

**Agenda Questions/Responses
February 05, 2004**

2. Please provide further financial data on the City role in this project. (Council Member Daryl Slusher)

The City of Austin will not be providing any City funds to Northtown MUD for the design and construction of water and wastewater facilities. The City of Austin will not provide funds for disconnecting existing MUD infrastructure located within the Settler's Meadow subdivision from City of Pflugerville wholesale water and wastewater service or for connecting it to City of Austin wholesale water and wastewater service. The only assistance that the City of Austin is providing in this project the acquisition of easements for this future infrastructure from the City of Pflugerville. The acquisition of the easements will not result in the City of Austin making financial payments. The City of Pflugerville has requested an easement from the City of Austin. The City of Austin's Real Estate Division determined the relative value of the easement that the City of Pflugerville wants from the City of Austin is equal to the relative value of the easements that the City of Austin wants from the City of Pflugerville. Therefore, no payment will be made to the City of Pflugerville for the exchange of these easements.

What is the 30 year forecast? (Council Member Daryl Slusher)

Since no City funds will be expended, a 30-year financial forecast was not initiated.

Compare costs to projected income. (Council Member Daryl Slusher)

The Settler's Meadow subdivision contains approximately 350 single-family residential connections. The average water usage for a single-family residence is approximately 8,500 gallons per month and the average wastewater contribution is approximately 5,000 gallons per month. Using Northtown MUD's wholesale water and wastewater rates, the estimated annual wholesale water revenue totals \$73,900 and the estimated annual wholesale wastewater revenue totals \$72,660 for the Settler's Meadow subdivision of Northtown MUD. The total estimated annual wholesale water and wastewater revenues total \$146,560. Additionally, Northtown MUD has been holding in escrow the City of Austin's water and wastewater capital recovery fees until the City of Austin provided permanent wholesale water and wastewater services. The total of the escrow account approximates \$668,000 which will be paid to the City of Austin upon the connection of Settler's Meadow to City of Austin wholesale water and wastewater service.

Is the MUD a candidate for annexation? (Council Member Daryl Slusher)

The MUD is a candidate for annexation, but not in the near future. The MUD has approximately \$7 million dollars in debt principal as of the end of calendar year 2003.

11. Please discuss the proposed collection methods. (Council Member Daryl Slusher)

Unique Management Services (UMS) stresses the fact that they provide professional, respectful and gentle collection efforts so that goodwill is maintained with the Library patron. UMS provides collection services to libraries exclusively. They divide their efforts in two phases, initial placement and secondary placement.

Initial placement (UMS estimates 50-75% rate of response):

- a) account is loaded onto their software and compared with the National Change of Address database and the Proprietary Change of Address database. (UMS also uses skip-tracing methods to locate current addresses.)
- b) after verification of address, the first letter is sent
- c) if no response after three weeks, a second letter is sent
- d) if the patron has a remaining overdue balance after 35 days, UMS begins telephone collection effort (Mon.-Fri. 6pm to 9pm and Sat. 9am to 2pm). Typically, a collection agency will continue to make calls until they get a response from the debtor.

If initial placement efforts are not successful in clearing the account, secondary placement efforts begin. Secondary placement (UMS estimates an additional 15% response rate):

- a) a final notice letter is sent 64 days after initial referral, which states that the patron will be credit reported if they do not clear their account
- b) several phone calls are made during days 78-91 to notify the patron that they will be credit reported
- c) non-responding patrons are reported to the three largest credit reporting agencies at the end of 120 days

14. Will the projects requiring Council approval come to the Council before or after they are constructed? (Council Member Daryl Slusher)

The process identified in the Great Streets Development Program RCA requires applicants to receive Council approval prior to constructing the enhanced streetscapes. Council approval is being requested for the Colonial Bank project, which has completed construction of streetscapes improvements that are in compliance with Great Streets standards. This project's timeline unfortunately fell in between the collapse of the Smart Growth Matrix Incentive Program and the proposed Great Streets Development Program. TPSD wishes to acknowledge the Colonial Bank's efforts to create Great Streets by reimbursing a portion of the costs under the umbrella of the proposed Great Streets Development Program.

What boards and commissions are intended to make recommendations to the Council on these projects? (Council Member Daryl Slusher)

Both the Design Commission and the Downtown Commission have voted unanimously to support the Great Streets Development Program, including the established criteria and process for participation. We do not anticipate specific recommendations from the Commissions on a project-by-project basis.

Z-5. How many units are they proposing? (Council Member Raul Alvarez)

The applicant has not specified the number of dwelling units proposed at this time. The maximum (gross site area) density allowed under the SF-6 district designation would be about 12.4 dwelling units per acre.

Is this subject to S.O.S.? (Council Member Raul Alvarez)

There is a subdivision plat approved on the property in the late 1970s. Therefore, the site may be "grandfathered" to pre-SOS regulations.