

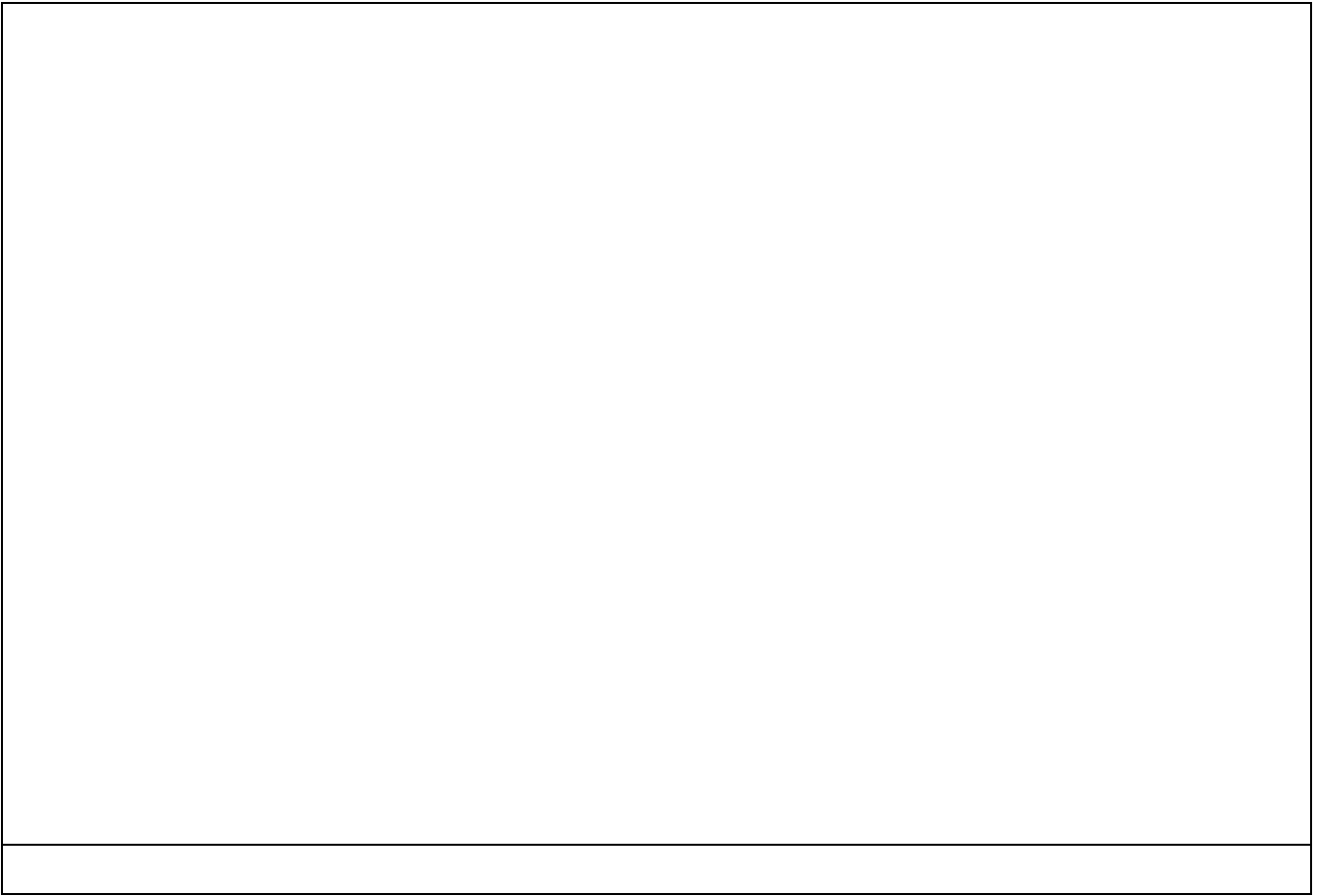


City of Dripping Springs

Post Office Box 384
511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: Laura Mueller – City Attorney

Council Meeting Date:	August 1, 2023												
Agenda Item Wording:	Approval of a Resolution of the City of Dripping Springs Consenting to the Issuance of Bonds by Headwaters Municipal Utility District of Hays County. <i>Applicant: Chris Lane, SAMCO Capital</i>												
Agenda Item Requestor:	Applicant: Chris Lane, SAMCO Capital												
Summary/Background:													
<p>Headwaters is a Municipal Utility District to which the City consented to the creation. The majority of the MUD is in the ETJ but the commercial portion of the district is in the City Limits. The MUD is required to get the City’s consent to all bond issuances, although the City has narrow discretion in denying the issuance.</p>													
Resolution													
<p>Consents to the issuance of bonds in the amount of thirty-five million dollars (\$35,000,000) for water, sewer, and drainage system facilities (“Series 2023 Bonds”).</p>													
<p>Number of Active Connections as of July 1, 2023:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Total Developed Single Family Lots.....</td> <td style="text-align: right;">1000</td> </tr> <tr> <td>Single Family Homes– Completed & Occupied.....</td> <td style="text-align: right;">645</td> </tr> <tr> <td>Single Family Homes – Completed & Unoccupied.....</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Single Family Homes – Under Construction.....</td> <td style="text-align: right;">59</td> </tr> <tr> <td>Single Family – Vacant Developed Lots.....</td> <td style="text-align: right;">296</td> </tr> <tr> <td>Estimated Population as of October 1, 2022.....</td> <td style="text-align: right;">2,258 (g)</td> </tr> </table>		Total Developed Single Family Lots.....	1000	Single Family Homes– Completed & Occupied.....	645	Single Family Homes – Completed & Unoccupied.....	0	Single Family Homes – Under Construction.....	59	Single Family – Vacant Developed Lots.....	296	Estimated Population as of October 1, 2022.....	2,258 (g)
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<p>(g) Based upon 3.5 residents per completed and occupied single family home.</p>													
<p>HOMEBUILDERS....As of July 1, 2023, there are currently several homebuilders in the District, including David Weekley Homes, Taylor Morrison Homes, Ashton Woods and Newmark Homes. The homes generally range in price from approximately \$600,000 to \$1,100,000.</p>													
<p>Last year’s tax rate was \$.090 cents. The current outstanding debt is \$33,235,000. The value of the entire development tis \$504,272,856.</p>													
<p>The City may only disapprove of bonds if the landowners or the District are in material breach of the Consent Agreement.</p>													



Commission Recommendations:	N/A
Actions by Other Jurisdictions/Entities:	N/A
Previous Action:	The City has consented to previous bond issuances.
Recommended P&Z Action:	Staff recommends approval.
Alternatives/Options:	N/A
Attachments:	N/A
Related Documents at City Hall:	N/A
Public Notice Process:	N/A
Public Comments:	N/A
Next Step/Schedule:	Once approved, the bonds will go to TCEQ to be reviewed, If approved by the TCEQ, they will be issued.