



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Thursday, November 16, 2023

12:00 PM American Bank Center, 1901 N Shoreline Blvd, 2nd Floor
Watergarden Room A

Joint Workshop of the City Council and Planning Commission

A. Mayor Paulette Guajardo to call the meeting to order.

Mayor Guajardo called the meeting to order at 12:12 p.m.

B. City Secretary Rebecca L. Huerta to call the roll of the City Council, Planning Commission, and required Charter Officers.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zaroni, City Attorney Miles Risley and City Secretary Rebecca Huerta

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Planning Commission was present to conduct the meeting. Present-Michael Budd, Michael M. Miller, Billy A. Lerma, Jahvid R. Motaghi, Mike A. Munoz, Michael C. York, Brian S. Mandel, Cynthia S. Garza, and Justin Hedrick; Absent-Benjamin Polak

Present: 8 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Jim Klein, and Council Member Sylvia Campos

Absent: 1 - Council Member Everett Roy

C. Introductions and Discussion Guidelines

Director of Development Services Al Raymond stated that Development Services has been working on the Master Plans and Impact Fee Study for over two years. Director Raymond introduced Managing Principal of Pape Dawson Engineers Cara Tackett and Managing Vice President of Pape Dawson Engineers Kim Keefer.

D. BRIEFINGS:

1. [23-1863](#) Land Use, Master Plans, and Capital Improvement Program (CIP) projects

Managing Vice President with Pape Dawson Engineers Kim Keefer presented information on the Capital Improvement Program (CIP) and impact fee process as follows: Capital Improvement Advisory Committee (CIAC); and timeline of CIAC

meetings.

There were no questions from the Council or the Planning Commission.

Kim Keefer presented information on the Land Use Assumptions as follows: area development plans (ADPs); traffic analysis; land use; process; alternative data; CIAC input; growth-near term (households); and growth-near term (employees).

Council Members, Planning Commission and Ms. Keefer discussed the following topics: the Six Points area is considered Midtown/Bayside; a request to include the population growth number instead of just a percentage; whether an analysis exists from the past ten years of new rooftops versus the actual population growth, as well as new home permits versus actual population growth; and within the last 20 years, what three years had the highest population growth.

Kim Keefer presented information on Water as follows: project scope; water master plan CIP sources; projected water supply, treatment and demand; water sources and supply lines; water and treatment; distribution system; near term improvements; and 10-year improvements.

Council Members, Planning Commission, City Manager Peter Zaroni, Ms. Keefer, Ms. Tackett, Director Raymond, and Assistant Director of Corpus Christi Water Nick Winklemann discussed the following topics: the typical life of a pipe is about 50 years; pipe studies in coastal cities versus inland cities; large volume water users were not included in this study; the Inner Harbor desalination site would be blended with current ground storage tanks; the Master Plan did not include the cost of the dual pipe system; many industries currently use reclaimed water; Pape Dawson was engaged in the Master Planning for potable water; the \$10 million for water sources and supply lines is for planning, design and phase 1; and the current goal is to present the Master Plan, not show how the impact fees are allocated.

Kim Keefer presented information on Wastewater as follows: wastewater six areas; existing sewer basins; Wastewater Treatment Plant (WWTP) future flows and expansions; lift stations; wastewater master plan format; near term improvements; ultimate projects; and wastewater master plan summary.

Council Members, Planning Commission, City Manager Zaroni, and Ms. Keefer discussed the following topics: the consent agreement is for a total of fifteen years; a concern about the lack of lift stations in District 2; the wastewater facility needs to be expanded when the average daily flow exceeds 75 percent of the wastewater treatment plant capacity; and a suggestion to include properties with a septic tank in the Master Plan.

E. ADJOURNMENT

There being no further business, Mayor Pro Tem Suckley adjourned this meeting at 2:34 p.m.