



Providing Wastewater Facilities Across Oso Creek: A Policy Discussion

Planning Commission
October 3, 2018



Outline

- History of development and utility master planning
 - Existing Conditions (wastewater service/septic systems)
 - Adopted Plans in the London Area (OCL-Outside City Limits)
 - Growth Factors: Water CCN-certificate of convenience and necessity, TXDOT, London ISD, Surplus Land
 - Development Constraints (Floodplain)
 - Unified Development Code Requirements
 - Septic System Performance/Inspection Program
 - Next Steps/Recommendations
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History (Staples Corridor)

- London Area Development Plan was adopted in 1987.
- First development was Country Creek in 1992 (yellow) which extended public water across Oso Creek.
- The area was then annexed into the city in 1995 (red).
- Area is served with septic systems.

1995



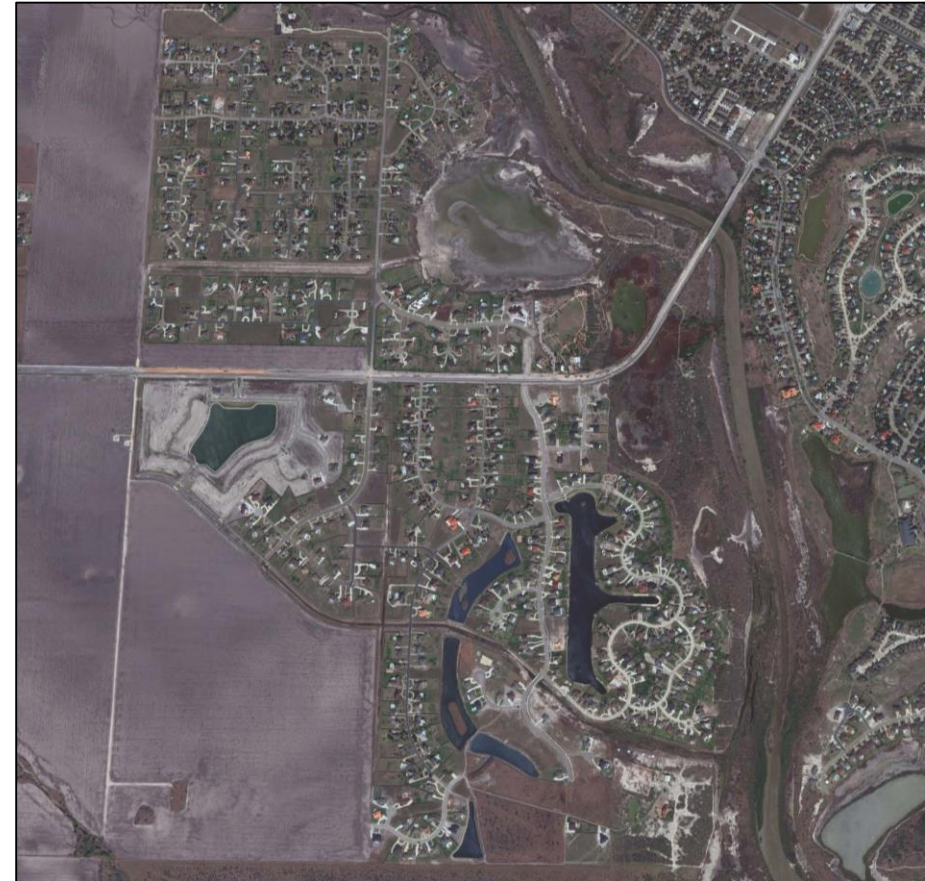


History (Staples Corridor)

2005



2017





History (Weber Corridor)

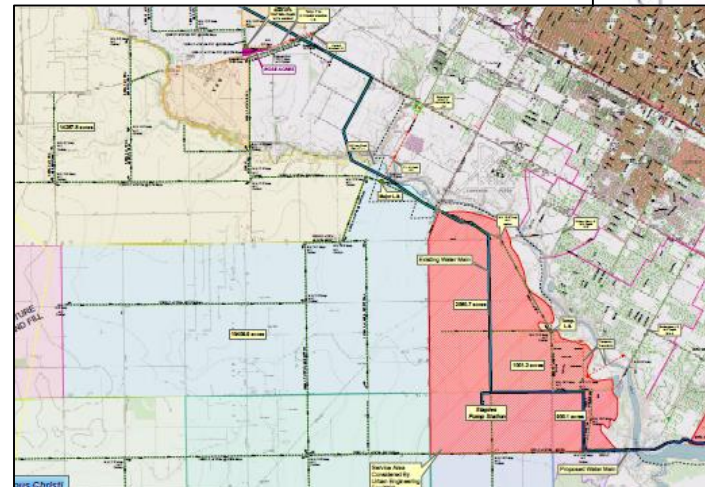
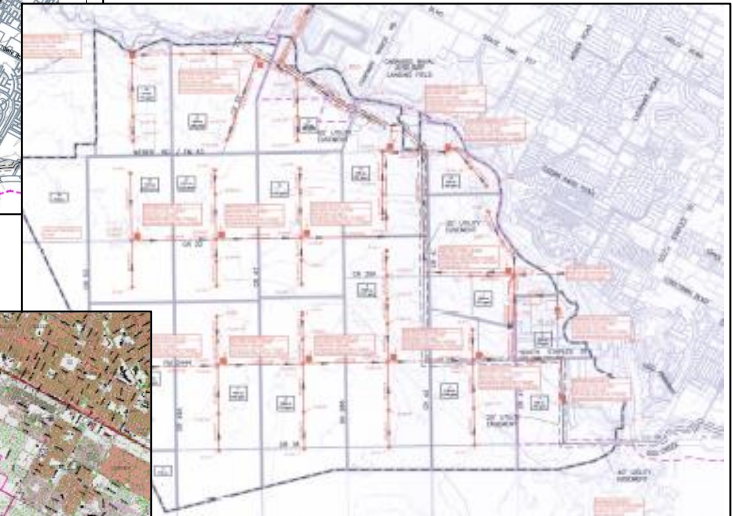
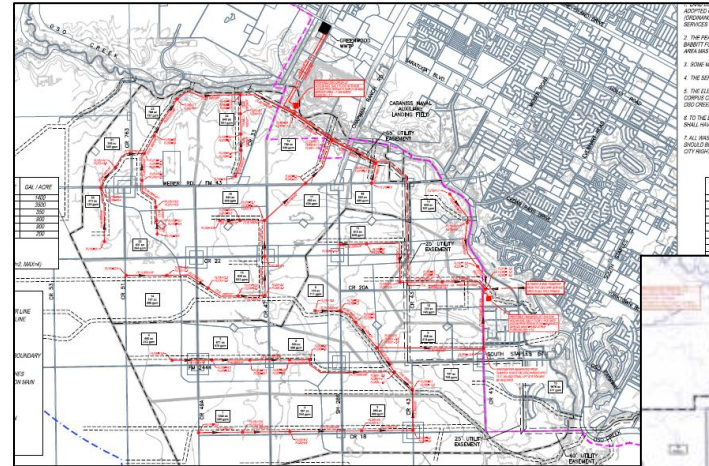
- Limited Development on Weber pre 2000.
- Large Church Project in 2005-06
- Extension of 16 inch water line in 2008 to London School.
- Extended further west by London Club Estates.
- Multiple projects underway currently.





History

- At least 3 different versions of a draft wastewater master plan have been discussed since the early 2000's.
- Concepts varied from a majority lift station approach to larger gravity lines with less emphasis on lift stations.
- All plans showed flow going to the **Greenwood Plant** (Ex. Coves at Lago Vista is 6 miles away from Greenwood)
- None were ever approved until 2017 (1,000 acres at NW corner of Weber and Crosstown intersection)



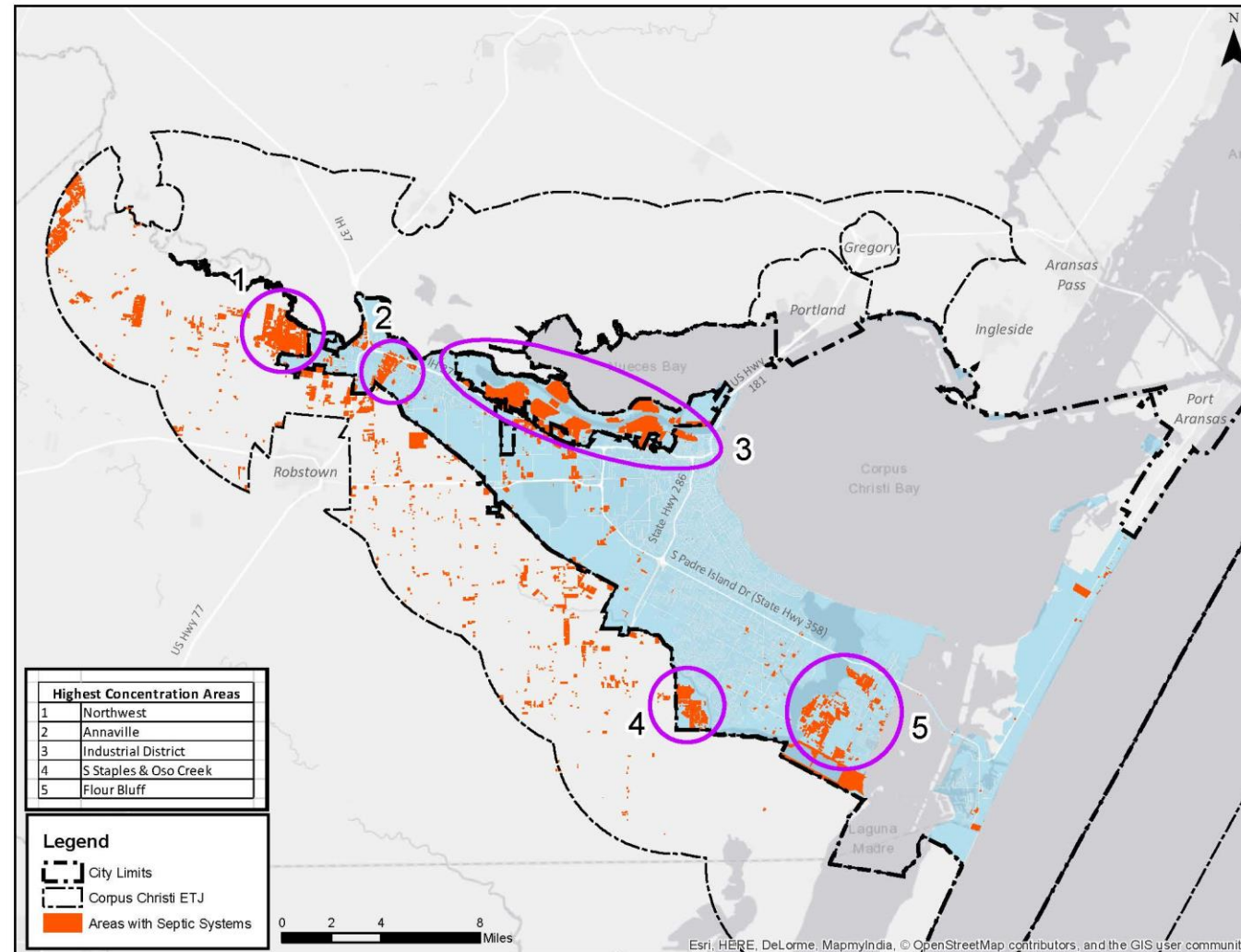


Adopted Wastewater Master Plan (London Area)



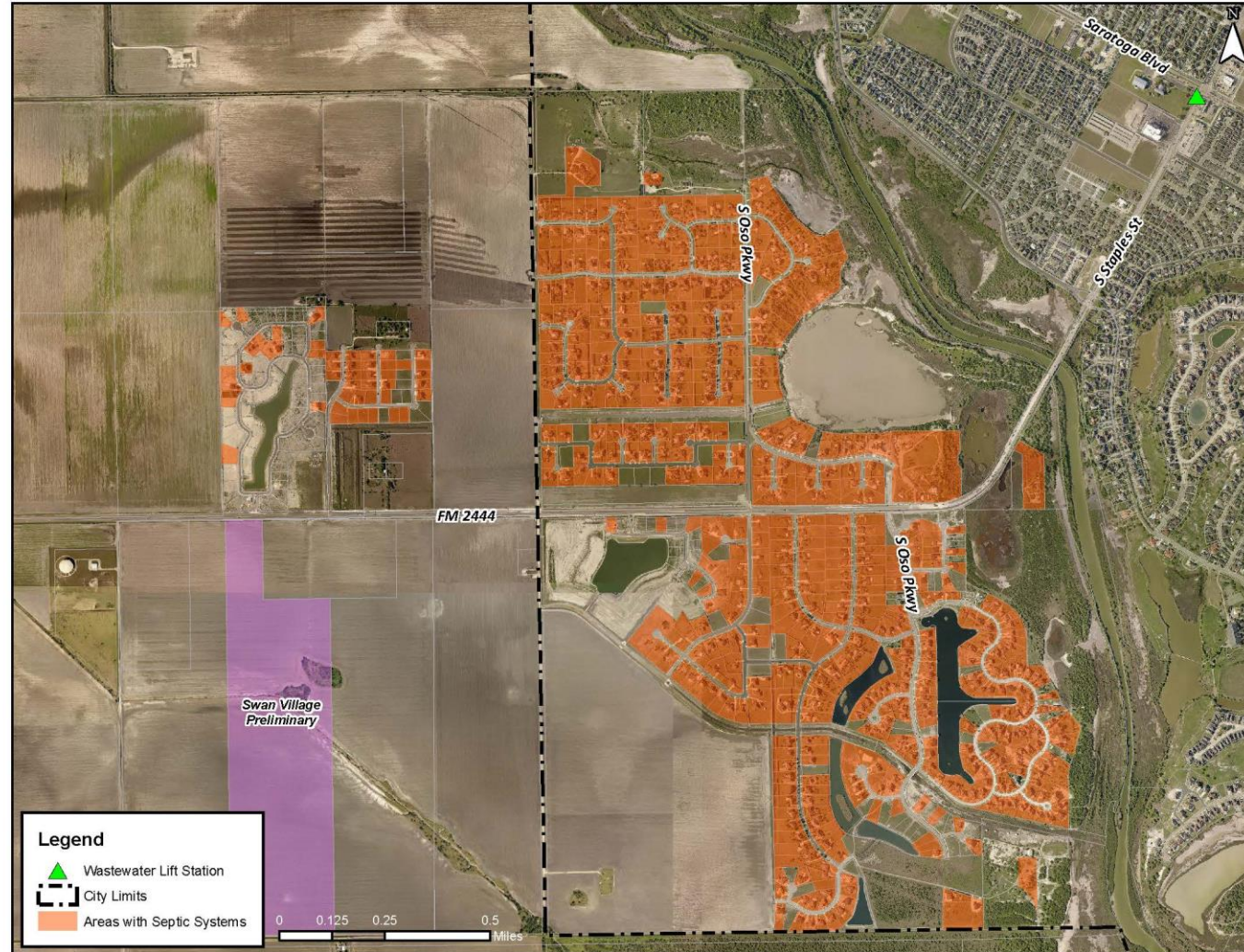


City & ETJ Septic Areas





Septic Systems at Oso Creek & Staples





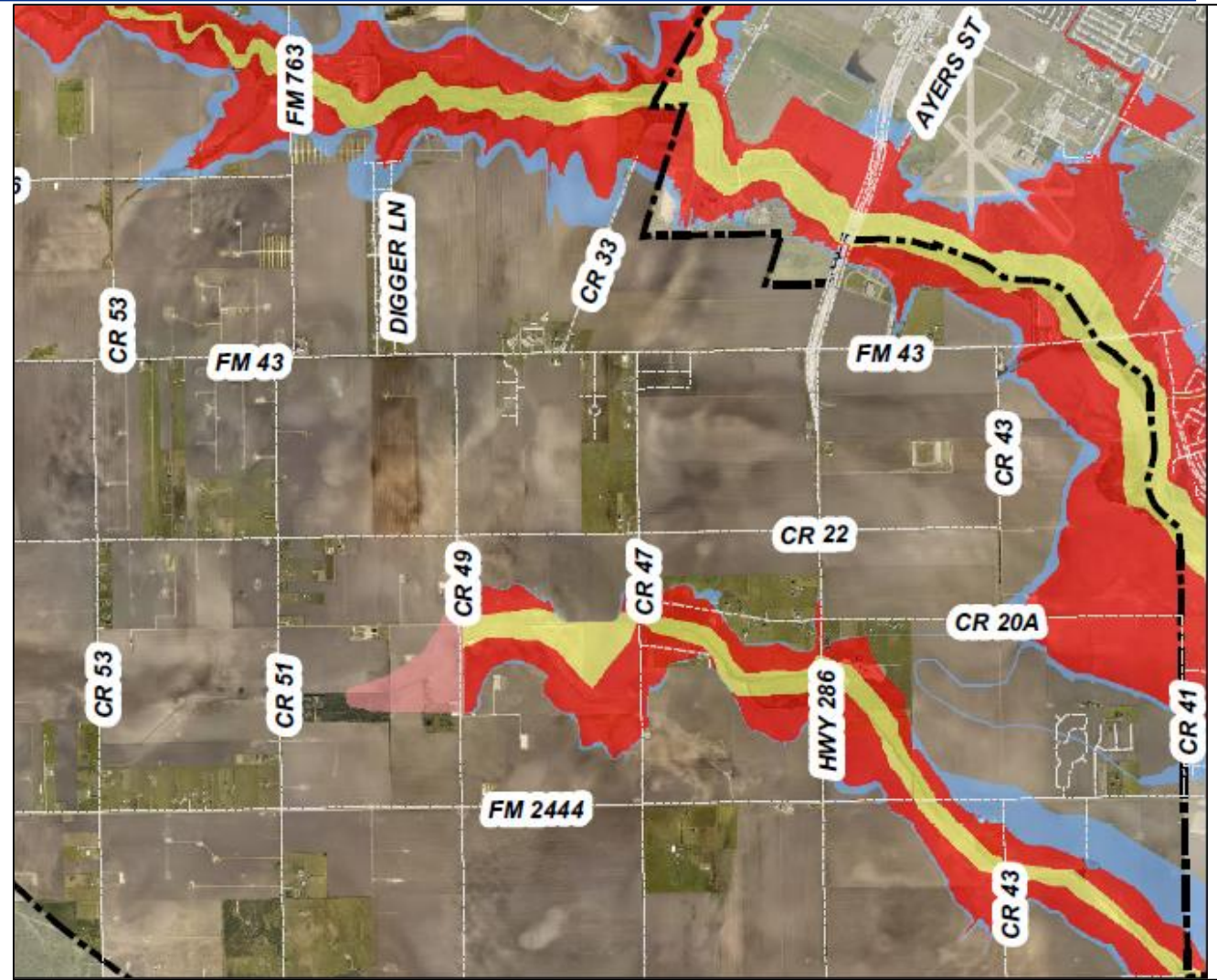
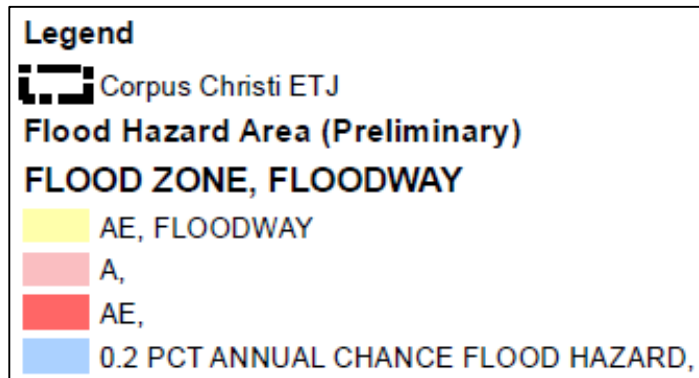
London Area Growth Factors

- Availability of public water (CCN)
- Expansion of roadway capacity – TxDOT: Crosstown Expressway extension, Weber Road, and Staples Street.
- London I.S.D. (Highly rated school district)
- Surplus land
- Outside of City of Corpus Christi and Del Mar College taxing districts.



Development Constraints

- Floodplain impacts and drainage.
- Costs to extend infrastructure.
- Retrofitting subdivisions on septic with public WW.





Trust Fund Fees

Residential and Commercial	Current Fees
Lot Fee	\$393
Acreage Fee	\$1,571

- Continued solvency is a concern
- No fee increases since last ten years or greater; per UDC fees to be indexed to Construction Cost Index published in Engineering News-Record prior to annual budget
- Since 2007, deficits were addressed through Fund transfers, by the years where deposits were greater than payments and interest earnings.
- Annual deficits where payments exceeded deposits occurred for 7 years in the Sanitary Sewer Trunk Fund (\$5,512,164.63), and 7 years in the Sanitary Sewer Collection Fund (\$1,704,564.85).



Options to Fund Wastewater Facilities

- Trust Fund through Reimbursement Program –having master plans in place is ideal but it also makes those improvements eligible for trust fund reimbursement.
- Capital Programs/Bond Funds
- Private Investment
- Public Improvement District
- Municipal Utility District



UDC – Waivers to Wastewater Facility **Construction**

- All platted property within the City Limits shall be served by an approved wastewater system with sufficient capacity as determined by master plans and city standards
 - Waivers shall be submitted for on-site sewage facilities (aerobic septic, individual wastewater treatment plant, interim service) when wastewater service is not reasonably accessible
 - Reasonably accessible means:
 - Master plan facilities are in the service area and can be extended
 - Collection lines of sufficient capacity within 1000 feet
 - Waivers to allow septic systems are considered by Planning Commission for approval
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UDC - Fee Exemptions and Refunds

Lot/Acreage Fee Exemptions

- If Planning Commission approves the waiver allowing the septic system, they provide a recommendation to City Council on the lot/acreage fee exemption
- Criteria for exemption: Such exempted areas shall be those determined by the City Council to **not likely to be served by City wastewater services within the next 15 years**
- City Council is final authority on the fee exemption
- Practice is considered on a case by case basis

Refunds of Wastewater Lot/Acreage Fees

- Owners may receive a refund, if, **after 10 years**, but **not more than 20 years** from the **filing of the plat**. A refund may be made if City Council finds:
 - No wastewater lines serve their property from City's system or other governmental entity, district, or authority
 - The property is not likely to be served within 5 years
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Septic Permitting Process

1. Septic Installer submits a Septic Application and pays the application fee for the Septic System.

Septic System Type & Location	Application Fee
City – OSSF (Commercial & Residential)	\$200.00

2. Public Health Inspector (TCEQ Designated Representative) reviews application and additional documents to ensure that it meets TCEQ standards.
 3. Upon septic plan approvals, a “License to Construct” is issued to the Septic Installer to begin the septic installation. If plan is not approved, our Division informs the septic installer and awaits for resubmittal of the revised septic plans.
 4. Once construction is complete, the Inspector conducts a site inspection to verify the appropriate distances from certain structures (i.e., house, other permanent structures, pools, easements, bodies of water, man-made lakes, etc.). In addition, the Inspector ensures that the sprinkler heads are working properly if an aerobic septic system was installed.
 5. If the septic inspection passes, a “License to Operate” is issued to the Septic Installer to allow for the usage of that particular septic system.
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Septic Maintenance

- The Environmental & Consumer Health Services Division keeps track of Maintenance Records that pertain to Aerobic Septic Systems for the first two years.
- After the two years have passed, the septic owner has two options:
 - (1) Self-Maintenance: Property Owner must maintain their septic system.
 - (2) Contract: Continue maintenance contract with septic installers.



Recommendations

- London Area Development Plan Update (Process Starts- November 2018)
 - Develop projected land uses and absorption rates
 - Identify critical facility needs (public safety, park, schools, etc..)
 - Refine Utility Planning
 - Develop financing options for utility infrastructure
 - Will address these topics and provide options
 - Possible code amendments:
 - Consider increase Trust Fund lot/acreage fees per Construction Cost Index for area where service is planned
 - Streamline Waiver and Exemption Process by exempting connection requirements and fees for areas identified by City Council where no service is planned
 - Implementation Plan for Oso Creek/Bay-(draft report containing recommendations for septic system use will be included)
 - Evaluate CCN boundary
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Recommendations

- Amend UDC to:
 - Exempt wastewater lot/acreage fees for all proposed subdivisions within an area where no service is planned;
 - Exempt connection requirement for applicants where no service is planned.
 - Waivers still required for properties within 1000 feet from nearest sewer connection; if waiver is approved by Planning Commission fee is also exempt (without the 2nd step of City Council approval)

