



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council Workshop Session

Thursday, April 27, 2017

3:00 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 3:00 p.m.

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

City Secretary Rebecca L. 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 L. Huerta.

Note: Council Member Paulette Guajardo arrived at 3:01 p.m.

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

C. BRIEFINGS TO CITY COUNCIL:

1. New Residential Street Construction

Mayor Pro Tem Lucy Rubio referred to Item 1. City Manager Margie C. Rose provided opening remarks regarding New Residential Street Construction and introduced Assistant City Manager Keith Selman who provided background information and a summary of topics to be discussed.

Interim Director of Development Services Julio Dimas presented information on the following topics: typical development process; detailed development process, including the typical and deferred process and timeframes of each; and a description of unit phasing.

Director of Engineering Services Jeff Edmonds presented information on the following topics: street design standards; residential street design standards; minimum residential street design standards for asphalt and concrete; and typical maintenance lifecycle for asphalt and concrete.

Council members and staff discussed the structural strength of a limestone versus caliche base on developer-constructed streets.

Council members and staff discussed street standards applied on different city bond programs.

Council members and staff went on to discuss the following topics related to developer-constructed streets: street standards applicable to phased developments; that the street construction standard approved in a preliminary platting permit continues in effect during the term of the permit and any extension(s) thereof; the process whereby the Planning Commission grants extensions of preliminary platting permits; requiring a new preliminary plat upon expiration of a preliminary platting permit; the standard width of two-way streets; whether developers are still building streets with a caliche base as an approved standard; an explanation of "vested rights"; the number of permit extensions granted by the Planning Commission; the duration of a preliminary platting permit; and clarifying, in the Unified Development Code (UDC), the number of preliminary plat permit extensions that can be granted.

MOTION OF DIRECTION

Council Member Smith made a motion directing the City Manager to examine the UDC regarding platting extensions, seconded by Council Member Vaughn.

Council Members and staff discussed the following additional topics related to developer-constructed streets: the extension of a preliminary platting permit being granted subject to street construction standards current at the time an extension is granted; and legal considerations regarding changing street construction standards upon extension of a plat.

The motion directing the City Manager to examine the UDC regarding platting was approved unanimously.

Council members and staff discussed the following additional topics relating to developer-constructed streets: when soil sampling is conducted in the street design/construction process; how street construction standards are verified once streets are built; and the city maintaining street construction-related data.

Council members and staff discussed whether a geo-grid or additional depth of limestone base is required/used on city bond projects.

Assistant City Manager Keith Selman presented the following additional information: the pros and cons of concrete versus asphalt; and new residential street development issues.

Council members and staff discussed the following topics: digging up new streets when utility repairs have to be made; not locating utilities under streets; maintenance of concrete versus asphalt streets; and evaluating the value of concrete versus asphalt when considering street construction bids.

Mayor Pro Tem Rubio called for comments from the public. Chuck Urban, Urban Engineering, provided a history of developments in which developers constructed streets using concrete, the cost of using concrete versus asphalt in developer-constructed streets, and the effect weather and rainfall have on streets. Fred Braselton, Braselton Homes, spoke regarding concerns about the cost of developer-constructed streets that are a part of developers' overall costs of a development; reasons for phased subdivisions, the time needed to build out subdivisions, and platting permit extensions.

Council members and staff discussed the following additional topics: location-specific design standards for street construction location; the Street Department's capacity to maintain existing concrete streets; developing a concrete street maintenance plan; that the City currently contracts out replacement of concrete street panels; status of progress on the Street Preventive Maintenance Program (SPMP); and extending the warranty period and/or requiring bonding from developers relating to developer-constructed streets.

MOTION OF DIRECTION

Council Member Rubio made a motion directing the City Manager to extend the warranty period for public improvements from one year to two years, seconded by Council Member Guajardo and passed unanimously (Council Member Vaughn - absent).

D. ADJOURNMENT

The meeting was adjourned at 5:00 p.m.