

**CITIZEN'S ADVISORY COMMITTEE ("CAC")  
to the  
Hays County  
Regional Habitat Conservation Plan ("RHCP")**

**NOTICE OF OPEN MEETING  
(also available at <http://www.hayscountyhcp.com>)**

A meeting of the Citizen's Advisory Committee (CAC) to the Hays County RHCP will be held as follows:

**WHEN: September 11, 2008**  
**TIME: 6:00 p.m.**  
**WHERE: Wimberley Community Center, Senior Lounge  
14068 Ranch Road 12, Wimberley, Texas 78676**

Members of the Hays County Commissioners Court may attend, but no deliberation will occur and no action will be taken.

Members of the Biological Advisory Team (BAT) may attend, but no deliberation will occur and no action will be taken.

Members of the Citizens Parks Advisory Team (CPAT) may attend, but not deliberation will occur and no action will be taken.

At this meeting, the following business may be considered and recommended for CAC action:

1. Call to Order.
2. Approve Minutes from June 12, 2008 CAC Meeting.
3. Citizens' Comments.
4. Receive report on RHCP funding options.
5. Discuss and Take Appropriate Action Regarding Draft RHCP.
6. Discuss and Take Appropriate Action Regarding Additional CAC Meeting and Possible Joint Meeting with the CPAT.
7. Other Business.
8. Adjourn.

# DRAFT SEPTEMBER 4, 2008

**CITIZEN'S ADVISORY COMMITTEE ("CAC")  
to the  
Hays County  
Regional Habitat Conservation Plan ("RHCP")**

**MINUTES  
(also available at <http://www.hayscountyhcp.com>)**

A meeting of the Citizen's Advisory Committee (CAC) to the Hays County RHCP was held as follows:

**WHEN: June 12, 2008**

**TIME: 6:00 p.m.**

**WHERE: Wimberley Community Center, Blanco Room  
14068 Ranch Road 12, Wimberley, Texas 78676**

**In Attendance:**

CAC Members:

- Melinda Mallia
- Kathy Boydston
- Henry Brooks
- David Goodrum
- Melanie Pavlas-Snyder
- Scott Johnson
- Glen Longly
- Dianne Wassenich
- Bill Avera
- David Baker
- Todd Votteler
- Chuck Lemmond

Others in Attendance:

- Jean Krecja
- Jon Hockenynos, Travis James (TXP)
- Melinda Taylor, Alan Glen, Rebecca Hays (Smith|Robertson)
- Joe Lessard
- Clif Ladd, Amanda Aurora (Loomis Austin)
- Craig Farquhar (BAT, Texas Parks and Wildlife)

1. Call to Order. Melinda Mallia called the meeting to order at 6:10pm.
2. Introductions.
3. Minutes. Approved unanimously.
4. Citizens Comments. Charles O'Dell provided comments on the preliminary funding models.

## DRAFT SEPTEMBER 4, 2008

5. Report on BAT Activities. Craig Farquhar presented an update on BAT activities. He noted that the Cagle's map turtle was removed from the evaluation species list and that a blind cave obligate leech was added to the evaluation list. He also noted that the BAT was provided a copy of the preliminary draft RHCP and would be sending comments to the consultant team by July 18, 2008.
6. Brief Presentation by Sandra Tassel (Look at the Land, Inc.) Regarding Parks and Open Space Bond Allocation Process. Ms. Tassel introduced herself and updated the CAC on her activities regarding the Parks and Open Space Bond. She reported that the recommendation of the Citizen Parks Advisory Board was to focus the remaining bond funds on projects that meet multiple habitat, water quality, and water access goals.
7. Discuss and Take Appropriate Action Regarding National Environmental Policy Act Scoping Meeting. Melinda Taylor gave a brief presentation regarding the upcoming NEPA scoping meeting, which will be held on June 18, 2008 from 5:30 to 8:30 p.m.
8. Presentation Regarding RHCP Funding. Ms. Taylor introduced the economist team and gave an overview of their presentation. Jon Hockynos presented the first portion of the economist presentation regarding population and land development trends. Joe Lessard then gave the second portion of the presentation regarding a funding plan for the RHCP. Some of the possible funding mechanisms the economists discussed included tax benefit financing, participation fees, debt financing, and grants/donations.
9. Discuss and Take Appropriate Action Regarding Draft RHCP. Melinda Taylor gave a few introductory words regarding the draft RHCP document and noted that the CAC would be given other opportunities to comment on the RHCP. Ms. Taylor then asked that the CAC provide Loomis (without copying the CAC) all comments on this draft RHCP by July 18, 2008. There was some discussion about setting the upper conservation acreage goal higher. CAC member Brooks asked that the BAT consider whether the RHCP should reference the Regional Water Quality Plan rather than the TCEQ Optional Measures.
10. Discuss and Take Appropriate Action Regarding Items for Next CAC Meeting. Ms. Taylor covered the schedule for the remainder of the RHCP process. She proposed that the CAC meet in September and that a November meeting may not be necessary. The CAC will receive a revised draft RHCP prior to September and that the September CAC meeting would be for the purpose of the CAC providing comments on the draft plan. The date of the next CAC meeting is September 11, 2008.
11. Adjourn. The meeting was adjourned at 9:00pm

**Hays County**  
**Regional Habitat Conservation Plan**

**Citizens Advisory Committee**

Funding Plan Discussion  
Sept. 11, 2008

1

**Funding Plan Assumptions**

- Avg. Fee Simple Cost Per Acre                      \$11,500 (2008-9)
- Conservation Easement Usage                      25%
- Conservation Easement Cost                      50% of land cost
- Participation Certificate Price                      \$7,500 (Yrs. 1-5)
- Up-front Initial Investment                      \$11.5 mil.
- Initial Commitment (Yrs. 1-5)                      3,000 acres
- Debt Financing                      \$20 mil.

2

### Decision Benchmarks

- New Development Benchmark 9.42%
- All County Benchmark 5.85%
- Improvements Only Benchmark 11.14%

3

	<u>Years</u>			
	<u>1-10</u>	<u>11-20</u>	<u>21-30</u>	<u>Total</u>
<b><u>Sources</u></b>				
TIA	\$ 8,295,664	\$ 27,623,878	\$ 12,684,697	\$ 48,604,239
Mitigation Sales	\$ 12,516,846	\$ 14,753,735	\$ 20,862,858	\$ 48,133,439
Debt Funds	<u>\$ 19,550,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,550,000</u>
Total Sources	<b>\$ 40,362,510</b>	<b>\$ 42,377,613</b>	<b>\$ 33,547,556</b>	<b>\$ 116,287,678</b>
<b><u>Uses</u></b>				
Debt Funded Land	\$ 19,550,000	\$ -	\$ -	\$ 19,550,000
Rolling Bank Land	\$ 15,232,622	\$ 22,095,762	\$ 5,986,960	\$ 43,315,343
Total O&M	\$ 5,133,095	\$ 9,115,155	\$ 13,933,660	\$ 28,181,910
Debt Service	<u>\$ 13,626,936</u>	<u>\$ 13,626,936</u>	<u>\$ 13,626,936</u>	<u>\$ 40,880,808</u>
Total Uses	<b>\$ 53,542,653</b>	<b>\$ 44,837,852</b>	<b>\$ 33,547,55</b>	<b>\$ 131,928,061</b>
Net Sources & Uses	<b>\$ (13,180,143)</b>	<b>\$ (2,460,239)</b>	<b>\$ -</b>	<b>\$ (15,640,383)</b>
<b>Excess TIA</b>	<b>\$ -</b>	<b>\$ 2,995,193</b>	<b>\$ 55,566,925</b>	<b>\$ 58,562,118</b>

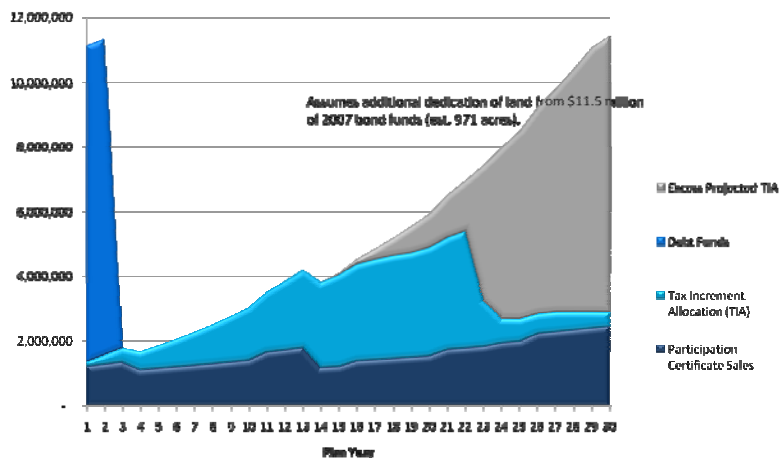
4

## Land Acquisition Schedule

	<u>Years</u>			<u>Total</u>
	<u>1-10</u>	<u>11-20</u>	<u>21-30</u>	
<b><u>Preserve Land</u></b>				
County Contribution	971	-	-	971
Debt Funded	1,797	-	-	1,797
Rolling Band Funded	<u>1,224</u>	<u>1,348</u>	<u>303</u>	<u>2,875</u>
<b>Total Acquired</b>	<b>3,992</b>	<b>1,348</b>	<b>303</b>	<b>5,643</b>
	<b>(Years 1-5 = 3,297 )</b>			

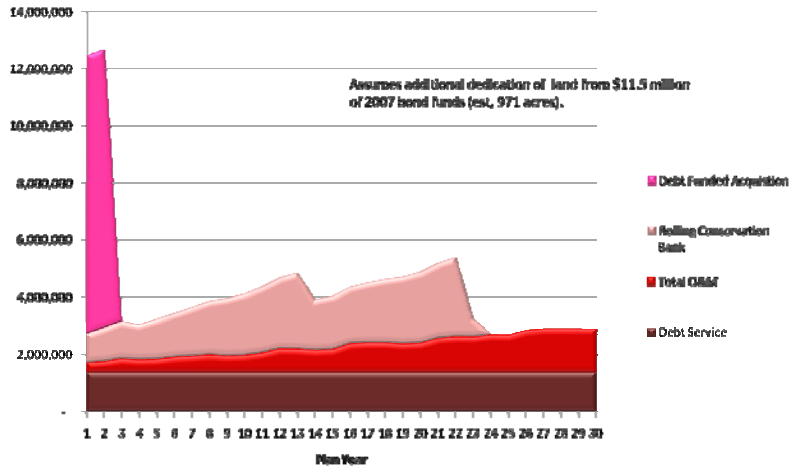
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## Sources of Funds

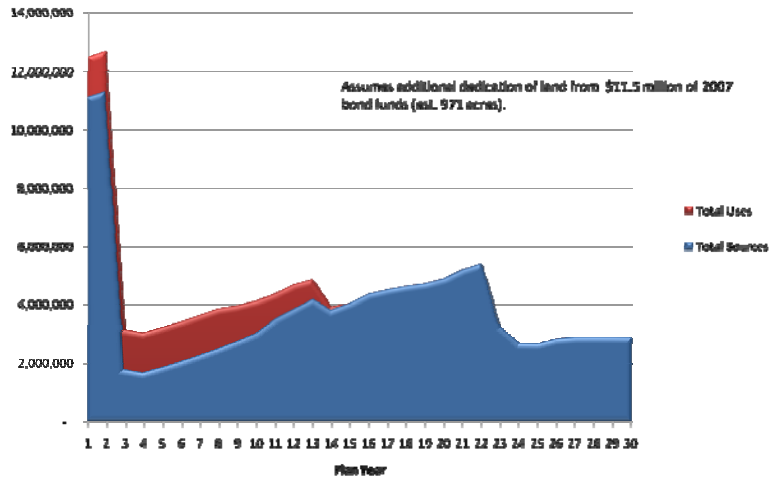


6

### Uses\Costs



### Sources & Uses Comparison



### Key Points

- Funding Plan is unbalanced by \$15.64 million
- Negative is primarily result of debt financing \$20 million (annual debt service of \$1.36 million) to achieve 3,000 acre initial preserve