Our philosophy is to maintain the current community lifestyle, using local control with a small footprint government.

City of Austin Annexation Plans

- Hudson Bend is currently included in the <u>planned</u> annexation map for the City of Austin. Only incorporated cities (e.g. Lakeway, Volente...) aren't/can't be annexed, BUT they are completely surrounded by City of Austin ETJ. Austin Limited Purpose annexation already comes to Mansfield dam and far beyond on the 'other side' of Lake Travis.

Timing

In the past, city of Austin annexed the Four Points area (620 & 2222) with virtually no notice (4points didn't see it coming).

Annexation area residents have no ability to stop annexation. Once the city decides to move forward, only the city can stop itself, by inaction.

-- The City of Austin rejected a preliminary request to release Hudson Bend from its ETJ.

IMPACT How are we affected?

-- Higher Taxes

Upon annexation, expect additional taxes & higher rates (5-7 times higher than what Hudson Bend by itself would need), in addition to ,not replacing, County taxes (see examples).

-- More regulations: City of Austin has many more regulations and we prefer fewer.

High density development:

- -- Aside from City annexation, Travis County may allow high density development, including high rise hotels, lakefront, whereas an incorporated Hudson Bend could apply its own zoning rules.
- -- Our philosophy is to maintain predominant single family residence zoning and manage exceptions pragmatically to preserve the community style.

Management Style:

-- We envision a city council, zoning committee, and a paid secretary (e.g., similar to Volente) with small management cost.

Hudson Bend Incorporation High-Level Information

	Scenarios>	Current	City of Austin Annexed	Hudson Bend Incorp	Notes
/1		current	city of Austin Afficea	nauson bena incorp	Hotes
ixes (Incom		T. === .	Teach and the state of	Inc.	
	Sales Tax (2% to local	1.75% ESD 6	1% to City of Austin	2% to?	
	tax authority)	.25% Lake Travis Library	1% Cap Metro	Estimated Revenue = ?	https://mycpa.cpa.state.tx.us/atj/lookup.do
					*City of Austin Budget: 51% AISD, 21% City, 19% County, 5% Central
	Property Tax	See below	* (Increase 40%?)	Est. Revenue = 400-750K	Health, 4% ACC
	Alcohol Tax	City of Austin or Travis Co.?	City o Austin	Hudson Bend Incorp.	1% of Sales Tax
		10.0, 0.0.000	12.07	[
	Road Maintenance	Travis Co.	City of Austin	Hudson Bend Incorp.	expense reference source: Trav Cty 'Road Maintenance'
				Est. Expense = \$300- 450K	
	Fire/EMS	LTFR	City of Austin or Contract	LTFR	Lake Travis Fire & Rescue, Travis Co. ESD 6
	Law Enforcement	Travis Co. Sheriff (TCSO)	Austin Police Dept.	Travis Co. Sheriff (TCSO)	Earc Havis Fire & Research Havis co. Esp o
	Electric		Austin Energy		
		Austin Energy	· ·	Austin Energy	
	Water	WCID 17	Austin Water? (Increase 200-300%	WCID 17	
			in River Bend)		
	Sewer	Septic	Austin Wastewater (Increase)	Septic	CoA website implies sewer service, but advisors say city NOT unavoidab required to provide it.
	Trash	Various	City of Austin (Increase)	Various	
	City Admin	N/A	Paid by City of Austin Tax	employee = \$ FT/PT?? 50K	
	City Admini	1976	Revenues	Other Exp- \$50K	
idelines			Revenues	Other Exp- \$30K	
idelines			1	T	
					https://www.austintexas.gov/sites/default/files/files/Planning/zoning
	Zoning	None	City of Austin	None to start	de.pdf
	Zoning	None	City of Austin	None to start	·
	Codes & Ordinances	Travis Co.	City of Austin	Travis Co. to start	https://www.municode.com/library/tx/austin
	Codes & Ordinances	Travis Co.	City of Austin		·
xing Autho	Codes & Ordinances		City of Austin	Travis Co. to start	https://www.municode.com/library/tx/austin https://www.traviscountytx.gov/commissioners-court/county-code
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HB Inc Compare_draft_rev.Ewip

Timeline:	https://austintexas.gov/sites/default/files/files/Planning/Annexation/Annexations by Decade.pdf					
	City of Austin added Hudson Bend to its two mile District 6 Extra-Territorial Jurisdiction (ETJ) with no warning.					
	http://www.traviscad.org/Maps/Cities.pdf					
1989	http://www.austintexas.gov/GIS/JurisdictionsWebMap/	http://www.traviscad.org/Maps/Cities.pdf				
	http://www.austintexas.gov/GIS/JurisdictionsWebMap/	(Click on I Want To and search for street address 3636 N FM 620 RD)				
1980-89	City of Austin has established limited purpose annexation of portions of La	ke Travis along Comanche Trail extending into the lake.				
1997	City of Austin annexed Four Points area (620/2222):					
	http://www.austintexas.gov/GIS/JurisdictionsWebMap/ (Click on I Want To and search for street address 6911 N FM 620 RD)					
2009	City of Austin annexed River Place. Will be complete in 2017.					
?	Hudson Bend is on the City of Austin Planned Annexation Map:					
	https://austintexas.gov/sites/default/files/files/Planning/Annexation/PlannedFutureAnnexationAreas.pdf					
7/21/15	City of Austin rejected request to release Hudson Bend from Austin's ETJ					

City of Austin Property Taxes have increased 40% in the last 7 years due to increasing property values and tax rates.

http://www.texaspolicy.com/blog/detail/austin-homeowners-see-continued-property-tax-increases

City of Austin residents have paid a larger percent of their income for increased Property Taxes since 2008 than Dallas, FW, Houston or San Antonio.

Among the nation's largest cities, Austin had the third-fastest growth in property tax bite on median-valued homes from 2005-2013.

http://www.politifact.com/texas/statements/2014/nov/28/jim-skaggs/austin-area-activist-says-austin-has-fastest-growi/

City of Austin: Reasons for Annexation

http://www.austintexas.gov/department/annexation-extraterritorial-jurisdiction-planning

The City annexes territory to:

- Apply zoning and development standards, including environmental protection
- Create efficiencies in service delivery, particularly for public safety services
- Maximize the return on the City's investment in infrastructure and business incentives
- Protect and expand the tax base

- Provide municipal services beyond those available in rural areas

Pros of Incorporation:

- Less total cost increase and less governance than with City of Austin annexation
- Institute local zoning guidelines vs. comply with City of Austin zoning rules

Cons of Incorporation:

- Self-governance expense (1 FT/PT employees)
- Road maintenance expense

Goals of Incorporation: The Liberty City Concept for Self-Governance:

- Limit the size of government http://www.alton-moore.net/hudson_bend/TPPF_Liberty_City.pdf

- Keep spending low

- Protect the rights of citizens while proviing basic municipal services

Process for Incorporation:

- 1. Petition from 51% (?) of land owned by Hudson Bend owners that City of Austin must vote to approve annexation within 6 months or re
- 2. If City of Austin votes again not to release us from their ETJ, put incorporation on the ballot of a regular election for Hudson Bend owners.

Facts:

Volente avoided annexation by incorporation. They submitted a petition to Austin City Council to annex Volente in 6 months. Austin was not able to do it.

Hudson Bend is a Census Designated Place (CDP) north of 620 from Mansfield Dam Park southward to just past Villas on Travis.

https://www.google.com/maps/place/Hudson+Bend,+TX/@30.4113437,-

97.9275995,14z/data=!3m1!4b1!4m2!3m1!1s0x865b30f0fbc23671:0x7c869027bce7b2aa

Hudson Bend has about 1100 homes with 3300 residents in a four square mile area. Avg. Tax Value = \$300K.

Don Zimmerman is City of Austin District 6 Council Member 512-978-2106

Zucker Report (5/11/15 commissioned by the City of Austin) contains a lot of information about how to improve processes at the City of Austin

https://austintexas.gov/news/city-shares-complete-zucker-report

Helpul Info:

Hudson Bend Incorporation website: http://www.hudsonbend.com/

Local tax rates: http://www.traviscad.org/pdf/TaxInfo/Entity%20Tax%20Rates%20List CAD3773%20-%20W1 141027.pdf

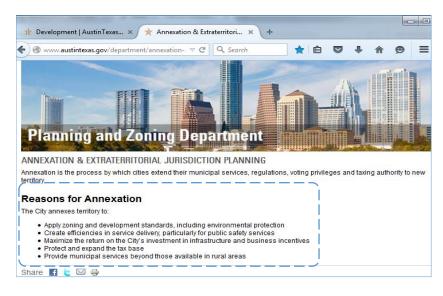
ACC tax authority article http://smmercury.com/2010/10/05/commentary-the-acc-taxing-district-and-taxpayers/

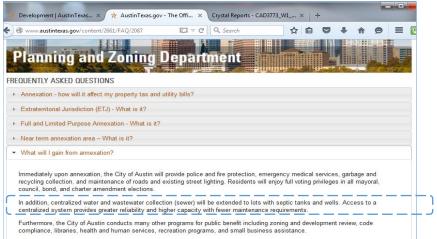
"... the ACC taxing district can increase its tax for both repayment of bonds and for maintenance costs up toup to \$1.00 per \$100 of property value"

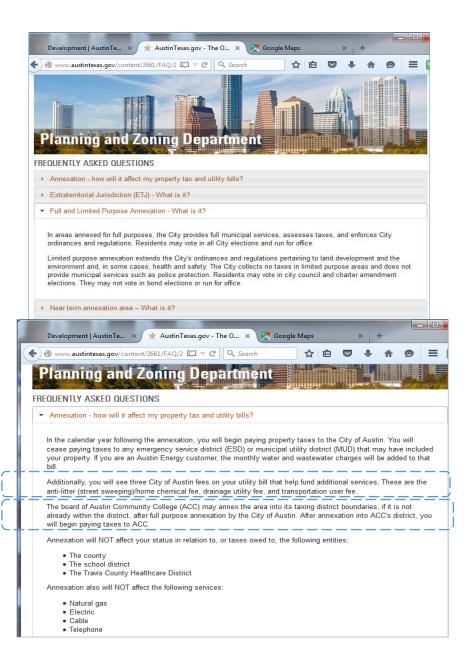
Also: "There it is in a nutshell. The ACC taxing district needs to expand its tax base in order to overcome perceived fiscal problems. And those problems are perceived, not by anyone in San Marcos, but by the leaders of the Austin business community."

HB Inc Compare_draft_rev.Ewip

City of Austin Planning Websites







Examples of 'Taxable Value' Differences and Effect on Taxes

CoA 'taxable values' are 'frequently' significantly <u>higher</u>, than Travis County.

EXAMPLE: Compare tax calculations on a <u>\$297,000 appraised</u> property * where there is \$42,115K difference on 'Taxable Value'between CoA and Travis Cty

Calculation.....

| Taxable Value rate | City of Austin- | \$179,200 | 0.48 --> \$862 tax |
Travis Cty & Hudson Bend | \$137,085 | 0.13 --> \$178 tax |
Differences \$ 42,115 | = \$684 tax

difference

(*TCAD property 339666, yr 2015)

Note: city -county 'taxable value' differences vary substantially

Time to	'Brea	keven'	Compar	ison
---------	-------	--------	--------	------

→	CoA <u>plus</u> ACC taxes		HB tax	diffe	rence
	\$ 1,021	\$	178	\$	843
	yrs delay	НВ	taxes	brea	ak even
ŀ	till annex	acc	umulated	,	year
	5	\$	890		6
I	10	\$	1,780		12
	15	\$	2,670		18
I	20	\$	3,560		24

Other Examples of	'Taxable Values'	Differences
Property ID:457893		
Entity Description	Appraised	Taxable Value
CITY OF AUSTIN	\$635,658	\$560,964
TRAVIS COUNTY	\$635,658	\$ <u>477,416</u>
		\$ 83,548
Property ID:818646		
CITY OF AUSTIN	\$361,405	\$329,203
TRAVIS COUNTY	\$361,405	\$ <u>280,173</u>
		\$ 49,030
Property ID:102558		
CITY OF AUSTIN	\$452,725	\$425,561
TRAVIS COUNTY	\$452,725	\$ <u>362,180</u>
		\$ 63,381
source: TCAD		

CoA <u>plus</u> ACC taxes		HB tax	diff	erence
\$ 3,197	\$	620	\$	2,577
yrs delay	НВ	taxes	bre	ak even
till annex	acc	umulated		year
5	\$	3,100		6
10	\$	6,200		12
15	\$	9,300		19
20	\$	12,400		25

These examples analyze taxes only. They do not include other City of Austin charges for trash, water, sewer, etc.

Hudson Bend Expense and Tax Rate Ranges

Hudson Bend 'Taxable Value'	>	operation	ons expense	implied tax	Other income
\$ 580,000,000		\$	400,000	0.07	sales tax @1% 10K/mo YTD
tallied: \$579,856,686		\$	450,000	0.08	Alcohol Tax TBD
this value is		\$	500,000	0.09	
Travis County		\$	550,000	0.095	
'Taxable Value'		\$	600,000	0.103	
on the		\$	650,000	0.11	
1977 +/- properties in Hudson		\$	700,000	0.12	
Bend		\$	750,000	0.13	
(exemptions applied)		\$	800,000	0.14	

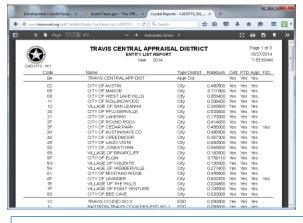
CoA tax \$\$ from HB 'Taxable Value'

CoA 'taxable value' totals are significantly higher than Travis County, CoA would take even more than the \$2M extra shown here.

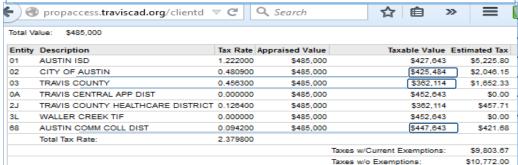
ACC tax \$\$ from HB 'Taxable Value'

,			ACC uses taxable value			
>	\$ 5	0.0	higher than CoA			

Budget items	min	max	notes
Road Maintenance	\$ 350,000	\$ 450,000	
Clerk admin	\$ 33,000	\$ 100,000	part time / full time ??
code enforcment	\$ 30,000	\$ 60,000	
Legal??			
Total	\$ 413,000	\$ 610,000	



Example of the <u>additional</u> ACC 'Taxable Value' and Tax



0.53 CITY OF PFLUGERVILLE 0.533600 0.50 CITY OF MUSTANG RIDGE 0.499800 CITY OF CEDAR PARK 0.485000 0.49 CITY OF AUSTIN 0.480900 0.48 CITY OF AUSTIN/HAYS CO 0.48090 0.48 CITY OF ROUND ROCK 0.414650 0.41 0.39 CITY OF CREEDMOOR 0.387300 0.28 VILLAGE OF WEBBERVILLE 0.27740 0.25 VILLAGE OF SAN LEANNA 0.24980 0.21 CITY OF ROLLINGWOOD 0.20660 CITY OF LAKEWAY 0.170000 0.17 VILLAGE OF BRIARCLIFF 0.160500 0.16 VILLAGE OF VOLENTE 0.130000 0.13 VILLAGE OF POINT VENTURE 0.109500 0.11 CITY OF WEST LAKE HILLS 0.05340 0.05 VILLAGE OF THE HILLS 0.02485 0.02 CITY OF BEE CAVE 0.020000 0.02

0.65

0.57

CITY OF LAGO VISTA 0.650000

CITY OF JONESTOWN 0.565600

ACC tax authority article

http://smmercury.com/2010/10/05/commentary-the-acc-taxing-district-and-taxpayers/

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