



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

City Council Workshop Session

Thursday, July 6, 2017

3:00 PM

Basement Training Room
1201 Leopard Street

Public Notice - - ITEMS ON THIS AGENDA ARE FOR COUNCIL'S INFORMATIONAL PURPOSES ONLY. COUNCIL MAY GIVE DIRECTION TO THE CITY MANAGER, BUT NO OTHER ACTION WILL BE TAKEN AND NO PUBLIC COMMENT WILL BE SOLICITED.

THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE TRAINING ROOM DURING MEETINGS OF THE CITY COUNCIL.

A. Mayor Joe McComb to call the meeting to order.

Mayor McComb called the meeting to order at 3:05 p.m.

B. Assistant City Secretary Paul Pierce to call the roll of the required Charter Officers.

Assistant City Secretary Paul Pierce 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 Margie C. Rose, City Attorney Miles Risley, and
Assistant City Secretary Paul Pierce.**

Present 6 - Mayor Joe McComb, Council Member Paulette Guajardo, Council Member Michael Hunter, Council Member Debbie Lindsey-Opel, Council Member Ben Molina, and Council Member Greg Smith

Absent 2 - Council Member Lucy Rubio, and Council Member Carolyn Vaughn

Council Member Lindsey-Opel arrived at 3:06 p.m.

C. BRIEFINGS TO CITY COUNCIL:

1. Proposed Annexation Policy

Mayor McComb referred to Item 1. City Manager Margie C. Rose provided opening remarks regarding the Proposed Annexation Policy.

Senior Planner Keren Costanzo presented information on the following topics:

workshop outline; annexation attributes; extra-territorial jurisdiction (ETJ); policy intention; annexation policy versus program/plan; Texas Municipal League recommendations; the process to-date; appreciation to stakeholders for their involvement in the process thus far; results from large-stakeholder meetings numbers 1 and 2; and market and fiscal analyses.

Assistant Director of Planning/ESI Daniel McGinn presented an example project and its projected fiscal impacts.

Council members and staff discussed the following topics: estimated increases in ad valorem tax revenue and assessed ad valorem property values; who would conduct the proposed market and fiscal analyses; qualifying firms to complete the proposed market and fiscal analyses via a competitive procurement process; and the type of report to be generated.

Mayor McComb called for comments from the public. Bart Braselton discussed the costs associated with having to conduct the proposed market and fiscal analyses. Jimmy Dodson discussed creating a template for the proposed market and fiscal analyses to reduce costs, the cost of not annexing and the importance of the density of developments. Carolyn Moon addressed the aging infrastructure in the area of the city in which she resides. Robert Gonzalez spoke in opposition to the proposed annexation policy and in favor of building infrastructure in the City's ETJ. Lois Huff expressed concern regarding the need to repair existing infrastructure first and spoke in opposition to "sprawl". Judy Telge questioned how annexation, without controls, would benefit the citizens of Corpus Christi and spoke in favor of an affordable housing plan.

Council members and staff discussed the following additional topics: that the estimated maximum cost of the proposed market and fiscal analyses is \$25,000; ways to reduce the cost of the proposed market and fiscal analyses; how the findings from the proposed market and fiscal analyses are to be used; approving a policy versus approving the proposed market and fiscal analyses; developers making infrastructure improvements versus the City; managing development in the City's ETJ by means of an annexation policy; the accuracy of the proposed market and fiscal analyses; the need for such analyses; completion of such analyses by City staff versus by developers; the impact on circulation of the City's water supply in newly developed areas; the legal requirement that areas annexed are to be contiguous to the city limits; the ad valorem valuation of property on the Island and its impact on the City's tax rate and revenue; the cost of the proposed market and fiscal analyses being passed on to the end-consumer; continuing efforts to develop an annexation policy, excluding the proposed market and fiscal analyses; conferring with stakeholders again; the requirement that developers dedicate public lands as part of each development; uses for dedicated public lands; finalizing an annexation policy within the next 18 months; the number of stakeholders at previous stakeholder meetings; dead-end water lines; the quality of streets built by developers; increases in wastewater that comes with new development; and the City's wastewater processing capacity.

Mayor McComb called for additional comments from the public. With regard to the potential for additional stakeholder meetings, Reagan Brown discussed stakeholders not "seeing eye-to-eye". Bart Braselton indicated that if the City does not develop an annexation policy, business-as-usual would continue

under the Unified Development Code.

Mayor McComb called for a brief recess at 4:25 p.m. Mayor McComb re-convened the council meeting at 4:26 p.m.

2. Aquifer Storage Recovery (ASR)

Mayor McComb referred to Item 2. City Manager Margie C. Rose provided opening remarks regarding the Corpus Christi Aquifer Storage and Recovery (ASR) Feasibility Project and stated that this item will be presented to Council again at its regular meeting on July 11, 2017.

Water Resource Manager Steve Ramos presented information on the following topics: ASR fundamentals; attributes of ASR; background regarding the Corpus Christi Aquifer Storage and Recovery Conservation District (CCASRCD); boundaries of the CCASRCD; previous ASR studies; opportunities associated with the ASR Feasibility Project; project location; number and location of proposed test sites; the scope of the ASR Feasibility Project; funding; ASR program budget; project schedule; and the next step.

Council members and staff discussed the following topics: cost-per-1,000-gallons to get water into the ASR and recover it and how that cost compares to cost-per-1,000-gallons for current water sources and desalination in order to determine the viability of an ASR; the variables involved in arriving at a cost-per-1,000-gallons; that the ASR Feasibility Study will allow for a determination of the cost-per-1,000-gallons; the City of Corpus Christi has the only Aquifer Storage and Recovery Conservation District in Texas; that the CCASRCD regulates the drilling of water wells within the CCASRCD; the cost-per-1,000-gallons of ASR in other Texas cities; that the next step in the ASR Feasibility Project is consideration of approval of a \$950,740 contract for exploratory drilling which will provide data necessary to determine a cost-per-1,000 gallons; monies spent on the project to-date; reimbursement of certain project-related costs by the Texas Water Development Board; the 2003-2005 ASR study on the Island; per Environmental Protection Agency requirements, the City may only inject treated water, not raw water, into the ASR; the number of primary and alternate test wells; the total capacity of the ASR; that the ASR will allow for retrieval of 5 million gallons per day or approximately 5,400 acre-feet per year; that water from Mary Rhodes Phase 2 is the most expensive source of water for the City; creating a comprehensive water plan for the City; alternate water sources and their associated costs; use of a water availability index; current and future availability of water; and the purpose of Amendment No. 2 with HDR Engineering, Inc. for the design and testing portion of the ASR Feasibility Study.

D. ADJOURNMENT

The meeting was adjourned at 5:13 p.m.