



## **AGENDA MEMORANDUM**

First Reading Ordinance for the City Council Meeting March 22, 2022  
Second Reading Ordinance for the City Council Meeting of March 29, 2022

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**DATE:** March 22, 2022

**TO:** Peter Zanoni, City Manager

**FROM:** Jeff Edmonds, P.E., Director of Engineering Services  
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<p><b>Ordinance Authorizing Sale of Two City Owned Tracts of Land to Corpus Christi Independent School District</b></p>
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### **CAPTION:**

Ordinance authorizing a real estate sales contract to sell 0.89 acres located along the Kostoryz/Carroll Drainage Channel to the Corpus Christi Independent School District (C.C.I.S.D.) in an amount of \$50,000.00, located in Council District 3, with FY 2022 funds to be deposited into the Streets Fund.

### **SUMMARY:**

This ordinance authorizes a sales contract between the City and C.C.I.S.D. for the sales of tracts of land to be included on the district's new Mary Carroll High School campus.

### **BACKGROUND AND FINDINGS:**

The City owns two tracts of land that C.C.I.S.D. needs to include in the plat for construction of the new campus. Tract 1 is 0.8449 acres and Tract 2 is 0.0391 acres for a total of approximately 0.89 acres. A title commitment provided by San Jacinto Title Services determined the City is the fee simple vested owner. The tracts are part of a 20.4-acre tract that is used as a drainage channel and is operated and maintained by the City (Public Works - Stormwater). The tracts are beyond the backslopes of the channel and would not affect current drainage requirements in the area. There are no known future City needs or plans for the tracts.

A Memorandum of Understanding (MOU) was entered into by the City (Development Services Department) and C.C.I.S.D. on August 11, 2020 to avoid construction delays and to allow C.C.I.S.D. to proceed with a plat application that includes the land owned by the City. The MOU, which is not contractual or binding, allows both parties to negotiate, proceed with construction and platting application processes, and for the item to be presented to City Council for consideration.

An appraisal prepared for C.C.I.S.D. on property adjacent to the City's two tracts was used to determine the fair market value of approximately \$50,000 per acre.

Upon favorable consideration and execution of the Contract, this transaction will be closed through San Jacinto Title Services on or before 90 days from the effective date of this Contract.

The new campus is currently at about 75% construction completion with anticipated opening of the campus for the new school year in Fall 2022. The sale of the land is necessary to complete the replat process and obtain the certificate of occupancy so that the school may open as planned by C.C.I.S.D.

### **ALTERNATIVES:**

The alternative is to disapprove of the ordinance which would impact CCISD's ability to obtain a certificate of occupancy which is essential to the school opening.

### **FISCAL IMPACT:**

The fiscal impact in FY 2022 is an amount of \$50,000.00 to be deposited to the Streets Fund. These funds will be used for costs associated with traffic mitigation on Kostoryz Road.

### **FUNDING DETAIL:**

Fund:	Streets Fund (1041)
Org:	12300
Mission Elem:	Street Pavement Maintenance (051)
Project:	Sale of City Land to Corpus Christi Independent School District (Project No. N/A)
Account:	Contribution to Aid Construction (343710)
Activity:	N/A
Amount:	\$50,000.00

### **RECOMMENDATION:**

City staff recommends approval of this item as presented.

### **LIST OF SUPPORTING DOCUMENTS:**

Location and Vicinity Map  
Ordinance  
Real Estate Sales Contract  
Title Commitment  
Appraisal