

A G E N D A



RCA	Austin City Council	Item ID	6272
Meeting Date:	4/21/2011	Department:	Planning and Development Review

Subject

Approve a resolution consenting to special legislation that would create the Southeast Travis County Municipal Utility District Nos. 1 through 4, consisting of approximately 1,604 acres of land located on Pearce Lane west of Wolf Lane, so long as 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

In late March, Qualico CR LP ("Qualico") petitioned the City for consent to the creation of four municipal utility districts (MUDs), Southeast Travis County MUD Nos. 1-4, in the City's extraterritorial jurisdiction. The MUDs include approximately 1,604 acres of land located west of Wolf Lane, south of Dry Creek, and east of Navarro Creek Road on both the north and south sides of Pearce Lane.

In February, intent to file legislation that would create the four MUDs was published on behalf of Qualico. 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 extra-territorial jurisdiction. The proposed legislation should provide for the MUDs to be enabled to continue in existence, and to issue debt, only if the City and Qualico successfully negotiate and execute a consent agreement that is approved by the City Council within a specified time. It should provide that the districts would dissolve on September 1, 2012, if the City and Qualico 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; create board member term

limits; and authorize setting a minimum tax rate.

The resolution helps to implement the City Council's adopted MUD policy as provided in Resolution 20110217-030. According to the policy, Qualico must provide extraordinary benefits, superior development, and enhancement of other City interests when negotiating the consent agreement after the legislation is approved.