



City of League City, TX

300 West Walker
League City TX 77573

Meeting Minutes City Council

Tuesday, November 13, 2018

5:00 PM

Council Chambers
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

Mayor:

Pat Hallisey

City Council Members:

**Dan Becker
Hank Dugie
Larry Millican
Todd Kinsey
Greg Gripon
Keith Gross
Nick Long**

City Manager:

John Baumgartner

Assistant City Manager

Bo Bass

Assistant City Manager

Michael Kramm

City Attorney:

Nghiem Doan

City Secretary:

Diana M. Stapp

Interim Chief of Police:

Gary Ratliff

Director of Budget/Project Management

Angie Steelman

Director of Engineering:

Christopher Sims

Director of Finance:

Allena Portis

Director of Human Resources/Civil Service:

Janet Shirley

Director of Parks & Cultural Services:

Chien Wei

Director of Planning/Development:

David Hoover

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Hallisey called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present except Mr. Gross and Mr. Becker.

Absent 2 - Mr. Dan Becker and Mr. Keith Gross

Present 6 - Mayor Pat Hallisey, Mr. Hank Dugie, Mr. Larry Millican, Mr. Todd Kinsey, Mr. Greg Gripon and Mr. Nick Long

2. **PRESENTATION AND DISCUSSION REGARDING WATER AND WASTEWATER MASTER PLANS AND CAPITAL RECOVERY FEES**

Jeff Peters of Ardurra Group and Richard Weatherly of Freese and Nichols gave the presentation and answered questions.

Overview of Master Plans
Existing Water/Wastewater Systems
Demand and Flow Projections
System Evaluation Criteria
Capital Improvement Plans
Capital Recovery Fees (CRF) 101

Overview of Master Plans

- Projected water demands and wastewater flows (5, 10, and 20 year)
- Identification of existing and future system deficiencies
- Prioritized, phased CIP with cost estimates and business case for recommended projects
- Very clear, easy to read CIP maps that show location and phasing of projects
- Comprehensive Master Plan Reports

Existing Water/Wastewater Systems

- 3 Interconnects
- 10 Booster Pump Station
- 3 Elevated Storage Tanks
- 500 miles of Water Pipes
- 2 Water Reclamation Facilities
- 74 Lift Stations
- 340 miles of Wastewater Pipes

Demand and Flow Projections

Existing Population (2018) 102,635

Projected 10-year Population (2028) 142,091

Projected 20-year Population (2038) 206,827

System Evaluation Criteria

- Texas Commission on Environmental Quality
- Texas Local Government Code
 - Water - Chapter 290
 - Wastewater - Chapter 217

Water – Minimum System Pressure = 35 psi under normal conditions

Wastewater

- 217.53(j)(3) that “an owner must ensure that the collection system has capacity to prevent a surcharge”

- 217.61(c) that “the firm pumping capacity of a lift station must handle the peak flow”

What are Capital Recovery Fees (CRF)?

One-time charge assessed to new development for a portion of costs related to specific capital improvements. Systematic, structured approach to assessment of fees.

Types of Capital Recovery Fees

Roadway, Based on size and type of development, specific location (service area), Collected at time of building permit.

Water & Wastewater – Based on meter size, Collected at time of connection to system, Collected and applied citywide.

Both types of fees are calculated based on Service Units – units of development brought online

What can CRF’s pay for? Construction, Surveying, Land Acquisition, Debt Service

Engineering (included in the Capital Recovery Fee, Capital Improvement Plan

: water supply, treatment, and distribution facilities

: wastewater collection and treatment facilities

CRF’s can also pay for required updates to the fee schedule, CRF CIP (not staff time, but contracted study updates)

Water/Wastewater Impact Fee Update

Develop Water/Wastewater Master Plan CIPs

Council Workshop: Master Plans and CRF 101

Develop Capital Recover Fee CIP (CIP: Capital Improvements Plan)

Conduct Impact Fee Calculations (Utilizing 2017 Land Use Assumptions Report)

CIAC Presentation & Discussion (CIAC: Capital Improvements Advisory Committee)

CIAC Provides Written Comments to Council

Public Hearing and Council Approval

Update Impact Fee Ordinance

Council Next Steps

- Council Resolution: January 8, 2019**
- Posting in Newspapers: January 11, 2019**
- Public Hearing and Council Approval February 12, 2019**
- Approval within 30 days**

3. **PUBLIC COMMENTS**

16. **ADJOURNMENT**

Mayor Hallisey said, at 5:34 p.m. there being no further business this meeting is adjourned.

PAT HALLISEY
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: