



AGENDA MEMORANDUM

Action Item for the City Council November 19, 2019

DATE: October 11, 2019
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director Development Services
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Outside city limits water contract for 2459 County Road 51

CAPTION:

Resolution authorizing outside city limits water contract pursuant to Corpus Christi Code 55-113 with property owner to provide water service to the property described as Laureles Farm Tracts 4 and 5 located at 2459 County Road 51.

SUMMARY:

Outside city limits (OCL) water contracts require City Council approval before such services can become effective. Mr. Tony Saenz, the owner of the new home located at 2459 County Road 51, is requesting to enter into an OCL water contract to provide water for his new residence.

BACKGROUND AND FINDINGS:

Mr. Saenz had a home built outside city limits, at 2459 County Road 51 and is requesting city water service via an OCL water contract. When the home was being built, an OCL water contract was not requested because there was a water well on the property that was going to be used to provide water service to the home. After the home construction was finished, a well test was conducted, and it was determined that the well would not provide potable water. Mr. Saenz has a temporary water source via a re-fillable 210-gallon water tank on the property. He is requesting an OCL water contract with the City in order to provide a stable and sustainable water source for his home and family.

When the home was being constructed there was an existing 2-inch water line that fronted the property. The 2-inch line on CR-51 is connected to an 8-inch water line fronting FM-43. The 2-inch line meets distribution standards for the existing homes receiving city water on CR-51. Due to the water line not being a looped line, Utilities department stated the water line will only be able to provide water service to one more home without affecting water distribution standards.

In order to obtain city water service, Mr. Saenz has submitted a plat that was approved by

Planning Commission and has been recorded per the requirements outline in Section 55-110 of the City Code of Ordinances.

In order to obtain public water, Mr. Saenz must comply with the following requirements:

- a. Enter into a written service contract with the City;
- b. Submit building plans which comply with all City codes and obtain all City permits as if the property were within the city limits for all future improvements on the residence; and
- c. Allow inspection of all such building construction.

A City water meter will not be issued until an OCL water contract has been approved by City Council and recorded in the Nueces County records. Pursuant to the requirements of the water service contract, future improvements may only occur if they comply with city regulations, including building permit and inspection requirements.

ALTERNATIVES:

An alternative would be to deny the request because the property is outside city limits and was constructed without building permits and the required inspections as outlined in Section 55-111 of the City Code of Ordinances. This action would require the applicant install a treatment system to make the water well on the property potable. The cost to install a water purification system was what made the applicant request an OCL water contract.

FISCAL IMPACT:

In order to receive OCL water service the applicant had to plat the property in accordance with the UDC and was required to pay a water lot/acreage fee, community enrichment fee, and a park development fee that totaled \$4,570.00. The following fees will be calculated when Development Services receives a tap application form prior to water service to the applicant's house begins. The fees include a water tap fee, water pro-rata fee, and a water surcharge fee. Additionally, the city will collect fees associated with residential water service as well as building permit and inspection fees associated with future additions to the home or other structures built on the property.

RECOMMENDATION:

Staff recommends City Council authorize an outside city limits water contract with owner of the property located at 2459 CR-51.

LIST OF SUPPORTING DOCUMENTS:

Resolution
OCL Water Contract (with Exhibits)
Presentation