



CITY OF ANGLETON
CITY COUNCIL SPECIAL MEETING AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 22, 2023 AT 5:30 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Cecil Booth, Christiene Daniel, Mark Gongora, Terry Roberts
City Manager | Chris Whittaker
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, AUGUST 22, 2023, AT 5:30 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

WORKSHOP

1. Discussion of Rancho Isabella Municipal Utility District Bond Issuance Process and 2023 Financing Timeline.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, August 17, 2023, by 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.

Rancho Isabella Municipal Utility District Bond Issuance Process

Presenters:

Jeb Kolby, Concourse Development

Greg Lentz, Masterson Advisors

Diana Miller, Schwartz, Page & Harding, L.L.P.

A. Municipal Utility District Financing Generally

1. Reimbursement Program for Eligible Projects
2. Texas Commission on Environmental Quality (“TCEQ”) Regulation, including Feasibility Rules (30 TAC 293.59)
 - i. Developer is only reimbursed if enough assessed value is created within the MUD to produce adequate tax revenues to pay debt service on the bonds.
 - ii. Developer bears all of the risk.
 - iii. Developer entitled to 70% reimbursement under the rules. May receive 100% reimbursement only if certain strict financial criteria met.
 - iv. Bonds are obligation only of the District and not the City, County, or other entities.

B. Bond Issuance Process

1. Monitor appraised values within the District, and determine what debt service tax collections are available to support issuance of bonds.
2. Engineer prepares Summary of Costs that lists eligible projects and associated costs to be reimbursed.
3. District submits Bond Application Report to TCEQ:
 - i. Prepare application in accordance with Subchapter E of 30 TAC 293 of the TCEQ rules, including:
 1. Evidence of Board of Directors authorizing the application,
 2. Description of district, authority to issue bonds, land use plan, status of development and construction of facilities, description of facilities to be funded, summary of costs, description of water and wastewater service, financing information (i.e. feasibility of bond issue), construction plans and contracts
 - ii. Expedited (60 day) or Non-Expedited Review (180 days).
 - iii. Receive TCEQ Order granting authority to issue bonds under certain parameters.
 - iv. Applies to water, sanitary sewer, drainage, and recreational facilities projects.
4. Preparation of Bond Offering Documents: Official Statement, Notice of Sale and Bid Form, Bond Order, Paying Agent Agreement.
 - i. Per City of Angleton Ordinance 30-44, the District must transmit the financing pro-forma, TCEQ staff memorandum and Order, Preliminary Official Statement, Notice of Sale, Bid Form, and Bond Order to the City at least 20 days prior to publication of Notice of Sale.

- ii. City provided with 30 days to review and verify compliance with MUD Consent Conditions and City Ordinance.
 - 5. Notice of Sale published 10 days prior to bond sale.
 - 6. Bonds sold via public sale to bidder that produces the lowest net effective interest rate.
 - 7. District submits transcript to Office of the Attorney General for review. AG has a 10 business day review period.
 - 8. Attorney General issues approval letter and bonds are registered with the Comptroller of Public Accounts.
 - 9. Closing of the transaction; proceeds are distributed to City (impact fees), Developer, District, and Paying Agent as applicable.
- C. Series 2023 (Water, Sewer, and Drainage) and Series 2023A (Road) Bonds**
- 1. A detailed timeline of events for the two series of bonds to be sold by Rancho Isabella MUD this fall is attached.
 - 2. The MUD intends to sell bonds for both water, sewer, and drainage and road facilities.
 - 3. The Series 2023 (WSD) Bonds include funds to be paid to the City for impact fees associated with Section 1 of Windrose Green. The District will continue to fund impact fee payments in future bond issues in accordance with the utility agreement between the City and the MUD.
 - 4. Given the tight timelines to sell and close two bond issues this fall, the TCEQ Order and Staff Memorandum for the Series 2023 (WSD) Bonds will need to be submitted to the City as follow-up items, as the District may not have these items in hand early enough to meet deadlines under City ordinance.
- D. Questions from Council and Staff**

Attachments:

Proposed Financing Timeline

Rancho Isabella MUD

PRELIMINARY 2023 Financing Timeline (WS&D and Road)

July-23							August-23							September-23							
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	
						1			1	2	3	4	5							1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23	
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	
30	31																				

October-23							November-23							December-23							
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	
1	2	3	4	5	6	7				1	2	3	4							1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16	
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23	
29	30	31					26	27	28	29	30			24	25	26	27	28	29	30	

City Council Meeting

Board Meeting

Holiday

\$3,000,000 Unlimited Tax Bonds, Series 2023

Thursday, March 30, 2023	Bond Application (180-day) Declared Administratively Complete
Monday, July 10, 2023	Authorize Preparation of Preliminary Official Statement and Notice of Sale
Wednesday, August 23, 2023	Request Estimate of Value as of September 1, 2023 from BCAD
Monday, September 11, 2023	Approve and Authorize Distribution of the POS/NOS
Saturday, September 16, 2023	Receive Estimate of Value as of September 1, 2023 from BCAD
Monday, September 18, 2023	Submit Package to City Manager for Approval (POS/NOS, TCEQ Cash Flow, Bond Order)
	Will follow up with Staff Memo & TCEQ Order
Tuesday, September 26, 2023	TCEQ Staff Memo Expected
	Submit Estimate of Value as of September 1, 2023 to TCEQ for Compliance with Contingent 10 to 1
Monday, October 9, 2023	Publish Legal Notice
Thursday, October 12, 2023	Print POS/NOS
Wednesday, October 18, 2023	City Manager Approval
Thursday, October 19, 2023	***SPECIAL MEETING*** Sale of the Bonds
Monday, November 13, 2023	Pre-Closing/Approve Developer Reimbursement Audit
Thursday, November 16, 2023	Closing of the Bonds

\$2,200,000* Unlimited Tax Road Bonds, Series 2023

Monday, September 11, 2023	Financing Plan and Summary of Costs presented to Board
	Authorize Preparation of Preliminary Official Statement and Notice of Sale
	Engage Auditor to Prepare Reimbursement Audit
Monday, October 9, 2023	Approve and Authorize Distribution of the POS/NOS
	Submit POS/NOS and Bond Order to City Manager for Approval
Friday, November 3, 2023	Publish Legal Notice
Monday, November 6, 2023	Print POS/NOS
Wednesday, November 8, 2023	City Manager Approval
Monday, November 13, 2023	Sale of the Bonds
Monday, December 11, 2023	Pre-Closing/Approve Developer Reimbursement Audit
Thursday, December 14, 2023	Closing of the Bonds

*Preliminary; subject to change.