

**MIDLAND CITY COUNCIL
BRIEFING SESSION
MINUTES
July 27, 2021**



The City Council convened in briefing session in the Council Chamber, City Hall, Midland, Texas, at 9:15 a.m., July 27, 2021.

Council Members present: Patrick Payton, Spencer Robnett, Michael Trost, John Norman, Jack Ladd, Lori Blong

Council Members absent: Scott Dufford

Staff members present: City Manager Robert Patrick, City Attorney John Ohnemiller, Deputy City Manager Morris Williams, Assistant City Manager Tina Jauz

The meeting was called to order at 9:16 a.m.

The following matter(s), and any matter listed on the agenda for this meeting, may be discussed by the City Council:

1. Receive an update from City Staff on the Automated Water Meter Collector Program

Deputy City Manager Morris Williams gave a brief overview of the water meter collector program noting they have been installing the smart meters around town for the last ten years. The smart meters will help customers save on their monthly bills by providing detailed information about usage and allows customers to set up parameters and send alerts. It can help detect a leak in real time. The collectors are the antennae in the system that collect data from the meters and sends it to Customer Service. Today there have been 40,000 meters installed which is about 80% complete. The collectors are set in City rights-of-way and parks. Nine collectors have been installed on stadium lights, elevated storage tanks and monopoles. The monopoles are 18 inches at the base and 75 feet tall. There will be a total of five monopoles installed. He shared a list of the areas where the collectors will be installed. There were two locations that were not good for aesthetic reasons at Haley Park and the polo grounds. Staff has been active in the process of moving those two poles so as not to be disruptive to the neighborhood. They have met with residents who have had concerns.

2. Receive a presentation from Development Services regarding planned developments and receive a presentation from Gary Bellomy of Oasis Development, LLC, regarding the proposed Oasis Planned Development

Development Services Director Chuck Harrington explained the difference between straight zoning and a planned development. Straight zoning is a fixed district; it has set requirements such as set backs and heights and requires strict adherence to the rules. The rules cannot be waived in trade. A planned development is different in that it allows a developer to propose a difference to the underlying zoning district. A planned development allows the City Council to control the appearance in order to protect certain areas and allows for the granting of concessions to a project. Changes require a new hearing if they are significant. A significant change can delay a project up to 12 weeks. Council Member Blong asked if there was a way to meet in the middle as she does not want to make it more difficult for the development community. Mr. Harrington reported there was one planned development that was approved at the request of the developer that included maximum square footage for a hotel, office buildings and residential with an overall density that could not be exceeded. It required a development committee made up of two Council Members and staff to review. The process worked well but the project has not yet been built. He reported they can research other options and report back.

Gary Belamy, Austin Texas, reviewed a development document explaining the different components and requirements of the plan. He explained the frontages noting there is a build-to line rather than a setback. He explained street types and utility standards and other standards such as bike paths. He reviewed the amendment procedures that essentially says if something is changed in the regulated plan there are five or six tests it goes through. If it doesn't change more than ten percent and doesn't eliminate a public open space, it can be approved by the director of planning. If it doesn't meet the tests it has to come back through Planning & Zoning and Council for approval of the change. The plan is parkable much like Centennial Park with on street parallel parking. Long term parking is always behind the buildings. The idea is a walkable development with open public space within 2-3 minutes of every household. He explained the four components of a walkable community including destination, plenty of paths, safety and shade. He shared a map showing the location of the Idea public school. He has submitted a draft of this plan to Planning along with a reimbursement agreement. They are asking to have infrastructure reimbursed based on the increased tax value of the property. They would like to break ground by the end of the year. They have an obligation to turn the school over in a year.

City Manager Robert Patrick reported they are asking for 75% of the property tax, hotel/motel tax and sales tax for up to 20 years. He reported the City has never done more than 10 years. City Attorney John Ohnemiller added that there are some things the developer is asking for that the City cannot do. Mr. Bellamy added that their infrastructure is \$15-16 million and they are hoping to recover two-thirds to three-quarters of that cost. Mr. Patrick added that a discussion needs to take place on the water issue and working with Pioneer.

All the business at hand having been completed, the meeting adjourned at 10:00 a.m.

PASSED AND APPROVED August 10, 2021.

Patrick Payton, Mayor

ATTEST:

Amy M. Turner, City Secretary