

Workshop Meeting of the City Council
Civic Center 4111 Cottonwood Drive
City of Cottonwood Shores, Texas
Wednesday May 24, 2006 2:00 p.m.

Minutes

1. Call to Order at 2:10 pm
2. Invocation by Mayor Sylvia Breen
3. Roll Call by Cynthia Schwertner for Mayor Breen, Councilman Pfeifer, Councilman Hildebrand, Councilwoman Adams, Councilwoman Lauby members present.
Councilwoman Logan absent.
We have a quorum present.
4. Presentation by Sealy-Krumm regarding the proposed Krumm Ranch Development.
 - Andy Barrett, Attorney for the Sealy Krumm Partners introduced himself, Stacy Rudd, Kelly McBeth, and Nori Barrett. Working on development of adapting and coordination of water and wastewater. Mr. Barrett presented map of the 414 acres, copy attached.
 - Stacy Rudd spoke that he was glad to get to meet the new Council members and expressed his hope to get set up with water/wastewater to be included with the Development.
 - City Attorney Alan Petrov inquired to Mr. Rudd about timing to get lots laid out to begin selling.
 - Mr. Rudd reported they will be laying out lots for Phase I along 2147 then to the West side and back to the top. Within the next couple of months starting construction. Work on water/wastewater set up soon as possible. Want to start selling lots by December or end of year.
 - Councilwoman Lauby inquired about a Development Committee.
 - City Attorney Petrov inquired as to a gated Community.
 - Mr. Rudd reported lots will be 50X100 to ½ acre. There will be a small community area for retirees, parks, commercial business, restaurants and small grocery store.
 - Keith Patschke inquired about the new annexed area, would they be under the change over of TABC rules.
 - City Attorney Petrov reported that this would be something to be checked on about the TABC.
 - Councilman Hildebrand asked Mr. Barrett, concerning the one request of the Developers was, that they would really rather have a MUD district, and if Developers purchase the infrastructure then when completed this would then be turned over to the City whereas the City would not receive the revenue, but payment for the water, but the City would obtain the maintenance.
 - Mr. Barrett replied yes for the MUD. The infrastructure upon completion would be turned over to CWS to obtain the maintenance, yes that would be an option. The request for the MUD is for the tax base rate which would be higher and better for the City.

- City Inspector Mike Light asked if they would be using the City Inspector or would they bring in their own.
- Mr. Barrett answer not sure of question, he asked Stacy Rudd, and Kelly McBeth. Ms. McBeth reported, that had not been discussed yet, but they were still working with the City Ordinance as to zonings and plans.
- City Attorney Petrov explained that is why you work on a Development Agreement and when property is annexed into the City and the ETJ.
- Councilman Hildebrand asked if the property is annexed, but the ETJ extends out to property or does it split the property. My understanding is HSB extends its service all the way to the Eastern property line.
- Mayor Breen responded that during a previous meeting the Council did include the property as a whole for our ETJ.
- Councilman Hildebrand responded that his understanding of HSB service boundary area extends all the way to the Eastern property line.
- City Attorney Petrov spoke about the boundaries of the ETJ, and if there are any other questions or plans for the developer?
- Mr. Rudd reported commercial plans not complete. They have decreased commercial plans from 50 acres to 30 acres for reasons to keep the drainage areas.
- Mayor Breen complimented the Developers for keeping the plans as natural as possible, and also draft shows watershed.
- Councilman Hildebrand inquired TXDOT's widening of road, would you be willing to give up land for the roadway?
- Mr. Rudd spoke about the meeting with the TXDOT people and that if they moved their main road as to align with our main entrance of Dutch Lerner Lane a light would be placed there along with turn lanes, but yes they would give land.
- City Inspector Light reported HSB council met with TXDOT, and the widening of 2147 would start this summer, and will then progress towards CWS.
- Councilman Hildebrand asked if greenbelt and parks would be open to the citizens of CWS?
- Mr. Rudd reported yes, there are 6 parks planned. They had planned for 900 + lots, but scaled down to 600 + to make room for the open areas.
- Councilman Hildebrand inquired if there was a place set up for a treatment plant when needed.
- Councilwoman Lauby asked about fire protection.
- Mr. Rudd replied we will work with the City on those plans.
- City Attorney Petrov reported fire and police protection only for annexed areas or set up a service agreement.
- Councilman Hildebrand asked about the Development's request for 113 LUE's , leaving us with only 15 or so as figured. Will you need 113?
- Mr. Rudd spoke that they also hired Steve Kallman as their Engineer, they would work with CWS on what amount can be used and reserve.
- City Attorney Petrov spoke about some improvements with expansion, whether this Developer or another.
- City Water Supervisor Tim McClain wants to make clear about his part of water that we will need a boost of LUE's.
- Keith Patschke asked what the status on HSB waste plant was if we need.
- Councilman Hildebrand reported HSB does not want to accept anything more from CWS.
- Councilwoman Adams inquired what is LUE's.
- City Attorney Petrov explained LUE's.

- Councilwoman Adams asked if we are waiting for them or are they waiting on us for finals.
- Mr. Barrett said glad to be here, but will need decisions.

Developer and Council meeting adjourned at 3:05 pm.

Council meeting began at 3:13 pm.

5. Discussion regarding the various proposed developments in the City's ETJ, possible utility service needs for such developments including development agreements for same, City utility infrastructure needs relating to water and wastewater and the options relating to same, financing requirements for utility infrastructure, and related matters.

- City Attorney Petrov spoke about water/wastewater. Their frontline request is the amount of LUE's for 113, the number is lower than before, but they have held at this number.
- City Water Supervisor Tim McClain said waivers were set at 128 that is the number set from TCEQ.
- City Attorney Petrov explained Texas State Law is 160 gallons of water used per minute times x amount, this gives your set numbers. It was at .06, is now at 4.2 so the number has changed, and this is enforced by TCEQ.
- City Engineer Steve Kallman explained if plant holds as is and everyone keeps using high amounts, TCEQ will come into play for penalties.
- City Water Supervisor McClain says he has placed 8-10 taps within 2 months short of 1 year since he has been here.
- Councilwoman Lauby asked how much will cost be to bring this up to work with our system.
- City Financial Advisor Chris Lane answered they will cover the cost to get system set up.
- City Attorney Petrov advised how much more the City will still be growing and CWS cannot afford to put a band aid on this problem. A plant is needed to give boost to system.
- City Engineer Kallman reported about plant set up #17 selling for \$100,000.00. We could put a hold on it for us for \$10,000.00. This is a 2 million dollar project. For a ground water storage tank, the cost will be in the 3 to 6 hundred thousand dollar range.
- City Financial Advisor Lane reported a 3 million dollar loan would be eye popping, but we have a grant searcher that can help find and get grants arranged.
- City Water Supervisor McClain asked Councilman Pfeifer where exactly are the property lines at the water plant?
- Councilwoman Lauby asked Councilman Hildebrand about the plant in consideration. Councilman Hildebrand reported this plant in consideration is already a MGD2.
- City Engineer Kallman asked City Water Supervisor McClain about the TCEQ rules and would he have problems with the plant in consideration?
- Councilman Hildebrand explained the HSB water and treatment plant set-up.
- Councilman Hildebrand asked City Engineer Kallman how much a treatment plant would cost.
- City Engineer Kallman reported cost about 3 million.
- Councilman Pfeifer reported on the water plant problems from 2 years ago.

- Councilwoman Adams asked if City Water Supervisor McClain could take her and Councilwoman Lauby for a tour of the water plant to better understand all the problems being discussed.
- Keith Patschke asked about membrane training and if there was \$500,000.00.
- Mayor Sylvia Breen asked about how long of future would this plant be good for.
- City Engineer Kallman asked if Councilman Hildebrand, Councilman Pfeifer, City Water Supervisor McClain, and he could get together.
- Councilman Hildebrand asked if TCEQ would approve 1 plant quicker than a membrane plant that has been online.
- Councilwoman Lauby asked if Developer ever had any plans for the plants.
- City Attorney Petrov explains how the Developer process occurs and explained how wastewater is a whole different ball of wax.
- Councilman Hildebrand asked if they become a MUD, and if there is a major break that effects there and over here, would our City employees have to maintain their infrastructure or would they have their own.
- City Financial Advisor Lane explained you could have an out of City contract for labor, placing a charge to them for use of your employee's.
- City Attorney Petrov cited maybe could have a master meter.
- City Engineer Kallman asked if talk about sewer could begin, explains how lift station pumps sewage up to 2147, from there is pumped to HSB. There is 96,000 gallons going thru, and about 250 or more connections left. This is a long term issue that will have to be worked out. There are about 430 connections in City right now.
- Councilman Hildebrand noted about the HSB sewer plant, that they have a huge plant. He then spoke about some sewer lines will have to be moved when the road widening begins. Some lines are as close as 2 feet from road.
- Councilwoman Lauby asked how plan was drafted and who makes plans for the Development.
- City Attorney Petrov explained they draw up plans, we mold what the City needs and then we send paperwork back and forth till all the quirks are worked out.
- City Engineer Kallman spoke for City Financial Advisor Lane about fees and plans she has worked on, and how much time she has put into these works.
- Councilwoman Lauby asked City Attorney Petrov if it would be better to go home and think about what is needed. She asked if we could e-mail him our thoughts about the plans.
- City Attorney Petrov replied that it would be great to hear from everyone to get one perspective.
- City Attorney Petrov asked Jerrial how much is paid to VFD?
- City Treasurer Jerrial Wafer replied \$8 to \$10 thousand a year, and goes up each year.
- City Attorney Petrov asked Jerrial about Fire Protection Fee or a 1 time fee payment.
- City Treasurer Wafer replied they get the Fire Protection Fee, but no extra for the City. Also asked about City Inspector, how would that affect with the MUD.
- Mayor Breen inquired about planning and zoning they had in their draft, how would that work with the City.
- Councilwoman Lauby asked City Attorney Petrov about the rules of meetings and procedures to make sure there are no problems or insinuations.

- City Treasurer Wafer asked City Attorney Petrov what and if any plans will begin.
- City Attorney Petrov reported would get with City Engineer Kallman on the information to be worked out.

6. Adjournment

Councilman Hildebrand made the motion to adjourn.
Councilwoman Adams 2nd the motion. All approved.
Meeting adjourned at 4:48 pm.



Sylvia Breen, Mayor

ATTEST:



Cynthia Schwertner, City Clerk

Approved to Form by Alan P. Petrov, City Attorney



Workshop Meeting of the City Council
Civic Center 4111 Cottonwood Drive
City of Cottonwood Shores, Texas
Wednesday May 24, 2006 2:00 p.m.

Agenda


1. Call to Order
2. Invocation
3. Roll Call
4. Presentation by Sealy-Krumm regarding the proposed Krumm Ranch Development.
5. Discussion regarding the various proposed developments in the City's ETJ, possible utility service needs for such developments including development agreements for same, City utility infrastructure needs relating to water and wastewater and the options relating to same, financing requirements for utility infrastructure, and related matters.
6. Adjournment

I certify that the above notice was posted at City Hall, 3808 Cottonwood Drive, Cottonwood Shores, Texas on this the 19th day of May, 2006 at 5pm



Sylvia Breen, Mayor

ATTEST:


Cynthia Schwertner, City Clerk

Approved to Form by Alan P. Petrov, City Attorney

