

A G E N D A



RCA	Austin City Council	Item ID	5316
Meeting Date:	4/7/2011	Department:	Planning and Development Review

Subject

Approve a resolution consenting to special legislation that would create the Pilot Knob municipal utility districts, consisting of approximately 2,214 acres of land located east of IH 35 between McKinney Falls Parkway and US 183 South, if certain provisions are included in the legislation creating the districts.

Amount and Source of Funding

Fiscal Note

Purchasing Language:

Prior Council Action:

For More Information: Jackie Chuter 974-2613; Sylvia Arzola 974-6448

Boards and Commission Action:

MBE / WBE:

Related Items:

Additional Backup Information

On October 18, 2010, Carma Easton Inc. ("Carma") petitioned the City for consent to the creation of five city service municipal utility districts ("MUDs") - Pilot Knob MUD Nos. 1-5 - in the City's preferred growth area. The MUDs include approximately 2,214 acres of land located in southeastern Travis County between McKinney Falls Parkway and US 183 South.

In February, legislation that would create the five MUDs was filed on behalf of Carma. This resolution expresses the Council's support for such legislation conditioned on the legislation including several provisions addressing the City's concerns about special districts in the ETJ. The proposed legislation should provide for the MUDs to be enabled to continue in existence, and to issue debt, only if the City and Carma successfully negotiate and execute a consent agreement that is approved by the City Council on or before September 1, 2012. The legislation should provide that the districts would dissolve on September 1, 2012, if the City and Carma do not enter into a consent agreement by that date. The legislation also should deem the consent agreement to be valid and enforceable; authorize one permanent board director to be appointed by the City Council; create board member term limits; and authorize setting a minimum tax rate.

The resolution helps to implement the City's MUD policy adopted in Resolution 20110217-030. Carma has committed to providing extraordinary benefits, superior development, and enhancement of other City interests when negotiating the consent agreement after the legislation is approved.