



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council Workshop Session

Thursday, March 30, 2017

2:00 PM

1201 Leopard Street
Basement Training Room

Public Notice - - ITEMS ON THIS AGENDA ARE FOR COUNCIL'S INFORMATIONAL PURPOSES ONLY. COUNCIL MAY GIVE DIRECTION TO THE CITY MANAGER, BUT NO OTHER ACTION WILL BE TAKEN AND NO PUBLIC COMMENT WILL BE SOLICITED.

THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE TRAINING ROOM DURING MEETINGS OF THE CITY COUNCIL.

A. Mayor Pro Tem Lucy Rubio to call the meeting to order.

Mayor Pro Tem Lucy Rubio called the meeting to order at 2:03 p.m.

B. City Secretary Rebecca Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers:

City Manager Margie C. Rose, City Attorney Miles K. Risley, and City Secretary Rebecca Huerta.

Present 8 - Council Member Carolyn Vaughn, Council Member Lucy Rubio, Council Member Rudy Garza Jr., Council Member Michael Hunter, Council Member Greg Smith, Council Member Paulette Guajardo, Council Member Joe McComb, and Council Member Ben Molina

Note: Council Member Joe McComb arrived at 2:08 p.m.

C. BRIEFINGS TO CITY COUNCIL:

1. Proposed Annexation Policy and Infrastructure Financing Tools

Mayor Pro Tem Lucy Rubio referred to Item 1. City Manager Margie C. Rose provided opening remarks regarding the Proposed Annexation Policy and Infrastructure and introduced Assistant Director of Planning and ESI Daniel McGinn who presented information on the following topics: the benefits of planning; annexation; and Corpus Christi's annexation history.

Senior Planner Keren Costanzo presented information on the following topics: why develop an annexation policy; planned development areas; Texas Municipal League's annexation policy recommendations; and proposed criteria.

Reagan Brown, Peterson Development Company, 5830 McArdle Rd, addressed the council regarding the following topics: growth in the London corridor; San Patricio County area real estate / home building demands; and annexing the London area. A council member discussed the fiscal impact of annexation.

Assistant Director Daniel McGinn presented information on the following additional topics: Texas cities with a population in excess of 300,000 that have an annexation policy; infrastructure financing options; purpose of the developer trust fund system; how the developer trust fund system works; trust funds and annexation; and the development platting process.

Larry Urban, Urban Engineering, spoke regarding the history of fees for sanitary sewer, water and storm water in the Uniform Development Code (UDC).

Council members discussed revising the UDC relating to fees for sanitary sewer, water and storm water; the City's requirement for developers to offer land or money in lieu thereof; how money in lieu of land is used; revisiting the City's Parks Master Plan relating to developers providing money versus land; and parks being cared for by local homeowners' associations.

Reagan Brown, Peterson Development Company, spoke regarding dedicating larger parks and the provision of sufficient amenities in those parks.

Assistant Director McGinn continued his presentation presenting information on: issues with the developer trust fund system; and current balance of trust funds.

Council members and staff discussed the provision of wastewater to the southside of Oso Creek and where it would be installed across Oso Creek; evaluating impact fees versus acreage fees and including stakeholders in the discussion; and the part of the City's rate structure attributed to debt.

Assistant Director McGinn went on to present information regarding: estimated needs and costs for lift stations in relation to future development; the sanitary sewer trunk system trust fund balance; vacant areas currently served by lift stations on the southside; and other vacant areas in the city.

Larry Urban, Urban Engineering, spoke regarding the provision of wastewater infrastructure in the London area.

Senior Planner Costanzo provided information on the following topics: Public Improvement Districts (PID) and Municipal Utility Districts (MUD); and adopting a policy as to when a PID or MUD should be used.

Council members and staff discussed the following topics: the Rodd Field Road PID-like entity; the means by which the Padre Island bulkheads are managed; the benefits and drawbacks of PIDs and MUDs; and emergency service districts in annexed areas.

Senior Planner Costanzo also presented information on 380 Economic Development Agreements.

Assistant Director McGinn presented the following information regarding impact fees: what they are; why use them; what costs are recoverable through their use; how they are calculated; and a listing of some Texas cities that impose impact fees.

Council members and staff discussed the following topics: developing a draft annexation policy; involving stakeholders, developers and city council in the annexation policy drafting process; addressing the developer trust fund system or impact fees separately; and timelines.

D. ADJOURNMENT

The meeting was adjourned at 4:12 p.m.