

**RESPONSES TO PUBLIC COMMENTS SUBMITTED AT
SEPTEMBER 17, 2014 MEETING
REGARDING REGIONAL SPORTS PARK**

The MUDs thank you for attending our recent informational meeting on the City of Pearland Regional Sports Park presentation. We also thank SCRMA for arranging the meeting place and helping us spread word of the meeting. SCRMA estimated the attendance at 211. We received 85 response cards at the public meeting. At the meeting the MUDs discussed the possibility of the Districts funding the water, sewer, and drainage facilities that serve the park so the City could use the money saved to build more of the Park. The questions and responses are summarized below. There were 57 questions and comments in support, 14 cards from residents saying they need more information, and 14 cards indicating opposition to the proposal. The comments are summarized below.

If you have concerns not addressed below, please contact your MUD director through the contact page on the District's website at www.shadowcreekbranchmuds.com or let SCRMA know your concerns by emailing scrinfo@shadowcreekbranchhoa.com or calling 713-332-4675. SCRMA will forward your concern to the MUD directors.

The comments received at the meeting are organized by category below, and are combined where appropriate.

A. FACILITIES IN AND SCHEDULE FOR PHASE 1

1. Are we going to have a rec center or facility like the one on Baily?

Currently the information received from the City does not include a rec center or facility in Phase 1. The City has the final say on facilities to be included; the City is holding public forums on parks. Please attend and let your voice be heard.

- Parks & Recreation Master Plan Public Forum scheduled for October 2, 2014 from 7:00 p.m. to 9:00 p.m. at the Recreation Center & Natatorium, 4141 Bailey Rd., Pearland, Texas.
- Parks Master Plan Focus Group will be held September 30, 2014 and October 1, 2014: Session 1: 11:30 a.m. to 1 p.m.; Session 2: 7:00 p.m. to 8:30 p.m.
October 2, 2014: Session 1: 7:30 a.m. to 9:00 a.m.; Session 2: 2:30 to 4:00 p.m.
RSVP by calling 281-412-8927 or emailing lhooper@pearlandtx.gov
- MindMixer - If you cannot make the Public Forum or Focus Group Sessions, join the online forum to make comments or ask questions at <http://pearland.mindmixer.com/>

2. Can we propose tennis courts and basketball courts be in the first phase of the plan?

Currently the plans received from the City do not include basketball or tennis courts in Phase 1. The MUDs are hopeful that if we provide the public water, sewer, and drainage facilities funding and our residents let their wishes be known at the City's public forums, the City will include more facilities the Shadow Creek Ranch residents want.

3. If the MUD helps pay, will the City be able to build more facilities? Give examples of what other facilities will be built.

Yes, if the MUDs pay for the public water, sewer and drainage of Phase 1, then the City has said it would build more facilities with the resulting savings to the City. The City's list of additional facilities provided to us from the City currently includes: a 4th lighted adult softball field, a playground, a crushed granite trail around the detention pond, a lawn amphitheater, softball scoreboards, volleyball courts, a maintenance building, and clearing the area west of Kingsley for "open space" use. The MUDs do not know if all these items can be built for the \$1.37 million the MUDs would finance. The MUDs will do their best to encourage additional facilities that the directors believe the Shadow Creek Ranch residents want.

4. When will construction start if the MUDs participate, and when will it start if we wait for the City? What is the target date of the phases?

The City has awarded the Phase 1 contract and has said Phase 1 will be open in 2015. The MUD participation will not speed up Phase 1 but will increase the number of recreational facilities to be funded. The MUDs have to include the public water, sewer, and drainage projects in their next bond issues and will not have the funds until sometime in 2015. However, the MUDs would start working with the City as soon as possible on what additional facilities can be built as soon as bond applications are filed.

5. If we pay \$1.3 million, I am concerned the City will take advantage of our money.

If the MUDs participate, the MUDs will not actually give the City the funds until a detailed agreement is signed specifying the exact use of the MUDs' funds.

6. Installing cameras?

The City will be responsible for plans for security at the Regional Sports Park.

7. The full plan needs to be identified with plans to implement.

We agree that more information is needed; however the MUD boards first want to determine residents' interest in the proposal before expending effort and funds on a more detailed plan.

B. FINANCIAL

1. Is MUD 26 larger than MUD 1?/Why are they paying equal amounts for the park?

MUD 26 acreage: 1,705

BFB MUD 1 acreage: 1,762

MUD 26 connections: 2909

BFB MUD 1 connections: 3008

MUD 26 is almost built out and MUD 1 has many more houses to build; however the park improvements are in MUD 1. The MUD boards have agreed to share the costs equally since the park is basically on the boundary between the districts and all residents can share equally in the use of the park.

2. What interest rate will the City pay the MUD for funds?

The City will not pay interest to the MUDs for the funds. The MUDs will sell their bonds by competitive bids. The bonds will be sold to the bidder with the lowest net effective interest rate.

3. Isn't this a way around the referendum that was voted down by MUD 26 residents? Are we going to be repaid \$1.37 million by the City?

The MUDs are allowed to provide public water, sewer and drainage facilities and do not plan to expend funds on the actual recreational facilities. The MUDs park bond elections failed in 2010 and the MUDs do not propose to fund park facilities. The MUD directors have been asked multiple times since 2010 by Shadow Creek Ranch residents what can be done to speed up the City to build the Regional Sports Park. This proposal was developed in an attempt to speed up the City's timeline for installation of recreational facilities in the MUDs. Under this proposal the MUDs would fund only the public water, sewer, and drainage facilities needed to serve the Park, just like the MUD funds such facilities to serve other properties in the District.

4. How does this impact water and sewer and refuse rates?

The MUDs do not bill for water, sewer, and garbage rates. Those services are provided by the City of Pearland. The City determines those rates based on its budget.

5. When costs go over \$685,000, does the MUD pay the overage?

It has not been decided who would pay the overage. This issue would be addressed in a detailed agreement with the City, should the MUDs agree to fund the public water, sewer and drainage facilities in Phase 1. Payments would be made based on actual bid amounts.

6. When does the MUD expect to pay off the \$40 million debt?

MUD 26 debt actually has a final maturity of September 1, 2032. However, that district has been trying to pay off debt early as surplus funds are available. It is the hope of the BC directors to pay off its remaining debt in 7 years. BFB MUD 1 still has many years left to pay on its debt and is at a "younger" stage of development than BC 26. It is estimated that their debt could not be paid off for another 19 years.

7. What is the duration of time the tax rate will not increase, 1 year, 3 years, 5 years, etc.?

The tax rate would not increase due to funding the public water, sewer, and drainage facilities to serve the Regional Sports Park. The amount of additional debt service added by funding \$685,000 in a bond issue is not enough to affect the tax rate.

8. How do you justify a MUD in Shadow Creek paying for a park to be enjoyed by anyone?

By law all parks are open to the entire public. The MUDs would only provide funding for the public water, sewer and drainage facilities within Phase 1 of the Regional Sports Park.

9. I thought a MUD was for utilities...if there is money to spend, how about rebating us stressed taxpayers?

Yes, the MUDs' primary purpose is to provide utilities. The MUD boards are simply asking for public comment regarding possibly funding the public water, sewer, and drainage facilities to serve the Park; they have not yet voted to participate with the City on Phase 1.

10. If the MUD provides wastewater treatment there, will it not benefit both in the long run?

The MUDs proposed to fund only the wastewater lines not wastewater treatment plant capacity. The City provides the capacity, which is available now in the regional plant which is located within the immediate vicinity of the Park.

C. PHASE 2

1. What assurance do we have that the City will proceed (soon and not in 7 years) with Phase 2 if the MUDs provide supporting funds? Are these funds earmarked specifically for use on Phase 2 on the Sports Park Complex?

If the MUDs participate, the additional facilities would be included in Phase 1 of the Regional Sports Park. The MUDs do not have plans to participate in Phase 2 at this time and do not know the City's timeframe for Phase 2. Please let the City know if you desire Phase 2 to be built on a faster timeframe than Phase 1 was built.

2. What is the City's plan for a complex? If we wait for them, what is the time frame?

The City is updating its master parks plan now. The MUDs do not know the City's timing on development and installation of a complex and the City has not indicated any future plans for additional phases. Please participate in the City's upcoming forums. Please see the schedule at the beginning of this notice under A (1).

D. FUTURE CONCERNS

1. Is there a strategy to plan or pay for future services?

Not beyond what has been outlined as a possibility for Phase 1.

2. Is there an opportunity to find more park land?

The MUDs do not have the ability to fund park land or park facilities since the park bond election failed in 2010. The City is in the process of developing a master plan. For details of the City's plan, follow:

<http://pearlandtx.gov/departments/parks-recreation/parks-master-plan>.

3. Thank you for securing funding for our park, however this is not enough, what about beautification of the west end of Pearland?

The MUDs do not have authority to provide directly for park improvements since the park bond election failed in 2010. Please contact the City about its beautification plans.

E. CONCERNS/QUESTIONS ABOUT THE CITY

1. In your opinion has City Council been helpful in pursuit of a park?

The MUDs have worked for years to encourage the City to develop public parks in Shadow Creek Ranch. PLEASE HELP us by letting the City know that you wish for more parks.

2. Is the holdup that the people have not made the correct request to the City?

The MUDs have made the appropriate requests to the City. The City told the MUD directors they are not sure the Shadow Creek Ranch residents support the MUDs' desire for the City to build public parks in Shadow Creek Ranch. Please let your voices be heard.

3. When and where are the City Council meetings?

City Council meets on the second and fourth Mondays of each month at 7:30 p.m. at City Hall, 3519 Liberty Drive.

F. DEVELOPMENT AND OTHER CONCERNS

1. What can we do to get a YMCA?

Please contact the YMCA and also let City Council know your request.

2. What is going up next to Goddard?

The land is being cleared for a multi-family project; the corner is being reserved for a commercial/retail user.

3. What are we doing about traffic?

The MUDs do not have authority to address traffic concerns. The City, County or State have that responsibility. Please contact the City about your concerns.

4. What are the parking rules on subdivision streets?

The MUDs do not have power to set parking rules; the City establishes rules for parking. Please contact the City.

5. Are there plans for a golf course in the area?

The MUDs do not know of plans for a golf course in the area. The MUDs are not allowed to expend funds on a golf course.

G. QUESTIONS ABOUT THE MUDS

1. How many Board members live in SCR?

Currently, 7 of the 10 Board members live in Shadow Creek Ranch.

2. When does MUD 26 go away if no new bonds are issued?

The City Council can dissolve either MUD at any time. However, the MUDs do not expect the City to dissolve the MUDs until their debt is paid off.

3. Can MUD districts sponsor a bond election?

Yes, MUDs can sponsor a bond election and must follow state regulations for doing so. There are no plans to do so.

4. What things are MUDs responsible for?

These MUDs are responsible to provide the funding for water, sewer, drainage, and flood control facilities through the issuance of bonds payable from property taxes.

5. Is there a website for the MUDs?

www.shadowcreekranchmuds.com

6. Why are MUD meetings held at lawyer's offices and not here?

The MUD boards decide on the most convenient date, time and location for MUD meetings, and determined that a meeting held in the Greenway Plaza was more convenient for directors, many of whom work in Houston during the day. Regular monthly meetings are held at the lawyer's offices where the files of the District are kept and there is no additional cost for the use of the meeting facilities; however some meetings are held within the MUDs.

7. What efforts were made to publicize this meeting?

Notice of the meeting was posted within each MUD and also at the County. In addition the MUDs posted notice of the informational meeting on the MUDs' website and also asked SCRMA to send email blasts and post on their website.