

MINUTES
CITY COUNCIL SPECIAL MEETING AND WORKSHOP
SOUTH TEXAS REGIONAL TRAINING CENTER
April 5, 2017 at 8:30 a.m.

1. Call to order.

Mayor Danner called the meeting to order at 8:06a.m.

2. Quorum check.

Mayor James W. Danner, Councilman John McAnelly, Councilman Eric Torres, Councilman John Villa, Councilman Sammy Nooner, City Attorney Jessie Lopez, City Manager Kim Davis, and City Secretary Gloria Colbath.

Absent: Councilmember Ann Michelle Long

Staff present: Director of Economic Development Jesse Perez, Director of Public Works Albert Lara, Interim Police Chief Brian Valenzuela, Finance Director Doug Roderick, Airport Director Robert Lee, Assistant Public Works Director Mike Schmidt, Street Superintendent Claude Cosgrove, and Code Compliance Supervisor Gilbert Contreras.

3. Introduction and Overview

a. Review of City Charter

b. Review of Master Plan and Growth Management Staff Report

c. Review of Annexation Process

Ms. Brannyn McDougal, the representative from Burditt Consultants, began the presentation by walking through the work that has been accomplished in recent months. A set of color coded maps were distributed for the review as she spoke to the potential growth of the city. She stated that for the purposes of the discussion on growth management, she reiterated that Hondo is a home rule city and has the ability to annex without asking for permission from the state or by petition of property owners. She spoke to the current legislation being considered that would affect the city's ability to annex. She remarked that cities do not receive much funding from the state and that the most important means for a municipality to remain financially solvent is by building a stable and financially solvent tax base. She explained that this is accomplished by growth management and annexation.

Ms. McDougal stated that her firm was specifically tasked with looking at growth management for the long term financial sustainability of the community. Therefore, looked to make sure that roads and infrastructure can be maintained over the coming decades but also looked at the growth that is coming out of San Antonio. She stated that approximately 8000 platted lots along the US 90 corridor are planned; however, she stated that the 8000 lots would not be built in the next couple of years. She stated that part of the master plan process is looking at long term planning to make sure that great management strategies and policies are in place to be ready to serve any development when it reaches the city.

Ms. McDougal also explained the process of annexation stating that eligibility would be determined by the city attorney with any data and support that can be provided. She explained that she has been working with staff on identifying areas that the city has the ability to service and/or once the city can demonstrate the ability to serve those areas within 2 years or 4 1/2 years of annexation.

4. Growth Opportunities

d. Phase I

City Council's recommendations for Phase I "donut holes" within the city limits are as follows:

- Railroad property throughout the town
- Kollman Oaks
- Community Bank property on U.S. Hwy 90
- Rock property on east of 18th Street
- Blue Line property at the airport
- 30th and Avenue U property

Ms. McDougal stated that on the short term, donut holes were priority. The donut holes are the areas within the city limits that have not been annexed. She also spoke to the idea of cleaning up the city's existing footprint to make sure that the city is capturing all the sales and property tax revenues within the city's current service area.

Mayor Danner asked about the taxes outside the city limits and the ESD.

Ms. McDougal stated that a development agreement between the city and ESD would need to be prepared and it may be reviewed parcel by parcel.

Mrs. Davis stated that if Council chooses to move forward with annexation staff would meet with the ESD first to work on the development agreement.

Mayor Danner recommended working on the development agreement prior to annexation.

City Council reviewed the color coded map with annexation recommendations page by page.

e. Phase II (broader general areas)

City Council's consensus for Phase II are as follows:

- Hospital
- N. Kollman Oaks
- Lazy Acres
- Bader property
- Hermann Sons
- Mummess
- Helena
- Red area on map

City Council's consensus is to review Phase II at a later date to determine if the city will be able to service those areas.

Mayor Danner stated that the areas that are currently being provided with all services may be annexed right away and those that we provide partial services may have to be placed in phase II.

5. Next Steps

f. Annexation process

g. City Attorney to review findings and determine eligibility

h. Draft Service Plan for Phase I

Mayor Danner recommended that Phases be established. Phase I would include the donut holes, Lazy Acres and Kollman Oaks areas could be in either Phase I or II. Phase III would be the red area on the map. He stated that if a consensus cannot be reached on the phases then the item may need to move forward to a council meeting as an action item.

After a brief discussion, Council's consensus was to move forward with Phase I as stated and review Phase II at a later date to make sure the city would be able to service the areas in the time allotted.

Mayor Danner stated that the areas that are already being provided with all services can be annexed right away and those that we provide partial services may have to be placed in phase II.

After a lengthy discussion regarding growth management, Council's consensus was that Ms. McDougal would bring back recommendations for Phase III at the next meeting.

Ms. McDougal stated that they would have the maps updated and will work on a service plan for council's review.

6. Adjourn.

With no further city business, Councilman McAnelly moved to adjourn the meeting at 10:10a.m. Motion was seconded by Councilman Villa. Motion carried 4-0.

Passed and approved this 24th day of April, 2017.



JAMES W. DANNER, SR., MAYOR

ATTEST:



Gloria Colbath, City Secretary