



The City of Lago Vista

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

AGENDA CITY COUNCIL SPECIAL CALLED MEETING THURSDAY, JUNE 2, 2016

NOTICE IS HEREBY GIVEN that the Lago Vista City Council will hold a Special Called Meeting on Thursday, June 2, 2016, 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, PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS: In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

PRESENTATIONS

1. Report on preparedness for mosquito born viruses.
2. Overview of Phase 3A and 3B of the Tessera Public Improvement District (PID).

ACTION ITEMS

3. Discussion and Consideration of Resolution No. 16-1654; A Resolution Supporting the Acquisition of Property located at 2304 Forbes Drive, Austin, TX by the Travis Central Appraisal District in the Amount of \$245,000 for the Purpose of Expanding Travis Central Appraisal District Office Facilities.
4. Consideration and possible action regarding Resolution No. 16-1655; Body Camera Grant Resolution.
5. Discussion and Consideration Authorizing the City Manager to Execute a Professional Services Agreement with The Aegis Group for Appraisal Services for the Tessera PID Phase 3A and 3B.

WORK SESSION

6. Presentation and Discussion of Annexation Requirements and Procedures.

7. Discussion on an Electronic Device Use Policy.
8. Financial monthly report.

FUTURE MEETINGS

9. Consider schedule and items for future Council meetings.

EXECUTIVE SESSION

10. Convene into Executive Session pursuant to Sections 551.071, 551.072, 551.074 or 551.087, Texas Government Code and/or Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:
 - A. Consultation with legal counsel regarding real property and matters related to development of such property.
 - B. Consultation with legal counsel regarding real property and claims or possible claims and/or contractual modifications related thereto.
 - C. Consultation with legal counsel regarding claims/charges or possible claims/charges concerning previous vendor/contractor.
 - D. Consideration of candidates for filling of vacancy for Council Place 2.
11. Reconvene from Executive Session into open session to take action, as deemed appropriate in City Council's discretion, regarding:
 - A. Consultation with legal counsel regarding real property and matters related to development of such property.
 - B. Consultation with legal counsel regarding real property and claims or possible claims and/or contractual modifications related thereto.
 - C. Consultation with legal counsel regarding claims/charges or possible claims/charges concerning previous vendor/contractor.
 - D. Consideration of candidates for and selection to fill vacancy for Council Place 2.

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 27th day of May, 2016.

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: June 2, 2016

CALL TO ORDER:

AGENDA ITEM: CALL OF ROLL, PLEDGE OF ALLEGIANCE

Comments:

**ADJOURN:
TURN OFF RECORDER**

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; _____ ; **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____

MEETING DATE: June 2, 2016

AGENDA ITEM: CITIZEN COMMENTS

Comments:

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; _____ , **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____

MEETING DATE: June 2, 2016

AGENDA ITEM: Report on preparedness for mosquito born viruses.

Comments:

Captain Jerry Reyes will provide an oral presentation to Council and citizens.

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____



AGENDA ITEM

City of Lago Vista

To: **Mayor & City Council** **Council Meeting:** **June 2, 2016**

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

Subject: **Overview of Phase 3A and 3B of the Tessera Public Improvement District (PID)**

Request: **Report** **Legal Document:** **Other** **Legal Review:**

EXECUTIVE SUMMARY:

On May 24th, City Staff along with Jana Edwards of McCall, Parkhurst and Horton and Tom Lawrence, the City's financial advisor met with representatives from the Tessera PID as well as representatives from DPF, the PID administrators, to discuss the next phase of development in the Tessera PID.

In short, Tessera would like to initiate the process to develop what is referred as Phase 3A and 3B which includes 208 lots, map attached. This involves taking the necessary steps that will ultimately lead to the issuance of Special Assessment Revenue Bonds. This process will also include an examination of refinancing existing debt for a more favorable position.

One of the first steps necessary is to order the appraisal of properties located in the identified Phase 3A and 3B. As a companion action item on the agenda, there is a recommendation to move forward utilizing The Aegis Group for Phase 3A and 3B appraisals. The Aegis Group was utilized in the initial appraisal program and it makes sense to utilize them again for updated appraisals for Phase 3A and 3B. The Aegis Group was also utilized by the City as one of the appraisals for the property located at 18001 Marshall's Point Dr.

The purpose of the presentation on the agenda is to re-familiarize the Council with the overall PID and discuss plans and time line for Phase 3A and 3B.

Impact if Approved:

Presentation Only

Impact if Denied:

Presentation Only

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:

Motion to:

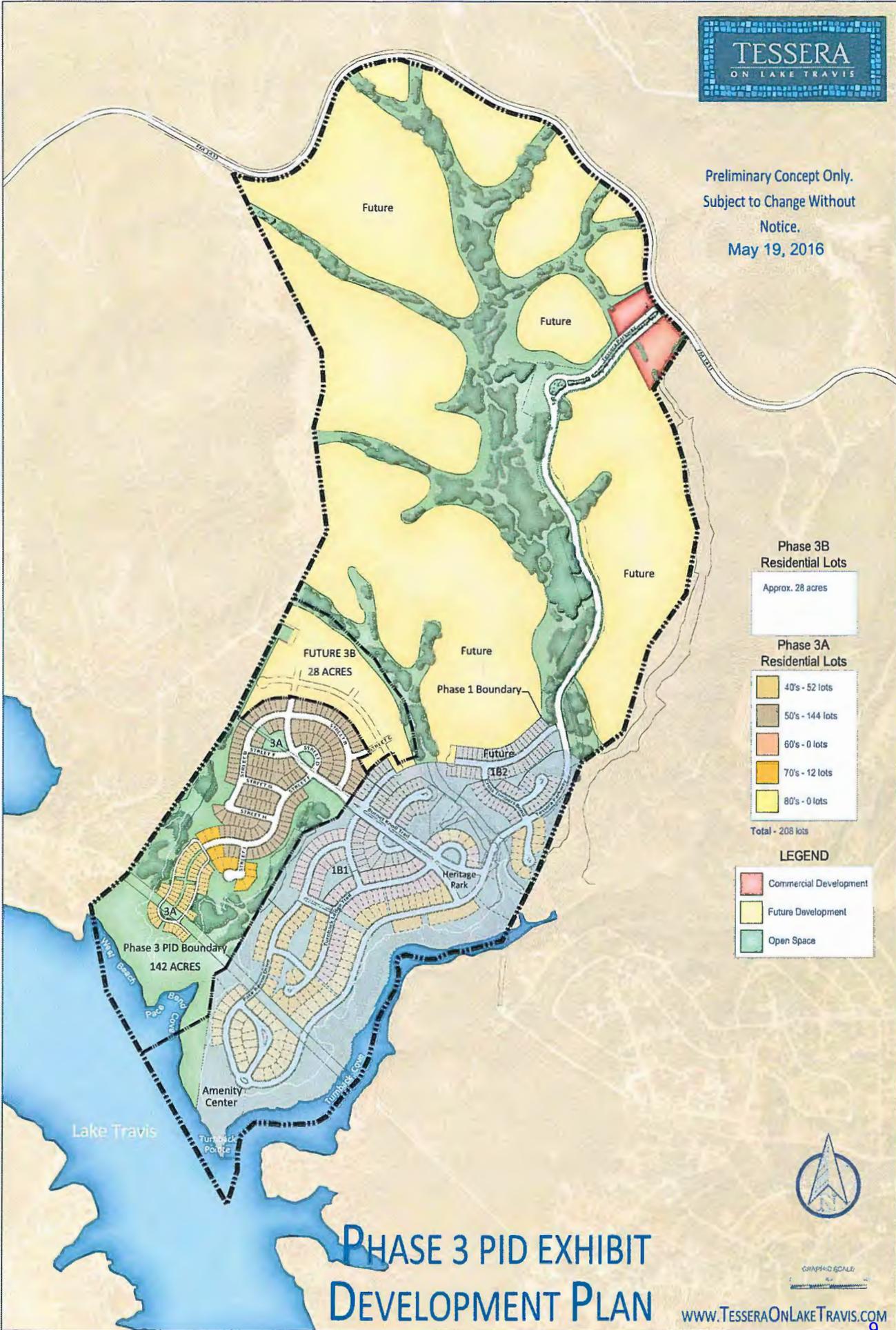
Known As:

Overview of Phase 3A of the Tessera Public Improvement District

Agenda Item Approved by City Manager



Preliminary Concept Only.
Subject to Change Without
Notice.
May 19, 2016



Phase 3B
Residential Lots
Approx. 28 acres

Phase 3A
Residential Lots
40's - 52 lots
50's - 144 lots
60's - 0 lots
70's - 12 lots
80's - 0 lots

Total - 208 lots

LEGEND
Commercial Development
Future Development
Open Space



GRAPHIC SCALE

PHASE 3 PID EXHIBIT DEVELOPMENT PLAN

Tessera on Lake Travis

Master Planned Community
Lago Vista, TX

June 2, 2016

Tessera on Lake Travis

Project Summary

- 877 Gross Acres/558 Net Acres
- 2,000 Single Family Residential Units
- Supporting Commercial
- Amenities Include Swimming Pool, Clubhouse, Hike and Bike Trails, and Parks
- Open space and greenbelt areas incorporated throughout the community
- Highly acclaimed builder team
- Architectural controls and design guidelines enforced

Tessera on Lake Travis

Outstanding Bonds – Issued in 2012

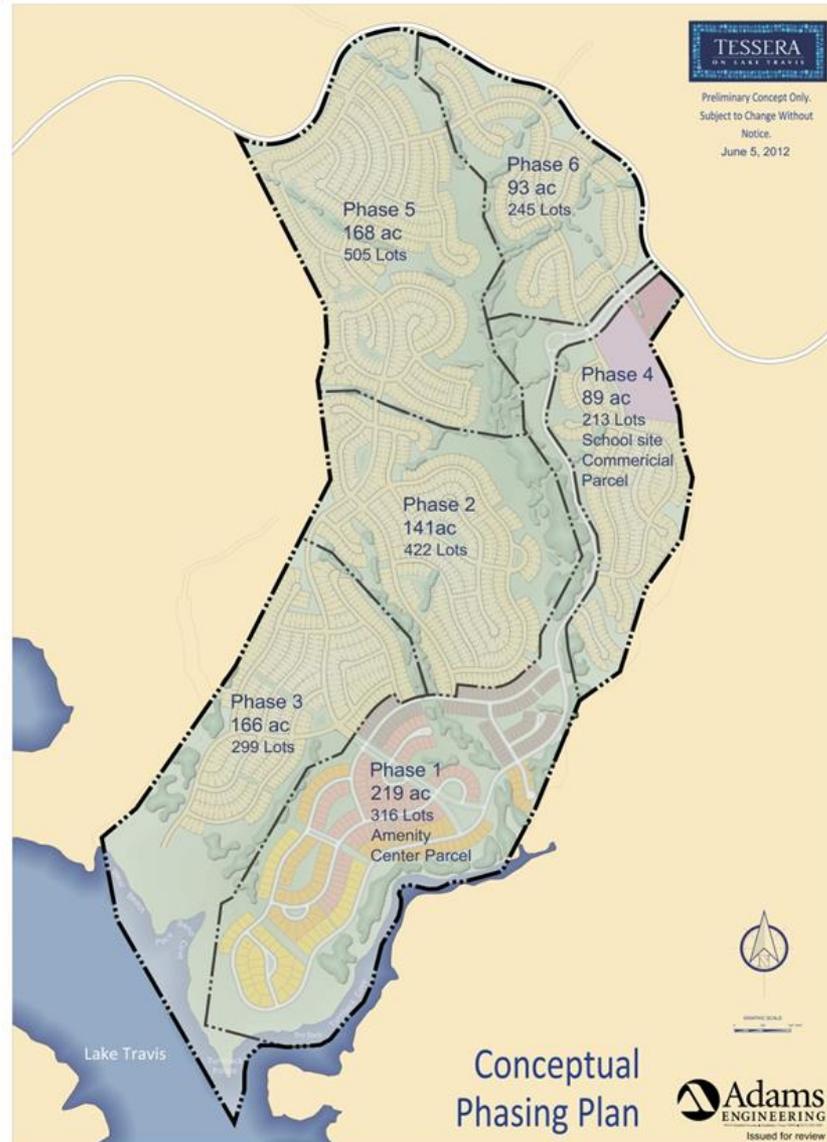
Major Improvement Area Bonds:

- Bonds secured by Major Improvement Area land only
- Contractors paid directly from PID bonds
- Non-recourse to City
- 3.39:1 Value to Lien Ratio
- 15 Year Term
- 6.76% interest rate
- \$19.89 Million Issued

Improvement Area #1 Bonds:

- Bonds secured by Improvement Area #1 land only
- Contractors paid directly from PID bonds
- Non-recourse to City
- Builders in place
- 3.00:1 Value to Lien Ratio
- 30 year Term
- 5.88% interest rate
- \$4.8 Million Issued

Project Phasing



Developer Update

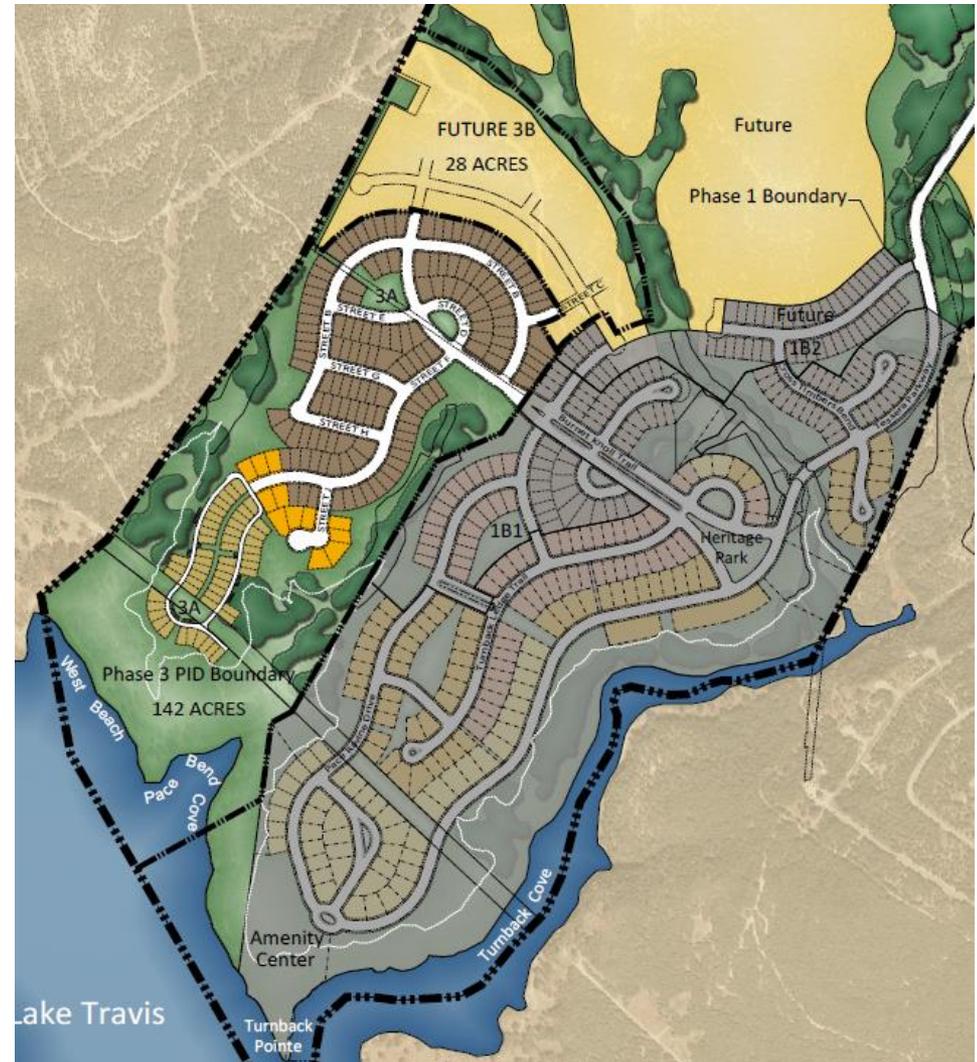
Council was updated on May 5, 2016 with the following activity:

- Builders are experiencing increased activity
- Sales and marketing efforts are continuing to increase traffic
 - Updated billboards
 - Continued print and digital campaigns
- We have added one Custom Builder, planning to add additional customs
- 35 Homes completed to date
- 106 Lots sold to builders

Tessera on Lake Travis

Proposed Improvement Area #2

- Phase 3
- 142 Gross Acres in 3A & 3B
- Phase 3A
 - 208 Single Family Lots
 - 40' Lots: 52
 - 50' Lots: 144
 - 70' Lots: 12
- Phase 3B (TBD)
 - Single Family Lots on 28 acres
- Hike/Bike Trails



PID Basics

Chapter 372 of the Texas Local Government Code

- Economic development tool created by State of Texas to finance the construction of public improvements
- Attracts private investment to finance public improvements by replacing funding traditionally provided by counties and cities at no cost or risk to the City of Lago Vista
- Provides for ultimate control by the City of Lago Vista
- All costs are responsibility of property owners in District, not the City of Lago Vista or the other residents of the City of Lago Vista.
- PIDs are not separate political subdivisions
- All funds held by Trustee selected by City of Lago Vista

Eligible Public Infrastructure

Bonds may only be used to construct Public Infrastructure

Select examples include:

- Streets and sidewalks;
- Water, wastewater, health and sanitation, and drainage facilities;
- Acquisition of rights of way;
- Construction of pedestrian malls;
- Erection of fountains;
- Landscaping and other aesthetics;
- Parking facilities; and,
- Park, recreation and cultural facilities.

Construction PID Bond

- Land as collateral (assessment lien)
- Land appraised value as vacant entitled unless under contract, or assumed with finished lot value after the bond proceeds have been applied
- Value-to-Lien: at least 3:1
- Conservatively underwritten
 - What is the track record of the developer?
 - What is the market demand for the land uses called for in the development program?
 - Can the market support the presence of special assessments in addition to property tax burden?

PID Bond Sizing Example	
Line Item	Amount
Property Value at Bond Issuance	
300 Unfinished SF lots under contract @ \$50,000/lot	\$ 15,000,000
136 Unfinished SF lots @ \$30,000/lot	\$ 4,080,000
5 Unfinished Commercial acres @ \$250,000/acre	\$ 1,000,000
Appraised Value Before Bonds Issued	\$ 20,080,000
Projected Value-to-Lien (VTL) Ratio	3.01
Projected PID Gross Bond Amount/Assessment	\$ 6,675,000

Benefits to the City of Lago Vista



- No cost to the City of Lago Vista
- No impact on City of Lago Vista’s bonding capacity
- City of Lago Vista controls the structure/timing of bonds
- PID Debt is non-recourse to City of Lago Vista

- Development “pays for itself”
- No delegation of authority to an external board
- Retains 100% of sales and property tax revenue
- Ability to reimburse cost of administration
- Accelerates the timing of development of infrastructure and amenities

Recent Texas PID Bond Offerings

Jurisdiction	Project	Developer/ Owner	Bond Size	Value to Lien	Closing Date
Austin	Estancia	Stratford Land	\$ 12,590,000	3.00	Jul-14
Austin	Whisper Valley	Taurus	\$ 33,985,168	4.35	Nov-11
Austin	Indian Hills	Taurus	\$ 5,192,350	4.43	Nov-11
Lago Vista	Tessera	Hines	\$ 24,690,000	3.31	Nov-12
Leander	Oak Creek	Sentinel/Cotter	\$ 5,200,000	4.02	Nov-14
Hays County	La Cima	La Cima Partners	\$ 19,200,000	3.80	Jul-15
Celina	Wells North	Hillwood Communities	\$ 9,660,000	3.02	Apr-16
Rowlett	Bayside	Bayside Land Partners	\$ 13,515,000	3.43	Mar-16
Celina	Wells South	Hillwood Communities	\$ 13,830,000	3.01	Dec-15
Celina	Sutton Fields	Centurion American	\$ 28,385,000	2.63	Dec-15
Aubrey	Jackson Ridge	Centurion American	\$ 23,715,000	1.91	Dec-15
McLendon Chisolm	Sonoma Verde	Sterling One Properties	\$ 7,600,000	4.11	Apr-15
Waxahachie	North Grove	John Houston Homes	\$ 6,675,000	3.01	Mar-15
Westlake	Entrada	Centurion American	\$ 26,175,000	3.42	Feb-15
Celina	Lakes at Mustang Ranch	Cambridge	\$ 22,150,000	3.43	Jan-15
Galveston	Bayside at Waterman's	Stonehenge Development	\$ 9,600,000	3.06	Dec-14
Celina	Creeks of Legacy	Centurion American	\$ 15,500,000	2.80	Jul-14
Hackberry	Shores at Hidden Cove	Lennar	\$ 4,850,000	3.00	Jul-14
Flower Mound	River Walk at Central Park	Centurion American	\$ 16,000,000	3.09	May-14
Fate	Williamsburg	Centurion American	\$ 8,075,000	5.71	Apr-14
Little Elm	Valencia	Centurion American	\$ 16,240,000	3.26	Feb-14

Contacts

Jefferies

Bond Underwriter



City Financial Advisor

Hines

Developer



City Bond Counsel

The City Of Lago Vista



Civil Engineer



Developer's Counsel



PID Financial Consultant



AGENDA ITEM

City of Lago Vista

To: **Mayor & City Council** **Council Meeting:** **June 2, 2016**

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

Subject: **Discussion and Consideration of Resolution No. 16-1654; A Resolution Supporting the Acquisition of Property located at 2304 Forbes Drive, Austin, TX by the Travis Central Appraisal District in the Amount of \$245,000 for the Purpose of Expanding Travis Central Appraisal District Office Facilities**

Request: **Business Item** **Legal Document:** **Resolution** **Legal Review:**

EXECUTIVE SUMMARY:

This item has been placed on the agenda at the request of the Travis Central Appraisal District. On February 17, 2016, the Travis Central Appraisal District Board of Directors voted to purchase a piece of property located at 2304 Forbes Drive, Austin, Tx in the amount of \$254,000 for the purpose of expanding Travis County Appraisal District office facilities. A copy of the Travis Central Appraisal District (District) Resolution is part of the attached supporting documentation.

The cover letter and supporting documentation are provided for Council consideration. Stated in the cover letter and resolution is the ability for the District to purchase this property, adjacent to their existing offices at 8314 Cross Park Drive, Austin, TX with existing resources and that no additional funds will be requested of the taxing unit (Lago Vista) for the acquisition of this property. This proposed acquisition comes after extensive study of options to create additional office facilities for the District and is recommended as the most cost effective means to expand office facilities in the future.

The documentation received does not include any specific information about the future plans for expansion at this site, only that the analysis of other potential buildings ranged from 45,000 to 50,000 square feet as desirable if moving the operations to a different location to accommodate current and future needs. The information provided by the District does not identify future costs to expand at this site stating only it would be more efficient than moving to another facility.

By law, the Texas Property Tax Code, Section 6.051 requires any acquisition or conveyance of real property by the District to be approved by the government bodies of

three-fourths of the taxing units entitled to vote on the appointment of board members.

While it is important that the District has planned ahead and accrued sufficient funding to purchase the adjacent property without asking the taxing entities for additional revenue, it is concerning that what will be built, when, cost and how the expansion will be financed has not been addressed other than the analysis provided it is more economical to expand at the current location. It is my understanding that the final costs must be approved by member entities which would provide the opportunity to to have input into the expansion.

From a Staff perspective, the District is extremely responsive, works extremely well with us, and has done a wonderful job utilizing technology to make accessing property information easy and quick. The lateness of the final assessed value documents in 2015 were attributable to circumstances beyond the District's control. The workload of the appraisal district has increased significantly and it stands to reason that despite technology, more staff is need as well as additional parking for customers.

Impact if Approved:

The City of Lago Vista will be one of the governmental entities that make-up the District to vote to approve the acquisition.

Impact if Denied:

The City of Lago Vista will be one of the District's entities that does not approve and support the acquisition of the property located at 2304 Forbes Drive, Austin, TX.

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:

Resolution # _____, a Resolution supporting the acquisition of property located at 2304 Forbes Dr., Austin, TX for the purpose of future expansion of the Travis Central Appraisal District offices.

Agenda Item Approved by City Manager

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

RICHARD LAVINE
CHAIRPERSON
KRISTOFFER S. LANDS
VICE CHAIRPERSON
ED KELLER
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
BRUCE ELFANT
SHELLDA D. GRANT
BRUCE GRUBE
ELEANOR POWELL
RICO REYES
BLANCA ZAMORA-GARCIA

The Honorable Dale Mitchell 5/19/16
City of Lago Vista
P.O. Box 4727
Lago Vista, TX 78645

May 18, 2016

Travis Central Appraisal District has been located at our current location of 8314 Cross Park Drive since 1985 and in that time the number of parcels serviced has nearly doubled from 231,237 in 1985 to 424,146 in 2016 and the number of protest adjudicated has more than tripled from 30,285 in 1996 to 107,152 in 2016. Growth in Travis County is expected to continue and the demand for appraisal services is expected to grow proportionally. Additional staff and office workspace is necessary to meet the growing demand for appraisal services. Through the purchase of ergonomic cubicles and furniture we have been able optimize use of our existing space for over 30 years; unfortunately, we currently have reached maximum capacity in our facilities and lack space to house additional staff or service additional taxpayers. In addition to the lack of workspace, we lack sufficient parking capacity and must lease parking from adjacent property owners.

The appraisal district has prudently planned for future needs and has dedicated reserves for building maintenance and expansion. We have explored several options to meet the growing need for additional workspace and parking. Purchase of a new larger facility was considered; however, the estimated cost based on currently available commercial data was approximately between \$5,950,000 and \$11,350,000. Alternatively, we considered the potential to expand at the current location. We have determined that this is the most cost effective solution and would be least disruptive to the taxing units and taxpayers that we serve. A vacant lot at 2304 Forbes Drive is adjacent and contiguous to the existing property owned by the appraisal district and is available for sale. The appraisal district has negotiated a purchase price of \$254,000 for this vacant lot. The appraisal district has sufficient funds in dedicated reserve for the purchase and no additional funds will be requested of the taxing unit for this real estate purchase.

The Texas Property Tax Code Section 6.051 requires acquisition or conveyance of real property by the appraisal district be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. Please find enclosed a copy of the resolution from the Travis Central Appraisal District for the purchase of real estate located at 2304 Forbes Drive, a site map of the appraisal district location and the proposed lot, and a summary of the alternatives considered by the appraisal district. **The appraisal district needs a resolution from your governing body approving the real estate purchase by June 24, 2016. A sample resolution has been included for your convenience.**

Please feel free to contact me if you have any questions or need additional information.

Sincerely,
Marya Crigler, RPA
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext. 337

RECEIVED

MAY 19 2016

Per _____

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
RICHARD LAVINE
CHAIRPERSON
KRISTOFFER S. LANDS
VICE CHAIRPERSON
ED KELLER
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
BRUCE ELFANT
SHELLDA D. GRANT
BRUCR GRUBE
ELEANOR POWELL
RICO REYES
BLANCA ZAMORA-GARCIA

RESOLUTION

TRAVIS CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS COUNTY OF TRAVIS

REAL ESTATE ACQUISITION

WHEREAS, Texas Property Tax Code Section 6.051 authorizes the Board of Directors of the Travis Central Appraisal District to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office or a branch appraisal office; and

WHEREAS, Texas Property Tax Code Section 6.051 requires the approval of the acquisition by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, Texas Property Tax Code Section 6.051 requires the Board of Directors to propose any property transactions to the taxing units by resolution; and

WHEREAS, the number of parcels serviced by Travis Central Appraisal District has nearly doubled from 231,237 parcels in 1985 to approximately 424,146 parcels in 2016; and

WHEREAS, the number of protests filed and taxpayers serviced by Travis Central Appraisal District has more than tripled from 30,285 protests in 1996 to approximately 107,152 protests in 2015; and

WHEREAS, growth in Travis County is expected to continue and the demand for appraisal district services is expected to grow proportionally; and

WHEREAS, additional staff and office workspace is necessary to meet the growing demand for appraisal services; and

WHEREAS, Travis Central Appraisal District has been continuously located at 8314 Cross Park Drive, Austin, TX since 1985; and

WHEREAS, Travis Central Appraisal District has reached maximum capacity in the current facilities and lacks space to house additional staff or service additional taxpayers; and

WHEREAS, a vacant lot at 2304 Forbes Drive is adjacent and contiguous to existing property owned and operated by Travis Central Appraisal District at 8314 Cross Park Dr; and

WHEREAS, the vacant lot at 2304 Forbes Drive is available for sale; and

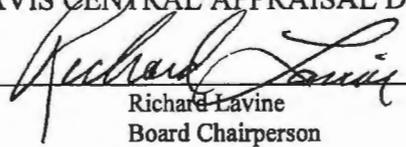
WHEREAS, Travis Central Appraisal District has sufficient funds in dedicated reserves to purchase the adjacent vacant lot; and

WHEREAS, expansion of existing facilities offers the most cost effective solution to provide the additional office needed to house additional staff and service additional taxpayers;

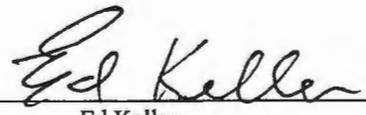
NOW, THEREFORE BE IT RESOLVED that the Travis Central Appraisal District purchase the vacant lot at 2304 Forbes Drive, Austin, TX for use of expanding the existing office facilities for a sum not to exceed \$254,000.

Passed and approved by the board of directors of the Travis Central Appraisal District Board of Directors on the 17th day of February, 2016.

TRAVIS CENTRAL APPRAISAL DISTRICT

By:  _____
Richard Lavine
Board Chairperson

ATTEST:

By:  _____
Ed Keller
Board Secretary/Treasurer



Site Map

Memo

To: Marya Crigler CA
From: Staff
Date: February 11, 2016
Re: Cost analysis to Purchase Office Building for TCAD operations

Per your request, staff has analyzed the viability and cost of purchasing a centrally located office building that would accommodate current and future needs of the Travis Central Appraisal District. The ideal building candidate would contain 45,000 to 55,000 square feet and be available for occupancy within a reasonable timeframe with some finishout modifications. Our findings are summarized below with supporting documentation.

Due to strong area job growth and lack of new product coming to market, it may be difficult to find a suitable existing building on the open market. From January 1, 2014 through the present, fifteen data points including two sales (with known prices), one listing, three refinance documents and one fee appraisal were found. The buildings range in age from 1971 to 2009 and are designed for either single or multi-tenant occupancy. The limited data indicate a potential sales price from \$5,950,000 to \$11,350,000 with an average price of \$153 per square foot. Assuming an appropriate building were found; a total cost estimate would be calculated as follows:

Acquisition cost: $\$150 \times 50,000 = \$7,500,000$

Tenant Finish-out: $\$35 \times 50,000 = \underline{\$1,750,000}$

Total Cost: **\$9,250,000 or \$185 per foot**

This does not include additional cost associated with moving operations to a new location. Please see attached supporting documentation.

Transaction	Property Name	Address	PID	NUHD	Class	Sale Date	Sale Price	Loan Value	LTV Ratio	NRA	S/NRA	Actual Exp	Proforma	Rate	Cap Rate	Occupancy	Confirmed	Comments
Appraisal	Congress Square II	611 S. Congress Ave	187773	S15CH	N	1/7/2016	\$11,350,000			\$1,254	\$221.45			8.00%	91%	CRE Appraisal	CRE Fee Simple Appraisal prepared for TCAD	
Reference	Hib. Office Park	4811 Ben Coors Rd	114456	S15WE	B+/B	12/7/2015	\$7,500,000	\$5,200,000	69.33%	42,644	\$175.87					RCA	Appraisal amount estimated from refinancing, property sold April 2015	
Sale	Enterprise Plaza Office	13915 Barnett Rd	271367	S15NW	M/C	10/27/2015	\$5,950,000	\$5,000,000	84.03%	50,393	\$118.07			7.60%	65%	CRE Appraisal	Appraisal	
Reference	Wells Fargo Building	2100 E Ben White	291645	S15EA	B+	5/18/2015	\$7,750,000	\$4,500,000	58.27%	\$5,345	\$140.03			6.80%	96%	CRE Appraisal	Appraisal	
Reference	Centre Creek Plaza	1812 Centre Creek Dr	234491	S15EA	B+/B	5/18/2015	\$6,200,000	\$4,200,000	67.74%	\$7,634	\$107.58				87%	Appraisal	Appraisal	
						median	\$7,500,000			\$1,254	\$140							
						average	\$7,750,000			\$1,454	\$133							

911 W Anderson Ln - Lamar Gateway

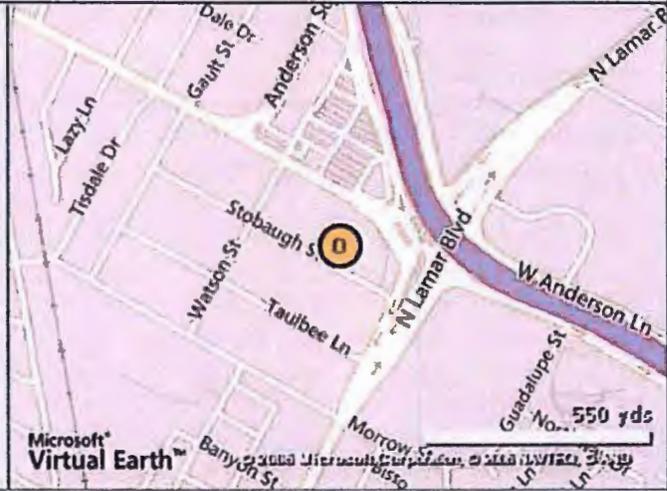
FOR SALE

1

Austin, TX 78757

55,624 SF (Neighborhood Center) Building Built in 1985

Property is for sale at \$8,200,000 (\$147.42/SF)



Sale Contacts

Sales Co: **CBRE**

100 Congress Ave
Austin, TX 78701

(512) 499-4900

Sales Contact 1: **Walter K. Saad**
(512) 499-4925

Sales Contact 2: **Cathy M. Nabours**
(512) 499-4917

For Sale Data

Asking Price: **\$8,200,000**
Price/SF: **\$147.42**
Days on Market: **209**
Sale Status: **Active**
Actual Cap Rate: **-**
Percent Leased: **85.6% (15,611 SF Avail)**
Tenancy: **Multi**

Parcel No: **784451**

Sale Type: **Investment**
Bldg Status: **Built in 1985**
RBA: **55,624 SF**

Current Building Information

ID: 592267

Bldg Type: **(Neighborhood Center)**
Class: **C**
Total Avail: **15,611 SF**
Bldg Vacant: **7,990 SF**
Tenancy: **Multi**
Owner Type: **Developer/Owner-NTL**
Owner Occupied: **No**
Zoning: **CS, LO, NP Austin**
Land Area: **4.59 AC**

Bldg Status: **Built in 1985**
RBA: **55,624 SF**
% Leased: **85.6%**
Rent/SF/Yr: **\$17.18**
Elevators: **1**
Core Factor: **-**
Stories: **2**
Typical Floor Size: **30,558 SF**
Building FAR: **0.28**
Const Type: **Masonry**

Expenses: **2009 Tax @ \$0.21/sf; 2013 Combined Est Tax/Ops @ \$5.59/sf**

Parking: **200 free Surface Spaces are available; 69 Covered Spaces are available; Ratio of 5.00/1,000 SF**

911 W Anderson Ln - Lamar Gateway

FOR SALE

Property is for sale at \$8,200,000 (\$147.42/SF) (con't)

Location Information

Cross Street: US 183 & W Anderson Ln
Park Name: Lamar Gateway
Located: @ Lamar Blvd
Metro Market: Austin
Submarket: Central/Central
County: Travis
CBSA: Austin-Round Rock, TX
DMA: Austin, TX

911 W Anderson Ln - Lamar Gateway

FOR SALE

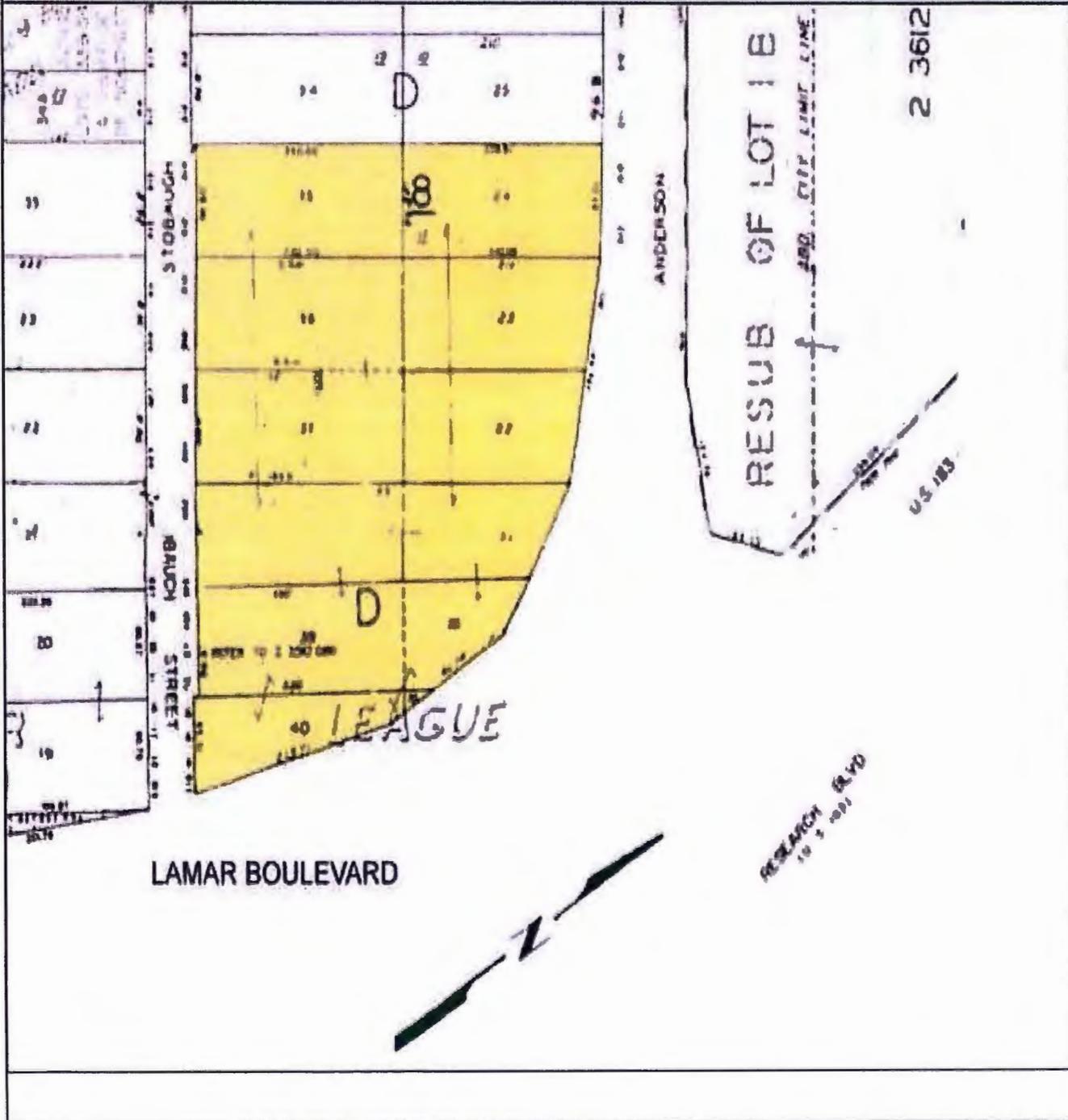
Property is for sale at \$8,200,000 (\$147.42/SF) (con't)

Parcel Number: -

Legal Description: Lots 19-24, Lots 35-40 Blk D North Gate Add Subdiv Vol 3 pg 196

County: Travis

Plat Map: 911 W Anderson Ln

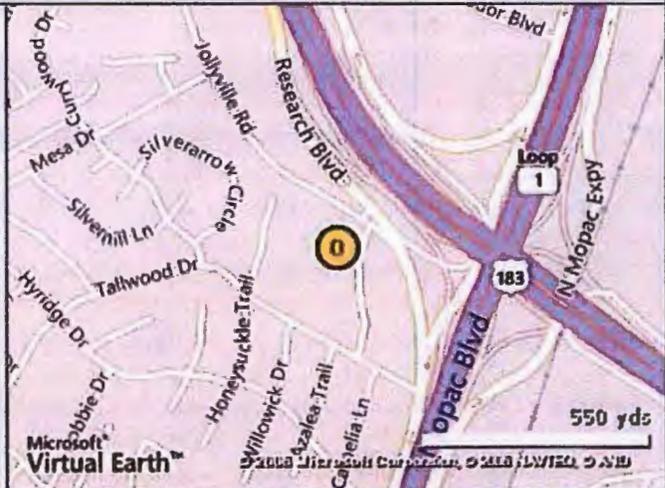


8920 Business Park Dr - Balcones North**SOLD****2**

Austin, TX 78759

Sale on 12/5/2014 - Research Complete

53,984 SF Class B Office Building Built in 1980

**Buyer & Seller Contact Info**

Recorded Buyer: **Cheryl L Ogle**
 True Buyer: **Ogle Enterprises**
Cheryl Ogle
 3600 Bee Caves Rd
 Austin, TX 78746
 (512) 327-4460

Buyer Type: **Other - Private**
 Buyer Broker: **The Kucera Companies**
Jeff Henley
 (512) 346-0292
Doug Rauls
 (512) 539-3006

Recorded Seller: **Rgk Rentals Ltd**
 True Seller: **Kms Ventures, Inc.**
 1301 W 25th St
 Austin, TX 78705
 (512) 474-6312

Seller Type: **Developer/Owner-RGNL**
 Listing Broker: **Granite Properties of Texas**
Bill Roland
 (512) 469-0925

Transaction Details

ID: 3198666

Sale Date: **12/05/2014**
 Escrow Length: -
 Sale Price: -
 Asking Price: -
 Price/SF: -

Sale Type: **Investment**
 Bldg Type: **Office**
 Year Built/Age: **Built in 1980 Age: 34**
 RBA: **53,984 SF**
 Land Area: **2.66 AC (115,870 SF)**

Percent Leased: **67.7%**
 Tenancy: **Multi**

Percent Improved: **84.0%**
 Total Value Assessed: **\$5,781,472 in 2014**
 Improved Value Assessed: **\$4,854,512**
 Land Value Assessed: **\$926,960**
 Land Assessed/AC: **\$348,481**

No. of Tenants: **5**
 Tenants at time of sale: **AmCap, Inc.; CreditCards.com, Inc.; Market Answers; Rgk Rentals Ltd; Wendy Ogle**
 Financing: **\$7,950,000.00 from American Bk/commerce**
 Legal Desc: **LOT 1 BLK A NORTH CROSSING SUBD SEC 1-B**

8920 Business Park Dr - Balcones North**SOLD**

53,984 SF Class B Office Building Built in 1980 (con't)

Parcel No: 254988
Document No: 2014181484**Income Expense Data**

Expenses	- Taxes	\$137,587
	- Operating Expenses	
	Total Expenses	<u>\$137,587</u>

Current Building Information

ID: 591130

Bldg Type: Office	Bldg Status: Built in 1980
Class: B	RBA: 53,984 SF
Total Avail: 880 SF	% Leased: 100.0%
Bldg Vacant: 0 SF	Rent/SF/Yr: Withheld
Tenancy: Multi	Elevators: 2
Owner Type: Other - Private	Core Factor: 13.0%
Owner Occupied: No	Stories: 3
Zoning: CS	Typical Floor Size: 19,292 SF
Land Area: 2.66 AC	Building FAR: 0.47
	Const Type: Steel

Expenses: 2015 Tax @ \$2.70/sf
 Parking: 20 Covered Spaces are available; 193 free Surface Spaces are available; Ratio of 3.33/1,000 SF
 Elevator Banks: 1st-3rd(2)

Location Information

Metro Market: Austin
 Submarket: Northwest/Northwest
 County: Travis
 CBSA: Austin-Round Rock, TX
 DMA: Austin, TX
 Map(Page): Mapsco J32

3

Multi-Property

SOLD

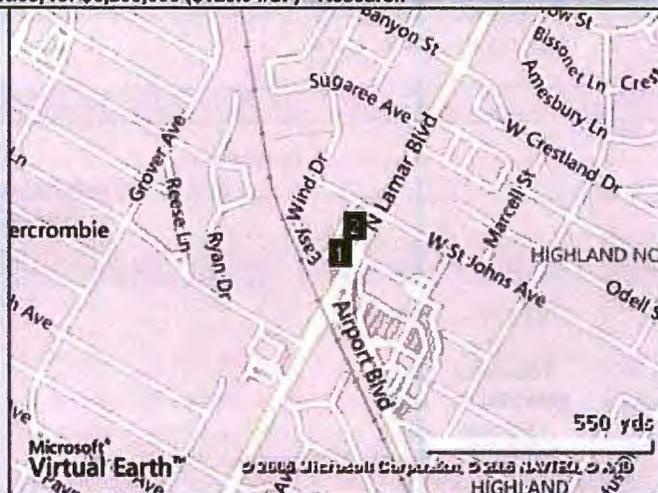
Multi-Property sale on 2/3/2015 of 2 Class B Office properties, for \$6,200,000 (\$129.94/SF) - Research



1 7020 Easy Wind Dr



2 7010 Easy Wind Dr



Summary of Property Info - at time of sale

	Address	City, State	Type-Class	Property SF	Built	Sale Price
1	7020 Easy Wind Dr	Austin, TX	Office B	25,516 SF	2009	\$3,315,641 (Allocated)
2	7010 Easy Wind Dr	Austin, TX	Office B	22,197 SF	2009	\$2,884,359 (Allocated)

Buyer & Seller Contact Info

Recorded Buyer: Midtown Commons Office Center, LLC

True Buyer: MIG Real Estate, LLC

Greg Merage

660 Newport Center Dr
Newport Beach, CA 92660
(949) 474-5800

Buyer Type: Equity Funds

Recorded Seller: Crestview Station Commercial LLC

True Seller: Trammell Crow Company

2001 Ross Ave
Dallas, TX 75201
(214) 863-3000

Seller Type: Developer/Owner-NTL

Listing Broker: Trammell Crow Company

Scott Dyche
(214) 863-3000

Transaction Details

ID: 3242221

Sale Date:	02/03/2015	Sale Type:	Investment
Escrow Length:	60 days	RBA:	47,713 SF
Sale Price:	\$6,200,000-Unconfirmed	Land Area:	146 AC (6,359,760 SF)
Asking Price:	-		
Price/SF:	\$129.94		
Pro Forma Cap Rate:	-	Percent Improved:	66.6%
Transfer Tax:	-	Total Value Assessed:	\$6,973,530 in 2014
		Improved Value Assessed:	\$4,640,892
		Land Value Assessed:	\$2,332,638
		Land Assessed/AC:	\$15,976
Legal Desc:	Lot 1C and 1B, Resubdivision of Lot 1 Crestview Station		
Parcel No:	821524, 821523		
Document No:	2015018211		
Financing:	\$70,000,000.00 from Bank Of America; Line of Credit loan type		

Multi-Property**SOLD**

Multi-Property sale on 2/3/2015 of 2 Class B Office properties, for \$6,200,000 (\$129.94/SF) - Research Complete (con't)

Current Building Information: 7020 Easy Wind Dr

ID: 6536117

Bldg Type:	Office	Bldg Status:	Built in Jul 2009
Class:	B	RBA:	25,516 SF
Total Avail:	1,986 SF	% Leased:	92.2%
Bldg Vacant:	1,986 SF	Rent/SF/Yr:	\$20.50
Tenancy:	Multi	Elevators:	0
Owner Type:	Equity Funds	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	Mixed-Use	Typical Floor Size:	30,161 SF
Land Area:	73 AC	Building FAR:	0.01
		Const Type:	Reinforced Concrete

Expenses: 2014 Tax @ \$3.78/sf, 2010 Est Tax @ \$2.81/sf; 2014 Ops @ \$16.60/sf, 2016 Est Ops @ \$10.25/sf
 Parking: Ratio of 4.00/1,000 SF

Location Information

Park Name: Midtown Commons
 Located: Airport Blvd
 Metro Market: Austin
 Submarket: Central/Central
 County: Travis
 CBSA: Austin-Round Rock, TX
 DMA: Austin, TX

Current Building Information: 7010 Easy Wind Dr

ID: 6719330

Bldg Type:	Office	Bldg Status:	Built in Jul 2009
Class:	B	RBA:	22,197 SF
Total Avail:	2,492 SF	% Leased:	88.8%
Bldg Vacant:	2,492 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	0
Owner Type:	Equity Funds	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	Mixed Use	Typical Floor Size:	11,099 SF
Land Area:	73 AC	Building FAR:	0.01
		Const Type:	Reinforced Concrete

Expenses: 2015 Tax @ \$6.21/sf, 2010 Est Tax @ \$3.23/sf; 2012 Ops @ \$8.67/sf, 2016 Est Ops @ \$10.25/sf
 Parking: 19 free Surface Spaces are available; Ratio of 6.00/1,000 SF

Location Information

Park Name: Midtown Commons
 Metro Market: Austin
 Submarket: Central/Central
 County: Travis
 CBSA: Austin-Round Rock, TX
 DMA: Austin, TX

7620 Guadalupe St - North Lamar Office Campus

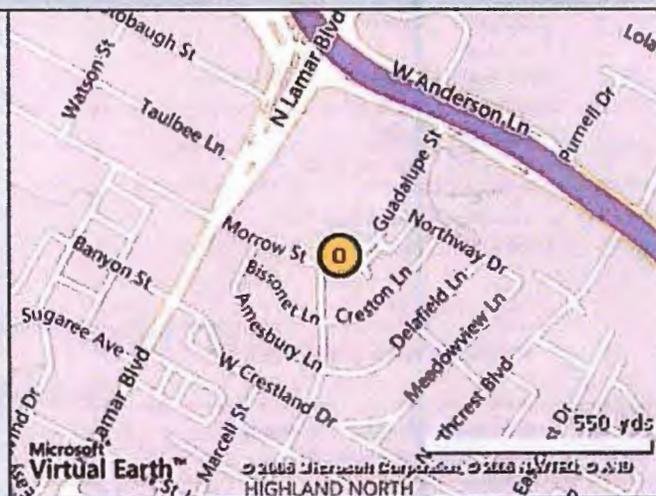
SOLD

4

Austin, TX 78752

Sale on 12/18/2014 - Research Complete

51,349 SF Class B Office Building Built in 1987, Renov 2013



Buyer & Seller Contact Info

Recorded Buyer: PV Exchange LLC
True Buyer: Riverside 193 Inc
 Craig Dunagan
 2004 Lakeshore Dr
 Austin, TX 78746
 (512) 328-8263
Buyer Type: Developer/Owner-NTL
Buyer Broker: KW Commercial Northwest
 Richard Hall
 (512) 659-8587

Recorded Seller: EY 7620 LP
True Seller: EY Ventures, LLC
 Dan Stansbury
 25 Highland Park Vig
 Dallas, TX 75205
 (214) 937-9839
Seller Type: Developer/Owner-RGNL
Listing Broker: No Listing Broker on Deal

Transaction Details

ID: 3204083

Sale Date: 12/18/2014
Escrow Length: -
Sale Price: -
Asking Price: -
Price/SF: -

Sale Type: Investment
Bldg Type: Office
Year Built/Age: Built in 1987, Renov 2013 Age: 27
RBA: 61,349 SF
Land Area: 2.53 AC (110,242 SF)

Percent Leased: 0.0%
Tenancy: Multi

Percent Improved: 42.9%
Total Value Assessed: \$1,929,611 in 2014
Improved Value Assessed: \$827,211
Land Value Assessed: \$1,102,400
Land Assessed/AC: \$435,593

Financing: \$4,880,000.00 from Bank Of America
Parcel No: 751949
Document No: 2014188443
Sale History: Sold on 12/18/2014
 Sold on 8/11/2011

7620 Guadalupe St - North Lamar Office Campus**SOLD**

51,349 SF Class B Office Building Built in 1987, Renov 2013 (cont)

Transaction Notes

The office property sold for an undisclosed amount on December 18, 2014. This was reported as an accommodator deal. The property had significant deferred maintenance and was 100% vacant at the time of sale. This was an off-market deal. The buyer was represented by a broker and the seller represented themselves. The property will be completely renovated except the common areas. The information regarding this transaction was confirmed by a source deemed reliable from the buyer's party. More information will be provided as it becomes available.

Income Expense Data

Expenses	- Taxes	\$45,921
	- Operating Expenses	
	Total Expenses	<u>\$45,921</u>

Current Building Information

ID: 595054

Bldg Type:	Office	Bldg Status:	Built in 1987, Renov 2013
Class:	B	RBA:	51,349 SF
Total Avail:	51,349 SF	% Leased:	-
Bldg Vacant:	51,349 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	2
Owner Type:	Developer/Owner-NTL	Core Factor:	-
Owner Occupied:	No	Stories:	3
Zoning:	CS	Typical Floor Size:	17,085 SF
Land Area:	2.53 AC	Building FAR:	0.47
		Const Type:	Reinforced Concrete
Expenses:	2015 Tax @ \$2.21/sf, 2012 Est Tax @ \$1.09/sf; 2011 Ops @ \$7.24/sf, 2012 Est Ops @ \$4.57/sf		
Parking:	183 free Surface Spaces are available; Ratio of 4.00/1,000 SF		
Amenities:	Air Conditioning, Bus Line		
Elevator Banks:	1st-3rd(2)		

Location Information

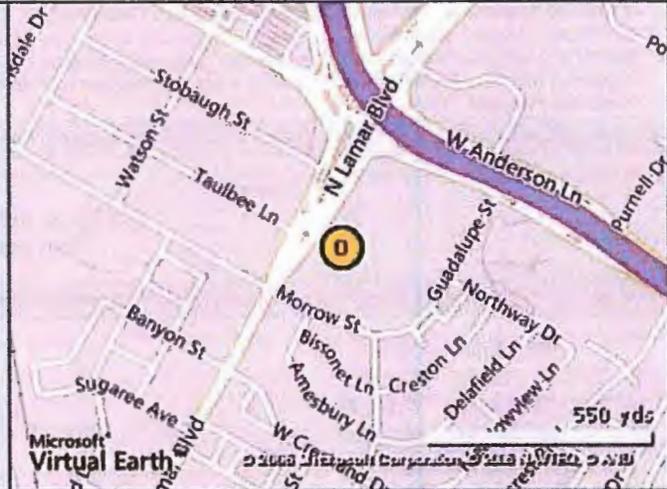
Park Name:	North Lamar Office Campus
Metro Market:	Austin
Submarket:	Central/Central
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX

7701 N Lamar Blvd**SOLD****5**

Austin, TX 78752

Sale on 11/4/2015 - Research Complete

54,560 SF Class C Office Condominium in a 54,560 SF building Built in 1971

**Buyer & Seller Contact Info**

Recorded Buyer: **Austin Partners**
 True Buyer: **Austin Partners**
 7703 N Lamar Blvd
 Austin, TX 78752
 (512) 617-6301

Recorded Seller: **Journeyman Austin Holdings Inc**
 True Seller: **Journeyman Austin Holdings, Inc.**
Sam Kumar
 804 Congress Ave
 Austin, TX 78701
 (512) 247-7000

Buyer Type: **Developer/Owner-RGNL**Seller Type: **Individual****Transaction Details**

ID: 3449086

Sale Date: **11/04/2015**
 Escrow Length: -
 Sale Price: -
 Asking Price: -
 Price/SF: -

Sale Type: -
 Bldg Type: **Office**
 Year Built/Age: **Built in 1971 Age: 44**
 RBA: **54,560 SF**
 Land Area: **1.50 AC (65,340 SF)**

Percent Leased: **98.1%**
 Tenancy: **Multi**

Percent Improved: **76.1%**
 Total Value Assessed: **\$4,237,970 in 2015**
 Improved Value Assessed **\$3,225,505**
 Land Value Assessed: **\$1,012,465**
 Land Assessed/AC: **\$674,976**

No. of Tenants: **8**

Tenants at time of sale: **Concordia University Texas; Court Appointed Special Advocates; JCI Residential; Journeyman Construction; Lynnwood At 1431 Llc; Resource Care Corporation; Southpark Crossing, LLC; Spts Holdings LLC**

Parcel No: **739784, 739782, 739783, 739786, 739785**Document No: **2015179478**

Sale History: **Sold on 11/4/2015**
Sold on 7/25/2012 Non-Arms Length
Sold on 3/31/2006

7701 N Lamar Blvd**SOLD**

54,560 SF Class C Office Condominium in a 54,560 SF building Built in 1971 (con't)

Transaction Notes

A representative for the buyer reported the subject property was purchased on November 4, 2015 for an undisclosed amount. At this time it is unknown how long this property was on the market or if there were brokers involved in the deal. This comp will be updated with new information as it becomes available.

Income Expense Data

Expenses	- Taxes	\$97,307
	- Operating Expenses	
	Total Expenses	\$97,307

Current Building Information

ID: 591263

Bldg Type:	Office	Bldg Status:	Built in 1971
Class:	C	RBA:	54,560 SF
Total Avail:	1,056 SF	% Leased:	98.1%
Bldg Vacant:	1,056 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	2
Owner Type:	Developer/Owner-RGNL	Core Factor:	10.7%
Owner Occupied:	No	Stories:	5
Zoning:	CS-MU-V-NP,CS-1, MU-V-NP	Typical Floor Size:	10,912 SF
Land Area:	1.50 AC	Building FAR:	0.84
		Const Type:	Masonry
Expenses:	2015 Tax @ \$1.78/sf, 2009 Est Tax @ \$1.99/sf; 2009 Est Ops @ \$8.57/sf		
Parking:	63 Covered Spaces are available; 118 free Surface Spaces are available; Ratio of 3.32/1,000 SF		
Amenities:	Bus Line, Conferencing Facility, Property Manager on Site, Signage		
Elevator Banks:	1st-5th(2)		

Location Information

Located:	S Research at Anderson
Metro Market:	Austin
Submarket:	Central/Central
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX
Map(Page):	Mapsco K29

13915 N MO Pac Expy - Enterprise Plaza

SOLD

6

Austin, TX 78728
 Sale on 7/25/2014 - Research Complete
 Non-Arms Length
 50,632 SF Class B Office Building Built in 1986, Renov 1995



Buyer & Seller Contact Info

Recorded Buyer: D Asc Of Bearcreek Properties Lt
 3724 Jefferson St
 Austin, TX 78731

Recorded Seller: Asc Of Bearcreek Ent Llc

Transaction Details

ID: 3091600

Sale Date: 07/25/2014
Escrow Length: -
Sale Price: -
Asking Price: -
Price/SF: -

Sale Type: -
Bldg Type: Office
Year Built/Age: Built in 1986, Renov 1995 Age: 28
RBA: 50,632 SF
Land Area: 4 AC (174,240 SF)

Percent Leased: 57.5%
Tenancy: Multi
Non-Market Reasons: Change in Title Vesting

Percent Improved: 61.5%
Total Value Assessed: \$4,455,616 in 2013
Improved Value Assessed: \$2,741,966
Land Value Assessed: \$1,713,650
Land Assessed/AC: \$428,412

No. of Tenants: 8
Tenants at time of sale: A D D Heath And Wellness Cente; Allstate; Chicony Electronics Co. Ltd.; Designer Hair Club Inc; Texas Multicore Technologies, Inc.; Usgb Llc; Wholesale Coins Direct, Llc; World Financial Group
Financing: \$2,500,000.00 from Southside Bk
Parcel No: 271367
Document No: 2014112089

13915 N MO Pac Expy - Enterprise Plaza**SOLD**

50,632 SF Class B Office Building Built in 1986, Renov 1995 (con't)

Sale History: **Sold on 10/23/2015 Non-Arms Length**
Sold on 10/23/2015
Sold on 10/23/2015 Non-Arms Length
Sold on 10/23/2015 Non-Arms Length
Sold on 7/25/2014 Non-Arms Length
Sold on 6/8/2006
Sold for \$4,500,000 (\$88.88/SF) on 10/26/1999
Sold for \$2,500,000 (\$49.38/SF) on 12/19/1995

Income Expense Data

Expenses	- Taxes	\$134,601
	- Operating Expenses	
	Total Expenses	\$134,601

Current Building Information

ID: 591196

Bldg Type: Office	Bldg Status: Built in 1986, Renov 1995
Class: B	RBA: 50,632 SF
Total Avail: 14,580 SF	% Leased: 71.2%
Bldg Vacant: 14,580 SF	Rent/SF/Yr: \$14.50
Tenancy: Multi	Elevators: 2
Owner Type: -	Core Factor: 13.8%
Owner Occupied: No	Stories: 4
Zoning: ETJ, County	Typical Floor Size: 11,335 SF
Land Area: 4 AC	Building FAR: 0.29
	Const Type: Masonry

Expenses: 2015 Tax @ \$2.66/sf; 2006 Est Ops @ \$6.47/sf
Parking: 168 free Surface Spaces are available; Ratio of 3.60/1,000 SF
Amenities: Banking, Controlled Access, On Site Management, Property Manager on Site, Restaurant, Signage
Elevator Banks: 1st-4th(2)

Location Information

Metro Market: Austin
Submarket: North/North/Domain
County: Travis
CBSA: Austin-Round Rock, TX
DMA: Austin, TX
Map(Page): Mapsco L37

13915 N MO Pac Expy - Enterprise Plaza

SOLD

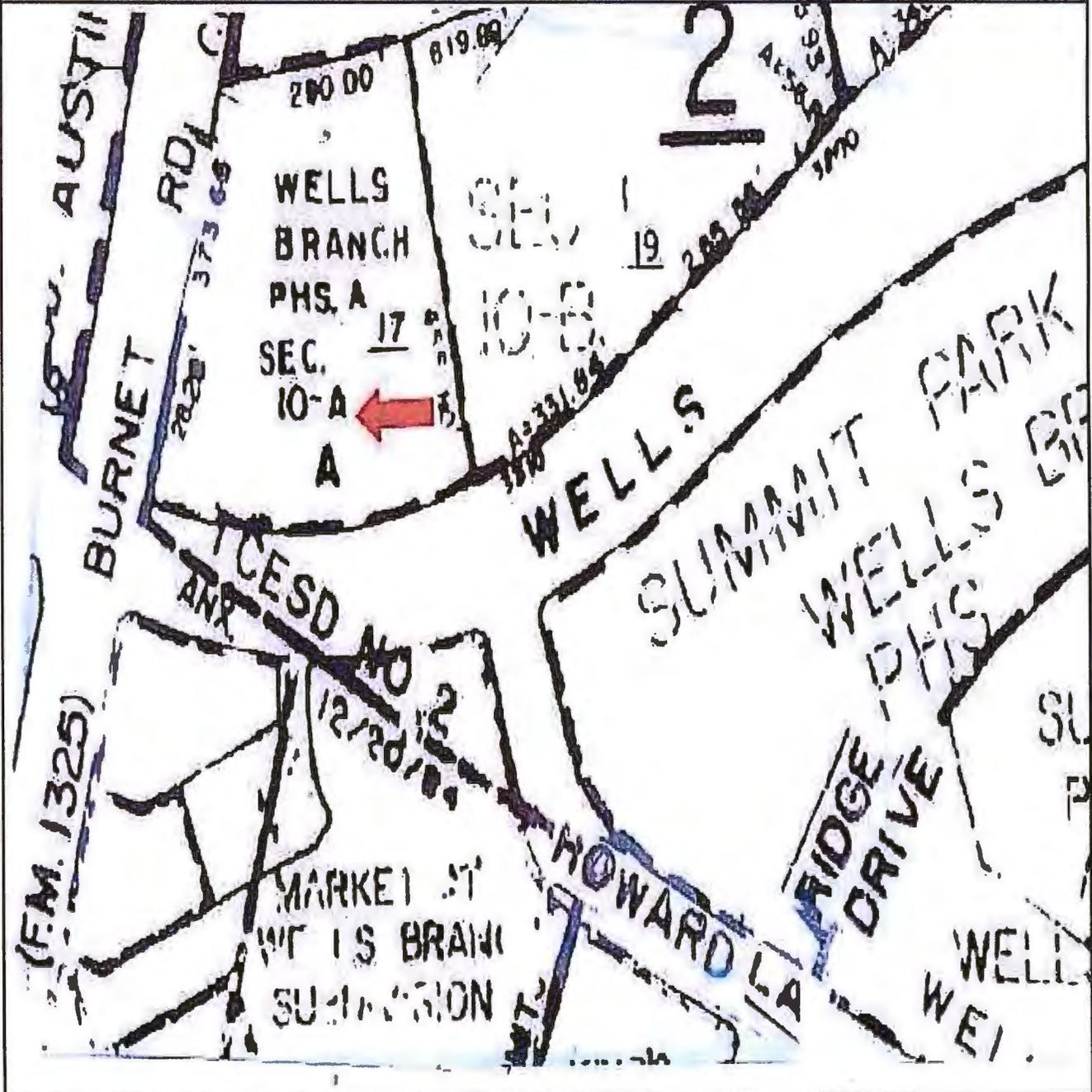
50,632 SF Class B Office Building Built in 1986, Renov 1995 (cont)

Parcel Number: 271367

Legal Description: Lot 1 blk A Wells Branch phs A sec 10-A a subdiv in Travis County vol 85 pg 41A

County: Travis

Plat Map: 13915 N MO Pac Expy



8627 MoPac Expy N - Chancellor Centre**SOLD****8**

Austin, TX 78759

Sale on 8/19/2015 - Research Complete

Non-Arms Length

46,411 SF Class B Office Building Built in 1985

**Buyer & Seller Contact Info**

Recorded Buyer: **8611 Mopac Investors Lp**
 True Buyer: **8611 Mopac Investors Lp**
 7200 N Mo Pac Expy
 Austin, TX 78731
 (512) 346-0025

Recorded Seller: **Us Reif Eurus Austin Llc**
 True Seller: **Us Reif Eurus Austin Llc**

Transaction Details

ID: 3382394

Sale Date: **08/19/2015**
 Escrow Length: -
 Sale Price: -
 Asking Price: -
 Price/SF: -

Sale Type: -
 Bldg Type: **Office**
 Year Built/Age: **Built in 1985 Age: 30**
 RBA: **46,411 SF**
 Land Area: **2.12 AC (92,347 SF)**

Percent Leased: **94.8%**
 Tenancy: **Multi**
 Non-Market Reasons: **Partnership Dissolution**

Percent Improved: **84.5%**
 Total Value Assessed: **\$5,071,793 in 2014**
 Improved Value Assessed: **\$4,286,843**
 Land Value Assessed: **\$784,950**
 Land Assessed/AC: **\$370,259**

No. of Tenants: **12**
 Tenants at time of sale: **Capital Real Estate Training Center; Energy One; Evaluation Software Publishing Inc; GCS Technologies, Inc; HomeCity Real Estate; Integrated Care Collaboration; Landers Mortgage; Lone Star Circle of Care Inc; LoneStar Circle; National Transcript Cente; Nikiforos Realty LLC; Practical Care Continuum**

Parcel No: **251442**
 Document No: **2015132730**
 Sale History: **Sold on 8/19/2015 Non-Arms Length**
Portfolio sale of 8 properties sold on 6/27/2014 Non-Arms Length
Sold for \$5,200,000 (\$112.04/SF) on 6/14/2005
Sold for \$1,850,000 (\$39.86/SF) on 9/16/1992

8627 MoPac Expy N - Chancellor Centre**SOLD**

46,411 SF Class B Office Building Built in 1985 (con't)

Transaction Notes

This Transaction is still currently being researched. All current information is based off of public record.

Income Expense Data

Expenses	- Taxes	\$149,081
	- Operating Expenses	
	Total Expenses	\$149,081

Current Building Information

ID: 591168

Bldg Type:	Office	Bldg Status:	Built in 1985
Class:	B	RBA:	46,411 SF
Total Avail:	2,418 SF	% Leased:	94.8%
Bldg Vacant:	2,418 SF	Rent/SF/Yr:	\$17.50
Tenancy:	Multi	Elevators:	2
Owner Type:	-	Core Factor:	13.8%
Owner Occupied	No	Stories:	4
Zoning:	LR, Austin	Typical Floor Size:	11,603 SF
Land Area:	2.12 AC	Building FAR:	0.50
		Const Type:	Masonry
Expenses:	2016 Combined Tax/Ops @ \$11.67/sf; 2015 Combined Est Tax/Ops @ \$11.59/sf		
Parking:	155 free Surface Spaces are available; Free Covered Spaces; Ratio of 3.33/1,000 SF		
Amenities:	Banking, Controlled Access, Property Manager on Site		
Elevator Banks:	1st-4th(2)		

Location Information

Metro Market:	Austin
Submarket:	Central/Central
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX
Map(Page):	Mapsco J31

8627 MoPac Expy N - Chancellor Centre

SOLD

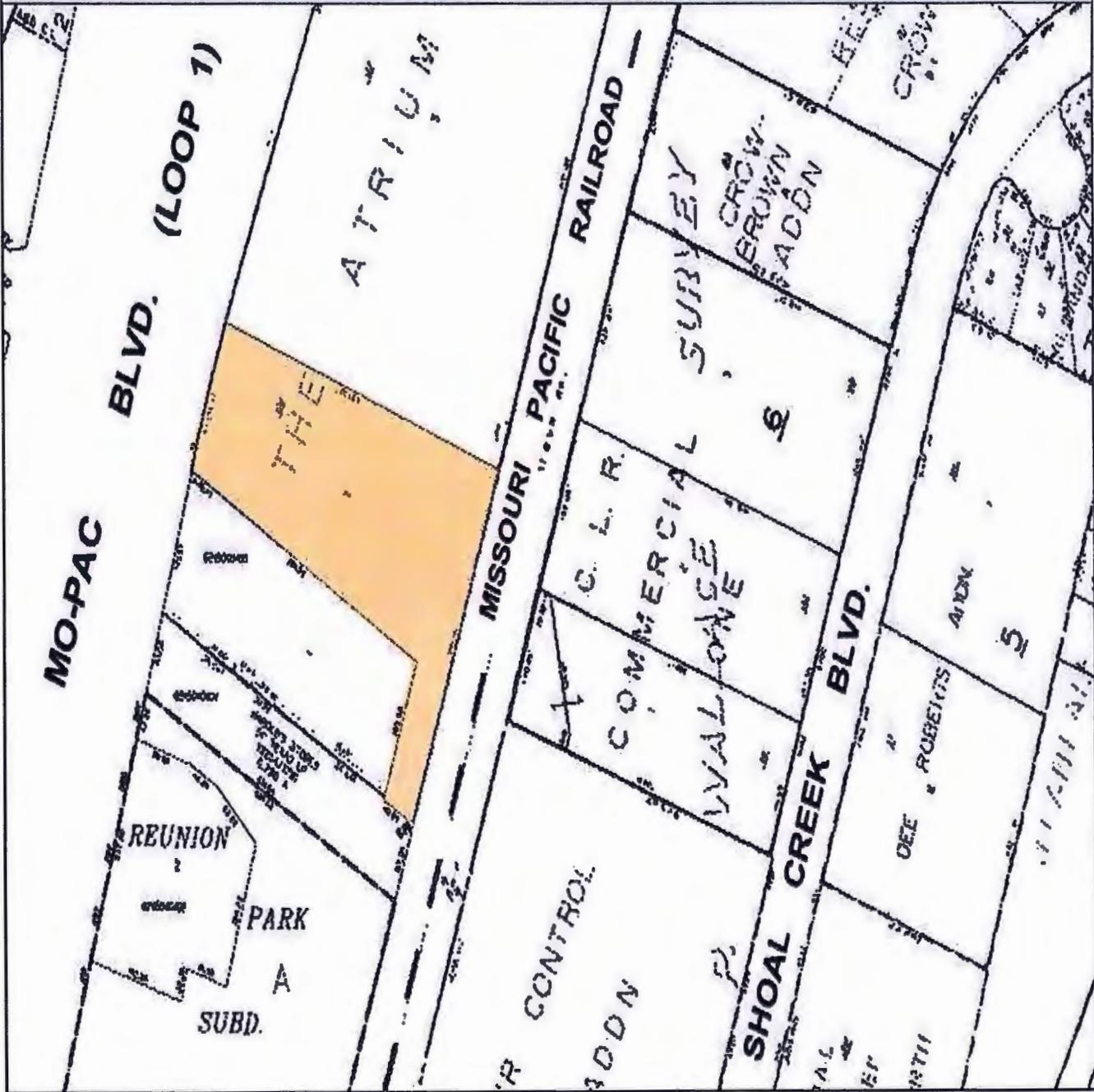
46,411 SF Class B Office Building Built in 1985 (con't)

Parcel Number: 251442

Legal Description: Lot 2, The Atrium Subdivision, Travis County Texas, bk 83, pg 125C & easements.

County: Travis

Plat Map: 8627 MoPac Expy N



10415 Morado Cir - Building I - The Campus @ Arboretum

SOLD

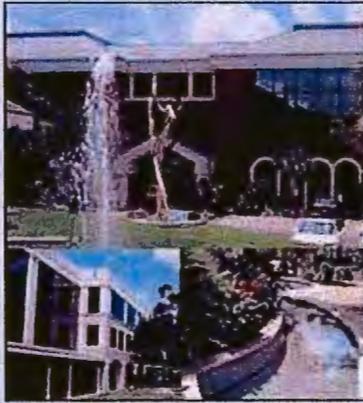
9

Austin, TX 78759

Sale on 1/30/2014 - Research Complete

Non-Arms Length

57,859 SF Class A Office Building Built in 1986, Renov 1994



Buyer & Seller Contact Info

Recorded Buyer: Dwf Iv Morado Circle Llc
575 Market St
San Francisco, CA 94104

Recorded Seller: Hb Avallon Llc

Transaction Details

ID: 2964826

Sale Date: 01/30/2014
Escrow Length: -
Sale Price: -
Asking Price: -
Price/SF: -

Sale Type: -
Bldg Type: Office
Year Built/Age: Built in 1986, Renov 1994 Age: 28
RBA: 57,859 SF
Land Area: 2.29 AC (99,905 SF)

Percent Leased: 97.1%
Tenancy: Multi
Non-Market Reasons: Correction Deed

Percent Improved: 87.8%
Total Value Assessed: \$37,937,911 in 2012
Improved Value Assessed: \$33,317,284
Land Value Assessed: \$4,620,627
Land Assessed/AC: \$2,014,661

No. of Tenants: 9
Tenants at time of sale: A J Wagner Ameriprise Financial Services Inc; Adjacent Tech; Bridge360; CP&Y, Inc.; Dan Kraus Ameriprise Financial Services Inc; Kimley-Horn and Associates, Inc.; Raoul Celerier Ameriprise Financial Services Inc; Resource Consulting Group Inc; SWBC Mortgage Corporation

Parcel No: 155453
Document No: 2014016594

Sale History: Sold on 1/30/2014 Non-Arms Length
Portfolio sale of 5 properties sold for \$63,500,000 (\$199.25/SF) on 1/14/2014
Portfolio sale of 5 properties sold on 12/30/2010
Portfolio sale of 6 properties sold on 7/10/2007

10415 Morado Cir - Building I - The Campus @ Arboretum**SOLD**

57,859 SF Class A Office Building Built in 1986, Renov 1994 (cont)

Transaction Notes

This is a correction deed. For the true sale, please see CoStar Comp 2960050.

Current Building Information

ID: 591128

Bldg Type: Office	Bldg Status: Built in 1986, Renov 1994
Class: A	RBA: 57,859 SF
Total Avail: 11,304 SF	% Leased: 95.3%
Bldg Vacant: 2,733 SF	Rent/SF/Yr: \$23.00
Tenancy: Multi	Elevators: 3 with 1 frt
Owner Type: Investment Manager	Core Factor: 10.0%
Owner Occupied: No	Stories: 3
Zoning: GO	Typical Floor Size: 18,931 SF
Land Area: 2.29 AC	Building FAR: 0.58
	Const Type: Steel
Expenses: 2016 Combined Tax/Ops @ \$14.13/sf; 2015 Combined Est Tax/Ops @ \$13.78/sf	
Parking: Ratio of 3.60/1,000 SF	
Amenities: Conferencing Facility, Courtyard, Fitness Center, On Site Management, Security System	
Setbacks: 1st 18,867 sf; 2nd 20,305 sf; 3rd 20,887 sf	

Location Information

Park Name: The Campus @ Arboretum
Located: off Hwy 183 and Braker Lane
Metro Market: Austin
Submarket: Northwest/Northwest
County: Travis
CBSA: Austin-Round Rock, TX
DMA: Austin, TX
Map(Page): Mapsco J34

10415 Morado Cir - Building I - The Campus @ Arboretum

SOLD

57,859 SF Class A Office Building Built in 1986, Renov 1994 (con't)

Parcel Number: 155453
Legal Description: -
County: Travis

Plat Map: 10415 Morado Cir



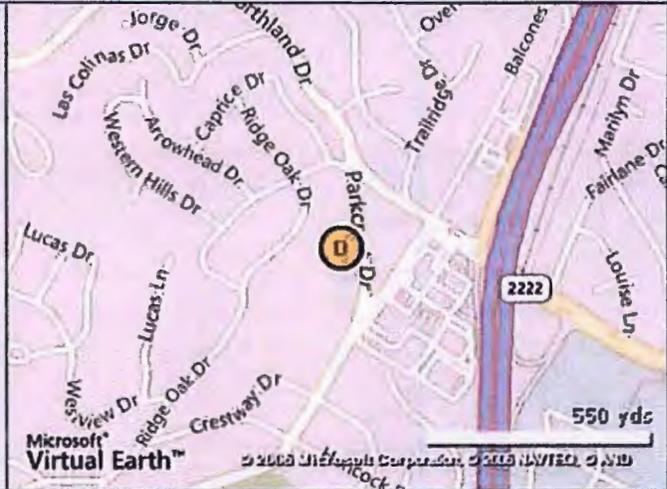
5508 Parkcrest Dr - Parkcrest Center**SOLD****10**

Austin, TX 78731

Sale on 7/27/2015 - Research Complete

Non-Arms Length

42,719 SF Class B Office Building Built in 1985

**Buyer & Seller Contact Info**

Recorded Buyer: **5508 Parkcrest Llc**
 1750 Taylor St
 San Francisco, CA 94133

Recorded Seller: **Bancroft Paul Iii 2004 Trust**

Transaction Details

ID: 3371487

Sale Date: **07/27/2015**
 Escrow Length: -
 Sale Price: -
 Asking Price: -
 Price/SF: -

Sale Type: -
 Bldg Type: **Office**
 Year Built/Age: **Built in 1985 Age: 30**
 RBA: **42,719 SF**
 Land Area: **1.59 AC (69,260 SF)**

Percent Leased: **92.9%**
 Tenancy: **Multi**
 Non-Market Reasons: **Change in Title Vesting**

Percent Improved: **81.3%**
 Total Value Assessed: **\$5,565,560 in 2014**
 Improved Value Assessed: **\$4,526,660**
 Land Value Assessed: **\$1,038,900**
 Land Assessed/AC: **\$653,396**

No. of Tenants: **8**
 Tenants at time of sale: **Austin Affiliate Of The Susan G Komen Breast Cance; Future Search Trials; Garcia, Donald; Gates; Leo & Associates Inc; Novotus; Sleep Associates Of America, Llc.; Somnosolutions, Inc.; The Sleep Center**

Parcel No: **127933**
 Document No: **2015122814**
 Sale History: **Sold on 7/27/2015 Non-Arms Length**
Sold on 9/6/2012
Sold on 2/18/2010
Sold for \$0 on 2/12/2010 Non-Arms Length
Sold on 1/28/2008
Sold on 12/20/2001 Non-Arms Length
Sold for \$1,000,000 (\$23.41/SF) on 12/2/1992

5508 Parkcrest Dr - Parkcrest Center**SOLD**

42,719 SF Class B Office Building Built in 1985 (con't)

Transaction Notes

This COMP is for informational purposes only, there was no real estate exchanged, this was a change in title vesting.

Income Expense Data

Expenses	- Taxes	\$137,844
	- Operating Expenses	
	Total Expenses	\$137,844

Current Building Information

ID: 591166

Bldg Type: Office	Bldg Status: Built in 1985
Class: B	RBA: 42,719 SF
Total Avail: 14,091 SF	% Leased: 67.0%
Bldg Vacant: 14,091 SF	Rent/SF/Yr: Withheld
Tenancy: Multi	Elevators: 2
Owner Type: -	Core Factor: 16.0%
Owner Occupied: No	Stories: 3
Zoning: GR/CS	Typical Floor Size: 14,239 SF
Land Area: 1.59 AC	Building FAR: 0.62
	Const Type: Masonry

Expenses: 2015 Tax @ \$3.23/sf; 2012 Ops @ \$6.12/sf**Parking:** 97 Surface Spaces are available; 35 Covered Spaces are available; Ratio of 3.20/1,000 SF**Amenities:** Atrium, Controlled Access, Signage**Location Information**

Metro Market: Austin
Submarket: Northwest/Northwest
County: Travis
CBSA: Austin-Round Rock, TX
DMA: Austin, TX
Map(Page): Mapsco H28

5508 Parkcrest Dr - Parkcrest Center

SOLD

42,719 SF Class B Office Building Built in 1985 (con't)

Parcel Number: **127933**

Legal Description: **Lot 2 Parkcrest Center No. 2 vol 86 pg 135A**

County: **Travis**

Plat Map: 5508 Parkcrest Dr



11

12554 Riata Vista Cir - Riata Crossing 5 - Riata Crossing

SOLD

Austin, TX 78727
 Sale on 5/12/2014 - Research Complete
 50,494 SF Class A Office Building Built in 2000



Buyer & Seller Contact Info

Recorded Buyer: **Ausrad Properties Lp**
 10900 Stonelake Blvd
 Austin, TX 78759

Recorded Seller: **Riata Holdings Lp**

Transaction Details

ID: 3060772

Sale Date: **05/12/2014**
 Escrow Length: -
 Sale Price: -
 Asking Price: -
 Price/SF: -

Sale Type: -
 Bldg Type: **Office**
 Year Built/Age: **Built in 2000 Age: 14**
 RBA: **50,494 SF**
 Land Area: **9.73 AC (423,839 SF)**

Percent Leased: **100.0%**
 Tenancy: **Multi**

Percent Improved: **77.6%**
 Total Value Assessed: **\$6,699,105 in 2013**
 Improved Value Assessed **\$5,199,687**
 Land Value Assessed: **\$1,499,418**
 Land Assessed/AC: **\$154,102**

No. of Tenants: **2**
 Tenants at time of sale: **D.R. Horton, Inc.; DHI Mortgage Company**
 Financing: **\$10,447,216.00 from Bank Of America**

Parcel No: **462474**
 Document No: **2014070245**
 Sale History: **Sold on 5/12/2014**
Portfolio sale of 11 properties sold for \$219,000,000 (\$237.24/SF) on 8/19/2008

12554 Riata Vista Cir - Riata Crossing 5 - Riata Crossing**SOLD**

50,494 SF Class A Office Building Built in 2000 (con't)

Income Expense Data

Expenses	- Taxes	\$186,730
	- Operating Expenses	
	Total Expenses	\$186,730

Current Building Information

ID: 591708

Bldg Type:	Office	Bldg Status:	Built in 2000
Class:	A	RBA:	50,494 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	2
Owner Type:	-	Core Factor:	5.0%
Owner Occupied	No	Stories:	2
Zoning:	LI	Typical Floor Size:	25,247 SF
Land Area:	9.73 AC	Building FAR:	0.12
		Const Type:	Reinforced Concrete

Expenses: 2015 Tax @ \$5.07/sf, 2013 Est Tax @ \$2.85/sf; 2013 Est Ops @ \$7.98/sf**Parking:** 200 free Surface Spaces are available; Ratio of 5.00/1,000 SF**Amenities:** Fitness Center**Location Information**

Park Name: Riata Crossing
Metro Market: Austin
Submarket: Northwest/Northwest
County: Travis
CBSA: Austin-Round Rock, TX
DMA: Austin, TX
Map(Page): Mapsco J36

RESOLUTION 16-1654

APPROVAL OF TRAVIS CENTRAL APPRAISAL DISTRICT REAL ESTATE ACQUISITION

WHEREAS, Travis Central Appraisal District has demonstrated a need for additional office workspace and parking to meet the growing demand for appraisal services; and

WHEREAS, The Board of Directors of the Travis Central Appraisal District has proposed and authorized purchase of a vacant lot at 2304 Forbes Drive for future expansion of the appraisal district facilities; and

WHEREAS, Texas Property Tax Code Section 6.051 requires acquisition or conveyance of real property by the appraisal district be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, Travis Central Appraisal District has sufficient funds in dedicated reserves to purchase the adjacent vacant lot and **no additional funds will be requested of the taxing units for this real estate purchase**; and

WHEREAS, expansion of existing facilities offers the most cost effective solution to provide Travis Central Appraisal District with the additional office needed to house additional staff and service additional taxpayers;

NOW, THEREFORE BE IT RESOLVED that **City of Lago Vista** approves the Travis Central Appraisal District purchase the vacant lot at 2304 Forbes Drive, Austin, TX for use of expanding the existing office facilities.

Passed and approved by **City of Lago Vista** on the 2nd day of June, 2016.

By: _____

Dale Mitchell, Mayor

ATTEST:

By: _____

Sandra Barton, City Secretary



AGENDA ITEM

City of Lago Vista

To: **Mayor & City Council** **Council Meeting:** **June 2, 2016**

From: **Danny Smith, Chief of Police**

Subject: **Consider approval of a Resolution NO. 16-1655; A Body Camera Grant (Grant Number 3181301) in the total amount of \$11,343.75. The State providing \$9,075.00 and the Lago Vista Police Department providing \$2,268.75.**

Request: **Business Item** **Legal Document:** **Resolution** **Legal Review:**

EXECUTIVE SUMMARY:

Office of the Governor requires a Grant Resolution from all participating cities that have been awarded a Body Camera Grant for the 2016 year. We have already budgeted the matching funds required by the Criminal Justice Division of the Governor’s Office in our current budget. We are ready to move forward with purchasing body cameras and necessary equipment to implement, and therefore enhance the capabilities of our current video systems. Captain Jerry Reyes will be the authorized City Official on behalf of the City of Lago Vista. The City of Lago Vista approves submission of the Body Camera Grant for the Office of the Governor and agrees we will return the funds in full in the event of loss or misuse of the funds to the Office of the Governor.

Impact if Approved:

We will move forward with purchasing and implementing Body Camera capabilities to our existing video equipment.

Impact if Denied:

We will lose the State grant match for the Body Cameras.

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

Indicate Funding Source:

FY Budget 15/16 and approved Grant from State of Texas.

Total is \$11,343.75 with the State providing \$9,075.00 and us providing \$2,268.75.

Suggested Motion/Recommendation/Action

Motion to:

Approve Resolution

Motion to:

Motion to:

Known As:

Body Camera Grant Resolution (Grant Number 3181301)

Agenda Item Approved by City Manager

RESOLUTION NO. 16-1655

BODY CAMERA GRANT RESOLUTION

WHEREAS, The City of Lago Vista finds it in the best interest of the citizens of Lago Vista, that the Body Camera Grant be operated for the 2016 Year; and

WHEREAS, The City of Lago Vista agrees to provide applicable matching funds for the said project as required by the Criminal Justice Division of the Governor’s Office grant application; and

WHEREAS, The City of Lago Vista agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Lago Vista assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Lago Vista designates Captain Jerry Reyes as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Lago Vista approves submission of the grant application for the Body Camera Grant to the Office of the Governor.

Passed and Approved this 2nd day of June, 2016.

ATTEST:

CITY OF LAGO VISTA

Sandra Barton, City Secretary

Dale Mitchell, Mayor

On a motion by Council Member _____, seconded by Council Member _____, the above and foregoing instrument was passed and approved this 2nd day of June, 2016.

Grant Number: **3181301**



Mobile-Vision, Inc.

QUOTE

400 Commons Way, Rockaway, NJ 07866
T. 973-453-8562 F. 973-257-3024

Number 204964681

Date May 12, 2016

Sold To

Lago Vista Police Department

Tom Franco
5901 Municipal Complex
Way
Loga Vista, TX 78645

Phone 512-267-7141

Fax 512-267-9576

Ship To

Lago Vista Police Department

Tom Franco
5901 Municipal Complex
Way
Loga Vista, TX 78645

Phone 512-267-7141

Fax 512-267-9576

Salesperson	P.O. Number	Ship Via	Terms
Isidoro Valdovino		None	

Line	Qty	SKU	Description	Unit Price	Ext.Price	Comments
1	13	BWCS2BR4	BodyVISION XV complete camera system. Includes camera, docking station, power supply, spring clip, alligator clip, USB charging cable, and 1 year warranty.	\$539.10	\$7,008.30	BodyVision XV with 1 year of warranty.
2	13	BWCP1MC	BodyVision Magnetic Clip	\$19.80	\$257.40	Optional: Magnetic Clip
3	2	BWV6UNCHGSYS	BodyVISION 6 Unit Charging System - Includes 6 port USB charger with cord and 6 unit charging cable only	\$108.00	\$216.00	Optional: 6 base station power supply
4	13	EMA-BWR4-2YR	BodyVision Camera System 2 year Extended Warranty - MUST BE SOLD AT TIME OF PURCHASE	\$161.96	\$2,105.42	Optional year 2 and 3 extended warranty.
5	1	SWKNA1602	Switch Kit, 16 port GB Enet, 2 SFP fiber , No POE, Dell includes 16 patch cables	\$355.50	\$355.50	Optional: 16 port switch
6	1	LSSWR-FBH-BV	Basic Viewer HD, supports FBHD, BodyVISION, LE3	\$199.00	\$0.00	Upgrade to current BasicViewer software.

- Additional storage will be required for HD video. Izzy to complete storage calculator with LPD on 5-13-16.

- BodyVision XV is tentatively scheduled to release 6/30/16. Lead time for this product is 6 to 8 weeks from when product is released.

Signing below is in lieu of a formal Purchase Order.
Your signature will authorize acceptance of both pricing and product:

Signed: _____ Dated: _____

SubTotal	9,942.62
Tax	TBD
S&H	130.00
Total	10,072.62

L-3 Shipping Terms are FOB Rockaway, NJ. By signing below you agree to waive your shipping terms and ship this order FOB Rockaway, NJ.

Signed: _____ Dated: _____

Quotation is valid for 60 days from date issued. The technology described herein is controlled under the Export Administration Regulation (EAR) and may not be exported without proper authorization by the U.S. Department of Commerce. State/Local Fees and Taxes are not included.



AGENDA ITEM

City of Lago Vista

To: **Mayor & City Council** Council Meeting: **June 2, 2016**

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

Subject: **Discussion and Consideration Authorizing the City Manager to Execute a Professional Services Agreement with The Aegis Group for Appraisal Services for the Tessera PID Phase 3A and 3B.**

Request: **Business Item** Legal Document: **Other** Legal Review:

EXECUTIVE SUMMARY:

As part of the presentation to Council by the Tessera PID, it was noted that to begin to move forward with the development of Phase 3A & 3B of the PID, new appraisals were required. This item is on the agenda to provide Council the opportunity to authorize the City Manager to execute a contract with The Aegis Group to perform the necessary appraisals on Phase 3A & 3B of the Tessera PID.

The cost of this appraisal, \$10,000 will be reimbursed to the City. The Aegis Group has agreed to deliver the appraisal to the City within thirty (30) days of execution of this contract. As stated previously, The Aegis Group completed the original appraisal when the Tessera PID project was originally developed. It makes sense to utilize them on this next phase.

Impact if Approved:

The required appraisal of Phase 3A & 3B of the Tessera PID will be initiated as a first step to obtaining the funding and meeting requirements of State law preparing this property for infrastructure improvements and building homes.

Impact if Denied:

The required appraisal of Phase 3A & 3B of the Tessera PID will not be initiated as a first step. The project cannot go forward until the appraisals are completed.

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

Indicate Funding Source:

The cost of the appraisal, proposed to be \$10,000, will be reimbursed to the City. However, The Aegis Group acts as the City's consultant and therefore, the appraisal must be delivered to and accepted by the City.

Suggested Motion/Recommendation/Action

Motion to:

Motion to:

Motion to:

Known As:

Appraisal Services for Phase 3A & 3B of the Tessera PID.

Agenda Item Approved by City Manager

THE AEGIS GROUP, INC.

REAL ESTATE APPRAISAL & CONSULTING

4926 Spicewood Springs Road, Suite 101, Austin, Texas 78759

(512) 346-9983 · FAX (512) 343-6553

info@aegisgroupinc.com

May 26, 2016

Ms. Melissa Byrne Vossmer, ICMA-CM
City Manager
City of Lago Vista
5803 Thunderbird Street
P.O. Box 4727
Lago Vista, TX 78645

RE: Proposal for appraisal services for Public Improvement District Bonds, Phases 3^A and 3B of Tessler on Lake Travis, Lago Vista, Texas.

Dear Ms. Vossmer:

The Aegis Group, Inc. proposes to prepare an appraisal of the 142 acre currently proposed Phase 3^A and 28 acre future Phase 3B Tessler on Lake Travis Public Improvement District (PID) for a fee of \$10,000. A draft of our appraisal will be completed within 30 days of the return of this proposal and all information requested and necessary to complete the appraisal including a market study to be provided by Hines Interests. Our final appraisal will be completed within one week of receiving all draft comments.

I understand that the City of Lago Vista is contemplating financing public infrastructure through the issuance of bonds by the PID to be created on approximately 170 acres within Tessler on Lake Travis development in the City of Lago Vista, Texas owned by Hines Lake Travis Land Limited Partnership and Hines Lake Travis Land II Limited Partnership (collectively the "Hines Interests"). I further understand that the appraisals would be used in conjunction with the above described PID Bond offerings ("Intended Use").

Our appraisal will be reported in an appraisal report format and will comply with the development and reporting requirements outlined in the 2016-2017 Uniform Standards of Professional Appraisal Practice (USPAP). It is anticipated that both areas, 3 and 3B, will be valued using a Subdivision Development Analysis. It is anticipated that the Sales Comparison Approach will only be used in our appraisal for estimating an opinion of value for each of the individual lot types. Any additional work required after the acceptance of our appraisal, or any change in the scope of work will be billed at an hourly rate of \$295.00 per hour.

The clients for our appraisal will be Hines Interests and the City of Lago Vista.

Prospective bond purchasers, the City of Lago Vista, Hines Interests, and Jeffries Group LLC are the intended users of the appraisal reports. Reproduction of each appraisal in the Preliminary and Final Official Statement for the PID bond offerings is hereby approved and a statement of the right to produce copies for such purposes will be included in each appraisal.

It is anticipated that up to three appraisers, including myself, will be working on the project.

It is my understanding that a market study will be provided by the Hines Interests. In addition, we will require a summary of the proposed lot counts and lot types within both Phases 3 and 3B. Finally, details of the infrastructure improvements and their estimated costs need to be provided by Hines Interests prior to the commencement of the appraisal. If this information is not provided in a timely manner, our appraisal report will be delayed.

A retainer of \$5,000 is requested prior to our commencement of work on this assignment.

Phases 3 and 3B will be appraised assuming the following Hypothetical Conditions, Extraordinary Assumptions, and Ordinary Assumptions:

HYPOTHETICAL CONDITION

Hypothetical conditions deal with factors that are known to be false but are presumed to be true for the purposes of the appraisal. For the purpose of this appraisal, the following hypothetical conditions are assumed:

The appraisal is based on the Hypothetical Conditions that all of the major and local infrastructure associated with Phase 3 is in place as of the effective date of the appraisal and that the local infrastructure for Phase 3B will be complete by (date to be provided). The major and local infrastructure associated with Phase 3 are as follows:

Water Improvements

This project consists of constructing internal water lines to service Phases 3 and 3B. These lines 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 transmission lines and will provide service to each lot within Phases 3 and 3B.

Sewer Improvements

This project consists of constructing internal sewer lines to service Phases 3 and 3B. These lines 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 and will provide service to each lot within Phases 3 and 3B.

Roadway Improvements

This project consists of constructing all of the internal streets of Phases 3 and 3B to include turn lanes, curb and gutter systems and re-vegetation of all disturbed areas within the right of way. These roadway improvements will provide street access to each lot within Phases 3 and 3B.

Hardscape / Landscape

1. Landscape descriptions: Project shall consist of the installation of landscaping to include sidewalks, fencing, driveway, parking, lighting, retaining walls and signage within Phases 3 and 3B to be

designed by consultants. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

Parks / Amenities

Hike and Bike Trails

Project shall consist of the installation of landscaping along the greenbelt areas of Phases 3 and 3B and recreational facilities to be designed by consultants. Under an agreement with the City, the Tessera on Lake Travis HOA will operate and maintain the facilities.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraisers' opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. For the purpose of this appraisal, the following extraordinary assumptions are assumed:

1. All the infrastructure costs supplied by Hines Interest are true and correct.
2. The development and phasing plan for Improvement Phases 3 and 3B will be provided by the Hines Interest. This will include detailed cost estimates. The preliminary plan provides for the construction of the following lot counts within Phase 3:

40 FF Lots –	52
50 FF Lots –	144
70 FF Lots –	<u>12</u>
Total	208

Lot type and count within Phase 3B to be provided prior to commencement of appraisal.

3. This appraisal assumes that the Development Plan for Improvement Phases 3 and 3B, as outlined above, is constructed in a workmanlike manner. It further assumes that the lots in the Improvement Phases 3 and 3B will be aggressively marketed and competently managed.
4. A development and annexation agreement between the City of Lago Vista, Texas and Hines Lake Travis Land Limited Partnership as outlined in the report has been consummated as of the effective date of this report.

Ordinary Assumptions

I will rely upon a Market Study to be completed by Residential Strategies to assist in my projection of the absorption of the lots within the Improvement Phases 3 and 3B provided the conclusions appear reasonable. By incorporating this study into my analysis, I will believe the conclusions are reasonable; however, I will not have assembled the primary data for this report. If that data is found to be in error, my value conclusion may change.

The legal description furnished is assumed to be correct. The Aegis Group, Inc., assumes no responsibility for matters legal in character, nor renders any opinion as to the title, which is assumed to be good. The property is appraised having knowledgeable ownership and competent management.

The Aegis Group, Inc., has made no survey and assumes no responsibility in connection with such matters. The information identified in this report as being furnished by others is believed to be reliable, but no responsibility for its accuracy is assumed. The construction and condition of any improvements mentioned in the body of this report are an observation and/or plans provided by the developer and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made.

The distribution of the total evaluation between land and improvements in this report, where applicable, applies only under the existing program of utilization. The separate estimates for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

I am not required to give testimony or attendance in court by reason of the appraisal with reference to the property in question, unless arrangements have been made previously thereof.

Possession of this report or a copy thereof does not carry with it the right of publication; provided, however, that the Clients may publish this report for purposes of the Intended Use. It may not be used for any purpose by anyone other than the Intended Users without the previous written consent of the appraiser.

Except when used in conjunction with the Intended Use, neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written approval and consent of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected or any reference to the Appraisal Institute, or the SRA or MAI designation.

To the best of the appraiser's knowledge, the subject property does not contain any toxic substances such as hazardous waste, asbestos or radon gas which would adversely impact the market value of the subject. Additionally, to the best of the appraiser's knowledge, there are no properties within the immediate area which contain these substances. This is not a guarantee that these substances do not occur in the subject property or within the immediate area. This is only a statement as to the knowledge of the appraiser.

It is assumed that all applicable zoning and use regulations and restrictions are complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

It is assumed that there are no easements or encroachments unless noted within the report.

Ms. Melissa Byrne Vossmer, ICMA-CM
May 26, 2016
Page 5

If this proposal is acceptable, please acknowledge below and return to my office.

Respectfully submitted.

THE ÆGIS GROUP, INC.



Robert S. Radebaugh, MAI

Agreed and accepted by:

Signature: x _____

Date: _____

Printed Name: Melissa Byrne Vossmer
City Manager
Lago Vista, Texas

Signature: x _____

Date: _____

Printed Name: Darlene Louk
Director
Hines Interests

Signature: x _____

Date: _____

Printed Name: Matt Challis
Jeffries Group, LLC.

Recent Public Improvements District Appraisals Completed by The Aegis Group, Inc.

1. Tessera on Lake Travis, Phases 1A and 1B; June 2012; 316 SFR lots plus remaining 658 acres
2. La Cima, San Marcos, Texas; February 2015; 2,031.7 acre multi-phase mixed-use PID
3. Liberty Parke PID, Liberty Hill, Texas; April 2016; 570 SFR lots on 147.4 acres in four phases

QUALIFICATIONS OF ROBERT S. RADEBAUGH, MAI

Robert S. Radebaugh is the President and one of the founders of The Aegis Group, Inc. He has been in the commercial real estate profession since 1983. Mr. Radebaugh has testified as an expert witness in various jurisdictions including Federal Bankruptcy Court, State District Court, County Commissioners' Court and Appraisal Review Board hearings. In addition to his appraisal experience, Mr. Radebaugh has completed 40 hours in Basic Mediation Training in accordance with the Texas Alternative Dispute Resolution Act and as such is qualified to act as a third party neutral in Mediation or Arbitration proceedings. Finally, he has been involved with various real estate investment and development projects.

Formal Education

University of Texas Arlington - Master of Business Administration Degree - Real Estate and Finance

University of Minnesota - 12 hours of graduate business courses

University of Wisconsin Madison - Bachelor of Business Administration Degree -Finance

Center for Public Policy Dispute Resolution - The University of Texas School of Law - 40 hours Basic Mediation Training

Appraisal Education

Mr. Radebaugh has completed and passed all of the courses, examinations and other requirements necessary to receive his MAI designation. He has held this designation since 1989. After this time, he has completed a minimum of 100 hours of continuing education every five years. He has also completed the advance course for the Valuation of Conservation Easements in October 2012.

Previous Related Employment Experience

R. Robinson & Associates, Austin, Texas, May 1983 to July 1987; Commercial Real Estate Appraisal and Consulting

Justin Industries, Fort Worth, Texas, April 1981 to April 1983; Property Manager

Professional Designations/Licenses

Appraisal Institute (Member) - MAI Certificate No. 8067.

Texas Real Estate Brokers License No. 329713-25.

Texas State Certified General Real Estate Appraiser - Certificate No. TX-1320501-G

Professional Organizations

Austin Chapter of the Appraisal Institute (Member)

International Right of Way Association (Member)

The Real Estate Council of Austin, Inc. (Member)

Austin Board of Realtors (Member)

QUALIFICATIONS OF KEITH T. BODUNGEN, MAI, SRA, AI-GRS

Keith Bodungen has been actively involved in the Real Estate profession since 2004, and is currently employed with The Aegis Group, Inc., with an office in Austin, Texas. Mr. Bodungen has been involved in all types of real property valuation including, commercial, office, industrial, agricultural, condemnation, recreation and special purpose appraisals.

ASSOCIATION MEMBERSHIP

Member Appraisal Institute (MAI)
Appraisal Institute Senior Residential Appraiser (SRA)
Appraisal Institute General Review Specialist (AI-GRS)
Member of Austin Chapter 80, Appraisal Institute
2011 Nominating Committee of Austin Chapter 80, Appraisal Institute
2016-2017 Director of Austin Chapter 80, Appraisal Institute
Texas Real Estate Broker License No. 523817.
Texas State Certified General Real Estate Appraiser - Certificate No. TX-1380024-G
Louisiana State Certified General Real Estate Appraiser - Certificate No. G4017

EDUCATION

Texas A&M University at College Station, BS, 2003

Appraisal and Related Courses:

Mr. Bodungen has completed and passed all of the courses, examinations and other requirements necessary to receive his MAI designation. In addition, he has completed and passed the following courses:

Residential Market Analysis and Highest & Best Use
Apartment Appraisal: Concepts and Applications
Review Theory - General

EXPERIENCE

The Aegis Group, Inc.
Atrium Real Estate Services
Bolton Real Estate Consultants
I Bank Texas (formerly Independent Bank of Austin, SSB)
Landmark Ranches
Keller Williams Realty

QUALIFICATIONS OF REED P. COLEMAN, MAI

Reed Coleman is Vice President and Secretary of The Aegis Group, Inc. He has been involved in various aspects of the real estate profession since 2000 including Brokerage, Property Tax Services, and Appraisal. Mr. Coleman is currently associated with the Aegis Group, Inc., 4926 Spicewood Springs Road, Suite 101, Austin, Texas.

Education

Bachelor of Business Administration
Texas Tech University, Lubbock, Texas, 2002
Areas of Concentration: Business Management

Real Estate Course Work

Law of Agency
Law of Contracts
Real Estate Principles I
Real Estate Principles II
Property Management
Commercial Sales and Exchanges
Buyer's Agent

Appraisal Institute Courses:

Real Estate Appraisal Principles 110
Real Estate Appraisal Procedures 120
Basic Income Capitalization 310
Uniform Standards of Professional Appraisal Practice 410
Advanced Income Capitalization 510
General Market Analysis & Highest and Best Use 520
Advanced Sales Comparison & Cost Approaches 530
Report Writing and Valuation Analysis 540
Advanced Applications 550

Professional Memberships

Member Appraisal Institute (MAI), Appraisal Institute - Certificate No. 13327
Texas State Certified General Real Estate Appraiser - Certificate No. TX-1336803-G
Texas Real Estate Broker's License No. 0521553



AGENDA ITEM

City of Lago Vista

To: Mayor & City Council Council Meeting: June 2, 2016

From: Melissa Byrne Vossmer, City Manager

Subject: Presentation and Discussion of Annexation Requirements and Procedures

Request: Other **Legal Document:** Other **Legal Review:**

EXECUTIVE SUMMARY:

The newly adopted Lago Vista Comprehensive Master Plan 2030 recommends a series of strategic and methodical annexations by the City of Lago Vista in the coming years. The purpose of this item on the Council agenda is to begin to look ahead and lay the necessary groundwork.

As a refresher, attached are pages from the Comprehensive Plan that prioritizes, based on what is known today, the best order for annexation. As part of the implementation of the Comprehensive Plan, Year 2 and beyond includes conducting a detailed analysis to determine whether a 3-year annexation plan is necessary for the desire expansion. And while that is certainly appropriate, reaching out and beginning to determine if annexing undeveloped and buildable land along Lohman Ford Road in the near term should also be part of the conversation.

Attached is a document prepared by Jeff Ulmann of the Knight & Partners Attorneys at Law in response to my request to provide an overview of the process. It is a good, basic primer on annexation.

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:

Approve Item

Motion to:

Motion to:

Known As:

Agenda Item Approved by City Manager

Future Expansion Areas

This section identifies areas into which the City may wish to expand in the future. It is not intended to be an annexation plan as defined by State law, but rather a discussion of areas that are logical and reasonable for possible future expansion.

Annexation is the process of expanding the City's boundaries. In doing so, the City is also required to extend municipal services, regulations, voting privileges, and taxing authority for the purpose of protecting the public's health, safety, and general welfare.

Lago Vista is a home-rule city; therefore, the City may annex land either voluntarily by petition of the landowner or involuntarily by City initiation. The City may only annex land within the extraterritorial jurisdiction (ETJ), which is the area located outside of the City limits but within Lago Vista's planning area. Benefits of annexation to residents include additional City services and protections, as well as protecting property values in the area by ensuring quality development. Benefits to the City include tax revenue from residents who already use many of the City's services (e.g., parks, roads).

Generally, there are two methods of annexation:

- **Densely developed and/or large areas:** A three-year municipal annexation plan is required that specifically outlines that these annexations that may occur beginning on the third anniversary of the date of adoption, or
- **Sparsely developed and/or small areas:** No annexation plan is required for annexations of fewer than 100 tracts occupied by residential dwellings; however, the municipality must use "generally accepted municipal planning principles and practices" when defining the boundaries of such areas (Section 43.052(i)).

Figure 13 identifies 8 areas within the ETJ that are possible future growth opportunities. These areas represent all of the remaining land in the ETJ, which means that these areas are likely to represent the City's ultimate boundaries in the future. Each potential annexation area is unique in terms of development, size, constraints, and other features. The following is a brief outline of each area (in order of priority) with a short description of the characteristics relevant to possible annexation.

Area 1: Undeveloped, buildable land along Lohman Ford Road

Area 2: Entryway into Lago Vista along the north side of FM 1431

Area 3: Lake frontage, FM 1431 frontage, and proximity to Tessera development

Area 4: Small area including lake frontage with some existing development

Area 5: Proposed roadway route connecting to Jonestown, otherwise undevelopable, possible for conservation

Area 6: Prime lake frontage, although significant investment to extend infrastructure

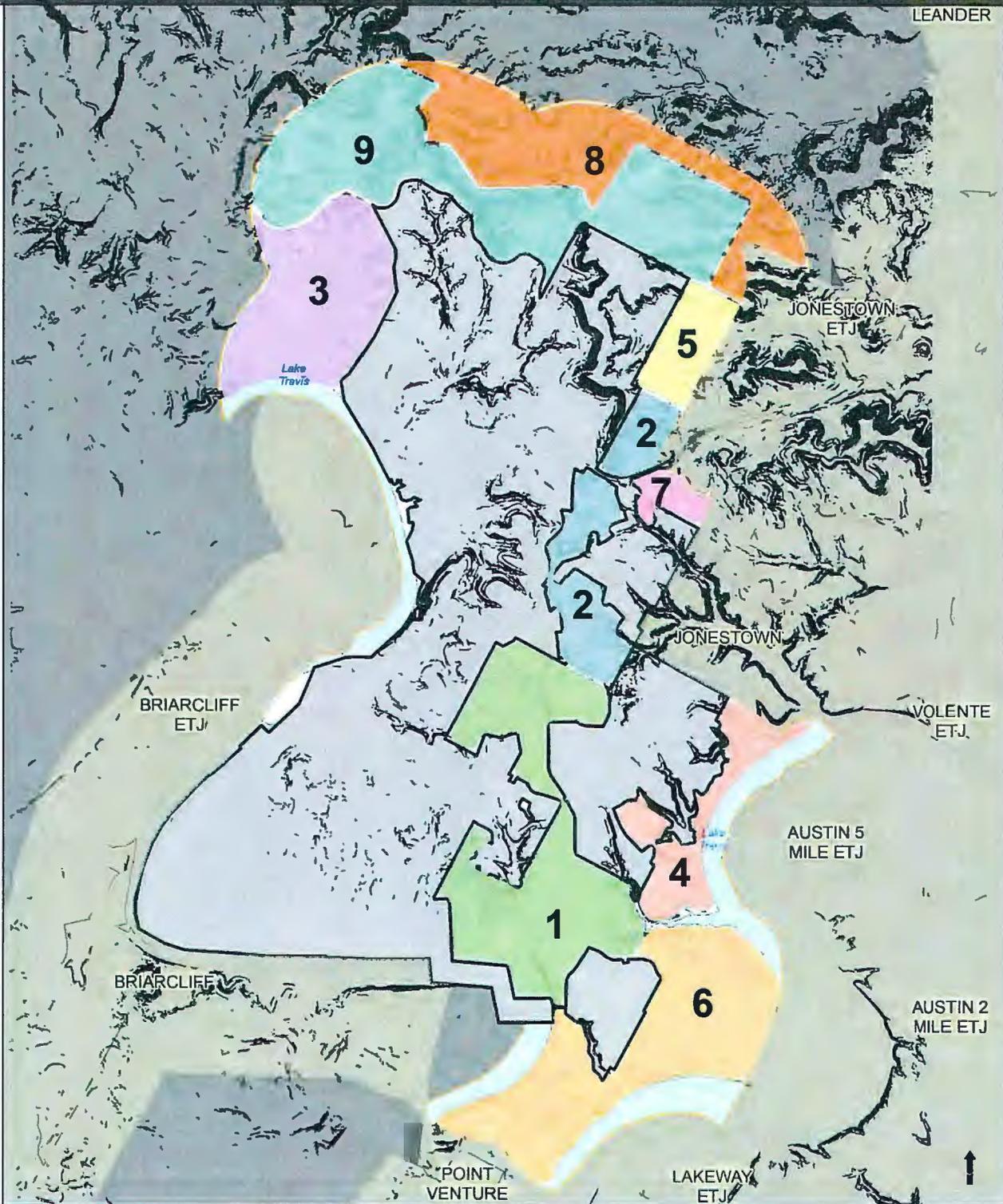
Area 7: Proximity to FM 1431, Lohman Ford Road, problematic terrain

Area 8: Large tract of private property adjacent to the Balcones Canyonlands National Wildlife Refuge

Area 9: Primarily the Balcones Canyonlands National Wildlife Refuge, undevelopable

Additionally, the City may wish to revise the zoning regulations regarding zoning upon annexation. Section 3.50 of the ordinance currently reads, "Any land hereinafter annexed to the City of Lago Vista, Texas shall automatically be temporarily classified as TR-1 (Temporary Unzoned) until reclassified in accordance with this chapter." However, Section 211.006 of the Texas Local Government Code states that, "a regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard." Therefore, the City should consider removing this automatic zoning option and instead establishing a policy that following a public hearing, TR-1 (or R-1LL) be the default designation if no other zoning district has been selected at the time.

Figure 13. Future Expansion Areas



- | | |
|--|--|
|  Priority 1 |  Priority 6 |
|  Priority 2 |  Priority 7 |
|  Priority 3 |  Priority 8 |
|  Priority 4 |  Priority 9 |
|  Priority 5 |  25% slope or greater |



City of Lago Vista

ANNEXATIONS

Basics: What you need to know

THE IMPORTANCE OF MUNICIPAL ANNEXATION AUTHORITY TO THE LIFE AND PROSPERITY OF TEXAS CITIES

Why is annexation authority so critical to Texas cities?

To understand the answer to those questions, one must look to the most basic elements of municipal finance and intergovernmental relations.

1. **Cities (city taxpayers) pay for a wide array of services and facilities that benefit entire regions and the entire state.** For example, it goes without saying that such basic activities as mail delivery couldn't take place if cities don't construct and maintain streets. The economy of Texas would crumble without city investments in the basic infrastructure upon which business and industry rely. Cities are centers of employment, health care, entertainment, transportation, and merchandising used by non-city-residents throughout the region. This means that cities must support public safety services and a physical infrastructure sufficient to serve a daily influx of visitors from throughout the metropolitan region.

2. **Most states recognize that cities should be assisted in making these expenditures that benefit entire regions and the whole state.** Virtually every state transfers state-generated revenue to cities to assist in the provision of services and facilities. They do this in recognition of the fact that cities (city taxpayers) are making expenditures that benefit all residents of the state. For example, all populous states give a portion of state gasoline tax revenue to cities to assist in street construction and repair. Many states share vehicle registration revenue or motor vehicle sales tax revenue with cities. A survey conducted by the National League of Cities found that cities across the nation receive 13 percent of their revenue from state aid.

3. **In Texas, there is virtually no state aid to cities.** Take a look at a municipal budget and try to find a revenue line item called "Transfer from State" or "State Financial Assistance." While such line items are common in other states, they're simply not present in Texas.

- **Annexation is Vital to the Texas Economy:** Texas cities, unlike the cities of other states, don't receive state financial assistance or state revenue-sharing. They don't ask the state to help fund the facilities and services on which the city, region, and state rely. But cities do ask that their authority to take care of themselves not be eroded. The power to annex is one of those key authorities, and to lose it would be very detrimental to the state. A 2003 report of The Perryman Group, a well-respected economic and financial analysis firm, shows that overly restrictive annexation policies would harm the Texas economy by reducing gross state product, personal income, sales, employment, and population. The study demonstrates that laws limiting annexation authority would severely damage the state's economy. It is important to note that a law passed in 2007 provides that a city may not annex property that is used for agricultural purposes. Instead, the city must offer a non-annexation agreement to the property owner(43.035 Agreement). So long as

the property is not developed, it may not be annexed. That law, along with other laws, protects truly rural land from being annexed or unreasonably regulated – See Tex. Loc. Gov't Code, Section 43.035.

4. But Texas has allowed cities to annex. Cities have used that authority to bring adjacent areas into the city and into the system through which cities finance the services and facilities that benefit the region and state.

5. To erode or eliminate municipal annexation authority without considering the issues of municipal revenue and intergovernmental relations would cripple cities and city taxpayers. If annexation authority were to be eliminated, Texas would become the only state in the nation that denies both state financial assistance and annexation authority to its cities. Opponents of annexation cannot point to a single state that has restricted annexation authority without implementing fiscal assistance programs under which the state helps cities pay for the infrastructure on which the entire state depends.

- **Current Extraterritorial Authority is Vital to Preparing for Future Annexation:** One of the few powers that a city may exercise to regulate in its ETJ is the ability to approve subdivision plats. A subdivision ordinance simply sets standards for infrastructure and shows lot lines, streets, alleys, parks, or other parts of the tract intended to be dedicated to public use. With the exception of border counties and Harris County and surrounding counties, each city must enter into an agreement with its county to streamline the process for plat approval in the city's ETJ. ETJ subdivision authority provides minimum standards for areas that will be annexed in the future and prevents cities from having to spend taxpayer funds to support substandard infrastructure and development after annexation.

An Overview of How Annexation Works

The Three Questions of Annexation

Is annexation really that complicated? It depends. A better word for it might be **tedious**. The Municipal Annexation Act of 1963 (now found in Chapter 43 of the Texas Local Government Code) has been amended so many times over the years to address specific situations, it is sometimes hard to understand. That being said, there are essentially three questions to ask when annexing any piece of property.

1. **Why does the city want to annex?** It is critical for a city to understand the reasons behind an annexation to explain it to current city residents and those targeted for annexation. Most cities annex for two basic reasons: **(1)** to control development; and/or **(2)** to expand the city's tax base. Each city should carefully consider the pros and cons of annexation, and also have an understanding of why or whether it is necessary, prior to annexing.

2. **Does the city have authority to annex?** Once a city has decided that it wants to annex property, the first step is to determine whether it has the *authority* to annex. To determine a city's authority, it is important to understand the fundamental difference between a **general law city** and a **home rule city**. Volumes have been written on the differences between the two. For purposes of brevity, and as a basic rule of thumb, the following statement will suffice:

A home rule city (usually over 5,000 population) may do anything authorized by its charter that is not specifically prohibited or preempted by the Texas Constitution or state or federal law; A general law city (usually under 5,000 population) has no charter and may exercise only those powers that are specifically granted or implied by statute.

The previous statement is *very* generalized, but it serves to illustrate the fundamental difference between the two types of cities for all purposes, including annexation. As a general rule the authority to annex is found in Subchapter B of Chapter 43 of the Local Government Code. For example, Section 43.021 authorizes a home rule city to annex according to its charter, and most home rule charters authorize unilateral annexation. **On the other hand, general law cities, for most annexations, must receive a request from landowners or voters prior to annexing. Some exceptions allow general law cities to annex without consent, but those are very limited.** The bottom line for general law cities is that the legislature has seen fit to severely limit when they can annex.

Requirement to offer development agreement. Section 43.035 of the Texas Local Government Code was enacted in 2007. The provision should be the first place a city looks when it decides to annex because it prohibits a city from annexing an area that is appraised for ad valorem tax purposes as agricultural, wildlife management, or timber management, unless the city offers a development agreement to the landowner that would:

- guarantee the continuation of the extraterritorial status of the area; and
- authorize the enforcement of all regulations and planning authority of the city that do not interfere with the use of the area for agriculture, wildlife management, or timber.

A landowner may either: (1) accept the agreement; or (2) decline to make the agreement and be subject to annexation. An annexation without offering an agreement is void. The intent is to allow a landowner who truly intends to continue using his land for agriculture, wildlife management, or timber management to remain outside of a city's limits, but not to allow unscrupulous developers to subvert municipal regulations.

Requirement that area be in the city's ETJ. An area to be annexed must be within the city's extraterritorial jurisdiction (ETJ), and the area to be annexed cannot be located within the ETJ of another city.

In addition to regulating annexation authority and procedures, the Municipal Annexation Act created the concept of extraterritorial jurisdiction (ETJ) in 1963. An area to be

annexed must be within the city’s ETJ under Section 43.051. In addition, under §§42.022 and 43.051, the area to be annexed cannot be located within the ETJ of another city. The policy purpose underlying ETJ is described in Section 42.001 of the Texas Local Government Code:

The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

ETJ is defined as “the unincorporated area that is contiguous to the corporate boundaries of the municipality.”¹ The geographical extent of any city’s ETJ is contingent upon the number of inhabitants of the city:

<u>Number of Inhabitants</u>	<u>Extent of Extraterritorial Jurisdiction</u>
Fewer than 5,000	One-half Mile
5,000—24,999	One Mile
25,000—49,999	Two Miles
50,000—99,999	Three and one-half Miles
100,000 and over	Five Miles

Section 42.021 uses the phrase “number of inhabitants” rather than “population.” That distinction is significant because of Chapter 311 of the Texas Government Code (the Code Construction Act). According to Section 311.005(3) of the Government Code, the term “population” in a state statute means “the population shown by the most recent federal decennial census.” But the extent of a city’s ETJ is based upon the number of “inhabitants.” The attorney general’s office concluded in Letter Opinion No. LO-94-033 (1994) that “a municipality may choose the method by which it will ascertain the boundaries of its extraterritorial jurisdiction.” Thus, a city may by ordinance or resolution determine the number of inhabitants within its corporate limits, and that determination if reasonable will define the extent of its ETJ.

Authority to annex unilaterally (without consent). Most home rule charters in Texas, read in conjunction with Chapter 43 of the Local Government Code, provide for unilateral (non-consent) annexation by home rule cities. Chapter 43 provides the statutory authority for general law cities to annex, and **Section 43.033 of the Texas Local Government Code** (statute language included below) is the only major exception to the rule that general law cities may only annex by petition (with consent). That section allows for unilateral annexation by a city with a population between 1,000 and 5,000 if the city: (1) is providing the area with water or sewer service; and (2) the area: (A) does not include unoccupied territory in excess of one acre for each service address for water and sewer service; or (B) is entirely surrounded by the city and the city is a type A

¹ Tex. Local Gov’t Code § 42.021.

general-law city. (Section 43.033 also has a stand-alone development agreement offer requirement that is similar to section 43.035.) Other specific provisions may allow a general law city to annex without consent, but they are very limited.

Sec. 43.033. AUTHORITY OF GENERAL-LAW MUNICIPALITY TO ANNEX AREA.

(a) A general-law municipality may annex adjacent territory without the consent of any of the residents or voters of the area and without the consent of any of the owners of land in the area provided that the following conditions are met:

(1) the municipality has a population of 1,000 or more and is not eligible to adopt a home-rule charter;

(2) the procedural rules prescribed by this chapter are met;

(3) the municipality must be providing the area with water or sewer service;

(4) the area:

(A) does not include unoccupied territory in excess of one acre for each service address for water and sewer service; or

(B) is entirely surrounded by the municipality and the municipality is a Type A general-law municipality;

(5) the service plan requires that police and fire protection at a level consistent with protection provided within the municipality must be provided to the area within 10 days after the effective date of the annexation;

(6) the municipality and the affected landowners have not entered an agreement to not annex the area for a certain time period; and

(7) if the area is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code:

(A) the municipality offers to make a development agreement with the landowner in the manner provided by Section 212.172 that would:

(i) guarantee the continuation of the extraterritorial status of the area; and

(ii) authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the agricultural or wildlife management use of the area; and

(B) the landowner fails to accept an offer described by Paragraph (A) within 30 days after the date the offer is made.

(b) If, after one year but before three years from the passage of an ordinance annexing an area under this section, a majority of the landowners or registered voters in the area vote by petition submitted to the municipality for disannexation, the municipality shall immediately disannex the area. If the municipality disannexes the area under this subsection, the municipality may discontinue providing the area with water and sewer service.

Added by Acts 1991, 72nd Leg., ch. 904, Sec. 1, eff. Aug. 26, 1991.

Amended by Acts 1993, 73rd Leg., ch. 208, Sec. 1, eff. Aug. 30, 1993.

Amended by: Acts 2005, 79th Leg., Ch. 972, Sec. 2, eff. June 18, 2005.

Authority to annex by petition (with consent). All cities are authorized to annex a sparsely occupied area on petition of the area's landowners, if the area meets certain requirements. In addition, general law cities may annex inhabited areas if the majority of the qualified voters of the area are in favor of becoming part of the city.

3. **What annexation procedures must a city follow?** The provisions that give a city the power or *authority* to annex are generally codified in Subchapter B of the Texas Local Government Code and in the charter of a home rule city. However, the *procedures* that a city must follow for an annexation are codified in Subchapters C (plan annexations – three-year process) or C-1 (exempt annexations – much shorter process) of the Local Government Code. What subchapter to follow is based on whether or not the area must be included in an annexation plan. The procedures prescribed by Subchapters C or C-1 must be followed for every annexation of any type.²

Senate Bill 89 Procedures

Senate Bill 89, the comprehensive rewrite of Texas annexation statutes that became law in 1999, was enacted to restrict perceived abuses of the annexation process by certain cities. The bill was effective over ten years ago, but it is still frequently referred to by name rather than where it is codified. The end result of the S.B. 89 negotiations is a

² The Municipal Annexation Act of 1963 (the Act that imposed the procedural requirements for annexation) provided that the provisions of the Act do not repeal any other law or part of law unless they are expressly inconsistent with other laws. In *Sitton v. City of Lindale*, 455 S.W.2d 939 (Tex. 1970), the Texas Supreme Court held that there is no inconsistency between the source of a city's power to annex (i.e., its authority to annex without consent or on petition), and the procedural requirements of the Act (i.e., the notice and hearing requirements). Because there was no inconsistency, the procedural requirements of the Act had to be followed.

complex, sometimes difficult to understand, rewrite of the procedures required to annex under Chapter 43 of the Texas Local Government Code.

Under S.B. 89, there are two basic procedural schemes, both of which are based on the inclusion or exclusion of an area in a city's annexation:

1. annexation of area that is exempt from the annexation plan requirement, and
2. annexation of area included in an annexation plan.

First, city officials must decide whether an area the city wishes to annex falls under one of the exemptions from the annexation plan requirement found in Local Government Code §43.052(h). If an area is exempt from the plan requirement, a city should use Local Government Code Chapter 43, Subchapter C-1 procedures. The Subchapter C-1 procedures are almost identical to the pre-S.B. 89 procedures (see "Procedures for Areas Exempt From the Annexation Plan Requirement"), with the exception of certain more stringent notice requirements.

If an area is not exempt, a city must place it in an annexation plan and wait three years to annex the area under Chapter 43, Subchapter C procedures. Note: "three-year waiting period" is actually a misnomer, because a city must begin notice, inventory, service plan, hearing, and negotiation procedures almost immediately after placing an area in an annexation plan.

Annexation of Area Exempt from the Annexation Plan Requirement

1. 100 Tracts Exemption and Other Exemptions

The most common exemption from the annexation plan requirement is:

[T]he area contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract.

Tex. Loc. Gov't Code §43.052(h)(1). City attorneys have interpreted the provision to mean that an area is exempt if it contains any number of tracts so long as no more than 99 of the tracts contain residential dwellings. The changes made to §43.052(h)(1) were made after the committee hearings on S.B. 89 were held and there is no testimony regarding the provision, but a 2009 attorney general opinion – GA-0737 – confirmed that interpretation. S.B. 89 was enacted to curb perceived abuses of unilateral annexation authority by a few cities, and is designed to prevent cities from annexing very large residential subdivisions without providing adequate notice. At any rate, the decision is up to the city council in the first instance, subject to the arbitration provisions of Section 43.052(i) or a *quo warranto* proceeding.

Another common exemption occurs when the area will be annexed by petition of more than fifty percent of the real property owners in the area proposed for annexation or by vote or petition of the qualified voters or real property owners. *Id.* at §43.052(h)(2). In

addition, §43.052(h) contains several other exemptions from the plan requirement. Examples include an area located in a colonia, an area owned by a type A general law city, or an area for which the city determines that the annexation of the area is necessary to protect the area proposed for annexation or the municipality from imminent destruction of property or injury to persons.

Example Annexation Schedule and applicable statutory requirements

(following page)

SCHEDULE FOR VOLUNTARY ANNEXATION

DATE	ACTION/EVENT	LEGAL AUTHORITY
January 21, 2016	COUNCIL BY WRITTEN RESOLUTION Directs notification to land owners; and sets two (2) Public Hearings March 3, 2016 and March 17 2016 ; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By February 1, 2016	NOTICE TO property owners & utility providers	Loc. Gov't Code § 43.062(a)
February 17, 2016** Publish notice of First Public Hearing and send school district notice	NEWSPAPER NOTICES RE: FIRST AND SECOND PUBLIC HEARINGS ; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c).
March 2, 2016** Publish notice of Second Public Hearing	SCHOOL DISTRICT NOTICE (notify each school district of possible impact w/in the period prescribed for publishing the notice of the First Public Hearing.)	Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
March 3, 2016*	1st PUBLIC HEARING AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
March 17, 2016*	2nd PUBLIC HEARING AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date April 7, 2016*	FIRST READING OF ORDINANCE <i>REGULAR MEETING</i>	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
April 21, 2016; Or at a special called meeting after the 1st First Reading	SECOND-FINAL READING OF ORDINANCE <i>REGULAR MEETING</i>	Not more than 90 days after 1 st reading of Ordinance § 43.064.
Within 30 days of Second Reading	CITY SENDS COPY OF MAP showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO: <ol style="list-style-type: none"> 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads 7. State Comptroller 8. Franchise Holders 	

*Dates in **BOLD** are **MANDATORY** dates to follow this schedule. Please advise if deviation.

**Newspaper notices to paper by 5p.m. the preceding _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF LAGO VISTA
FOR ANNEXATION OF SPARSELY OCCUPIED PROPERTY**

WHEREAS, the undersigned is the owner of certain property located within Travis County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the “subject property”);

WHEREAS, the undersigned has sought the annexation of the subject property by the City of Lago Vista, Texas, (hereinafter sometimes referred to as “City”) in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City; and,

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agree to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Request the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Lago Vista, Texas, the subject property described as follows, including the abutting streets, roadways, and rights-of-way:

All that certain tract of land, being _____ acres, more or less, located in Travis County, Texas, as more particularly shown and described in Exhibit “A” attached hereto and incorporated herein for all purposes.

SECTION TWO: Request that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, wastewater, and general governmental services.

SECTION THREE: Acknowledges and represents having received, read and understood the attached “draft” Service Plan (proposed to be applicable to and adopted for the subject property) and that such “draft” Service Plan, attached as Exhibit “B”, is wholly adequate and acceptable to the undersigned who hereby request the City Council to proceed with the annexation and preparation of a final Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees that all city

services to the subject property will be provided by the City on the same terms and conditions as provided to other similar areas of the City and as provided in the Service Plan.

SECTION FIVE: Agree that a copy of this Petition and Request may be filed of record in the offices of the City of Lago Vista and in the real property records of Travis County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the subject property.

FILED, this ___ day of _____ 2016, with the City Secretary of the City of Lago Vista, Travis County, Texas.

Petitioner(s):

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2016.

(SEAL)

Notary Public - State of Texas

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, _____ of _____, Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2016.

(SEAL)

Notary Public - State of Texas

Exhibit “A”

PROPERTY DESCRIPTION

Exhibit “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF LAGO VISTA

WHEREAS, the City of Lago Vista, Texas (the “City”) intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the City agrees to provide the following services for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

- E. Maintenance of parks and playgrounds within the City.
- F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.
- G. Maintenance of other City facilities, buildings and service.
- H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

- A. Water service and maintenance of water facilities as follows:
 - (i) Inspection of water distribution lines as provided by statutes of the State of Texas.
 - (ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for

service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other

traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

- (A) As provided in C(i)(A)&(B) above;
- (B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;
- (C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and
- (D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.



AGENDA ITEM

City of Lago Vista

To: Mayor & City Council Council Meeting: June 2, 2016

From: Dave Street, I.T. Manager

Subject: Discussion of an Electronic Device Use Policy

Request: Other **Legal Document:** Other **Legal Review:**

EXECUTIVE SUMMARY:

The purpose of this policy is to establish acceptable use of the City of Lago Vista owned electronic devices, which includes laptops, tablets, desktops and cell phones. This policy captures in writing and seeks to define the privileges, restrictions and obligations in the use of a City owned electronic device. It is important to have a written policy for purposes of information and accountability.

This policy was developed using existing policies in other cities and the private sector as models. In addition, the City Attorney has reviewed and has signed off on it. This policy addresses the purpose, care, software, receipt, acceptable use and responsibilities for the electronic device. It is typical for a city to have such a policy.

Impact if Approved:

Electronic Device and Use Policy will go in to effect and Staff will have guidance on the acceptable use of City owned Electronic Devices.

Impact if Denied:

Electronic Device and Use Policy will not go in to effect and Staff will not have guidance on the acceptable use of City owned Electronic Devices.

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:

City of Lago Vista Electronic Device Use Policy

Agenda Item Approved by City Manager



City of Lago Vista Electronic Device Policy

Section 1. Applicability

This policy applies to all City elected or appointed officials, employees, and volunteers (hereinafter “Staff”) who use City issued electronic devices in support or furtherance of City business. Electronic devices include but are not limited to laptops, tablets, cell phones, desktop computers and digital cameras.

Section 2. Purpose

The Staff acknowledges and agrees that the provision and use of an electronic device will assist the members of the Staff in the performance of their duties and improve service to the public. The use of the electronic device will also reduce paper and photocopying costs. This policy has been adopted by the City Council and constitutes its mutual statement of what are, and are not, appropriate uses for this important technology tool.

The explicit privileges and restrictions set forth in this policy do not attempt to cover every situation that may arise in connection with the use of this form of electronic communication. Staff acknowledges, understands and respects the underlying electronic device, Internet and usage philosophy that forms the basis of this policy, including the understanding that only City e-mail accounts will be used to conduct City business.

Section 3. Receipt of electronic device

The I.T. Department will issue Staff an electronic device, and any applicable peripherals. City e-mail accounts shall be used to send official City documents, including, without limitation, Council agendas, staff reports, packets and the like. Paper meeting packets will not be provided to elected or appointed officials. Before being authorized to access and utilize City electronic devices for internet and e-mail communication each Staff shall sign the City's electronic device Agreement.

Section 4. Care of electronic device

Staff is responsible for the general care of the electronic device that they have been issued. Electronic devices that are broken or fail to work properly must be taken to the I.T. Department for an evaluation of the equipment within ___ days.

Section 5. Software on electronic device

The software and applications installed by the City must remain on the electronic device in usable condition and be readily accessible at all times. From time to time the City may add or upgrade software applications for use by Staff such that Staff may be required to check in their electronic devices with the I.T. Department for periodic updates. Any software, e-mail messages or files downloaded via the Internet, into the City systems becomes the property of the City and may only be used in ways consistent with applicable license, trademarks or copyrights.

Files from sources that Staff may have any reason to believe may be untrustworthy shall not be downloaded, nor shall files attached to e-mail transmissions be opened and read unless the Staff has reasonable belief that they originate from a trustworthy source. Downloaded files and attachments may contain viruses or hostile applications that could damage the City's information systems. Staff will be held accountable for any breaches of security caused by files obtained for non-City business purposes.

If technical difficulties occur or illegal software is discovered, the electronic device will be restored from backup. The City does not accept responsibility for the loss of any software or documents deleted due to a re-format and re-image.

Section 6. Acceptable Use

The electronic device, Internet and e-mail access provided via the electronic device are tools for conducting City business. It is intended that the electronic device be utilized to review council agendas, obtain useful information via the Internet and conduct City related business as required. The City's computer systems, including the electronic devices are considered public property. All documents, files and e-mail messages downloaded, created, received, stored on or sent via the electronic device are considered public records of the City and subject to the Public Information Act and the Texas State Library Documents retention schedule (as previously adopted by the City Council). Questions about document retention should be addressed with the City Secretary.

Staff is to refrain from making any false or defamatory statement in any Internet forum or from committing acts that could expose the City to financial liability.

Staff shall not use e-mail, instant messaging, text messaging or similar forms of electronic communications at any time during a meeting of the City Council at which they are in attendance. No member of the City Council or any board or commission shall use the electronic device in any way as to violate the public meeting requirements of the State of Texas Open Meetings Act.

Staff shall not use City issued electronic devices for operating a business for personal gain, sending chain letters, soliciting money for religious or political causes, or any other purpose that interferes with normal City activities. Staff shall not use City issued electronic devices for any illegal activity. Any personal use shall be minimal.

Section 7. Repairing and Replacing Portable computer/electronic device

Electronic devices that malfunction or are damaged must be reported to the I.T. Department within 5 days of such malfunction or damage. The City will be responsible for repairing/replacing electronic devices that malfunction. Electronic devices that have been damaged from misuse, neglect or are accidentally damaged by the Staff member, in the sole and exclusive judgment of the I.T. Department, will be repaired by the City with the cost borne by the Staff. Damage includes, but is not limited to, broken screens, cracked plastic pieces, and inoperability. If the cost to repair the electronic device exceeds the cost of purchasing a new electronic device the Staff shall pay for the full replacement value upon request by City Council. If the electronic device is lost or stolen due to the fault of the Staff, the Staff shall be expected to pay the full replacement value upon request by City Council.

Section 8. Return of Portable computer/electronic device

Staff shall return their electronic device to the I.T. Department when the individual member's term and/or service are completed. Upon return of the electronic device to the City, and following the preparation of any appropriate backup files, the electronic device will be wiped clean of any and all information at the end of the Staff term of service; such information may, however, be retained as a public record in accordance with the City's record retention policy and state law.

Section 9. Compliance with Policy

The City, via the I.T. Department, reserves the right to inspect any and all files stored on the electronic devices to insure compliance with this policy. Staff does not have an expectation of privacy in any matter created, stored in, or sent from any City issued electronic device. The I.T. Department is hereby authorized to institute appropriate practices and procedures to ensure compliance with this policy.

Any violation of this policy may result in discipline as deemed appropriate by the balance of the City Council.

DRAFT



City of Lago Vista

Electronic Device Agreement

for City Council/Staff/Volunteer

I, the undersigned Mayor/City Council/Staff/Volunteer for the City of Lago Vista, have been provided a copy of the City's electronic device policy and understand its contents fully. I accept and understand the terms of the policy and agree to abide by all terms contained in said policy as a condition of receiving an electronic device.

Name

Printed Name

Date

Description of Electronic Device

Serial #

MEETING DATE: June 2, 2016

AGENDA ITEM: WORK SESSION (no action may be taken on the following agenda items):

Comments:

A. Financial Monthly Report

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; _____ ; **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____

CITY OF LAGO VISTA MONTHLY FINANCIAL REPORT -APRIL 2016

Security Bank:

General Account	\$ 1,074,477.25
Utility Account	\$ 664,055.32
Accounts Payable Account	\$ 400.25
Payroll Account	\$ 313.99
F-4 Project	\$ 1,191.29

Logic Investments:

Operating Reserves	\$ 1,262,432.13
Interest	\$ 7,529.50
Impact Fees	\$ 290,790.67
Interest	\$ 76,965.30
Debt Service	\$ 557,382.04
Interest	\$ 2,427.34
Retainage	\$ 316,262.79
Interest	\$ 1,255.18
Bed Tax	\$ 333,817.64
Interest	\$ 18,794.99
Customer Deposits	\$ 165,200.00
Interest	\$ 1,506.33
Park Fund	\$ 5,000.00
Interest	\$ 16,529.05
WULA Settlement	\$ 336,758.23
Interest	\$ 2,504.20
PID Offsite Utilities	\$ 0.02
Interest	\$ 0.76
Hollows/Centex LOC	\$ 331,291.18
Interest	\$ 4,370.58
LVISD Utility Improvements	\$ 2,806.79
Interest	\$ 1,642.12
Jonestown/LV/Centex	\$ 162,638.84
Interest	\$ 2,232.47
LCRA Hollows Water	\$ 201,659.35
Interest	\$ 1,299.75
Airport Taxiway	\$ -
Interest	\$ 35.45
Austin Boulevard Paving	\$ 26,456.00
Interest	\$ 94.17
2014 Certificates of Obligatio	\$ 307,811.27
Interest	\$ 3,959.20
2015 Tax Note	\$ 1,987,335.92
Interest	\$ 4,997.94
2015 Otwell Land Acquisition	\$ -
Interest	\$ 320.31
TOTAL	\$ 8,174,545.61

	<u>Budgeted</u>	<u>Actual Collected</u>	<u>Percent Collected</u>
2014-15 Taxes	\$ -	\$ 4,265,702	102.39%
Delinquent Taxes	\$ -	\$ 57,937	1.39%
Total	\$ 4,166,251	\$ 4,323,639	103.78%

Revenues for Fiscal Year:

General Fund	\$ 4,199,225.58
Hotel Fund	\$ 54,855.30
Utility Fund	\$ 2,627,492.36
Golf Course Fund	\$ 571,526.14
TOTAL	\$ 7,453,099.38

Expenditures for Fiscal Year:

General Fund	\$ 3,070,992.28
Hotel Fund	\$ 31,327.50
Utility Fund	\$ 2,404,691.91
Golf Course Fund	\$ 990,839.56
TOTAL	\$ 6,497,851.25

APRIL Interest Rates - Logic Accounts - Average = 0.5439%
 APRIL ECR Interest Rates - Security Bank Accounts = 0.250%
 APRIL Pledged Securities - Security State Bank = \$3,215,248.19

CITY OF LAGO VISTA MONTHLY FINANCIAL REPORT

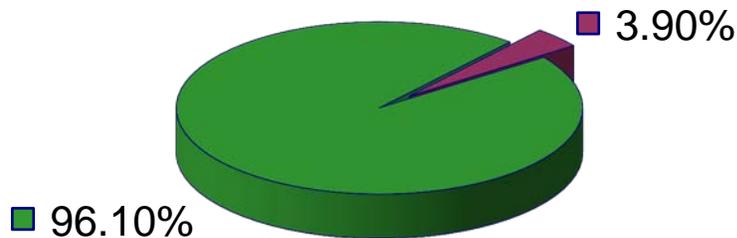
APRIL 30, 2016 - FISCAL YEAR END SEPTEMBER 30, 2016 - Ad Valorem Taxes

Ad Valorem Taxes

A 0.65 tax rate and anticipated collection rate of 100% equates to anticipated collection: \$4,464,961.26

Current Taxes for Year 2015 - Billed by Travis County Tax Office:	\$	4,464,961.26
Tax Adjustments for Year 2015 from Travis County Tax Office:	\$	38,646.49
Current Taxes for Year 2015 after adjustments:	\$	4,426,314.77
Base Tax Amount Collected by Travis County Tax Office for 2015:	\$	4,261,235.71
Base Tax Reversals for Year 2015 by Travis County Tax Office:	\$	7,457.68
Net Base Tax Collected for Year 2015 by Travis County:	\$	4,253,778.03
Percentage Collected:		96.10%
Amount Still Due for 2015 Taxes:	\$	172,536.74
Penalty and Interest Collected for 2015	\$	11,624.62
Penalty and Interest Reversals for 2015	\$	(299.36)
Net Penalty and Interest Collected for 2015 by Travis County:	\$	11,923.98
Total Amount paid to City of Lago Vista for 2015 Taxes:	\$	4,265,702.01

Taxes Collected Year to Date

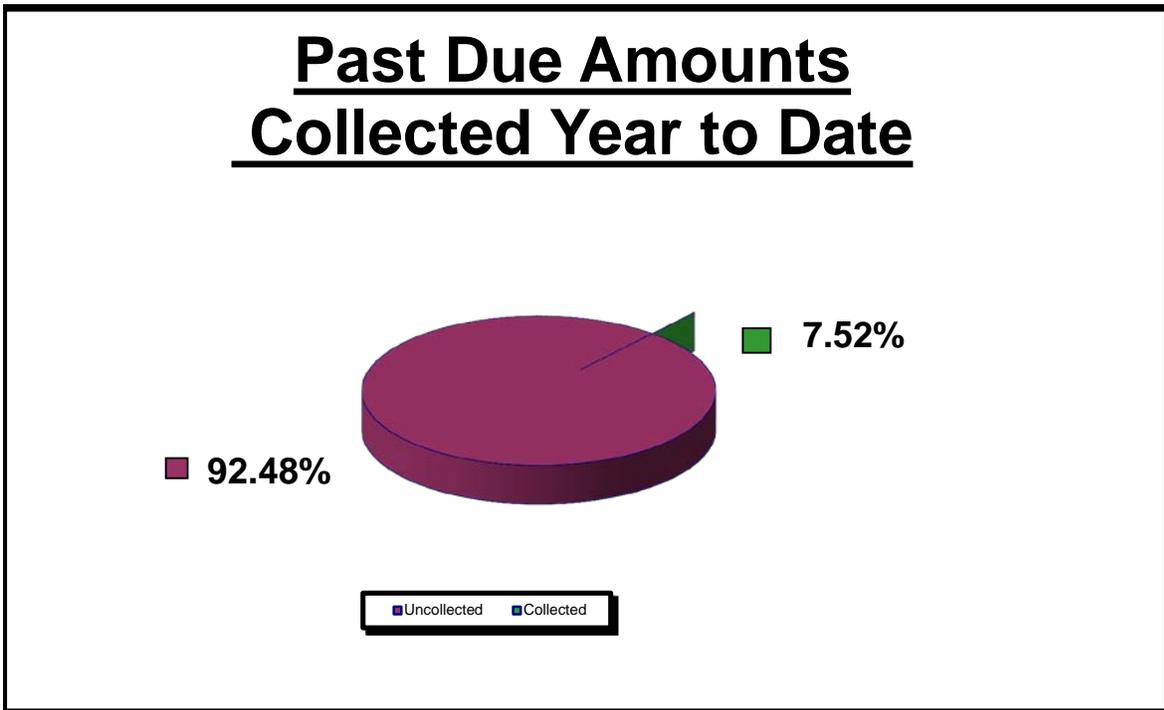


■ Uncollected ■ Collected

CITY OF LAGO VISTA MONTHLY FINANCIAL REPORT

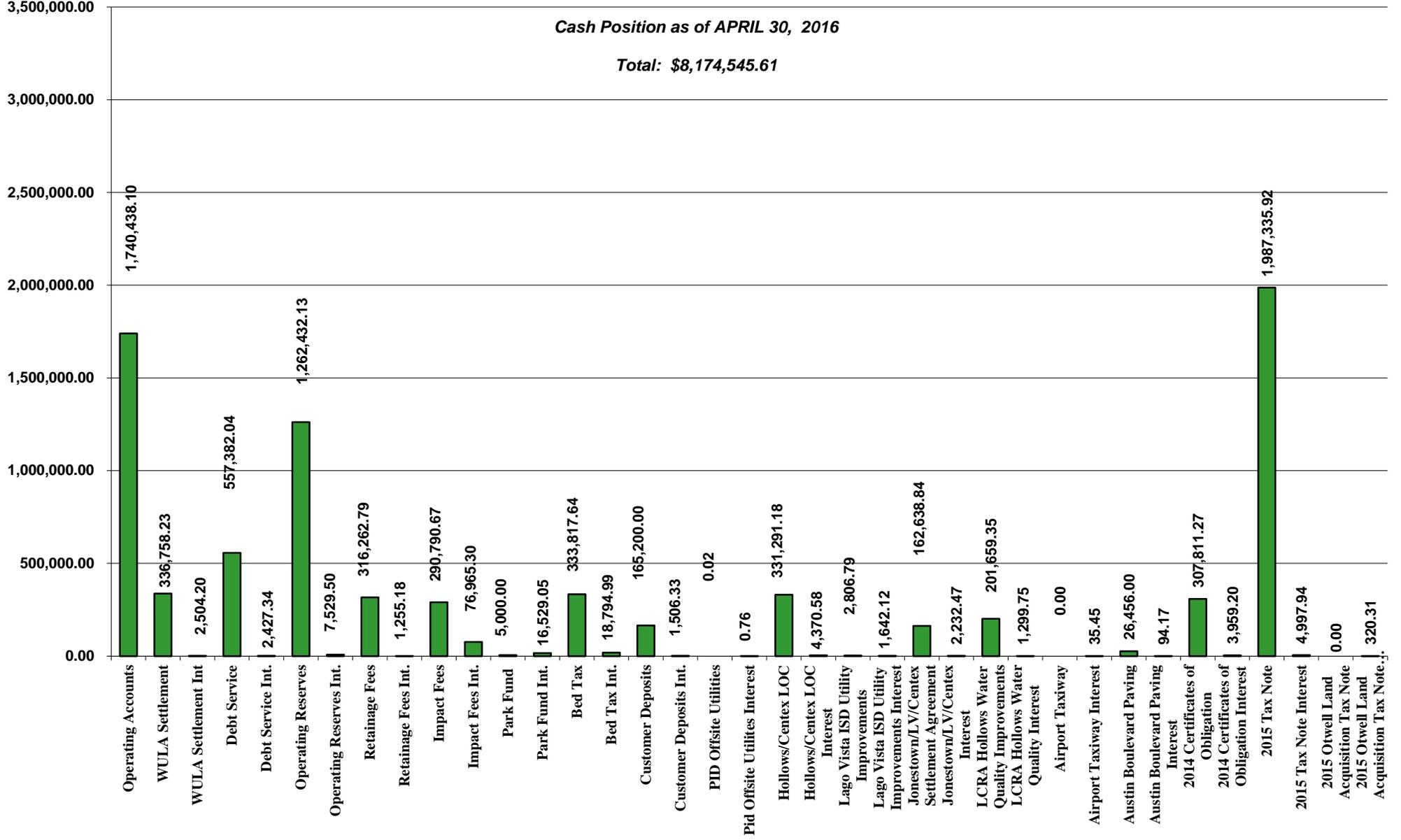
As of APRIL 30, 2016 - Ad Valorem Taxes Past Due from Previous Years

Past Due Taxes from 1973 - 2014	\$	545,976.34
Tax Adjustments from Travis County Tax Office:	\$	11,689.46
Past Due Taxes after adjustments:	\$	534,286.88
Base Tax Amount Collected by Travis County Tax Office:	\$	41,115.34
Base Tax Reversals for Past Due by Travis County Tax Office:	\$	959.77
Net Base Tax Collected for Past Due by Travis County:	\$	40,155.57
Percentage Collected:		7.52%
Amount Still Due for Past Due Taxes:	\$	494,131.31
Penalty and Interest Collected for Past Due Amounts:	\$	17,855.04
Penalty and Interest Reversals for Past Due Amounts:	\$	74.06
Net Penalty and Interest Collected by Travis County:	\$	17,780.98
Total Amount paid to City of Lago Vista for Past Due Taxes:	\$	57,936.55



Cash Position as of APRIL 30, 2016

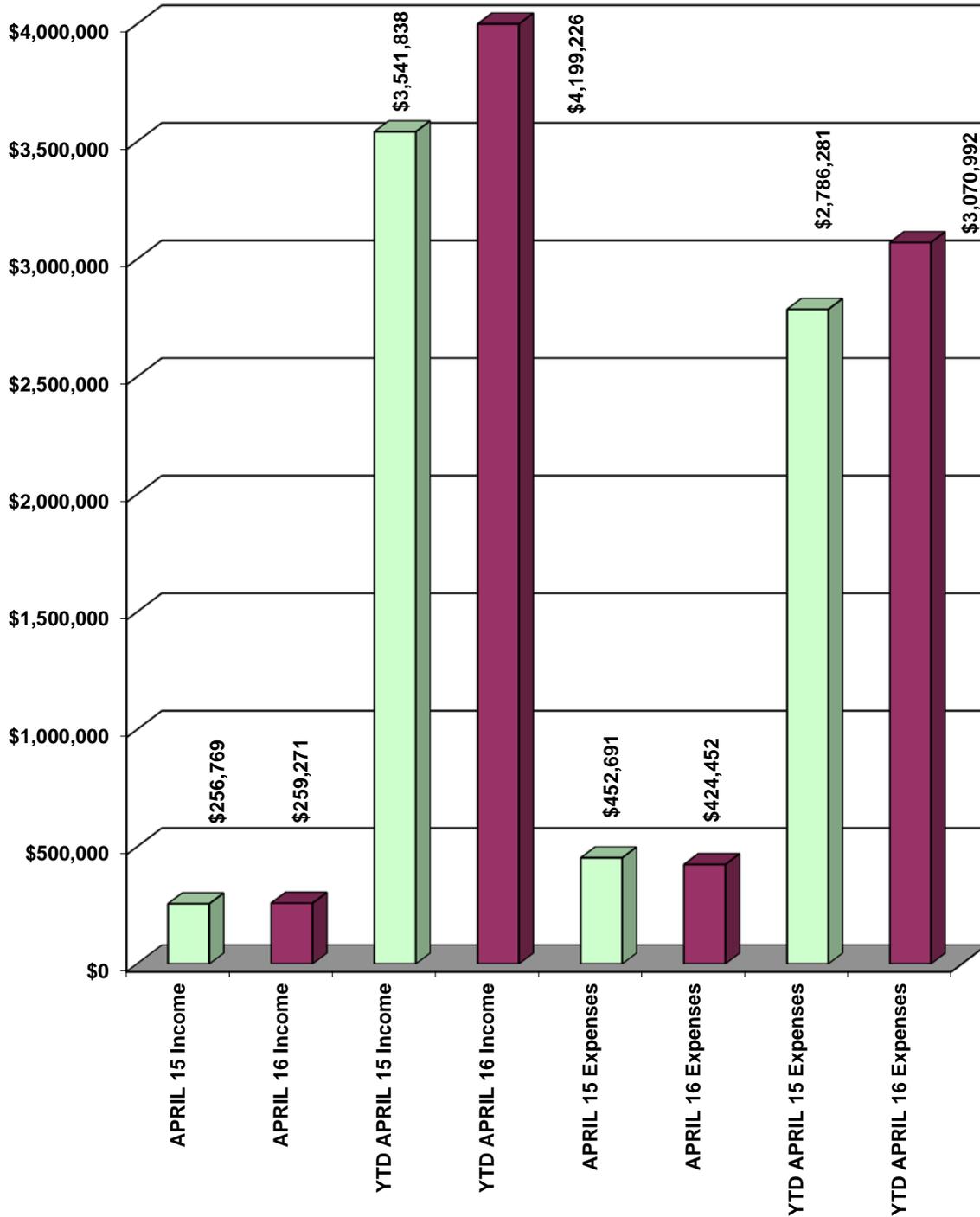
Total: \$8,174,545.61



**General Fund Monthly Income and Expense
By: Month (this Year vs Last Year)
Year to Date (this Year vs Last Year)**

2014 - 2015

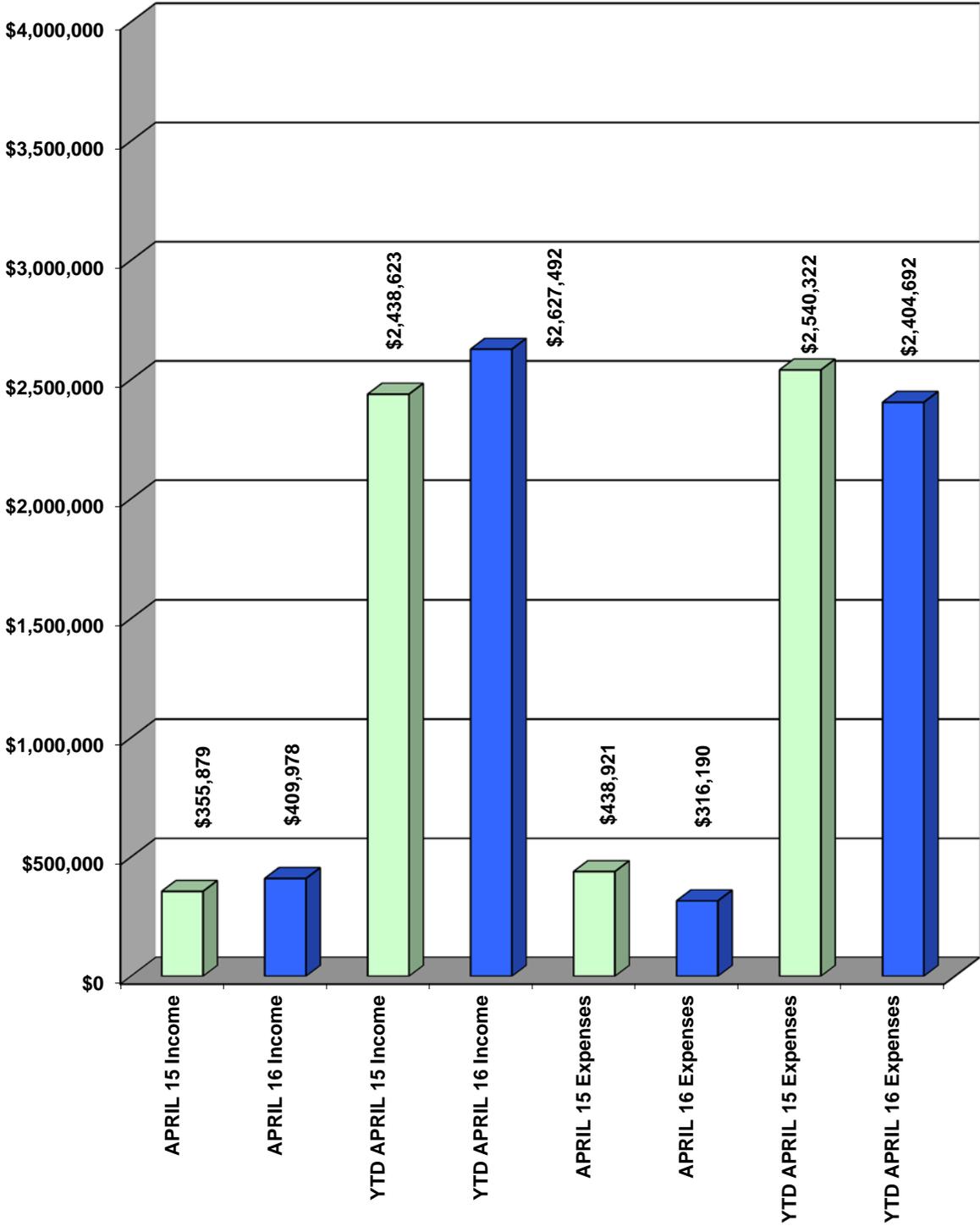
2015 - 2016



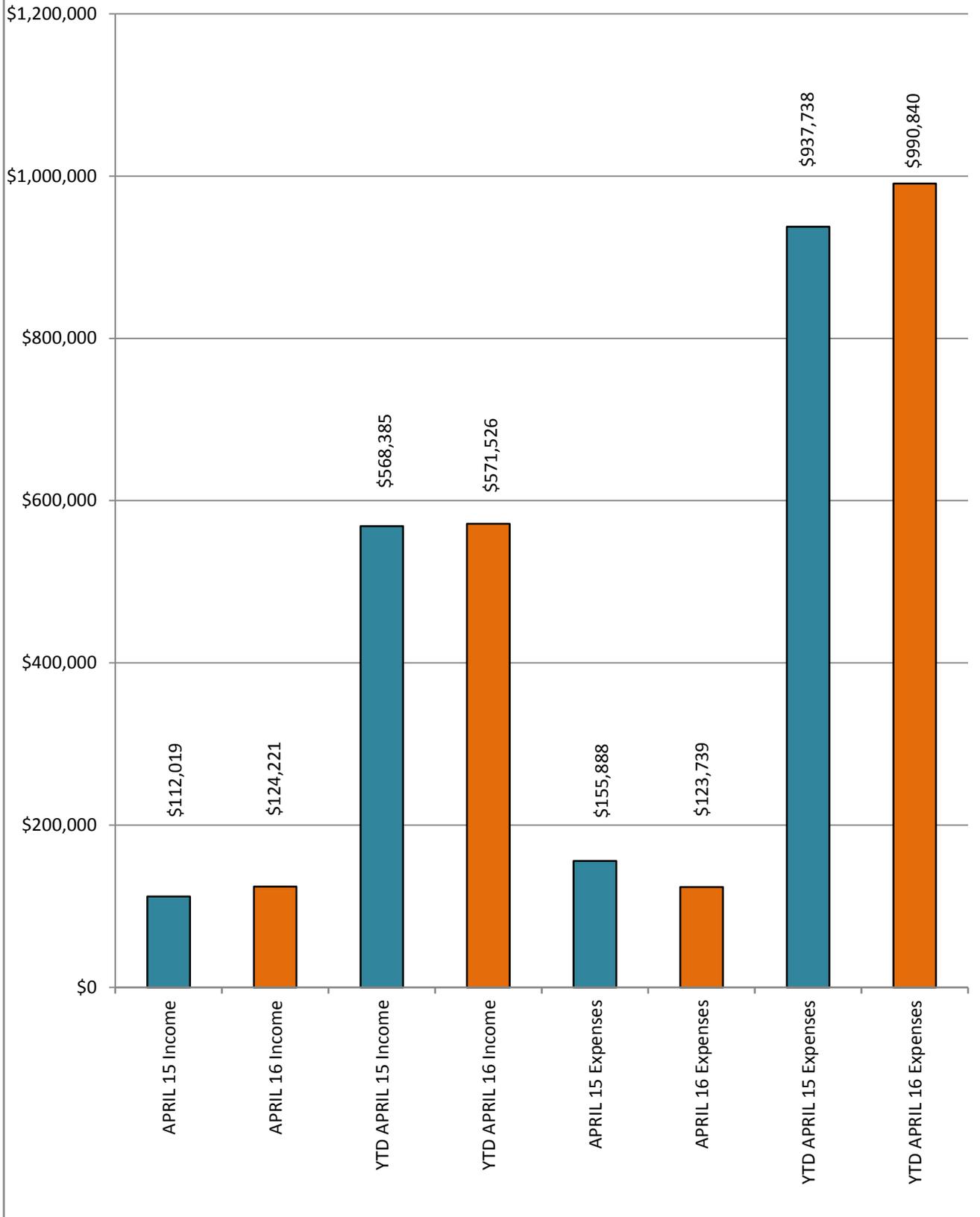
2014 - 2015

2015 - 2016

Utility Fund Monthly Income and Expenses By: Month (this year vs last year) Year to Date (this year vs last year)

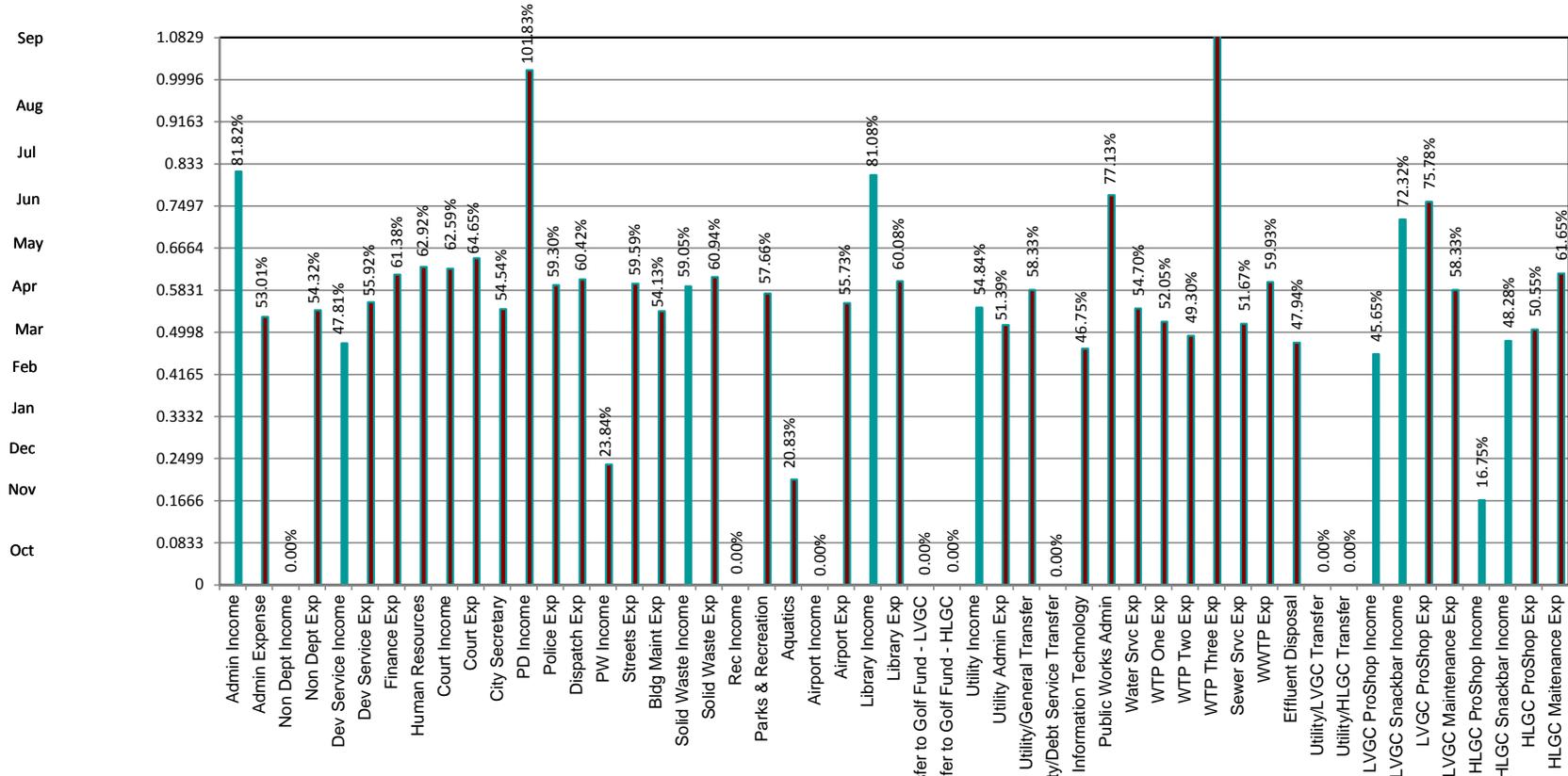


Golf Course Fund Income and Expenses
 By Month (this year vs last year)
 YTD (this year vs last year)



Income and Expenses
Budgeted vs. Actual
2015 - 2016

Budgeted Allotment Accrual



INCOME
EXPENSE

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

10 -GENERAL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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REVENUE SUMMARY

10-ADMINISTRATION	4,412,815	171,572.74	3,610,672.05	0.00	802,142.95	81.82
11-NON DEPARTMENTAL	17,500	0.00	0.00	0.00	17,500.00	0.00
12-DEVELOPMENT SERVICES	187,219	15,590.20	89,508.69	0.00	97,710.31	47.81
15-MUNICIPAL COURT	109,474	9,593.73	68,522.85	0.00	40,951.15	62.59
20-POLICE DEPARTMENT	11,542	1,432.60	11,753.21	0.00 (	211.21)	101.83
30-PUBLIC WORKS/BUILDING	43,725	2,219.05	10,425.98	0.00	33,299.02	23.84
31-SOLID WASTE	684,912	58,346.82	404,450.76	0.00	280,461.24	59.05
35-RECREATION DEPARTMENT	10,050	0.00	0.00	0.00	10,050.00	0.00
40-AVIATION DEPARTMENT	23,500	0.00	0.00	0.00	23,500.00	0.00
45-LIBRARY DEPARTMENT	4,800	515.58	3,892.04	0.00	907.96	81.08
TOTAL REVENUES	5,505,537	259,270.72	4,199,225.58	0.00	1,306,311.42	76.27

EXPENDITURE SUMMARY

10-ADMINISTRATION

PERSONNEL SERVICES	263,776	10,611.71	81,833.31	0.00	181,942.69	31.02
OPERATIONS & MAINTENANCE	54,682	550.21	25,741.17	717.92	28,222.91	48.39
SUPPLIES	5,395	1,135.77	3,597.69	0.00	1,797.31	66.69
SERVICES	188,000	48,639.16	159,464.58	0.00	28,535.42	84.82
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 10-ADMINISTRATION	511,853	60,936.85	270,636.75	717.92	240,498.33	53.01

11-NON DEPARTMENTAL

OPERATIONS & MAINTENANCE	12,000	9,862.50	12,862.50	0.00 (	862.50)	107.19
SERVICES	82,500	4,412.50	38,471.20	0.00	44,028.80	46.63
TOTAL 11-NON DEPARTMENTAL	94,500	14,275.00	51,333.70	0.00	43,166.30	54.32

12-DEVELOPMENT SERVICES

PERSONNEL SERVICES	317,251	25,259.93	202,624.50	0.00	114,626.50	63.87
OPERATIONS & MAINTENANCE	68,340	12,200.02	28,464.91	0.00	39,875.09	41.65
SUPPLIES	6,800	201.26	2,434.44	0.00	4,365.56	35.80
SERVICES	163,300	8,995.41	89,796.15	0.00	73,503.85	54.99
FIXED ASSETS	36,146	2,536.72	7,660.03	0.00	28,485.97	21.19
TOTAL 12-DEVELOPMENT SERVICES	591,837	49,193.34	330,980.03	0.00	260,856.97	55.92

13-FINANCE

PERSONNEL SERVICES	124,033	10,150.98	79,341.07	0.00	44,691.93	63.97
OPERATIONS & MAINTENANCE	18,000	0.00	1,278.36	0.00	16,721.64	7.10
SUPPLIES	4,600	70.93	1,973.32	0.00	2,626.68	42.90
SERVICES	50,200	708.00	38,524.18	0.00	11,675.82	76.74
FIXED ASSETS	500	0.00	0.00	0.00	500.00	0.00
TOTAL 13-FINANCE	197,333	10,929.91	121,116.93	0.00	76,216.07	61.38

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2016

10 -GENERAL FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
14-HUMAN RESOURCES						
PERSONNEL SERVICES	68,300	5,619.07	44,458.54	0.00	23,841.46	65.09
OPERATIONS & MAINTENANCE	13,160	325.00	7,729.34	0.00	5,430.66	58.73
SUPPLIES	2,000	42.74	676.22	0.00	1,323.78	33.81
SERVICES	3,363	1,838.21	2,083.21	0.00	1,279.79	61.94
FIXED ASSETS	500	0.00	0.00	0.00	500.00	0.00
TOTAL 14-HUMAN RESOURCES	87,323	7,825.02	54,947.31	0.00	32,375.69	62.92
15-MUNICIPAL COURT						
PERSONNEL SERVICES	53,012	4,230.07	33,945.17	0.00	19,066.83	64.03
OPERATIONS & MAINTENANCE	8,950	444.24	4,777.74	0.00	4,172.26	53.38
SUPPLIES	4,250	69.42	895.12	0.00	3,354.88	21.06
SERVICES	32,355	9,624.62	24,105.40	0.00	8,249.60	74.50
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 15-MUNICIPAL COURT	98,567	14,368.35	63,723.43	0.00	34,843.57	64.65
16-CITY SECRETARY						
PERSONNEL SERVICES	73,570	6,018.93	48,017.04	0.00	25,552.96	65.27
OPERATIONS & MAINTENANCE	27,400	884.44	14,656.90	0.00	12,743.10	53.49
SUPPLIES	2,100	51.45	470.14	0.00	1,629.86	22.39
SERVICES	22,500	1,868.75	5,346.75	0.00	17,153.25	23.76
TOTAL 16-CITY SECRETARY	125,570	8,823.57	68,490.83	0.00	57,079.17	54.54
20-POLICE DEPARTMENT						
PERSONNEL SERVICES	1,228,334	91,295.40	770,926.33	0.00	457,407.67	62.76
OPERATIONS & MAINTENANCE	139,439	4,252.02	75,220.19	0.00	64,218.81	53.94
SUPPLIES	63,745	2,542.12	19,357.41	0.00	44,387.59	30.37
SERVICES	25,989	1,167.73	11,756.25	0.00	14,232.75	45.24
FIXED ASSETS	56,204	0.00	20,307.86	0.00	35,896.14	36.13
TOTAL 20-POLICE DEPARTMENT	1,513,711	99,257.27	897,568.04	0.00	616,142.96	59.30
25-DISPATCHING						
PERSONNEL SERVICES	266,563	18,621.81	164,093.48	0.00	102,469.52	61.56
OPERATIONS & MAINTENANCE	6,754	0.00	1,178.15	0.00	5,575.85	17.44
SUPPLIES	1,300	99.76	245.17	0.00	1,054.83	18.86
SERVICES	42,247	185.00	27,392.21	0.00	14,854.79	64.84
FIXED ASSETS	2,400	0.00	0.00	0.00	2,400.00	0.00
TOTAL 25-DISPATCHING	319,264	18,906.57	192,909.01	0.00	126,354.99	60.42
30-PUBLIC WORKS STREETS						
PERSONNEL SERVICES	439,529	37,383.85	298,303.02	0.00	141,225.98	67.87
OPERATIONS & MAINTENANCE	144,801	8,178.10	73,415.16	0.00	71,385.84	50.70
SUPPLIES	94,741	722.99	30,879.20	0.00	63,861.80	32.59
SERVICES	13,740	0.00	3,457.00	0.00	10,283.00	25.16
FIXED ASSETS	76,316	11,931.16	52,242.26	0.00	24,073.74	68.46
TOTAL 30-PUBLIC WORKS STREETS	769,127	58,216.10	458,296.64	0.00	310,830.36	59.59

AS OF: APRIL 30TH, 2016

10 -GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
31-SOLID WASTE						
OPERATIONS & MAINTENANCE	3,577	223.19	1,061.45	0.00	2,515.55	29.67
SUPPLIES	4,000	192.54	1,811.06	0.00	2,188.94	45.28
SERVICES	540,605	53,515.87	331,206.69	0.00	209,398.31	61.27
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 31-SOLID WASTE	548,182	53,931.60	334,079.20	0.00	214,102.80	60.94
32-BUILDING MAINTENANCE						
OPERATIONS & MAINTENANCE	25,410	974.04	17,647.34	0.00	7,762.66	69.45
SUPPLIES	2,450	335.18	1,254.20	0.00	1,195.80	51.19
SERVICES	25,037	1,203.08	9,732.32	0.00	15,304.68	38.87
TOTAL 32-BUILDING MAINTENANCE	52,897	2,512.30	28,633.86	0.00	24,263.14	54.13
34-PARK & RECREATION						
PERSONNEL SERVICES	44,216	3,339.63	25,895.15	0.00	18,320.85	58.57
OPERATIONS & MAINTENANCE	28,147	1,644.94	20,290.98	0.00	7,856.02	72.09
SUPPLIES	11,500	1,830.27	4,209.15	0.00	7,290.85	36.60
SERVICES	5,500	222.00	2,282.00	0.00	3,218.00	41.49
FIXED ASSETS	17,931	2,356.97	9,190.64	0.00	8,740.36	51.26
TOTAL 34-PARK & RECREATION	107,294	9,393.81	61,867.92	0.00	45,426.08	57.66
35-AQUATICS						
PERSONNEL SERVICES	500	0.00	0.00	0.00	500.00	0.00
OPERATIONS & MAINTENANCE	17,440	918.36	10,285.53	2,200.00	4,954.47	71.59
SUPPLIES	2,500	13.10	165.52	0.00	2,334.48	6.62
SERVICES	74,555	0.00	7,474.25	0.00	67,080.75	10.03
FIXED ASSETS	1,600	0.00	0.00	0.00	1,600.00	0.00
TOTAL 35-AQUATICS	96,595	931.46	17,925.30	2,200.00	76,469.70	20.83
40-AVIATION DEPARTMENT						
PERSONNEL SERVICES	1,891	107.66	1,319.75	0.00	571.25	69.79
OPERATIONS & MAINTENANCE	11,203	871.50	8,040.24	0.00	3,162.76	71.77
SUPPLIES	100	0.00	0.00	0.00	100.00	0.00
SERVICES	16,466	124.12	7,168.84	0.00	9,297.16	43.54
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 40-AVIATION DEPARTMENT	29,660	1,103.28	16,528.83	0.00	13,131.17	55.73
45-LIBRARY DEPARTMENT						
PERSONNEL SERVICES	129,907	10,219.05	81,824.64	0.00	48,082.36	62.99
OPERATIONS & MAINTENANCE	11,868	66.81	10,834.80	0.00	1,033.20	91.29
SUPPLIES	8,174	563.41	2,957.84	0.00	5,216.16	36.19
SERVICES	13,890	80.00	3,419.30	0.00	10,470.70	24.62
FIXED ASSETS	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL 45-LIBRARY DEPARTMENT	164,839	10,929.27	99,036.58	0.00	65,802.42	60.08

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

10 -GENERAL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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85-DEBT SERVICE						
catg 7 not used	0	0.00	0.00	0.00	0.00	0.00
TOTAL 85-DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
86-GOLF COURSE TRANSFER						
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 86-GOLF COURSE TRANSFER	0	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	5,308,552	421,533.70	3,068,074.36	2,917.92	2,237,559.72	57.85
REVENUE OVER/(UNDER) EXPENDITURES	196,985 (162,262.98)	1,131,151.22 (2,917.92) (931,248.30)	572.75

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

11 -HOTEL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
11-HOTEL	140,260	10,405.60	54,855.30	0.00	85,404.70	39.11
TOTAL REVENUES	140,260	10,405.60	54,855.30	0.00	85,404.70	39.11
EXPENDITURE SUMMARY						
11-HOTEL						
SUPPLIES	0	215.00	215.00	0.00 (	215.00)	0.00
SERVICES	0	1,200.00	1,200.00	0.00 (	1,200.00)	0.00
Hotel Fund Expenses	113,500	0.00	29,912.50	0.00	83,587.50	26.35
TOTAL 11-HOTEL	113,500	1,415.00	31,327.50	0.00	82,172.50	27.60
TOTAL EXPENDITURES	113,500	1,415.00	31,327.50	0.00	82,172.50	27.60
REVENUE OVER/ (UNDER) EXPENDITURES	26,760	8,990.60	23,527.80	0.00	3,232.20	87.92

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

15 -MUNICIPAL GOLF COURSE

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
10 - LVGC PRO SHOP	777,580	73,790.83	355,001.03	0.00	422,578.97	45.65
20 - LVGC SNACK BAR	98,000	21,045.30	70,869.50	0.00	27,130.50	72.32
30 - LVGC MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
40 - HLGC PRO SHOP	675,170	23,246.48	113,115.81	0.00	562,054.19	16.75
50 - HLGC SNACK BAR	67,400	6,138.06	32,539.80	0.00	34,860.20	48.28
60 - HLGC MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,618,150	124,220.67	571,526.14	0.00	1,046,623.86	35.32
EXPENDITURE SUMMARY						
LVGC PRO SHOP/SNACK BAR						
PERSONNEL SERVICES	215,428	10,347.39	135,214.99	0.00	80,213.01	62.77
OPERATIONS & MAINTENANCE	92,462	9,287.39	66,835.77	7,873.00	17,753.23	80.80
SUPPLIES	73,500	11,210.90	59,767.79	0.00	13,732.21	81.32
SERVICES	16,050	11,781.91	31,469.27	0.00	15,419.27)	196.07
FIXED ASSETS	0	1,500.00)	0.00	0.00	0.00	0.00
TOTAL LVGC PRO SHOP/SNACK BAR	397,440	41,127.59	293,287.82	7,873.00	96,279.18	75.78
HLGC PRO SHOP/SNACK BAR						
PERSONNEL SERVICES	146,334	5,404.01	71,126.02	0.00	75,207.98	48.61
OPERATIONS & MAINTENANCE	79,166	5,503.34	44,481.71	0.00	34,684.29	56.19
SUPPLIES	45,300	3,857.90	21,739.49	0.00	23,560.51	47.99
SERVICES	14,750	913.25	7,002.00	0.00	7,748.00	47.47
TOTAL HLGC PRO SHOP/SNACK BAR	285,550	15,678.50	144,349.22	0.00	141,200.78	50.55
LVGC MAINTENANCE						
PERSONNEL SERVICES	252,692	18,981.24	149,234.30	0.00	103,457.70	59.06
OPERATIONS & MAINTENANCE	77,077	6,064.88	67,850.74	1,000.00	8,226.26	89.33
SUPPLIES	102,583	4,497.88	50,094.14	600.00	51,888.86	49.42
SERVICES	32,400	0.00	2,299.56	0.00	30,100.44	7.10
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL LVGC MAINTENANCE	464,752	29,544.00	269,478.74	1,600.00	193,673.26	58.33
HLGC MAINTENANCE						
PERSONNEL SERVICES	245,629	18,459.62	157,402.50	0.00	88,226.50	64.08
OPERATIONS & MAINTENANCE	87,977	4,140.80	71,157.73	0.00	16,819.27	80.88
SUPPLIES	68,868	3,772.44	38,342.14	600.00	29,925.86	56.55
SERVICES	42,400	442.77	6,248.41	500.00	35,651.59	15.92
TOTAL HLGC MAINTENANCE	444,874	26,815.63	273,150.78	1,100.00	170,623.22	61.65

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

15 -MUNICIPAL GOLF COURSE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
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TRANSFER TO DEBT SERVIC						
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFER TO DEBT SERVIC	0	0.00	0.00	0.00	0.00	0.00
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DEPRECIATION						
CATG 8 NOT USED	0	0.00	0.00	0.00	0.00	0.00
TOTAL DEPRECIATION	0	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	1,592,616	113,165.72	980,266.56	10,573.00	601,776.44	62.21
REVENUE OVER/(UNDER) EXPENDITURES	25,534	11,054.95 (408,740.42) (10,573.00)	444,847.42	1,642.18-

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

20 -CAP IMPROVEMENT GEN BONDS
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
10-ADMINISTRATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
20-SPORTS COMPLEX						
OPERATIONS & MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 20-SPORTS COMPLEX	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

30 -UTILITY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
30-CONTRIBUTION CAPITAL	0	0.00	0.00	0.00	0.00	0.00
50-GENERAL OPERATION	52,119	3,372.60	21,104.47	0.00	31,014.53	40.49
60-WATER SERVICES	2,924,710	232,911.60	1,517,582.84	0.00	1,407,127.16	51.89
70-SEWER SERVICES	1,814,586	173,693.44	1,088,805.05	0.00	725,780.95	60.00
80-CAPITAL IMPROVEMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	4,791,415	409,977.64	2,627,492.36	0.00	2,163,922.64	54.84
EXPENDITURE SUMMARY						
55-UTILITIES ADMINISTRATI						
PERSONNEL SERVICES	164,359	9,590.71	81,936.02	0.00	82,422.98	49.85
OPERATIONS & MAINTENANCE	20,100	1,173.08	10,065.56	0.00	10,034.44	50.08
SUPPLIES	22,000	215.08	9,676.43	0.00	12,323.57	43.98
SERVICES	31,500	11,324.00	21,117.36	0.00	10,382.64	67.04
FIXED ASSETS	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL 55-UTILITIES ADMINISTRATI	238,959	22,302.87	122,795.37	0.00	116,163.63	51.39
56-GENERAL FUND TRANSFER						
FIXED ASSETS	1,000,000	83,333.33	583,333.31	0.00	416,666.69	58.33
TOTAL 56-GENERAL FUND TRANSFER	1,000,000	83,333.33	583,333.31	0.00	416,666.69	58.33
57-DEBT SRVCE FUND TRNSF						
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 57-DEBT SRVCE FUND TRNSF	0	0.00	0.00	0.00	0.00	0.00
58-INFO TECHNOLOGY						
PERSONNEL SERVICES	75,324	6,018.91	48,007.97	0.00	27,316.03	63.74
OPERATIONS & MAINTENANCE	99,473	2,509.87	37,874.72	600.00	60,998.28	38.68
SUPPLIES	500	0.00	0.00	0.00	500.00	0.00
SERVICES	50,090	1,191.88	24,083.47	0.00	26,006.53	48.08
FIXED ASSETS	14,502	1,570.32	1,570.32	0.00	12,931.68	10.83
TOTAL 58-INFO TECHNOLOGY	239,889	11,290.98	111,536.48	600.00	127,752.52	46.75
59-PUBLIC WORKS ADMIN						
PERSONNEL SERVICES	134,333	10,644.02	82,784.77	0.00	51,548.23	61.63
OPERATIONS & MAINTENANCE	25,642	365.47	20,467.09	0.00	5,174.91	79.82
SUPPLIES	4,100	52.68	764.37	0.00	3,335.63	18.64
SERVICES	71,000	15,000.00	77,300.00	0.00	6,300.00	108.87
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 59-PUBLIC WORKS ADMIN	235,075	26,062.17	181,316.23	0.00	53,758.77	77.13

AS OF: APRIL 30TH, 2016

30 -UTILITY FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
60-WATER SERVICES						
PERSONNEL SERVICES	438,726	32,846.09	264,218.99	0.00	174,507.01	60.22
OPERATIONS & MAINTENANCE	179,921	10,214.35	102,529.62	3,867.45	73,523.93	59.14
SUPPLIES	55,361	1,943.44	18,334.19	0.00	37,026.81	33.12
SERVICES	44,127	121.70	1,907.86	0.00	42,219.14	4.32
FIXED ASSETS	36,782	2,063.57	22,100.11	0.00	14,681.89	60.08
TOTAL 60-WATER SERVICES	754,917	47,189.15	409,090.77	3,867.45	341,958.78	54.70
65-WATER PLANT ONE						
PERSONNEL SERVICES	59,565	4,647.93	37,613.64	0.00	21,951.36	63.15
OPERATIONS & MAINTENANCE	160,487	18,342.06	77,434.04	4,947.30	78,105.66	51.33
SUPPLIES	78,429	958.55	35,999.19	0.00	42,429.81	45.90
SERVICES	224,651	42,218.02	116,662.29	0.00	107,988.71	51.93
FIXED ASSETS	750	0.00	0.00	0.00	750.00	0.00
TOTAL 65-WATER PLANT ONE	523,882	29,482.44	267,709.16	4,947.30	251,225.54	52.05
67-WATER PLANT TWO						
PERSONNEL SERVICES	63,245	4,861.87	40,016.16	0.00	23,228.84	63.27
OPERATIONS & MAINTENANCE	89,807	3,994.07	52,519.75	395.00	36,892.25	58.92
SUPPLIES	25,873	576.58	4,830.15	0.00	21,042.85	18.67
SERVICES	83,249	4,772.70	35,462.30	0.00	47,786.70	42.60
FIXED ASSETS	8,078	0.00	0.00	0.00	8,078.00	0.00
TOTAL 67-WATER PLANT TWO	270,252	14,205.22	132,828.36	395.00	137,028.64	49.30
69-WATER PLANT THREE						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
OPERATIONS & MAINTENANCE	2,750	295.10	1,661.80	0.00	1,088.20	60.43
SUPPLIES	0	130.00	499.19	0.00	499.19	0.00
SERVICES	0	7,152.00	17,328.00	0.00	17,328.00	0.00
FIXED ASSETS	8,161	2,040.22	6,120.66	0.00	2,040.34	75.00
TOTAL 69-WATER PLANT THREE	10,911	9,617.32	25,609.65	0.00	14,698.65	234.71
70-SEWER SERVICES						
PERSONNEL SERVICES	146,681	11,880.72	93,121.33	0.00	53,559.67	63.49
OPERATIONS & MAINTENANCE	192,170	3,479.42	100,693.81	2,116.17	89,360.02	53.50
SUPPLIES	62,900	872.00	14,490.82	0.00	48,409.18	23.04
SERVICES	25,119	367.70	7,994.04	0.00	17,124.96	31.82
FIXED ASSETS	23,244	6,633.26	14,162.08	0.00	9,081.92	60.93
TOTAL 70-SEWER SERVICES	450,114	23,233.10	230,462.08	2,116.17	217,535.75	51.67
75-SEWER PLANT						
PERSONNEL SERVICES	127,984	9,815.10	81,011.54	0.00	46,972.46	63.30
OPERATIONS & MAINTENANCE	108,908	7,813.17	74,837.96	395.00	33,675.04	69.08
SUPPLIES	18,641	1,154.28	12,284.55	0.00	6,356.45	65.90
SERVICES	65,853	2,434.00	27,341.24	2,160.00	36,351.76	44.80
FIXED ASSETS	9,025	0.00	0.00	0.00	9,025.00	0.00
TOTAL 75-SEWER PLANT	330,411	21,216.55	195,475.29	2,555.00	132,380.71	59.93

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

30 -UTILITY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
77-EFFLUENT DISPOSAL						
PERSONNEL SERVICES	128,009	10,534.61	82,760.31	0.00	45,248.69	64.65
OPERATIONS & MAINTENANCE	103,815	2,568.26	23,993.17	395.00	79,426.83	23.49
SUPPLIES	15,500	278.41	2,504.91	0.00	12,995.09	16.16
SERVICES	15,250	0.00	11,798.23	0.00	3,451.77	77.37
FIXED ASSETS	8,733	0.00	8,602.67	0.00	130.33	98.51
TOTAL 77-EFFLUENT DISPOSAL	271,307	13,381.28	129,659.29	395.00	141,252.71	47.94
79-UTILITY FUND TRANSFER						
catg 3 not used	305,000	0.00	0.00	0.00	305,000.00	0.00
FIXED ASSETS	35,000	0.00	0.00	0.00	35,000.00	0.00
TOTAL 79-UTILITY FUND TRANSFER	340,000	0.00	0.00	0.00	340,000.00	0.00
85-DEBT SERVICE						
DEPRECIATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL 85-DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	4,665,717	301,314.41	2,389,815.99	14,875.92	2,261,025.09	51.54
REVENUE OVER/ (UNDER) EXPENDITURES	125,698	108,663.23	237,676.37 (	14,875.92) (	97,102.45)	177.25

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

40 -CAP IMPROVEMENT UTL BONDS

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
80-CAPITAL IMPROVEMENT	0	1,656.60	3,709,700.40	0.00 (3,709,700.40)		0.00
TOTAL REVENUES	0	1,656.60	3,709,700.40	0.00 (3,709,700.40)		0.00
EXPENDITURE SUMMARY						
80-CAPITAL IMPROVEMENT						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
OPERATIONS & MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
2000 CERT OF OB	0	0.00	0.00	0.00	0.00	0.00
2003 CERT OF OB	0	0.00	0.00	0.00	0.00	0.00
2006 CERT OF OB	0	0.00	0.00	0.00	0.00	0.00
2008 CERT OF OB	4,229,869	60,243.31	4,833,648.65	134,771.27 (738,550.92)		117.46
TOTAL 80-CAPITAL IMPROVEMENT	4,229,869	60,243.31	4,833,648.65	134,771.27 (738,550.92)		117.46
TOTAL EXPENDITURES	4,229,869	60,243.31	4,833,648.65	134,771.27 (738,550.92)		117.46
REVENUE OVER/(UNDER) EXPENDITURES	(4,229,869)	(58,586.71)	(1,123,948.25)	(134,771.27)	(2,971,149.48)	29.76

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

42 -IMPACT FEE FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
50- INVESTMENT INTEREST	0	163.72	1,095.21	0.00 (	1,095.21)	0.00
60-WATER IMPACT REVENUE	0	39,000.00	135,015.00	0.00 (	135,015.00)	0.00
70-SEWER IMPACT REVENUE	0	27,495.00	109,635.00	0.00 (	109,635.00)	0.00
TOTAL REVENUES	0	66,658.72	245,745.21	0.00 (	245,745.21)	0.00
EXPENDITURE SUMMARY						
10-IMPACT FEE ADMIN						
SERVICES	553,354	0.00	553,354.00	0.00	0.00	100.00
TOTAL 10-IMPACT FEE ADMIN	553,354	0.00	553,354.00	0.00	0.00	100.00
60-IMPACT FEE WATER						
SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 60-IMPACT FEE WATER	0	0.00	0.00	0.00	0.00	0.00
70-IMPACT FEE SEWER						
SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 70-IMPACT FEE SEWER	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	553,354	0.00	553,354.00	0.00	0.00	100.00
REVENUE OVER/ (UNDER) EXPENDITURES	(553,354)	66,658.72 (	307,608.79)	0.00 (	245,745.21)	55.59

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

43 -PARKLAND FEE FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
43 PARK FUND	0	9.58	44.61	0.00 (	44.61)	0.00
TOTAL REVENUES	0	9.58	44.61	0.00 (	44.61)	0.00
EXPENDITURE SUMMARY						
43 PARK FUND						
OPERATIONS & MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
SERVICES	0	0.00	0.00	0.00	0.00	0.00
FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 43 PARK FUND	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	9.58	44.61	0.00 (	44.61)	0.00

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

46 -THE HOLLOWS-CENTEX DESTIN
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
10-ADMINISTRATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
10-ADMINISTRATION						
OPERATIONS & MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 10-ADMINISTRATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

50 -DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
80-ACCUMULATED INTEREST	553,354	244.98	554,450.26	0.00 (	1,096.26)	100.20
85-AD VALOREM & OTHER	1,771,754	15,542.68	1,714,322.69	0.00	57,431.31	96.76
TOTAL REVENUES	2,325,108	15,787.66	2,268,772.95	0.00	56,335.05	97.58
EXPENDITURE SUMMARY						
80-ACCUMULATED INTEREST						
LEASE PURCHASE	0	0.00	0.00	0.00	0.00	0.00
TOTAL 80-ACCUMULATED INTEREST	0	0.00	0.00	0.00	0.00	0.00
85-AD VALOREM & OTHER						
OPERATIONS & MAINTENANCE	4,000	0.00	1,200.00	0.00	2,800.00	30.00
LEASE PURCHASE	0	0.00	0.00	0.00	0.00	0.00
AUDITOR ADJ	0	0.00 (	3,738.00)	0.00	3,738.00	0.00
FIXED ASSETS	2,321,109	0.00	1,775,014.92	0.00	546,094.08	76.47
TOTAL 85-AD VALOREM & OTHER	2,325,109	0.00	1,772,476.92	0.00	552,632.08	76.23
TOTAL EXPENDITURES	2,325,109	0.00	1,772,476.92	0.00	552,632.08	76.23
REVENUE OVER/ (UNDER) EXPENDITURES	(1)	15,787.66	496,296.03	0.00 (	496,297.03)	9,603.00-

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

90 -GENERAL FIXED ASSETS

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

95 -GENERAL LONG-TERM DEBT

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF LAGO VISTA
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: APRIL 30TH, 2016

98 -PAYROLL CLEARING ACCOUNT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF LAGO VISTA
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2016

99 -DISBURSEMENT ACCOUNT
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
EXPENDITURE SUMMARY						
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

MEETING DATE: June 2, 2016

AGENDA ITEM: Consider schedule and items for future Council meetings.

Comments:

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; _____ ; **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____

MEETING DATE: June 2, 2016

AGENDA ITEM: Convene into Executive Session pursuant to Sections 551.071, 551.072, 551.074 or 551.087, Texas Government Code and/or Section 1.05 Texas Disciplinary Rules of Professional Conduct regarding:

- A. Consultation with legal counsel regarding real property and matters related to development of such property.
- B. Consultation with legal counsel regarding real property and claims or possible claims and/or contractual modifications related thereto.
- C. Consultation with legal counsel regarding claims/charges or possible claims/charges concerning previous vendor/contractor.
- D. Consideration of candidates for filling of vacancy for Council Place 2.

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____ ; _____ ; **Tidwell** _____ ; **R. Smith** _____ ;

Mitchell _____ ; **S. Smith** _____ ; **Cox** _____

Motion Carried: Yes _____ ; **No** _____

MEETING DATE: June 2, 2016

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

- A. Consultation with legal counsel regarding real property and matters related to development of such property.
- B. Consultation with legal counsel regarding real property and claims or possible claims and/or contractual modifications related thereto.
- C. Consultation with legal counsel regarding claims/charges or possible claims/charges concerning previous vendor/contractor.
- D. Consideration of candidates for and selection to fill vacancy for Council Place 2.

Motion by: _____

Seconded by: _____

Content of Motion: _____

Vote: Raley _____; _____; Tidwell _____; R Smith _____;

Mitchell _____; S. Smith _____; Cox _____

Motion Carried: Yes _____; No _____