

The City Commission of the City of Canyon met in a special work session at 11:00 am in the City Commission Chambers of the Civic Complex. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Mayor Pro-Tem Cody Jones, Roger Remlinger and Paul R. Lyons and Randy Ray.

Also present were the following City Staff: City Manager Joe Price, Assistant City Manager Jon Behrens, Planning and Development Director Danny Cornelius, Director of Public Works Dan Reese, City Engineer Dwight Brandt, CISD Superintendent Darryl Flusche, CISD Assistant Superintendent of Business and Operations Heather Wilson, City Attorney Chuck Hester.

Item 1. Call to Order.

Mayor Gary Hinders called the Work Session to order at 11:06 am.

Item 2. Discussion with CISD on Sewer Improvement Project.

City Manager Joe Price introduced representatives from CISD, Superintendent Darryl Flusche and Assistant Superintendent of Business and Operations, Heather Wilson. Mr. Price stated CISD is building Spring Canyon Elementary in the new Spring Canyon subdivision. Ms. Wilson said the sewer line needed for the elementary school had a price tag of \$623,000 with additional engineering fees of \$69,000. Ms. Wilson said CISD was pursuing the idea of seeking reimbursement from other entities tying into the sewer line in the future. Mr. Price explained this could be accomplished by implementing a "frontage fee", which is what the City of Amarillo uses. City Engineer Dwight Brandt explained the fee structure for Amarillo is determined by the size of the lot's front footage multiplied by a set fee as established by the city. The cost goes to the City and they then remit the funds to the entity that paid for the installation of the line. The city would not keep any of the funds from the transaction. Discussion on "Pro Rata" system was discussed with Mr. Price stating it was a fairer system and accommodates the water, waste water, road and storm sewer runoff. The City Commission agreed both systems should be researched.

Item 3. Discussion of Future and Current Developments Within the City of Canyon.

- Spring Canyon
- Canyon East
- Crestview Estates
- Rocky Ridge
- East Quail Creek

City Manager Joe Price began discussion of current and future developments within the City of Canyon. Mr. Price stated staff was currently updating the Subdivision Regulations and Development Standards manual. Mr. Price said the team working on the manual was himself, Public Works Director Dan Reese, Planning and Development Director Danny Cornelius, Assistant City Manager Jon Behrens and City Engineer Dwight Brandt. Several issues were discussed such as the enforcement of requiring developers to get a bond or Letter of Credit from a lending institution to cover incomplete developments; developers not providing enough information or design specs to allow the city to make an informed decision on approval so the developer can move forward on a project.

Item 4. Discussion on Proposed Subdivision Ordinance and ROI Projects.

City Manager Joe Price continued the discussion on the update of Subdivision Regulations and Development Standards manual, Ordinances and ROI Projects.

Item 5. Adjournment.

There being no further discussion, Mayor Pro-Tem Richardson moved this meeting be adjourned.

Gary Hinders, Mayor

ATTEST:

Gretchen Mercer, City Secretary