on lot
CE-2584	21624 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2598	20805 Ridgeview Rd.	Vehicle/trailer/boat parked on lot
CE-2599	6901 Cedar Ridge Dr.	Vehicle/trailer/boat parked on lot
CE-2600	6901 Cedar Ridge Dr.	Vehicle/trailer/boat parked on lot
CE-2601	6315 La Mesa St.	Vehicle/trailer/boat parked on lot
CE-2604	6205 La Mesa St.	Vehicle/trailer/boat parked on lot
CE-2605	6207 La Mesa St.	Vehicle/trailer/boat parked on lot
CE-2608	4309 Silverhill Dr.	Vehicle/trailer/boat parked on lot
CE-2609	4309 Silverhill Dr.	Vehicle/trailer/boat parked on lot
CE-2632	21603 Mount Laurel Dr.	Vehicle/trailer/boat parked on lot
CE-2633	21628 High Dr.	Vehicle/trailer/boat parked on lot
CE-2634	21633 High Dr.	Vehicle/trailer/boat parked on lot
CE-2636	4212 Rimrock Ct.	Vehicle/trailer/boat parked on lot
CE-2648	302 Flightline	Vehicle/trailer/boat parked on lot
CE-2655	20708 Henry Ave.	Vehicle/trailer/boat parked on lot
CE-2657	2502 American Dr. #B	Vehicle/trailer/boat parked on lot
CE-2659	21313 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2660	21634 Boggy Ford Rd.	Vehicle/trailer/boat parked on lot
CE-2663	3954 Outpost Trace	Vehicle/trailer/boat parked on lot
CE-2664	4101 Constitutiion Ave	Vehicle/trailer/boat parked on lot
CE-2666	21103 Little Loop	Vehicle/trailer/boat parked on lot
CE-2667	21103 Little Loop	Vehicle/trailer/boat parked on lot
CE-2674	20902 National Dr.	Vehicle/trailer/boat parked on lot
CE-2675	20900 National Dr.	Vehicle/trailer/boat parked on lot
CE-2684	7308 Crossbow Trail	Vehicle/trailer/boat parked on lot
CE-2685	7308 Crossbow Trail	Vehicle/trailer/boat parked on lot
CE-2690	21315 Choctaw Cove	Vehicle/trailer/boat parked on lot
CE-2700	21406 Coyote Trail	Vehicle/trailer/boat parked on lot
CE-2701	21406	Vehicle/trailer/boat parked on lot
CE-2705	7107 Chippewa Cove	Vehicle/trailer/boat parked on lot
CE-2706	7107 Chippewa Cove	Vehicle/trailer/boat parked on lot
CE-2735	21631 Boggy Ford Rd. #A	Vehicle/trailer/boat parked on lot
CE-2736	2819 Declaration Cir.	Vehicle/trailer/boat parked on lot

CE-2737	2819 Declaration Cir.	Vehicle/trailer/boat parked on lot
CE-2743	20400 Dawn Dr.	Vehicle/trailer/boat parked on lot
CE-2746	21633 High Dr.	Vehicle/trailer/boat parked on lot
CE-2747	21407	Vehicle/trailer/boat parked on lot
CE-2749	21415	Vehicle/trailer/boat parked on lot
CE-2750	21455	Vehicle/trailer/boat parked on lot
CE-2757	21494 Coyote Trl	Vehicle/trailer/boat parked on lot
CE-2759	21504 Coyote Trl	Vehicle/trailer/boat parked on lot
CE-2779	3202 Parliament Cove	Vehicle/trailer/boat parked on lot
CE-2783	21306 Chowtaw	Vehicle/trailer/boat parked on lot
CE-2788	7208 Crossbow Trl.	Vehicle/trailer/boat parked on lot
CE-2789	7203 Crossbow Trl.	Vehicle/trailer/boat parked on lot
CE-2792	3404 Ross Lane	Vehicle/trailer/boat parked on lot





8/7/2015	8/7/2015
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8/14/2015	8/21/2015
8/19/2015	8/19/2015
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8/31/2015	9/3/2015
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8/10/2015	8/16/2015
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8/13/2015	8/18/2015
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8/21/2015	8/28/2015
8/21/2015	8/26/2015
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8/17/2015	8/26/2015
8/3/2015	8/10/2015
8/25/2015	
8/11/2015	8/13/2015
8/25/2015	9/28/2015
8/26/2015	9/26/2015
8/4/2015	8/14/2015
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8/19/2015	8/21/2015
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8/21/2015	8/28/2015
8/24/2015	8/27/2015
8/24/2015	8/31/2015
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8/25/2015	8/27/2015

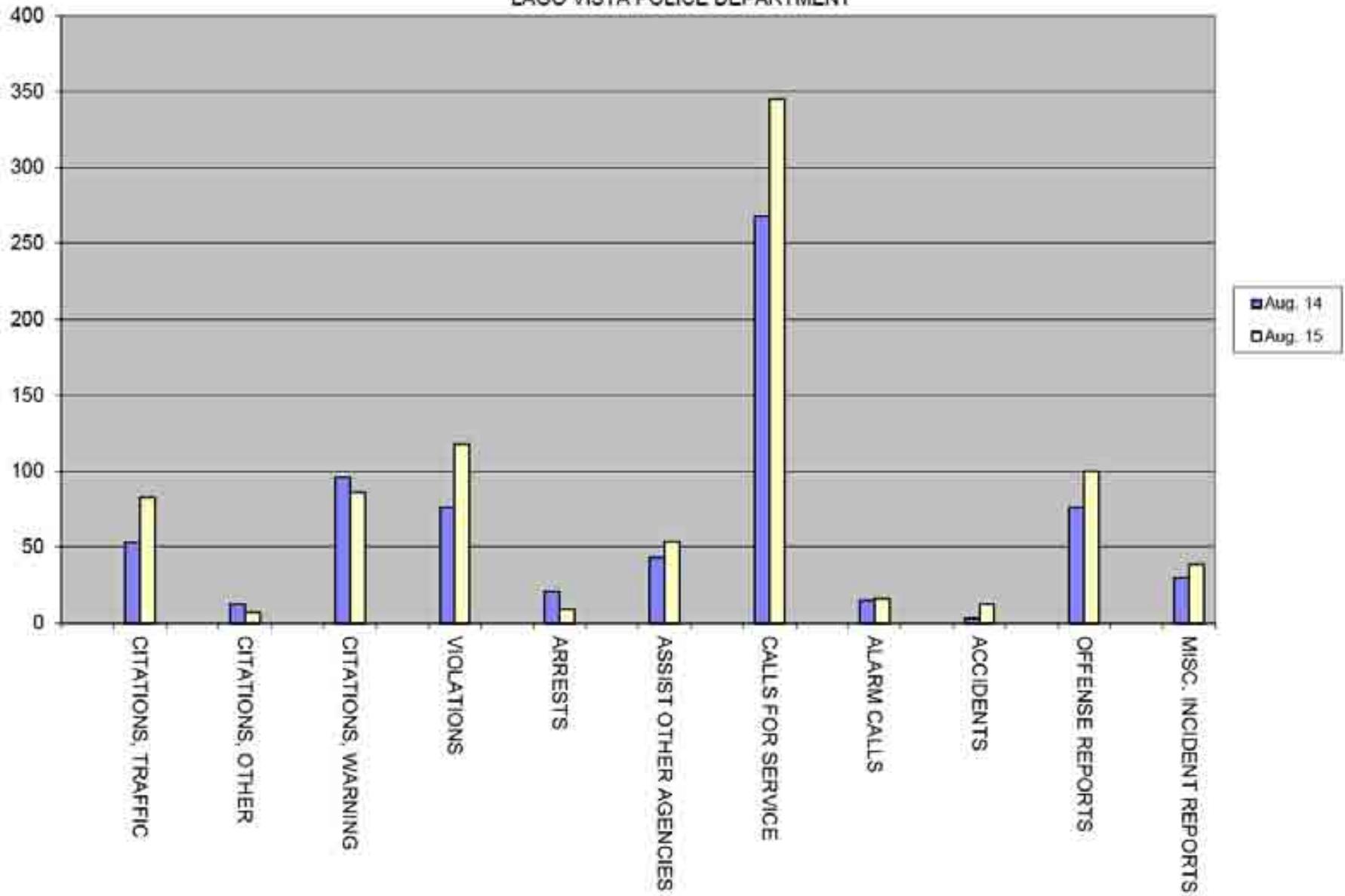
8/25/2015	8/27/2015
8/27/2015	8/28/2015
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8/28/2015	8/31/2015
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8/28/2015	8/29/2015

LAGO VISTA POLICE DEPARTMENT													
MONTHLY REPORT - 2015													
CITATIONS													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Traffic	57	66	47	75	57	55	110	83					
Animal	0	4	0	4	4	0	5	2					
Other	3	10	9	4	15	1	12	5					
Warning	86	101	69	103	78	79	76	86					
Total Citations	146	181	125	186	154	135	203	176					
VIOLATIONS													
Traffic	76	86	55	94	67	63	129	108					
Other	3	19	12	8	24	1	22	10					
Total Violations	79	105	67	102	91	64	151	118					
ARRESTS													
	12	20	18	12	20	11	21	9					
ASSIST OTHER AGENCIES													
EMS	30	21	28	24	28	18	20	29					
NLTRF	2	5	7	9	9	3	7	7					
Other Law Enforcement	2	4	9	12	15	8	11	18					
Utility Dept	3	4	1	0	1	0	7	0					
Total Assist Other Agencies	37	34	45	45	53	29	45	54					
CALLS FOR SERVICE													
	204	241	244	280	296	241	327	345					
ALARM CALLS													
	6	14	12	14	15	21	6	16					
FALSE ALARMS													
	6	14	12	14	15	21	6	16					
ANIMAL CONTROL													
Animal Calls	5	19	7	33	33	26	13	20					
Animal Impounds	*0	*2	*8	*6	*4	*3	*8	*7					
ACCIDENTS													
	3	8	8	6	4	9	9	12					
OFFENSE REPORTS													
	75	106	85	87	88	83	104	100					
MISC. INCIDENT REPORTS													
	40	42	41	40	36	19	38	39					
TOTAL MILES PATROLLED													
	8,682	8,885	9,130	9,141	9,427	9,894	10,249	9,098					
Taken to PAWS: 0 Dogs 0 Cats			Taken to Vets: 0 Dogs 0 Cats										
*Kept at P.D.	*7 Dogs	0 Cats											
Returned to Owner:	5 Dogs	0 Cats											
Taken to Town Lake	0 DogS	0 Cats											
Adopted:/Fostered	0 Dogs	0 Cats											
Taken to Williamson Co Humane	0 Dogs	0 Cats											
Still at P.D. Impound	2 Dogs	0 Cats											

LAGO VISTA POLICE DEPARTMENT  
COMPARISONS BY YEAR, BY MONTH  
1998-1999



AUGUST  
COMPARISONS  
2014-2015  
LAGO VISTA POLICE DEPARTMENT



	<b>Aug. 14</b>	<b>Aug. 15</b>			
CITATIONS, TRAFFIC	53	83			
CITATIONS, OTHER	12	7			
CITATIONS, WARNING	96	86			
VIOLATIONS	76	118			
ARRESTS	21	9			
ASSIST OTHER AGENCIES	43	54			
CALLS FOR SERVICE	268	345			
ALARM CALLS	15	16			
ACCIDENTS	3	12			
OFFENSE REPORTS	76	100			
MISC. INCIDENT REPORTS	30	39			



# City of Lago Vista

Library Services Monthly Report - August 2015

Division and Services	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	6 Month Total	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015	Sep 2015	FY Total
<b>Library</b>														
New Patrons	30	20	30	45	55	52	232	50	45	58	53	47		485
Patron Visits to the Library	2,029	1,368	1,585	1,718	1,741	1,751	10,192	1,791	1,643	2,232	2,394	2,253		20,505
Patrons on File	6,498	6,517	6,539	6,581	6,628	6,674	6,674	6,711	6,750	6,804	6,855	6,893		6,893
Computer Users	555	355	447	504	461	461	2,783	443	402	590	582	534		5,334
Wi-Fi Users	71	38	36	31	46	28	250	35	15	36	59	62		457
Children's Programs	6	3	4	4	4	3	24	5	4	7	10	7		57
Children's Programs Attendance	132	20	35	28	33	38	286	57	36	297	533	311		1,520
Teen Programs	0	0	0	0	0	0	0	0	0	0	3	0		3
Teen Program Attendance	0	0	0	0	0	0	0	0	0	0	9	0		9
Adult Programs/Events	9	8	5	7	10	10	49	10	9	7	6	7		88
Adult Programs/Events Attendance	84	45	23	31	323	51	557	57	41	53	47	65		820
Adult Classes/Workshops	4	2	6	8	8	9	37	9	6	10	5	8		75
Adult Classes Attendance	15	8	29	41	45	54	192	37	21	45	20	20		335
Interlibrary Loans	12	7	20	20	12	33	104	23	15	25	14	14		195
Materials Circulated	2,426	1,827	2,291	2,340	2,153	2,361	13,398	2,104	2,224	2,655	2,874	2,541		25,796
Materials in Collection	14,884	14,911	15,011	15,153	15,180	14,888	14,888	12,891	13,065	13,162	13,182	13,350		13,350
Amount Saved by Patrons	\$35,016	\$25,704	\$31,000	\$33,585	\$32,322	\$32,173	\$189,800	\$29,680	\$31,306	\$34,707	\$39,748	\$35,672		\$360,913
Volunteer Hours	238	456	229	210	203	230	1,566	246	333	248	242	233		2,868
Friends of the Library Expenditures	\$3,329	\$904	\$644	\$760	\$451	\$475	\$6,563	\$611	\$863	\$804	\$1,410	\$551		\$10,802

\$146 of the \$551 spent by FOL was for new signs for the upcoming November FOL Membership Drive Dinner. The remainder was spent on books and subscriptions for the library.

**HLGC & LVGC Monthly Report**

**Aug-15**

	08'-09' FY Totals	09'-10' FY Totals	10'-11' FY Totals	11'-12' Totals	12'-13' FY Totals	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	2014 YTD
<b>Regular Memberships</b>	90	96	118	119	131	133	133	133	133	130	127	125	125	132	132	132	135	<b>135</b>
<b>Canadian Membership</b>										20	89	3						
<b>Rounds of Golf</b>																		
<b>Mulligan Play</b>	493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Regular Member Play</b>	12,099	11,054	14,077	14,936	16,366	1,196	1,031	828	1,024	1,200	2,653	1,229	1,366	1,292	1,287	1,089	1,261	<b>15,456</b>
<b>Outside Play</b>	17,589	15,752	22,281	25,980	27,844	1,627	1,670	1,227	1,488	1,794	2,386	2,087	2,539	2,470	2,312	2,375	1,653	<b>23,628</b>
<b>Tournament Play</b>	677	1,079	1,675	2,164	1,823	284	180	27	32	66	29	359	330	173	148	97	309	<b>2,034</b>
<b>Total Rounds</b>	<b>30,858</b>	<b>27,885</b>	<b>38,033</b>	<b>43,080</b>	<b>46,033</b>	<b>3,107</b>	<b>2,881</b>	<b>2,082</b>	<b>2,544</b>	<b>3,060</b>	<b>5,068</b>	<b>3,675</b>	<b>4,235</b>	<b>3,935</b>	<b>3,747</b>	<b>3,561</b>	<b>3,223</b>	<b>41,118</b>
<b>Cart/Trail Use (Reflects paid cart usage)</b>	16,291	13,829	18,685	20,846	20,618	1,155	1,099	688	1,048	1,165	1,344	1,394	1,821	1,655	1,533	1,573	877	<b>15,352</b>
<b>Driving Range</b>	3,485	3,038	3,241	3,461	3,054	190	177	108	174	201	217	227	269	243	227	184	136	<b>2,353</b>

	13'-14' FY Totals	14'-15' FY Totals	15'-16' FY Totals	16'-17' FY Totals	17'-18' FY Totals	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	2015 YTD
<b>Regular Memberships</b>	135					135	131	128	125	125	126	130	129	128	128	128		
<b>Canadian Membership</b>									23	81	93							
<b>Rounds of Golf</b>																		
<b>Mulligan Play</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Regular Member Play</b>	15,456					1,136	1,082	1,101	942	1,069	2,883	1,190	1,070	1,078	1,092	877		<b>13,520</b>
<b>Outside Play</b>	23,628					1,735	1,230	1,050	1,361	1,700	2,181	2,443	2,313	2,717	2,866	2,525		<b>22,121</b>
<b>Tournament Play</b>	2,034					393	70	0	12	41	188	403	130	153	72	104		<b>1,566</b>
<b>Total Rounds</b>	<b>41,118</b>	<b>0</b>	<b>0</b>			<b>3,264</b>	<b>2,382</b>	<b>2,151</b>	<b>2,315</b>	<b>2,810</b>	<b>5,252</b>	<b>4,036</b>	<b>3,513</b>	<b>3,948</b>	<b>4,030</b>	<b>3,506</b>	<b>0</b>	<b>37,207</b>
<b>Cart/Trail Use (Reflects paid cart usage)</b>	15,352					844	730	399	663	1,037	1,352	1,661	1,579	1,878	2,058	1,754		<b>13,955</b>
<b>Driving Range</b>	2,353					166	120	81	112	145	189	190	108	159	205	140		<b>1,615</b>

Lago Vista Golf Course Monthly Report

Aug-15

	08'-09' FY Totals	09'-10' FY Totals	10'-11' FY Totals	11'-12' FY Totals	12'13' FY Totals	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	2014 YTD Totals
Regular Memberships	90	96	118	119	133	133	133	133	133	130	127	125	125	132	132	132	135	135
Canadian Membership										20	89	3						
<b>Rounds of Golf</b>																		
Mulligan Play	493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Regular Member Play	12,099	10,001	7,540	8,790	9,526	633	596	494	600	732	1,381	720	772	724	808	587	758	8,805
Outside Play	17,589	14,612	14,017	16,616	17,890	1,046	1,156	780	989	1,190	1,590	1,467	1,622	1,499	1,429	1,477	1,018	15,263
Tournament Play	677	997	1,377	1,731	1,526	220	107	0	0	8	24	242	207	112	121	57	263	1,361
<b>Total Rounds</b>	<b>30,858</b>	<b>25,610</b>	<b>22,934</b>	<b>27,137</b>	<b>28,942</b>	<b>1,899</b>	<b>1,859</b>	<b>1,274</b>	<b>1,589</b>	<b>1,930</b>	<b>2,995</b>	<b>2,429</b>	<b>2,601</b>	<b>2,335</b>	<b>2,358</b>	<b>2,121</b>	<b>2,039</b>	<b>25,429</b>
Cart/Trail Use (Reflects paid cart usage)	16,291	12,911	12,274	13,788	14,080	811	828	495	763	821	917	1,067	1,200	1,069	1,008	1,042	580	10,601
Driving Range	3,485	3,038	3,241	3,461	3,054	190	177	108	174	201	217	227	269	243	227	184	136	2,353

	13'-14' FY Totals	14'-15' FY Totals	15'-16' FY Totals	16'-17' FY Totals	17'-18' FY Totals	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	2015 YTD Totals
Regular Memberships	135					135	131	128	125	125	126	130	129	128	128	128		
Canadian Membership									23	81	93							
<b>Rounds of Golf</b>																		
Mulligan Play	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Regular Member Play	8,805					705	494	526	516	644	1,688	656	583	614	626	438		7,490
Outside Play	15,263					1,273	742	588	883	1,043	1,310	1,451	1,387	1,686	1,746	1,524		13,633
Tournament Play	1,361					370	70	0	0	12	166	274	72	153	49	64		1,230
<b>Total Rounds</b>	<b>25,429</b>	<b>0</b>	<b>0</b>			<b>2,348</b>	<b>1,306</b>	<b>1,114</b>	<b>1,399</b>	<b>1,699</b>	<b>3,164</b>	<b>2,381</b>	<b>2,042</b>	<b>2,453</b>	<b>2,421</b>	<b>2,026</b>	<b>0</b>	<b>22,353</b>
Cart/Trail Use (Reflects paid cart usage)	10,601					472	409	223	371	678	822	976	978	1,239	1,339	1,121		8,628
Driving Range	2,353					166	120	81	112	145	189	190	108	159	205	140		1,615

**Completions**

- Sprayed greens for goose grass twice
- Fertilized Greens
- Repaired several sprinkler heads
- Repaired several irrigation leaks
- Hand watering hot spots daily
- Held Delaney Family Golf Tournament 26 players
- Held Miller Memorial Golf Tournament 38 players
- Aerified Greens

**On Going**

- Booking tournaments and outings fo
- Working diligently on advertising and promoting tournament and outside play
- Repair irrigation

**Future Happenings**

- Several Golf Tournaments scheduled for September and October
- Spray greens for goose grass
- Irrigation expansion on #18 and #4

**Highland Lakes Golf Course Monthly Report  
Aug-15**

	10'-11' FY Totals	11'-12-FY Totals	12'-13'FY Totals	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	2014 YTD Totals
Regular Memberships	118	119	131	133	133	133	133	130	127	125	125	132	132	132	135	135
Canadian Membership								20	89	3						
<b>Rounds of Golf</b>																
Regular Member Play	6,537	6,146	6,786	563	435	334	424	468	1,272	509	594	568	479	502	503	<b>6,651</b>
Outside Play	8,264	9,364	10,008	581	514	447	499	604	796	620	917	971	883	898	635	<b>8,365</b>
Tournament Play	298	433	395	64	73	27	32	58	5	117	123	61	27	40	46	<b>673</b>
<b>Total Rounds</b>	<b>15,099</b>	<b>15,943</b>	<b>17,189</b>	<b>1,208</b>	<b>1,022</b>	<b>808</b>	<b>955</b>	<b>1,130</b>	<b>2,073</b>	<b>1,246</b>	<b>1,614</b>	<b>1,600</b>	<b>1,389</b>	<b>1,440</b>	<b>1,184</b>	<b>15,689</b>
Cart/Trail Use (Reflects paid cart usage)	6,903	7,058	7,221	344	271	193	285	344	427	327	621	586	525	531	297	<b>4,751</b>

	13'-14' FY Totals	14'-15' FY Totals	15'-16' FY Totals	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	2015 YTD
Regular Memberships	135			135	131	128	125	125	126	130	129	128	128	128		0
Canadian Membership							23	81	93							
<b>Rounds of Golf</b>																
Regular Member Play	6,651			431	588	575	426	425	1,195	534	487	464	466	439		<b>6,030</b>
Outside Play	8,365			462	488	462	478	657	871	992	926	1,031	1,120	1,001		<b>8,488</b>
Tournament Play	673			23	0	0	12	29	22	129	58	54	23	40		<b>390</b>
<b>Total Rounds</b>	<b>15,689</b>			<b>916</b>	<b>1,076</b>	<b>1,037</b>	<b>916</b>	<b>1,111</b>	<b>2,088</b>	<b>1,655</b>	<b>1,471</b>	<b>1,549</b>	<b>1,609</b>	<b>1,480</b>	<b>0</b>	<b>14,908</b>
Cart/Trail Use (Reflects paid cart usage)	4,751			372	321	176	292	359	530	685	601	639	719	633		<b>5,327</b>

**Completions**  
 Repaired several sprinkler heads  
 Fertilized greens  
 Sprayed greens for goose grass  
 Repaired several irrigation leaks  
 Aerified greens  
 Held Delaney Annual Family Golf Tournament 26 players  
 Held Weekly Sunday Skins tournament 14 players

**On Going**  
 Booking Tournaments for 2015  
 Working diligently on advertising and promoting tournament and outside play  
 Re-routing golf cart paths on #1 and #4 by city crews

**Future Happenings**  
 Several Golf Tournaments scheduled for September and October  
 Make #5 fairway bunker a grass bunker

**OFFICIAL MINUTES OF THE CHARTER REVIEW COMMITTEE  
CITY OF LAGO VISTA  
AUGUST 5, 2015**

**BE IT REMEMBERED** that on the 5<sup>th</sup> day of August, A.D., 2015, the Charter Review Committee held a Regular Meeting at 7:00 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER; Meeting called to order at 7:01 p.m.**

Hubbard Helm	Committee Member	David Harrell	Development Services Manager
Nicolette Raley	Committee Chair	Melissa Byrne Vossmer	City Manager
Parsons Townsend	Committee Member	Barbara Boulware-Wells	City Attorney
Travis Wilhow	Committee Member	Sandra Barton	City Secretary
Bob Bradley	Committee Member		

1. Discussion, consideration, action if any regarding approval of minutes from the July 13, 2015 meeting.

On a motion by Hubbard Helm, seconded by Parsons Townsend, the Committee voted unanimously to approve the minutes from the July 13, 2015 regular meeting.

2. Review and discuss propositions to be recommended to the City Council including but not limited to considering term extensions from 2 to 3 years, addressing transition and other Charter provisions impacted by such change, clarification of powers under City Manager form of government, and clarification of duties of Planning and Zoning Commission.

Barbara Boulware-Wells, City Attorney provided the Committee with proposition language regarding extension of terms from two to three years, moving the election from May to November, transition language, duties of the Planning and Zoning Commission, Mayoral powers and duties and City Manager duties. City Attorney explained the transition language and answered questions from the Committee.

Following a discussion by the Committee, Hubbard Helm motioned to recommend to the Council to keep option to move the election from May to November, change the terms from two to three years and all the provisions that that will change, the Committee selected option four, which will be 2-2-2 and the Mayor will select his lot to be thrown in at some point in one of the lots and all the positions are drawn by lots, filling of vacancies would be done by calling an election, keep language regarding the publication of ordinances, do away the with Roads and Grounds Committee, doing away with the Building Committee, keep modifications to Planning and Zoning Committee. Parsons Townsend seconded this motion. Voting in favor: Bradley, Helm, Townsend and Wilhow. Voting in opposition: Raley. Motion passed.

The Committee discussed the Mayoral powers and duties and the City Manager duties. Following more discussion, Hubbard Helm motioned to recommend the proposed changes to the language clarifying that the Mayor shall have no administrative duties, those duties being solely the duty of the City Manager and the Mayor shall provide initiative and guidance in the orderly management and growth of the city.

The Mayor and Council members may talk to staff but are not to give direction and work with the City Manager to place things on the agenda. The Mayor may call for an emergency meeting of the Council during the time of an emergency to consider appropriate action. This motion was seconded by Nicolette Raley. Voting in favor; Bradley, Helm, Raley, Townsend and Wilhow. Motion passed.

Following a brief discussion, Parsons Townsend motioned to not recommend term limits to Council. This motion was seconded by Bob Bradley. Voting in favor; Bradley, Helm Raley, Townsend and Wilhow. Motion passed.

3. Review of material for next meeting and discussion with City Council at Workshop.

City Manager and City Attorney provided a brief outline of the process of the joint meeting with the Council and what will be presented to them.

4. Adjourn.

On a motion by Hubbard Helm, seconded by Nicolette Raley, the Committee unanimously voted to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

\_\_\_\_\_  
Nicolette Raley, Committee Chair

ATTEST:

\_\_\_\_\_  
Saudra Barton, City Secretary

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**OFFICIAL MINUTES OF THE GOLF COURSE ADVISORY COMMITTEE  
LAGO VISTA, TEXAS  
AUGUST 11, 2015**

**BE IT REMEMBERED** that on the 11<sup>th</sup> day of August, A.D., 2015, the Golf Course Advisory Committee held a Regular Meeting at 6:00 p.m. in the Council Chambers, City Municipal Building, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER**

Kevin Sullivan	Committee Chair	Darrel Hunt	Council Member
Kevin Jackson	Committee Vice Chair	Melissa Byrne Vossmer	City Manager
Betty Houghton	Committee Member	Sandra Barton	City Secretary
Jim Speckmann	Committee Member		
Frank Robbins	Committee Secretary		
Chip Hamilton	Committee Member		

Committee Chair, Kevin Sullivan called the regular Meeting to order and recognized that all Committee Members were present except Pat Albus and Golf Course Manager Eric Cupit.

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

**CONSENT AGENDA**

All matters listed under Consent Agenda, are to be considered routine by the Committee and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of the following minutes: July 14, 2015 regular meeting and July 22, 2015 special called meeting.

On a motion by Chip Hamilton and seconded by Jim Speckmann, the Committee voted unanimously to approve the minutes from July 14, regular meeting and July 22, 2015 special called meeting.

**PUBLIC COMMENTS: Citizens who wish to address the Committee on any agenda and/or non-agenda item will have three (3) minutes to express their position.**

William Selph, addressed the Committee with his concerns regarding sales, membership due increase, weekend rates and suggested that the golf courses try to free up the weekend tee times instead of raising membership dues.

Dave Farwell addressed the Committee with his recommendation that something be done about the men's restrooms both downstairs and upstairs. Also spoke of his concerns regarding memberships and asked how much time the Committee is spending on each golf course.

Larry Russell addressed the Committee with questions regarding the golf courses goals and objectives were from a financial perspective and commented on other recreational services that

the City oversees. He also asked why the golf courses have to carry its own if we have other city provided services that are also an added expense.

Melissa Byrne Vossmer, City Manager offered some additional information and clarification regarding the city's budget.

Jack Beads addressed the Committee and encourages the Committee to play the courses or drive around the golf courses and commented about the condition of the Lago Vista course.

#### **BUSINESS ITEMS - item d. was taken out of order and heard first**

#### **2. Updates, discussion, consideration, action, if any regarding sub-committees.**

##### **d. Finance Subcommittee**

1. Discussion, consideration, action, if any regarding member rates

Kevin Sullivan provided some updated information regarding a change in revenue reflecting a 12% increase. The Committee discussed in length. Betty Houghton motioned to recommend to Council to raise membership dues by 12%. This motion was seconded by Chip Hamilton. Voting in favor; Robbins, Hamilton, Jackson, Sullivan and Houghton. Voting in opposition; Speckmann. Motion passed.

##### **a. Planning Subcommittee**

1. Discuss and consider a recommendation to the City Council concerning the golf courses physical improvement plan.

Frank Robbins and Jim Speckmann provided an update and a spreadsheet of ranked proposed improvements to the golf courses. The Committee and Staff discussed. On a motion by Frank Robbins and seconded by Kevin Jackson, the Committee voted unanimously to approve and recommend to Council the improvements in the memo drafted by Frank Robbins dated August 11, 2015 with the amendments as discussed. Motion passed.

##### **b. Marketing Subcommittee**

1. Discussion, consideration, action, if any regarding usage of GolfNow reservations.
2. Discussion, consideration, action, if any regarding marketing initiatives (GolfNow, Club Prophet, short term marketing adjustments, updated marketing plan).

Kevin Jackson provided the Committee and Staff with an update on the marketing strategies. He advised that Eric made the decision to go with GolfNow. The Committee and Staff discussed. The Subcommittee did recommend cleaning up the clubhouse and pro shop. No recommendations to the Council from the Marketing Subcommittee at this time.

##### **c. Operations/maintenance subcommittee**

1. Discuss and consider a recommendation to the City Council concerning golf courses' management, operations, maintenance and adding an equipment maintenance position.

Jim Speckmann provided the Committee and Staff with an update and provided a list of proposed recommendations. The Committee and Staff discussed these recommendations.

On a motion by Jim Speckmann and seconded by Betty Houghton, the Committee voted unanimously to recommend to the Council to hire one equipment maintenance position to serve both Highland Lakes and Lago Vista golf course.

3. Discussion, consideration, action, if any regarding long range goals for the golf courses.

The Committee and Staff discussed. No action taken on this item.

#### FUTURE AGENDA ITEMS

4. Consider schedule and items for future Committee meetings.

Kevin Sullivan asked that any requested items be emailed to him and he will work with the City Secretary to put on agenda.

5. **ADJOURNMENT**

Meeting adjourned at 8:10 P.M.

Respectfully submitted,



Kevin Sullivan, Chairperson

ATTEST:



Sandra Barton, City Secretary

On a motion by Committee Member Jim Speckmann, seconded by Committee Member Kevin Jackson, the above and foregoing instrument was passed and approved this the 8th day of September, 2015.

**OFFICIAL MINUTES OF THE CHARTER REVIEW COMMITTEE  
CITY OF LAGO VISTA  
AUGUST 17, 2015**

**BE IT REMEMBERED** that on the 17<sup>th</sup> day of August, A.D., 2015, the Charter Review Committee held a Regular Meeting at 7:00 p.m. at City Hall, 5803 Thunderbird, in said City, there being present and acting the following:

**CALL TO ORDER; Meeting called to order at 7:02 p.m.**

Nicolette Raley	Committee Chair	Melissa Byrne Vossmer	City Manager
Bob Bradley	Committee Member	Barbara Boulware-Wells	City Attorney
Travis Wilhow	Committee Member	Sandra Barton	City Secretary

1. Review and discuss propositions to be recommended to the City Council including but not limited to considering term extensions from 2 to 3 years, addressing transition and other Charter provisions impacted by such change, clarification of powers under City Manager form of government, and clarification of duties of Planning and Zoning Commission.

The Charter discussed the proposition regarding Section 5.01 General Election Date. On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to move the General Election Date from May to November.

The Charter discussed the proposition regarding Section 3.17 Publication of Ordinances and other documents.

On a motion by Bob Bradley, seconded by Nicolette Raley, the Committee voted unanimously to recommend to Council to require that all resolutions, proclamations and official notices that shall be published in a newspaper of general circulation shall also be posted on the City's website, including ordinances until such ordinance becomes codified into the City's Code of Ordinances.

The Charter discussed the proposition regarding Section 7.05 Roads and Grounds Committee.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to delete this section in its entirety, removing the Road and Grounds Committee from the Charter.

The Charter discussed the proposition regarding Section 7.06 Building Committee.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to delete this section in its entirety, removing the Building Committee from the Charter.

The Charter discussed the proposition regarding Section 7.03 Planning and Zoning Commission.

On a motion by Nicolette Raley, seconded by Travis Wilhow, the Committee voted unanimously to recommend to Council to remove the specific duties, terms and make-up of the Planning and Zoning Commission from the Charter.

The Charter discussed the proposition regarding Section 3.02 Qualifications.  
On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to delete the words "or annexed area" from subsection (b) of the Charter.

The Charter discussed the proposition regarding Section 4.01 City Manager.  
On a motion from Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to present with the following changes: remove the first sentence, "The form of government of the City if the council-manager form" and leave everything as discussed.

The Charter discussed the proposition regarding Section 3.06 Mayoral Powers and Duties.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to change the word from "direct" to advise", the Mayor shall have administrative duties as provided for by the City Council through an ordinance.

The Charter discussed the propositions regarding Section changing from two year to three year terms.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to withdraw the Committees recommendation for the changes to Sections 3.01, 3.09, 3.22 and 6.11 and revert back to the original Charter language.

The Charter discussed the propositions regarding Section 3.25 Limit on Successive Terms.

Bob Bradley motioned to drop the discussion regarding term limits. Nicolette Raley seconded this motion. Voting in favor; Bradley and Raley, voting in opposition; Wilhow. Motion passed.

The Charter discussed the proposition regarding Section 3.09 Filling Vacancies.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council as worded.

The Charter discussed the proposition regarding Section 3.22 Transition.

On a motion by Nicolette Raley, seconded by Bob Bradley, the Committee voted unanimously to recommend to Council to remove Section 3.22 from the Charter.

The Charter discussed Nepotism.

On a motion by Nicolette Raley, seconded by Travis Wilhow, the Committee voted unanimously to inform the Council that the Committee discussed the matter regarding family members being seated together on Council and will take no action.

#### 4. Adjourn.

On a motion by Nicolette Raley, seconded by Travis Wilhow, the Committee unanimously voted to adjourn the meeting at 8:16 p.m.

Respectfully submitted,

Nicolette Raley, Committee Chair

ATTEST:

Sandra Barton, City Secretary

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the above and foregoing instrument was passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

DRAFT

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** Consider schedule and items for future Council meetings.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**MEETING DATE:** September 17, 2015

**AGENDA ITEM: \*EXECUTIVE SESSION\***

**Comments:**

Convene into Executive Session pursuant to Sections 551.071 and 551.072 and/or 551.074, Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:

- a. Consultation with attorney to deliberate the acquisition of real property or possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
- b. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, including but not limited to possible settlement discussions;
- c. Consultation with attorney regarding claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas;
- d. Consultation with attorney regarding claim or possible claim related to easements;

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_ ; Hunt \_\_\_\_\_ ; Kruger \_\_\_\_\_ ; Mitchell \_\_\_\_\_ ;

Gloris \_\_\_\_\_ ; Smith \_\_\_\_\_ ; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_ ; No \_\_\_\_\_

**MEETING DATE:** September 17, 2015

**AGENDA ITEM:** Reconvene from executive session into open session to take action as deemed appropriate in the City Council's discretion regarding:

**Comments:**

- a. The acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding all or a portion of a 6.91 acre tract located in Travis County, Texas owned by James Otwell.
- b. Claims or possible claims arising in Cause No. D-1-GN-13-002224, James Otwell v. City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas; including but not limited to settlement discussion;
- c. Claims or possible claims arising in Cause No. D-1-GN-15-000294, James Otwell v. Brian Atlas, Villa Montechino LP and City of Lago Vista, filed in the 98th Judicial District in Travis County, Texas.
- d. Consultation with attorney regarding claim or possible claim related to easements;

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote:** Shoumaker \_\_\_\_\_; Hunt \_\_\_\_\_; Kruger \_\_\_\_\_; Mitchell \_\_\_\_\_;

Gloris \_\_\_\_\_; Smith \_\_\_\_\_; Cox \_\_\_\_\_

**Motion Carried:** Yes \_\_\_\_\_; No \_\_\_\_\_