



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting February 15, 2022
Second Reading Ordinance for the City Council Meeting of February 22, 2022

DATE: February 15, 2022
TO: Peter Zaroni, City Manager
FROM: Jeffrey Edmonds, P. E., Director of Engineering Services
jeffrey@cctexas.com
(361) 826-3851

<p>Ordinance Authorizing Land Exchange for Fire Station #3 (Morgan Avenue) Land Acquisition</p>
--

CAPTION:

Ordinance declaring 1401 Morgan Avenue as surplus property, authorizing the exchange of the surplus property with property located at 1525 Morgan Avenue, and authorizing execution of the deeds and any related documents necessary to complete the exchange and conveyance of the properties between the City of Corpus Christi and the Ed Rachal Foundation.

SUMMARY:

This item declares the current Fire Station #3 located at 1401 Morgan Avenue as surplus property. The City plans to exchange the property located at 1401 Morgan Avenue with property currently owned by the Ed Rachal Foundation located at 1525 Morgan Avenue. The acquired location at 1525 Morgan will serve as the location for the Bond 2020 approved Fire Station #3 (Morgan Avenue).

BACKGROUND AND FINDINGS:

On November 3, 2020 voters approved the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with 42 projects. The propositions passed on election day included projects for streets, parks, and public safety improvements.

Proposition C – Public Safety included a total of two projects: Police Training Academy (Design Only) and Fire Station # 3 - Morgan Avenue (Land Acquisition and Design Only) for \$2 million. The public safety projects are located in Council District 2 and 5.

On November 9, 2021, City Council approved the design for the Fire Station #3 (Morgan Avenue). A new station is needed to replace the antiquated fire station to meet modern firefighting capabilities. In addition current structures hinders response times and the ability to maintain a clean work environment.

The new facility will meet firefighting and emergency services standards with the capacity to house larger/taller/heavier vehicles, provide decontamination clean rooms, community areas, improved vehicle egress and access, gender neutral accommodations for 15 firefighters, and vehicle exhaust

extraction systems. The new facility will be designed to last a minimum of 50 years.

The City identified property adjacent to the current site located at 1525 Morgan Avenue as the appropriate location for the new fire station due to its large size which makes it more accommodating to the proposed upgrades. Additionally, the new location is across the street from the current location and will allow for uninterrupted service response times.

The City has historically sold property by public sealed bid, which is permitted by the Texas Local Government Code, Section 272.001. This requires the City to advertise the sale/exchange twice in the local newspaper, wait 14 days, and then open the sealed bids.

The Contracts and Procurement Department issued a Request for Bids on January 7, 2022. Bids closed on January 24, 2022 and the City received one bid from the Ed Rachal Foundation. The City will exchange property located at 1401 Morgan Avenue (approximately 1.1 acres) with property located at 1525 Morgan Avenue (approximately 1.2 acres).

The Ed Rachal Foundation will allow the City to continue to use the current Fire Station #3 until construction of the new fire station is complete. The City will transfer possession of property at 1401 Morgan Avenue upon completion of the construction. The City will also transfer utility easements at 1401 Morgan Avenue to include the City wastewater lift station and water tower. The easements will transfer to the Ed Rachal Foundation if they are decommissioned by the City. The City is expected to decommission the water tower in four to five years and the property will be conveyed to the Ed Rachal Foundation. The City does not currently have plans to decommission the lift station. The Ed Rachal Foundation will demolish the current Fire Station #3 along with the water tower if decommissioned.

The construction of the new Fire Station #3 will follow immediately after design completion with anticipated construction start by the end of 2022. The City anticipates completion of the construction to take two years from design completion. Funding for the construction of the fire station has been identified through the American Rescue Plan Act and Certificates of Obligation.

ALTERNATIVES:

The City could choose to seek an alternative location for the new fire station but this will continue delaying the design of the facility. This could also impact service response times for the department.

FISCAL IMPACT:

There is no fiscal impact with this item. The City will exchange land for land.

FUNDING DETAIL:

Fund:
Organization/Activity:
Mission Element:
Project # (CIP Only):
Account:

RECOMMENDATION:

Staff recommendation is to declare the property as surplus and exchange property with the Ed Rachal Foundation for the design of the new Fire Station #3 (Morgan Avenue).

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Ordinance