

CITY OF CASTLE HILLS  
SPECIAL CITY COUNCIL MEETING  
MINUTES OF JUNE 30, 2010

A special meeting of the City Council of the City of Castle Hills was held at 6:00 p.m. on Wednesday, June 30, 2010, at the City of Castle Hills, 209 Lemonwood Drive, Castle Hills, Texas, 78213.

I. OPENING

- A. QUORUM - Present and composing a quorum of the City Council were Mayor Marcy Harper, Douglas Gregory, Steve McGuire, Tom Davis, and Marcella Huff.

Staff present was Interim City Manager Rita Hoyl and Administrative Assistant Gracie Flores.

II. ANNOUNCEMENTS - None

III. REPORTS - None

IV. BOND ISSUE WORKSHOP

MEETING WITH CITY ENGINEER AND FINANCIAL ADVISOR TO DISCUSS OPTIONS FOR MAJOR STREET IMPROVEMENTS, BOND ISSUE SIZE AND FORMULATE PLAN OF FINANCE.

Mayor Harper called the meeting to order at 6:10 p.m.

Councilman Gregory inquired if the proposed bond included the repair of alleyways. City Engineer David Givler explained the illustration providing a Phase 2 option. Councilmember Gregory asked if the proposed bond included the parking lot for City Hall. Mr. Givler stated that it did not. Mr. Givler mentioned that the total cost included fees as well as interest.

Discussion led to the flooding problems at Carolwood and Banyan. Councilman Gregory asked if there were less expensive options that could be considered. Mr. Givler proposed a 2 year drainage system design as opposed to a 10 year to reduce costs. The council explored different methods to solve the flooding problems as well as the cost associated.

Mayor Harper asked why a proposed underground water shed. Mr. Givler explained that since Banyan has the most severe flooding, the watershed would reduce overflow and benefit the City. Mayor Harper asked if raising the curbs was allowed and beneficial. Mr. Givler explained that although it is allowed, raising the curbs would then raise the residents' yard but the idea was something to consider.

Councilman McGuire asked if the proposed underground drainage on Carolwood would be throughout the whole street. Mr. Givler stated that it would and mentioned that \$4,000,000 out of the \$6,500,000 cost is for the underground drainage that needs to be done. Council member McGuire asked if the flooding could be a potential safety hazard. Mr. Givler stated that it could. Council members discussed and agreed that something will need to be done to avoid any potential safety issues for both residents and city staff.

Mr. Givler mentioned that he looked at the project area "Zone B" that involves upgrading the low water crossing for Wisteria and Mimosa which is based on a 25 year storm. The large one at Wisteria is based on a 25 year storm and the 2 at Mimosa and Plumeria are figured at a 2 year storm. He pointed out that reducing payments to 5 years would save about \$100,000. Another change would be to use surface treatment instead of hot pavers to reduce the unit cost from 5.50 per square yard to 2.50 per square yard. Mayor Harper asked what the final cost would be if no drainage is included on Carolwood and Banyan. Mr. Givler stated it would be about 20.4 million.

Anne Berger presented the council members with an update on the Capital Improvement Program Analysis. She explained that the Bond Buyer's Index which was at 4.27% and had gone up 13 places since the last briefing. Ms. Berger mentioned that the principal and interest does not include inflation adjustments. Mr. Frank Paul, resident, inquired about insurance affecting the bond cost. Ms. Berger explained that there is only one municipal bond insurance company that provides insurance at a reasonable rate and even that could be very expensive; so for that reason, proposed to use the city's rate. Ms. Berger felt that the city would easily attain an "A" rating based on the analysis from previous research.

Mayor Harper suggested that they proceed with the proposed project. Council members discussed the importance of the residents' knowledge and support of the proposed improvements. Ms. Berger explained that the next steps include updates from the appraisal district, as well as preparing election flyers and setting up a series of town hall meetings to inform the public.

## V. ADJOURNMENT

Mayor Harper adjourned the meeting at 7:25 p.m.

These Minutes were approved on the 13<sup>th</sup> day of July, 2010.

APPROVED:

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Marcy Harper, Mayor

ATTEST:

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Gracie Flores, Administrative Assistant