

City of McAllen, Texas

Tres Lagos Public Improvement District (the "PID")

Board of Directors' Meeting

AGENDA

Wednesday, August 24, 2022

at 1:30 p.m. CST

Chase Tower Building

200 South 10th Street - Suite 1700

McAllen, TX 78501

NOTICE: At any time during the meeting, the Board of Directors may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Board of Directors may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

1. Call to Order and Roll Call;
2. Proof of Quorum;
3. Citizens to be Heard;
Note: Citizen's comments will be limited to 3 minutes per person
4. Discussion and action on approval of minutes from the following PID Board of Directors' meeting:
 - a. July 13, 2022;
5. Discussion and possible action on election of officers to the PID Board of Directors;
6. Discussion and possible action on a resolution requesting that the City of McAllen include the Tres Lagos PID in the City's self-insured insurance program to provide casualty, liability, and property insurance coverage for the PID at appropriate rates of contribution by the PID;
7. Discussion and possible action on the Tres Lagos Public Improvement District accepting a donation of property identified as Common Area 1 in the Shoppes at Tres Lagos subdivision, from Shoppes at Tres Lagos, LLC;
8. Discussion and possible action on the Tres Lagos Public Improvement District accepting a donation of park property, including the walking trail improvements within Cascada, from Rhodes Development, Inc.;
9. Discussion and possible action awarding a contract for property management services;
10. Discussion and possible action on a resolution formally requesting the City Commission of the City of McAllen to authorize the issuance of debt pursuant to Chapter 372 of the Texas Local Government Code, to facilitate the refinancing of the outstanding balance of the PID's existing Line of Credit which matures on November 18, 2022;
11. Discussion and possible action on approval of the proposed 2022-2023 Service and Assessment Plan to include a debt service assessment, a residential maintenance assessment, a commercial maintenance assessment and a technology assessment, and recommendation to the City Commission of the City of McAllen regarding same;

12. Discussion and possible action on approval of the 2022-2023 Assessment Roll for the PID, including the following assessments: a debt service assessment, a residential maintenance assessment, a commercial maintenance assessment and a technology assessment; levying the assessments on the benefitted properties within the PID; and a recommendation to the City Commission of the City of McAllen regarding same;
13. Discussion and possible action on providing direction to the PID Board Secretary to file the proposed 2022-2023 Service and Assessment Plan and Assessment Roll with the City of McAllen, and to take all action necessary to provide proper notice and public hearing by the City Commission for consideration of the same;
14. New Business; and
15. Motion to Adjourn.

<u>Disability Access Information:</u> This meeting is wheelchair accessible. The accessible entrance is located in front of the main entrance.
