

Tiemann New Sweden 2 Deal Points

- **Municipal Management District (MMD)** - Authorization to create a MMD
 - MMD has powers of a MUD (e.g., can issue ad valorem backed bonds to fund water, sewer, drainage, roads, and parks) but has additional powers to supplement City services and can fund additional categories of facilities through assessments which are required to be apportioned on fair and equitable basis among property owners. Helpful for developments with meaningful commercial component
 - MMD board will consist of elected directors
 - MMD has power to divide
- **Full Purpose Annexation Timeline**
 - 1. City passes Resolution to negotiate Development Agreement (DA) with developer
 - 2. City approves DA (Staff Reviewed Draft PUD and TIA in DA)
 - 3. City issues consent to creation of the MMD
 - 4. Initial Zoning application to P&Z and council (can happen concurrently with TCEQ creation of MMD) [Section 3.7.4.C.1-6 of the City Development Ordinances](#)
 - 5. MMD creation application to TCEQ and subsequent creation by TCEQ
 - 6. City annexes Tract into corporate limits and approves TIA and PUD application at the same meeting
 - 7. District organizes and holds confirmation, director, bond, and tax election
- **Annual Payment** – Rebating \$0.285 per \$100 of the City of Pflugerville ad valorem tax to the District
 - Does not begin until the District issues its first bonds (roughly 3-4 years after initial horizontal development starts)
 - Expires at sooner of
 - All bonds of the District have been fully paid OR
 - 40 years beginning in the year following the year that the District issues its first set of bonds
 - Can be used for any purpose but anticipated use is to help the District pay costs for design/construction and bond debt service for public infrastructure to serve users within the District
- **Wastewater**
 - City provides retail wastewater to users within the District – utility revenues to the City
 - 1,165 LUEs go to the New Sweden Lift Station – Located south of New Sweden MUD 1.

- 1,085 LUEs go to the Cele Lift Station (Does not count towards 1,000 LUEs of oversize previously requested by Brandon Pritchett) – Located on the western end of the Tract
- **Water** – could be one of two options
 - AQUA WSC Wholesale contract – City to take assignment of the contract and be the retail provider of water to users within the District – utility revenues to City
 - Manville WSC Retail – subject to ongoing feasibility study
 - Fire flow – Regardless of water provider Developer to provide necessary fire flow
 - Intent is to have one Certificate of Convenience and Necessity (CCN) and service provider for the Tract.
- **Roads**
 - Traffic Impact Analysis (TIA) for the PUD with City and TXDOT.
 - Developer agrees to install all reasonably proportional improvements and to implement all mitigation measures within the Tract as identified by the TIA.
 - Initially construct half of Cele Road Arterial
 - Other half built when;
 - City or Travis County extends the other 2 lanes to the western boundary
 - At least 75% of the single family lots have been final platted
 - No obligation to pay any Roadway Impact Fees beyond participating in the improvements and mitigation measures set forth in the TIA