

**Bastrop Hunters Crossing Local Government
Corporation Board Agenda**
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



June 25, 2026

Agenda - Hunters Crossing Local Government Corporation Board at 5:30 PM

Bastrop Hunters Crossing Local Government Corporation Board meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. REPORTS

3A. Informational update to Board by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

3B. Receive Report for financials dated May 31, 2026

4. WORK SESSIONS/BRIEFINGS

4A. Discussion on City Council action to amend the Hunters Crossing Public Improvement District Bylaws.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

5A. Consider action to approve minutes from the June 25, 2025 meeting.

5B. Discussion and possible action regarding the public assets in Hunters Crossing Public Improvement District.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

5C. Conduct the annual review and update to the proposed FY2027 Hunters Crossing Public Improvement District Service and Assessment Plan (SAP) for the purpose of determining the annual budget as provided by Texas Local Government Code 372.013 and consider a resolution recommending the updated Service and Assessment Plan (SAP) to the City Council of the City of Bastrop, Texas.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

5D. Presentation of the FY2027 proposed Hunters Crossing Public Improvement District Service and Assessment Plan for the purpose of determining the annual budget as provided by the Texas Local Government Code 372.013 and of the proposed Fiscal Year 2027 Hunters Crossing Public Improvement District budget.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: **June 17, 2026 at 4:30 p.m.** and remained posted for at least two hours after said meeting was convened.

/s/Judy Sandroussi
Judy Sandroussi, Finance Director



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Informational update to Board by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo, City Manager

BACKGROUND/HISTORY:

The Hunters Crossing Local Government Corporation has been working to reach an agreement regarding shared amenities with HOA.

POLICY EXPLANATION::

Chapter 372.008 gives this board the responsibility of developing and recommending an improvement plan to the governing body.

FUNDING SOURCE:

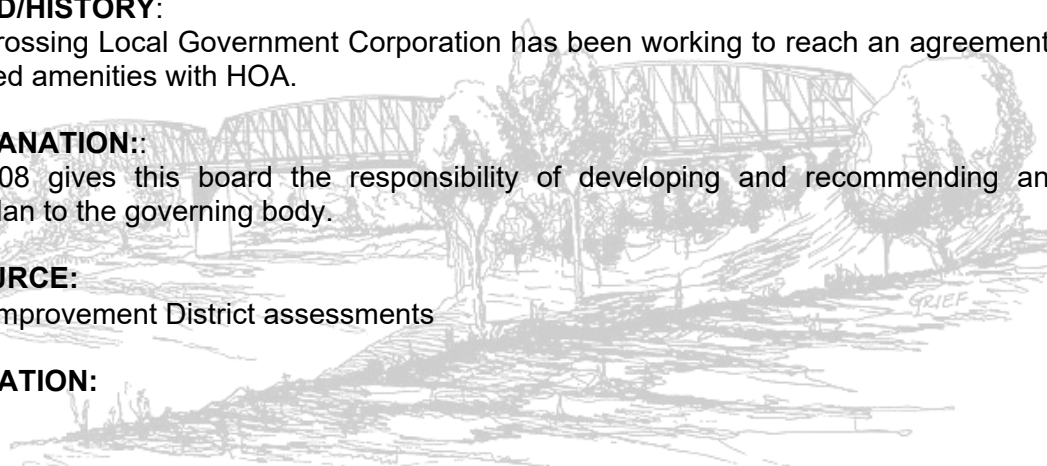
- Public Improvement District assessments

RECOMMENDATION:

- N/A

ATTACHMENTS:

- N/A





STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Informational update to Board by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

BACKGROUND/HISTORY:

Several items of importance to the board:

- 1) The rain has caused super grass growth and crews are struggling to catch up. We've put out a call for additional staffing, and that seems to be helping.
- 2) Drainage remains a major concerns and the subsequent downstream flooding that residents believe is part of the Hunter's Crossing drainage system. The City has been working with Commissioner Moight to get ROW authority in some areas to assess, but have been unsuccessful to this point.
- 3) Discussions with the newly elected HOA board have caused a reset to the thought process of the pool and surrounding public areas. That is an item on the later agenda.
- 4) Bylaw amendment by the City Council. This is an item on the later agenda.

FISCAL IMPACT:

Unknown at this time.

RECOMMENDATION:

NA

ATTACHMENTS: None

City of Bastrop, Texas
Hunter's Crossing Public Improvement District
YTD Financials Ending May 2026 (Unaudited)

Item 3B.

	FY2022 - FY2023			FY2023 - FY2024			FY2024 - FY2025			FY2025 - FY2026			FY2026 - FY2027
	Budget	Actuals	Variance	Budget	Actuals	Variance	Budget	Actuals	Variance	Budget	Actuals	Variance	Proposed Budget
Fund: 710 - HUNTERS CROSSING PID													
COMMERCIAL-CURRENT-M&O	128,141	128,141	0	128,141	51,795	(76,346)	128,141	24,865	(103,276)	128,141	95,586	(32,555)	128,141
COMMERCIAL-DELINQUENT-M&O	-	-	-	-	1,982	1,982	-	1,982	1,982	-	-	-	-
COMMERCIAL-FLAT-CURRENT M&O	27,506	27,506	(0)	27,506	101,870	74,364	27,506	101,870	74,364	27,506	79	(27,427)	27,506
MULTIFAMILY-M&O	48,070	48,070	-	48,070	48,070	(0)	48,070	48,070	(0)	48,070	23,491	(24,579)	48,070
SINGLE FAMILY-FLAT-CURRENT-M&O	17,850	17,687	(163)	17,850	19,403	1,553	17,850	7,364	(10,486)	17,850	18,286	436	17,850
SINGLE FAMILY-FLAT-DELINQ-M&O	100	66	(34)	100	252	152	100	10,373	10,273	100	493	393	100
PENALTIES & INTEREST M&O	125	4,509	4,384	125	755	630	125	1,063	938	125	1,109	984	125
COMMERCIAL-CURRENT-CIP	84,848	84,848	0	84,848	81,722	(3,126)	84,848	39,232	(45,616)	84,848	139,467	54,619	84,848
COMMERCIAL-DELINQ-CIP	-	-	-	-	3,127	3,127	-	3,127	3,127	-	-	-	-
MULTIFAMILY-CIP	72,639	72,639	0	72,639	72,639	0	72,639	72,639	0	72,639	35,498	(37,141)	72,639
SINGLE FAMILY-CURRENT-CIP	193,800	192,026	(1,774)	193,800	195,041	1,241	193,800	179,009	(14,791)	193,800	185,122	(8,678)	193,800
SINGLE FAMILY-DELINQ-CIP	750	47	(703)	750	127	(623)	750	13,300	12,550	750	5,304	4,554	750
PENALTIES & INTEREST-CIP	450	10	(440)	450	-	(450)	450	-	(450)	450	43	(407)	450
INTEREST INCOME	1,600	11,041	9,441	12,000	18,081	6,081	7,000	19,585	12,585	7,000	19,690	12,690	7,000
Revenue Total:	575,879	586,590	10,711	586,279	594,863	8,584	581,279	522,479	(58,800)	581,279	524,169	(57,110)	581,279
MAINTENANCE & OPERATIONS	139,530	128,839	10,691	111,144	106,263	4,881	95,144	94,947	197	111,144	45,926	65,218	111,144
UTILITIES	-	2,530	(2,530)	-	448	(448)	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	6,000	5,715	285	6,000	123	5,877	-	-	-	-	-	-	-
PROPERTY TAX COLLECT/APPRaisal	1,725	1,679	46	1,725	1,515	210	1,725	1,494	231	1,725	-	1,725	1,725
LEGAL SERVICES	5,000	11,451	(6,451)	10,000	21,267	(11,267)	40,000	43,348	(3,348)	15,000	6,980	8,020	15,000
LEGAL SERVICES - TAXES	250	66	184	250	167	83	250	329	(79)	250	159	91	250
ADMIN SUPPORT	10,000	6,887	3,113	5,000	12,378	(7,378)	5,000	5,000	(0)	11,220	7,672	3,548	11,220
ADVERTISING	-	1,478	(1,478)	-	-	-	-	310	(310)	-	-	-	-
REIMBURSEMENT TO DEVELOPMENT	355,000	355,000	-	355,000	355,000	-	355,000	355,000	-	355,000	(7,426)	362,426	355,000
TRANS OUT - DEBT SERVICE	66,900	47,592	19,308	74,900	74,900	-	74,900	74,900	-	74,900	-	74,900	74,900
Expense Total:	584,405	561,237	23,168	564,019	572,062	(8,043)	572,019	575,328	(3,309)	569,239	53,312	515,927	569,239
Report Surplus (Deficit):	(8,526)	25,353	33,879	22,260	22,801	541	9,260	(52,849)	(62,109)	12,040	470,857	458,817	12,040



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Discussion on City Council action to amend the Hunters Crossing Public Improvement District Bylaws.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

BACKGROUND/HISTORY:

The goal of the City is to end the burden of the Hunter's Crossing Public Improvement District to commercial and residential properties.

In order to align with that goal, the City Council will be amending the bylaws at their June 23rd meeting, to seat members of council on the board, in addition to the parameters set forth in the Local Government Code.

FISCAL IMPACT: None.

RECOMMENDATION: None

ATTACHMENTS: None.



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Consider action to approve minutes from the June 25, 2025, meeting.

AGENDA ITEM SUBMITTED BY:

Judy Sandroussi, Chief Financial Officer

BACKGROUND/HISTORY:

Section 551.021 of the Government Code provides as follows:

(a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.

(b) The minutes must:

1. State the subject of each deliberation; and
2. Indicate the vote, order, decision, or other action taken.

RECOMMENDATION:

Move to approve the minutes of June 25, 2025, Hunters Crossing Local Government Corporation Board Meeting.

ATTACHMENTS:

- DRAFT Hunters Crossing Local Government Corporation Board Meeting Minutes

MINUTES OF HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION MEETING

June 25, 2025

The Hunters Crossing Local Government Corporation Board met on June 2025, at 5:30 p.m. at Bastrop City Hall, located at 1311 Chestnut Street, Bastrop, Texas. Members present were Sylvia Carrillo, Rick Womble, Kerry Fossler, Richard Gartman and Lyle Nelson. Ben Coleman, Stacey Braden and Michael Burkhart were absent. George Hyde, Andrea Barnes, Judy Sandroussi, Laura Allen, Terry Moore and John Eddleton were also present.

1. CALL TO ORDER:

The meeting was called to order at 5:46 pm with a quorum being present.

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board, please submit a fully completed request card to the Board/Commission Secretary prior to the beginning of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Board/Commission concerning any item on the agenda, please submit a fully completed request card to the Board/Commission Secretary prior to the consideration of that item.

There were no citizen comments.

3. REPORTS

- 3A. Informational update to Board by President, on matters related to the Hunters Crossing Local Government Corporation and/or Pubic Improve District.

Interlocal agreement in reference to flooding and drainage status given; survey not yet complete, waiting on one property owner.

- 3B. Receive update on Maintenance.

The Parks and Recreation Director, Terry Moore, advised that mowing is proceeding according to contract with current contractor. Repairs have been completed on some of the irrigation systems; work is in progress on the remaining leaks. Tree planting update was tabled until Executive session.

- 3C. Invitation for input from Board Members related to issues for possible inclusion on the next meeting agenda.

Board Member Gartman requested updates on the missing portion of sidewalk near Bear Hunter, requested mowing be completed at least every two weeks and to

review the landscaping contract in about 6 months. The issue of the fence line not being trimmed properly also brought up. Drainage ditch mowing issue requested to be discussed as well.

- 3D. Receive report for financials dated May 31, 2025.

The Director of Finance reviewed the budget report and income statement as of May 31, 2025. There was discussion about the reimbursement to developer payment and when payment was due.

4. PRESENTATIONS

- 4A. Presentation of the FY2026 proposed Hunters Crossing Public Improvement District Service and Assessment Plan for the purpose of determining the annual budget as provided by the Texas Local Government Code 372.013 and of the proposed Fiscal Year 2026 Hunters Crossing Public Improvement District budget.

Andrea Barnes from P3 Works reviewed the proposed Service and Assessment Plan. She reviewed the proposed assessment amounts and budget. There was discussion to reduce the Contingency that P3 used in the FY2026 proposed Hunters Crossing Public Improvement District Service and Assessment Plan by \$10,000 (from \$17,328 to \$7,328) and raise the City of Bastrop's Budget in the Legal line by \$10,000.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A. Conduct the annual review and update to the proposed FY2026 Hunters Crossing Public Improvement District Service and Assessment Plan for the purpose of determining the annual budget as provided by Texas Local Government Code 372.013 and consider a resolution recommending the updated Service and Assessment Plan to the City Council of the City of Bastrop, Texas.

A motion was made to approve a resolution with the amendment of Reducing the Contingency by \$10,000 and raising the Legal by \$10,000.00, by Board Member Womble, and seconded by Board Member Gartman. The motion was unanimously approved.

- 5B. Consider action to approve minutes from the February 20, 2025 meeting.

Board member Rick Womble asked that item 4B of the minutes be corrected to read Board member Womble instead of Council Womble.

Board Member Womble made the motion to approve the minutes as amended, which was seconded by Board Member Lyle Nelson, and unanimously approved.

- 5C. Consider action to schedule future meetings of the Hunters Crossing Local Government Corporation Board.

This was tabled until after the next City Council Meeting.

- 5D. Consider action to approve an Interlocal Agreement with the City of Bastrop for the use of the baseball and soccer fields.

Discussion about a Shared Parking agreement needed with the retail center. There was a motion to approve the Interlocal Agreement with the City of Bastrop for the use of the baseball and soccer fields by Board Member Lyle Nelson, seconded by Richard Gartman. The motion was approved unanimously

- 5E. Review, discussion and possible action regarding replacement of park fixtures and repair of irrigation system within the PID.

There was no action taken on this item. Staff was asked to confer with legal about the ownership of the fixtures.

6. EXECUTIVE SESSION

- 6A. Pursuant to Texas Government Code section 551.074 (Legal Consultation), the Board will recess its open meeting and reconvene in executive session pursuant to Texas Government Code §551.071 (Attorney Consultation) to deliberate and obtain legal advice regarding an agreement between the Hunter’s Crossing Local Government Corporation and the Hunters Crossing Homeowners Association involving property and maintenance obligation transition plan.

7. RECONVENE INTO REGULAR SESSION

8. RECALL AN ITEM FROM EXECUTIVE SESSION FOR ANY APPROPRIATE DISCUSSION AND ACTION, AS NECESSARY.

There was no action taken.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 8:04 pm.

APPROVED:

ATTEST:

Sylvia Carrillo, Board President

Richard Gartman, Board Secretary



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Discussion and possible action regarding the public assets in Hunters Crossing Public Improvement District.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

BACKGROUND/HISTORY:

The Hunter's Crossing subdivision elected a new HOA board at their May meeting. Heather Coleman is the new president. Her husband, Jeremy, sits on the Hunter's Crossing PID board.

The call to arms for the residents in the subdivision was the PID and City acquiring the pool, fields, and other public assets.

Upon discussion with Heather, I advised those legal terms were decided years ago, and to date we are awaiting the Master Transfer agreement from the HOA.

Heather advised that the HOA is against turning over the pool and wanted to discuss with the PID board,

I explained the board needed to make that determination; however, we (the City) have been unable to retain lifeguards necessary to operate the pool, and would likely not operate it during the 2026 season. However, the fields are part of the drainage system and the drainage system is too important an asset to be mismanaged. The City would be opposed to not having control over the drainage system.

The item for discussion today, is whether or not this board has any issue with removing the pool from the Master Transfer Agreement.

This item is expected to have public comment.

FISCAL IMPACT: Unknown at this time.

RECOMMENDATION: NA

ATTACHMENTS: None



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Conduct the annual review and update to the proposed FY2027 Hunters Crossing Public Improvement District Service and Assessment Plan (SAP) for the purpose of determining the annual budget as provided by Texas Local Government Code 372.013 and consider a resolution recommending the updated Service and Assessment Plan (SAP) to the City Council of the City of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

BACKGROUND/HISTORY:

Annually, the PID Board is required to review the service and assessment plan (SAP) in order to determine the budget (an assessments to residents and businesses) for the following fiscal year.

P3 Works has prepared the attached plan.

This item may need to be tabled dependent on the discussion of the assets listed earlier in the agenda.

FISCAL IMPACT: Unknown at this time.

RECOMMENDATION: NA

ATTACHMENTS: P3 Service and Assessment Plan documents



STAFF REPORT

MEETING DATE: June 25, 2026

TITLE:

Presentation of the FY2027 proposed Hunters Crossing Public Improvement District Service and Assessment Plan for the purpose of determining the annual budget as provided by the Texas Local Government Code 372.013 and of the proposed Fiscal Year 2027 Hunters Crossing Public Improvement District budget.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager and Board President.

BACKGROUND/HISTORY:

Annually, the PID Board is required to review the service and assessment plan (SAP) in order to determine the budget (an assessments to residents and businesses) for the following fiscal year.

Staff has prepared a flat budget, but This item may need to be tabled dependent on the discussion of the assets listed earlier in the agenda.

Additionally, information from legal on whether the residential assessment end in FY 2027 and how the remainder of the costs will be spread will inform this discussion.

FISCAL IMPACT: Unknown at this time.

RECOMMENDATION: NA

ATTACHMENTS: Proposed budget.