

City of Wimberley
City Hall
221 Stillwater
Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
February 20, 2014 at 6:00 p.m.

City Council meeting called to order at 6:07 p.m. by Mayor Bob Flocke.

Mayor Flocke gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Bob Flocke and Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber (left meeting at 7:30 p.m.), and John White.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizens Communications

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular City Council meeting of January 16, 2014
- B. Approval of minutes of the Special City Council meeting of January 22, 2014
- C. Approval of minutes of the Regular City Council meeting of February 6, 2014
- D. Approval of minutes of the Special City Council meeting of February 11, 2014

Councilmember White moved to approve the Consent Agenda, as presented. Councilmember Thurber seconded. Motion carried on a vote of 5-0.

2. Presentation

Presentation on citizen concerns relating to the proposed improvement of the Pedernales Electric Cooperative transmission line. (*Place Two Councilmember Mac McCullough*)

Councilmember McCullough spoke on his communications with concerned citizens and Pedernales Electric Cooperative representatives on upcoming public meetings scheduled to educate the public on the proposed improvements and allow for the public concerns to be heard on this issue.

Wimberley property owner, Janette Barlow, spoke of legitimate concerns of affected property owners along the transmission line, acknowledged the need for improvements, and hoped that the public is given adequate opportunity to be involved and heard during the upgrade process.

3. City Administrator Report

- Status report on the *October 2013 Flood* in the City of Wimberley

City Administrator Ferguson reported on FEMA's recent and upcoming site visits to survey damages. He anticipated reimbursement for certain infrastructure damages, including some gravel removal work; however, it is undetermined at this point whether FEMA will help fund debris removal on portions of the Cypress Creek Nature Trail and Cypress Creek/Blanco River confluence. He provided details on FEMA's funding criteria for public infrastructure.

He said that the State is awaiting a decision on its appeal of FEMA's denial of individual flood assistance and reminded that the deadline has passed for submitting an application for assistance from the Small Business Administration.

- Status report on repairs to the traffic signal on Ranch Road 12 at the Wimberley Community Center

City Administrator Ferguson reported that Texas Department of Transportation (TxDOT) has identified and corrected signal problems at the subject intersection and advised that the City will continue to monitor the signal's operation.

- Status report on sales tax collections for the City of Wimberley

City Administrator Ferguson reported the February sales tax check totaled just over \$83,000, which represents a six percent (6%) increase from the same period last year, with year-to-date collections up four percent (4%).

- Status report on preparations for the *May 2014 City of Wimberley General Election*

City Administrator Ferguson provided details on the upcoming May 10, 2014 General Election for the positions of Mayor and Council Places Two and Four. He noted the deadlines for filing an application for a place on the ballot and to register to vote in time to vote in the May 10th election. He advised that candidate packets and complete election information is available on the City's website under the 2014 Election tab.

In addition, City Administrator Ferguson reported that truck routes and associated signage will become active on the morning of Friday, February 21, 2014. He advised that there will be no grace period for enforcement of the truck routes. He stated that discussions continue with Texas Department of Transportation (TxDOT) on routing of oversize loads.

4. Ordinances

- A. Consider approval of the second and final reading of an ordinance of the City of Wimberley, Texas amending Title XI (Business Regulations) of the City of Wimberley Code of Ordinances and creating a new Chapter 112 (Regulation of Vacation Rentals and Bed and Breakfast Lodgings); and providing findings of fact, a repealing clause, a

savings and severability clause, an effective date, and proper notice and meeting. (*City Administrator*)

City Administrator Ferguson explained the proposed ordinance's purpose to enhance the City's ability to regulate the growing short-term rental industry by prohibiting unauthorized rentals and establishing a permitting process for owners/operators of vacation rental/bed and breakfast properties.

Discussion addressed the requirement that owners/operators provide their most recent State Hotel Occupancy Tax reports to the City.

Councilmember Thurber moved to approve the ordinance, as presented, on second and final reading. Councilmember McCullough seconded. Motion carried on a vote of 5-0.

- B. Consider approval of an ordinance of the City of Wimberley, Texas, calling a Special Bond Election to be held within the City of Wimberley, Texas, making provisions for the conduct and giving notice of said Election; providing for the combining of the Special Bond Election in conjunction with the General Election; and containing other provisions necessary and incidental to the purposes hereof. (*City Administrator*)

Central Wimberley property owner Bert Ray spoke in favor of including only street improvements and the drainage study in a bond election. He referred to the Central Wimberley Wastewater Project Stakeholder Committee's recommendations, none of which recommended a city-wide property tax. He noted that the Committee recommended that the sewer system be paid for by those who benefit from it and named specific groups receiving such benefits and how each would contribute to wastewater system funding. He saw no reason why the City would hold a bond election for the purpose of wastewater system funding when there is loan assistance available through the Texas Water Development Board (TWDB). He said it is not likely that voters would approve a bond issue totaling in excess of \$10,000,000 that includes a proposition for the wastewater system and felt that the Stakeholder Committee's recommendations should be followed.

City Administrator Ferguson provided details on the estimated tax impact for Proposition No. 1 and Proposition No. 2 (*attached to these minutes*):

- Proposition No. 1 for a \$2,850,000 bond issue for street improvements/drainage study, with a maturity term of twenty (20) years
- Proposition No. 2 for a \$7,500,000 bond issue for a central Wimberley wastewater system for the south and north sides of Cypress Creek, with a maturity term of twenty (20) years

City Administrator Ferguson provided additional scenarios for different maturity dates, and asked that Council consider which proposition(s) and associated maturity date(s) it desires to include on the ballot, should a Bond Election be approved.

Discussion addressed:

- Most cost-effective way of funding a central Wimberley wastewater system
- Comparison of debt service on TWDB loan versus limited tax bonds funded with property tax revenue and/or wastewater system revenue (for Central Wimberley Wastewater System funding)
- Whether adequate time exists to hold public meetings for the purpose of educating citizens on bond election issues, if the election is held on May 10, 2014
- Concerns regarding postponement of a bond election given the need for improvements and the rising costs of those improvements over time
- Interest savings realized if the City utilizes a shorter-term TWDB loan versus a longer-term bond issue
- Possibility of holding a bond election in November 2014
- Concerns regarding rushing the bond election without further studies and without sufficient time to hold public education meetings
- Other revenue sources such as future receipt of CAMPO funds and sales tax collections
- Possible future composition of Council and its disposition to act on funding needed improvements via city-wide ad valorem taxation
- Voters as the ultimate deciders of whether to approve or defeat a potential bond issue
- Possible public educational meeting schedule
- Which propositions should be included on the ballot, if a bond election is held
- Inability of City to make needed capital improvements by relying solely on sales tax revenue
- Concerns related to future TWDB re-organization, TWDB loan ranking, and availability of funding at the time funds need to be distributed
- Clarification that only the Maintenance & Operations (M&O) portion of the tax rate is subject to rollback provisions
- Wastewater improvements to be funded with Limited Tax Bonds, with debt service funded by a combination of property tax and/or wastewater system revenues (should Council choose to include such improvements in the bond election ballot)

Councilmember White moved to approve calling a bond election for May 10, 2014 for issuance of bonds in the amount of \$2,850,000, for street improvements and drainage study *only* (Proposition No. 1). Councilmember Talcott seconded.

Discussion addressed the possibilities of adding Proposition No. 2 for the Central Wimberley Wastewater System to the May 10, 2014 ballot or ordering a November 2014 bond election for Proposition No. 2.

Councilmember Talcott called for a vote on Councilmember White's motion. Councilmember White stated he did not favor adding Proposition No. 2 to the May 10, 2014 ballot and Council unanimously agreed to end discussion.

Mayor Flocke called for a vote on Councilmember White's motion to approve calling a Bond Election for May 10, 2014 for issuance of bonds in the amount of \$2,850,000 [for street

improvements and drainage study only (Proposition No. 1)], as follows: Councilmember White, aye; Councilmember Thurber, nay; Councilmember Meeks, nay; Councilmember McCullough, aye; Councilmember Talcott, aye. Motion carried on a vote of 3-2.

City Administrator Ferguson presented estimated annual debt service payments and tax rates based on maturity terms of 10-, 15-, 20-, 25-, and 30-years (*attached to these minutes*). Discussion addressed reasoning for setting the bond's maturity consistent with the life expectancy of street improvements, estimated tax rates, interest costs of different maturities, and favored inclusion of language to specify that the maturity term shall not exceed twenty (20) years.

Councilmember White moved to approve Proposition No. 1 for a \$2,850,000 bond issue for street improvements and a drainage study, with a maturity term not to exceed twenty (20) years. Councilmember Talcott seconded.

Mayor Flocke called for a vote as follows: Councilmember Thurber, nay; Councilmember Meeks, aye; Councilmember McCullough, aye; Councilmember Talcott, aye; Councilmember White; aye. Motion carried on a vote of 4-1.

City Administrator Ferguson advised that Council action is required to approve the ordinance calling the Special Bond Election on May 10, 2014 for a single bond issue (Proposition No. 1 for the purpose of funding street improvements and a drainage study) totaling \$2,850,000, with the estimated tax rate based on a maturity not to exceed twenty (20) years.

Councilmember White moved to approve the ordinance calling the Special Bond Election on May 10, 2014 for a single bond issue (Proposition No. 1 for the purpose of funding street improvements and a drainage study) totaling \$2,850,000, with the estimated tax rate based on a maturity not to exceed twenty (20) years. Councilmember Talcott seconded. Motion carried on a vote of 4-1. Councilmember Thurber voted against.

5. Discussion and Possible Action

- A. Discuss and consider possible action establishing the amount of the annual permit fee for owners and/or operators of vacation rental and bed and breakfast properties in the City of Wimberley (*City Administrator*)

City Administrator Ferguson proposed the amount of the annual permit fee to be set at \$25. Councilmember Talcott recommended setting the fee amount at \$10. Discussion addressed the need for a very nominal fee to help the City better track rental operations and to protect prospective property owners who may mistakenly believe that use as a vacation rental/bed and breakfast is permitted or grandfathered.

Councilmember Talcott moved to approve the annual permit fee in the amount of \$10. Councilmember Meeks seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action authorizing the relocation of the portable restroom trailer on the Wimberley Square. (*City Administrator*)

City Administrator Ferguson advised that the trailer is temporarily located in an asphalt parking area adjacent to the Wimberley Café's septic drain field and that Council's prior direction on January 16th was to initiate the process to move the trailer from the parking area to the Café's adjacent drain field. He noted that in recent weeks City staff has received petitions and letters from some merchants on the Square and their customers opposing both the temporary and future locations of the trailer. He stated opponents contend the trailer blocks the view of adjacent businesses and is "out of character" for the Square. Given the expenditures necessary to move the trailer to the Café's drain field, City Administrator Ferguson requested that Council reconsider its previous decision and choose a location on the Square less likely to impact adjacent businesses. He offered reasoning for the trailer's current temporary location and the following possible alternate locations:

1. Portion of Chick-a-Dee's parking area
2. West side of Bent Tree Gallery (across street from Chick-a-Dee)
3. Oak Drive between private residence and commercial property
4. City-leased public parking lot property on Oak Drive
5. City-owned public parking lot property on Oak Drive

An unexpected emergency required Councilmember Thurber to leave the meeting at this time (7:30 p.m.).

Marco's Italian Restaurant owner Eva Shekarforoosh spoke in opposition to the trailer's current location based on concerns that the trailer does not match the Square's character and stated "If our heart beats for Wimberley, we should not put something like this on the Wimberley Square." She acknowledged the need for restroom facilities, but felt that the trailer should be placed at a location that is not right at the center of our city. Ms. Shekarforoosh said the trailer downgrades the Square, noted the time and energy she has spent on Marco's landscaping, and expressed concerns that the trailer depreciates her property's value. Ms. Shekarforoosh spoke on behalf of her neighboring property owner, Kathy Gillock, who was present but unable to speak due to illness, and wished to express opposition to the trailer's temporary location. She also said that the trailer has blocked views of the restaurant and signage and stated the importance of keeping Wimberley beautiful for residents and visitors. She expressed concerns about the trailer's accessibility by the disabled, children, and elderly persons. She thanked Council and hoped a more suitable location for the trailer could be found.

Wimberley Square business owner Nancye Britner acknowledged the need for restrooms on the Square, her initial reservations on the trailer's current locations, and her change of mind based on responses from customers/visitors. She agreed with Ms. Shekarforoosh's concerns on the trailer's accessibility issues, suggested locked supply cabinets to prevent theft of supplies, and noted historical use of the Wimberley Visitor's Center restroom facilities by Square visitors. However, she stated that times have changed and people no longer want to walk to the Visitor's Center to use the restroom. She cited recent research on public restroom regulations and past observations of children using streets, grassy areas, and planters as a restroom. Ms. Britner

found the current location as the best choice, but after hearing City Administrator Ferguson's aforementioned alternate locations, she believed the Bent Tree Gallery (Location #2 listed above) may be the best location. Ms. Britner said if the trailer were moved to a back parking lot or another more hidden location, she would have concerns regarding accessibility/visibility and vandalism. She also expressed concerns that the trailer may be moved to Blue Hole Regional Park during Arts Fest weekend. Ms. Britner closed by asking Council to listen to the many, and not the few.

Discussion addressed:

- Contact with specific applicable merchants on possible alternate locations
- Concerns regarding vandalism and accessibility for those with disabilities
- Trailer's status as a temporary facility
- Added benefit of Bent Tree location to increase foot traffic at the back of the Square
- Possible problems associated with locating the trailer in a location where it would be placed behind privacy fencing
- Locations less conducive to vandalism issues
- Addition of amenities to trailer such as ramps and covering
- As an additional alternate location, Councilmember McCullough suggested relocating the trailer on the opposite side of the Wimberley Café next to the Café's dumpster, which is on level ground and will avoid placement over an existing drain field
- Reasoning for the trailer's current temporary parking lot location due to the prohibition of placing the trailer over an existing drain field
- Concerns regarding the trailer's lack of aesthetic appeal and possible improvements
- Number of signatures on petition opposing the trailer's current location
- Preferred alternate locations

Councilmember Talcott moved to pursue relocating the trailer to Location No. 3, and if that location is not feasible, then Locations No. 4 and 5, respectively, will be considered as alternate locations. Councilmember Meeks seconded. Motion carried on a vote of 3-0. Councilmember Thurber departed the meeting prior to the vote and Councilmember McCullough abstained.

- C. Discuss and consider possible action approving a proposed operating plan for the portable restroom trailer on the Wimberley Square. (*City Administrator*)

City Administrator Ferguson highlighted the proposed plan, including days/hours of operation, staffing, stocking of supplies, pumping, and signage. He noted the estimated annual operating budget at \$15,000, with funding anticipated to come from a combination of City funds, advertising revenue, and a \$2,000 contribution from the Wimberley Merchants Association. Discussion addressed possible fundraisers/sponsorships to defray costs and directional signage for the trailer. Councilmember Talcott moved to approve the operating plan, as presented. Councilmember White seconded. Motion carried on a vote of 4-0.

City Administrator Ferguson reminded that the plan calls for the trailer to be positioned in such a manner that it can be relocated to and provide service for City-sponsored events or for emergencies in other parts of the community, as deemed necessary by City staff.

Wimberley Café owner and Wimberley Merchants Association President Robin McCullough felt deeply indebted to Council for providing this temporary fix to the Square's restroom situation, stated a majority of downtown merchants favor the restroom trailer, and was sorry that some of those in opposition did not come to the Merchants Association before getting signatures on a petition and engaging legal counsel.

- D. Discuss and consider possible action on a proposal to modify the fee for use of the McCord-Welp Overlook and Fire Pit at the Blue Hole Regional Park. (*Wimberley Parks Board*)

City Administrator Ferguson requested that this item be continued until Council's next meeting on March 6, 2014.

Councilmember Talcott moved to continue this item, as requested. Councilmember Meeks seconded. Motion carried on a vote of 4-0.

- E. Discuss and consider possible action regarding the proposed development of rules for conduct for members of the City's boards and commissions as it relates to their communication with City Council in public meetings. (*Place Four Councilmember Steve Thurber*)

Due to Councilmember Thurber's earlier departure, Councilmember White moved to continue this item until Council's meeting on March 6, 2014. Councilmember Talcott seconded. Motion carried on a vote of 4-0.

- F. Discuss and consider possible action regarding a proposal to request *Google Maps, Mapquest* and other directional mapping services to correct their current routing content as it relates to certain streets and destinations in Wimberley. (*Place Two Councilmember Mac McCullough*)

Councilmember McCullough explained that corrections of current routing content is needed and that requests for such corrections would be most effective if submitted to mapping services in the form of a letter from City staff on official City letterhead.

Discussion addressed specific locations that need to be corrected.

Councilmember White moved to direct staff to send the letter and any associated documentation to all of the appropriate mapping services. Councilmember Meeks seconded. Motion carried on a vote of 4-0.

- G. Discuss and consider possible action regarding a proposal that the City of Wimberley fund the removal of gravel deposited in certain sections of the Blanco River, Cypress Creek and Pierce Creek. (*City Administrator*)

Councilmember Meeks recused himself from the meeting at this time.

City Administrator Ferguson presented information on specific locations on the Blanco River, Cypress Creek, and Pierce Creek (upstream from the Climbing Way low water crossing) where gravel deposits are impeding stream flows and placing public safety and adjacent properties at risk. He asked for direction from Council on the possible use of City funds to remove the gravel deposits, in order to proceed with gathering the necessary permitting information, preparing cost estimates, and drafting a funding resolution, to be presented to Council at its March 6th meeting, should Council desire to explore this option.

Discussion addressed issues with possible FEMA reimbursement for certain portions of the project, additional areas that may need gravel deposit removal, and possible reuse/sale of removed rocky material.

Councilmember Talcott moved to approve direction to staff to begin the process of gathering the necessary permitting information and cost estimates, and presenting that data, along with the required funding resolution, to Council at its March 6th meeting. Councilmember McCullough seconded. Motion carried on a vote of 3-0.

Councilmember Meeks returned to the meeting at this time.

H. Discuss and consider possible action relating to the Annual Performance Review of the city administrator (*Mayor Bob Flocke*)

Mayor Flocke recommended that Council consider a three percent (3%) pay raise for City Administrator Ferguson.

Councilmember White moved to approve a three percent (3%) raise for City Administrator Ferguson. Councilmember Meeks seconded. Motion carried on a vote of 4-0.

5. City Council Reports

- Announcements
- Future Agenda Items

Councilmember Meeks provided information on the My Neighbor's Keeper (a local non-profit organization) Mardi Gras-themed fundraising event to be held this Saturday, March 1st from 6 p.m. to midnight at Pioneer Town.

Hearing no further announcements or future agenda items, Mayor Flocke called the meeting adjourned.

Adjournment: Council meeting adjourned at 8:15 p.m.

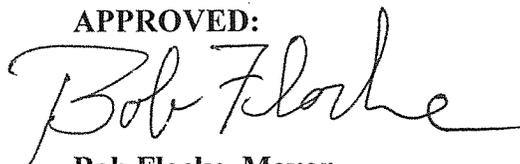
Recorded by:



Cara McPartland

These minutes approved on the 6th of March, 2014.

APPROVED:



Bob Flocke, Mayor



City of Wimberley, Texas
Estimated Tax Rate Impact of Series 2014 Bonds
preliminary as of February 18, 2014, subject to change

PROPOSITION #1

FYE 9/30	Assessed Valuation	Est. AV Growth	Existing Tax-Supported D/S	\$2,850,000 Series 2014 New Issuance			Total Net D/S	Debt Service Fund Balance	Projected I&S Tax Rate
				Delivered: 8/1/14 Principal	Interest	TIC: 2.99% Total			
2014	\$ 452,809,033		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2015	452,809,033	0.00%	-	115,000	77,582	192,582	192,582	0.0425	
2016	452,809,033	0.00%	-	120,000	71,189	191,189	191,189	0.0422	
2017	452,809,033	0.00%	-	120,000	70,505	190,505	190,505	0.0421	
2018	452,809,033	0.00%	-	125,000	69,617	194,617	194,617	0.0430	
2019	452,809,033	0.00%	-	125,000	68,292	193,292	193,292	0.0427	
2020	452,809,033	0.00%	-	125,000	66,742	191,742	191,742	0.0423	
2021	452,809,033	0.00%	-	125,000	64,729	189,729	189,729	0.0419	
2022	452,809,033	0.00%	-	130,000	62,317	192,317	192,317	0.0425	
2023	452,809,033	0.00%	-	135,000	59,496	194,496	194,496	0.0430	
2024	452,809,033	0.00%	-	135,000	56,269	191,269	191,269	0.0422	
2025	452,809,033	0.00%	-	140,000	52,840	192,840	192,840	0.0426	
2026	452,809,033	0.00%	-	145,000	49,074	194,074	194,074	0.0429	
2027	452,809,033	0.00%	-	145,000	44,985	189,985	189,985	0.0420	
2028	452,809,033	0.00%	-	150,000	40,635	190,635	190,635	0.0421	
2029	452,809,033	0.00%	-	155,000	35,910	190,910	190,910	0.0422	
2030	452,809,033	0.00%	-	160,000	30,873	190,873	190,873	0.0422	
2031	452,809,033	0.00%	-	165,000	25,513	190,513	190,513	0.0421	
2032	452,809,033	0.00%	-	170,000	19,820	189,820	189,820	0.0419	
2033	452,809,033	0.00%	-	180,000	13,785	193,785	193,785	0.0428	
2034	452,809,033	0.00%	-	185,000	7,215	192,215	192,215	0.0424	
2035	452,809,033	0.00%	-	-	-	-	-	-	
			\$ -	\$ 2,850,000	\$ 987,383	\$ 3,837,383	\$ 3,837,383	\$ -	

Assumptions:
 (1) 2014 Assessed Valuation provided by the City.
 (2) Assessed valuation growth assumed at 0%.
 (3) Est. tax collections rate: 100.00%

City of Wimberley, Texas
Estimated Tax Rate Impact of Series 2014 Bonds
preliminary as of February 18, 2014, subject to change

PROPOSITION #2

FYE 9/30	Assessed Valuation	Est. AV Growth	Existing Tax-Supported D/S	\$7,500,000 Series 2015 New Issuance			Total Net D/S	Debt Service Fund Balance	Projected I&S Tax Rate
				Delivered: 3/1/15 Principal	Interest	TIC: 3.13% Total			
2014	\$ 452,809,033		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2015	452,809,033	0.00%	-	-	101,104	101,104	101,104	0.0223	
2016	452,809,033	0.00%	-	310,000	202,208	512,208	512,208	0.1131	
2017	452,809,033	0.00%	-	310,000	200,441	510,441	510,441	0.1127	
2018	452,809,033	0.00%	-	315,000	198,147	513,147	513,147	0.1133	
2019	452,809,033	0.00%	-	315,000	194,808	509,808	509,808	0.1126	
2020	452,809,033	0.00%	-	320,000	190,902	510,902	510,902	0.1128	
2021	452,809,033	0.00%	-	325,000	185,750	510,750	510,750	0.1128	
2022	452,809,033	0.00%	-	330,000	179,477	509,477	509,477	0.1125	
2023	452,809,033	0.00%	-	340,000	172,316	512,316	512,316	0.1131	
2024	452,809,033	0.00%	-	350,000	164,190	514,190	514,190	0.1136	
2025	452,809,033	0.00%	-	355,000	155,300	510,300	510,300	0.1127	
2026	452,809,033	0.00%	-	365,000	145,751	510,751	510,751	0.1128	
2027	452,809,033	0.00%	-	375,000	135,458	510,458	510,458	0.1127	
2028	452,809,033	0.00%	-	390,000	124,208	514,208	514,208	0.1136	
2029	452,809,033	0.00%	-	400,000	111,923	511,923	511,923	0.1131	
2030	452,809,033	0.00%	-	410,000	98,923	508,923	508,923	0.1124	
2031	452,809,033	0.00%	-	430,000	85,188	515,188	515,188	0.1138	
2032	452,809,033	0.00%	-	440,000	70,353	510,353	510,353	0.1127	
2033	452,809,033	0.00%	-	455,000	54,733	509,733	509,733	0.1126	
2034	452,809,033	0.00%	-	475,000	38,125	513,125	513,125	0.1133	
2035	452,809,033	0.00%	-	490,000	19,600	509,600	509,600	0.1125	
			\$ -	\$ 7,500,000	\$ 2,828,898	\$ 10,328,898	\$ 10,328,898	\$ -	

Assumptions:

- (1) 2014 Assessed Valuation provided by the City.
- (2) Assessed valuation growth assumed at 0%.
- (3) Est. tax collections rate: 100.00%

Average Annual Debt Service

	10-year	15-year	20-year	25-year	30-year
Proposition #1					
	\$ 315,272.20	\$ 230,586.59	\$ 191,869.17	\$ 172,847.57	\$ 162,554.84
Streets (\$2,750,000)					
Drainage (\$100,000)					
Proposition #2					
	\$ 845,034.98	\$ 619,051.52	\$ 516,444.89	\$ 465,168.55	\$ 436,600.05
Core System (\$5,600,000)					
North Side (\$1,900,000)					
	\$ 630,973.40	\$ 462,318.48	\$ 385,629.54	\$ 347,384.19	\$ 326,056.84
	\$ 214,061.58	\$ 156,733.03	\$ 130,815.35	\$ 117,784.36	\$ 110,543.21

Required Tax Rate

	10-year	15-year	20-year	25-year	30-year
Proposition #1 Tax Rate	\$ 0.0696	\$ 0.0509	\$ 0.0424	\$ 0.0382	\$ 0.0359
Proposition #2 Tax Rate	\$ 0.1866	\$ 0.1367	\$ 0.1141	\$ 0.1027	\$ 0.0964
Total Tax Rate	\$ 0.2562	\$ 0.1876	\$ 0.1564	\$ 0.1409	\$ 0.1323