

**DEVELOPMENT
TASKFORCE
MONTHLY MEETING
MARCH 17, 2023**





Nick Winkelman -

Planning & Engineering Manager

Blanca Villanueva -

Interim Compliance Superintendent

- Backflow Prevention Program
- Use of Treated Water

Departments w/ Standing Invites

- Parks & Recreation
- Engineering Services
- Solid Waste
- Public Works
- Planning

See Purple – Save Blue

Effluent Water Reuse Project

Nicholas Winkelmann, P.E.

March 17, 2023



Contact Us

Oso WWTP Loading Dock
601 Nile Drive
Corpus Christi, Texas 78412
361-826-4040
saveblue@cctexas.com



Commercial Customers:

See Purple, Save Blue.

Commercial customers can pick up reclaimed Type II effluent water for irrigation or construction site dust mitigation from CCW through a subscription service. Application to the subscription billing service must be completed and approved before utilizing the facility Monday through Friday between 9:00 a.m. and 3:00 p.m.



COMMERCIAL/INDUSTRIAL EFFLUENT DISTRIBUTION PERMIT APPLICATION

Scan and send completed forms to saveblue@cctexas.com

Customer Name:

Assumed Name if Different:

(Attach a copy of D.B.A. Certificate)

Business Address:

Phone No.:

Authorized Representative Name:

Phone No.:

Email:

Home Address:

City of Corpus Christi Utility Billing Office Account Number:

VEHICLES:

Year, Make, and Model	License Plate #	Gross Vehicle Weight	Container Capacity (gallons)	VIN	Safety Inspection Certificate Number	Expiration Date

AUTHORIZED DRIVERS:

Name	Driver License Number and State	Expiration Date

List previous use and proposed future or concurrent use of all containers:

Statement of the proposed use of effluent:

Type of Use (circle one): Commercial Industrial

General Requirements for Effluent Distribution Permit (initial the following):

Applicant hereby agrees to use the effluent in accordance with Corpus Christi Water Rules, City Ordinances (including 55-157), and state law relating to reclaimed water or effluent use.

The City of Corpus Christi shall not be liable for the misapplication of effluent by users.

Applicant agrees to maintain insurance as required by Section 55-157 of the City Code of Ordinances.

There shall be no nuisance conditions resulting from the user's distribution, use, and/or storage of effluent.

The Applicant agrees to fully indemnify, save, and hold harmless, the City of Corpus Christi, Texas, its agents and employees, from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, based upon or arising out of damages or injuries to person or property in any way related to or in connection with the use or distribution of effluent.

Signature of Authorized Representative:

Date:



Backflow Prevention Compliance Project

Blanca Villanueva

March 17, 2023



Overview

- Project Background
- Objectives
- Related Codes

Project Background

- On December 14, 2016, a citywide water ban was issued after city officials said they found reason to believe an asphalt emulsifier, originating from a leak in the industrial district, had the potential to breach the public water supply. As a result of the water ban, TCEQ and the City of Corpus Christi filed a claim against both parties and entered an agreed final judgement in which the City was awarded \$1.3m.
- The judgement requires the City of Corpus Christi to achieve the objectives set forth in the agreement which is titled City of Corpus Christi Backflow Prevention Compliance Project. The City must utilize the funding within 365 days of the execution date. The order was officially signed and executed on December 7, 2022.
- The project consists of the City of Corpus Christi to provide employees and registered backflow testers with Backflow Prevention and Assembly Testing (BPAT) training and test gauges. In addition, the City will use the funds to provide backflow assemblies to commercial & industrial customers, develop a CSI database, and provide customer service inspections throughout the City.

Objectives

- **Backflow Prevention Assembly Tester (BPAT) Training**
 - This course will be offered to city staff and other companies that provide backflow testing within the city. This course will provide training on regulations, assembly testing, and safety.
- **Customer Service Inspections (CSI)**
 - A customer service inspection (CSI) identifies threats to our water system and is not to be confused with backflow assembly testing. The City has contracted with TX Utilities & Environmental LLC to provide CSIs for commercial customers to ensure all connections into the water system are safe from risk of backflow and contamination. The CSIs will help the City determine which customers pose a risk to the City's water distribution system. There are over 6,000 estimated customers without a customer service inspection on file.

Objectives Continued

- Customer Service Inspection Software Program
 - Vepo developed a program by using information provided by UBO and comparing it to our current third party backflow database to identify commercial and industrial customers that may not have the required backflow protection.
- Backflow Equipment
 - The City will provide free backflow assemblies to customers who fail CSIs due to not have adequate backflow protection. This includes reduced pressure assemblies, double check valves as well as non-testable devices.

Objectives Continued

- Test Gauges
 - The City will issue registered backflow testers new test gauges which are used to test backflow assemblies. Testers must be registered with Development Services.
- Storage
 - The City has rented a U-Haul storage unit to house all backflow assemblies and test gauges.

Related City Codes

- SEC 14-281. - PLUMBING CODE
- SEC 14-231 – BUILDING CODE
- SEC 55-96 – INDUSTRIAL BACKFLOW
- SEC 55-37 – PROCEDURES FOR INSTALLATION, TESTING, REPAIR, AND REPLACEMENT OF BACKFLOW PREVENTION DEVICES AND ASSOCIATED BILLING

DSD Certifications

Roger Rojas

- Residential Plumbing Inspector

Blasa Rodriguez

- Building Plan Examiner

Steven Karg

- Mechanical Plans Inspector
- Plumbing Plans Examiner

Patricia Lopez-Garcia

- Property Maintenance Housing Inspector



DSD's New Team Members



Nicole Radney
Administrative Support III



Michael San Miguel
Contracts & Funds Administrator

Land Development

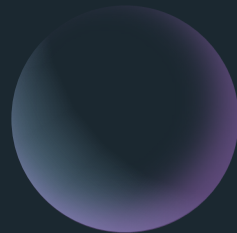
**Nominations Annual
Preservation Awards -
Deadline April 3rd**

**Update UDC Article 8
(Camiros)**

**Trust Fund Update & City
Participation Fund Update**

Historic Preservation

- **Nominations Annual Preservation Awards - Deadline April 3**
- **Apr. 11 - City Council public hearing on Landmark Designation for former ButterKrust Bakery - 2002 Ayers**
- **Historic Preservation Photo Contest - "Undiscovered Treasures" theme - Deadline May 1**
- **National Preservation Month in May**



UDC (Unified Development Code) Update

UDC Update (Ch. 8)

March

- Draft being developed for staff review/comment
- Additional staff review as warranted

March/April

- DSTAC review

April/May

- Public Draft Prepared
- Public Comment
 - DS Task Force
 - Stakeholder comment opportunities
- Planning Commission Briefing



Trust Fund Balance

- Available Combined Trust Funds Balance as of 02.28.2023 (Unaudited) was **(\$227,221.94)**

- Individual Trust Fund Balance Break Down:

Water Arterial Transmission & Grid Main Trust	Water Distribution Main Trust	Sanitary Sewer Trunk System Trust	Sanitary Sewer Collection Line Trust
(\$328,803.47)	\$31,399.66	\$40,745.39	\$29,436.38

Approved:

- Caroline’s Heights Unit 1 - Water Arterial/Grid Main - \$471,448.10 Approved 12/20/22 City Council

Pending:

- Pozo-Flores-Cruz (OCL) - Water Arterial/Grid Main - \$1,267,032.80 Pending Annexation/Zoning
- Charlotte Estates (OCL) - Water Arterial/Grid Main - \$1,467,000.00 EST. Pending Annexation

City Participation

Available Balance Participation Funds as of 02/08/23

- Bond 18 - \$1,324,078.11
- *Note: There were no City Participation Funds allocated in the 2020 Bond initiative*
- *Note: There are no City Participation Funds proposed for the 2022 Bond Initiative*

City Participation Activity FY 2022-2023:

Approved:

- Kings Landing Unit 2 - Street Participation - \$192,253.75 - Approved 12.20.2022

Building Department

INFOR
Update

Ongoing ICC
Training

Launch of the
STAR Program
April 3, 2023

Directors Report

- Master Planning & Impact Fees Meeting Schedule Update
- Performance & Metrics - 2019 -2023
- Financials - 2019 - 2023
- Vacancy Rate - February 2023
- FY 2024 Fees
- Questions, Comments, Suggestions



Master Planning & Impact Fee Schedule



Update will be sent out soon...



All CIAC Meetings - 11:30 am to 3:30 pm

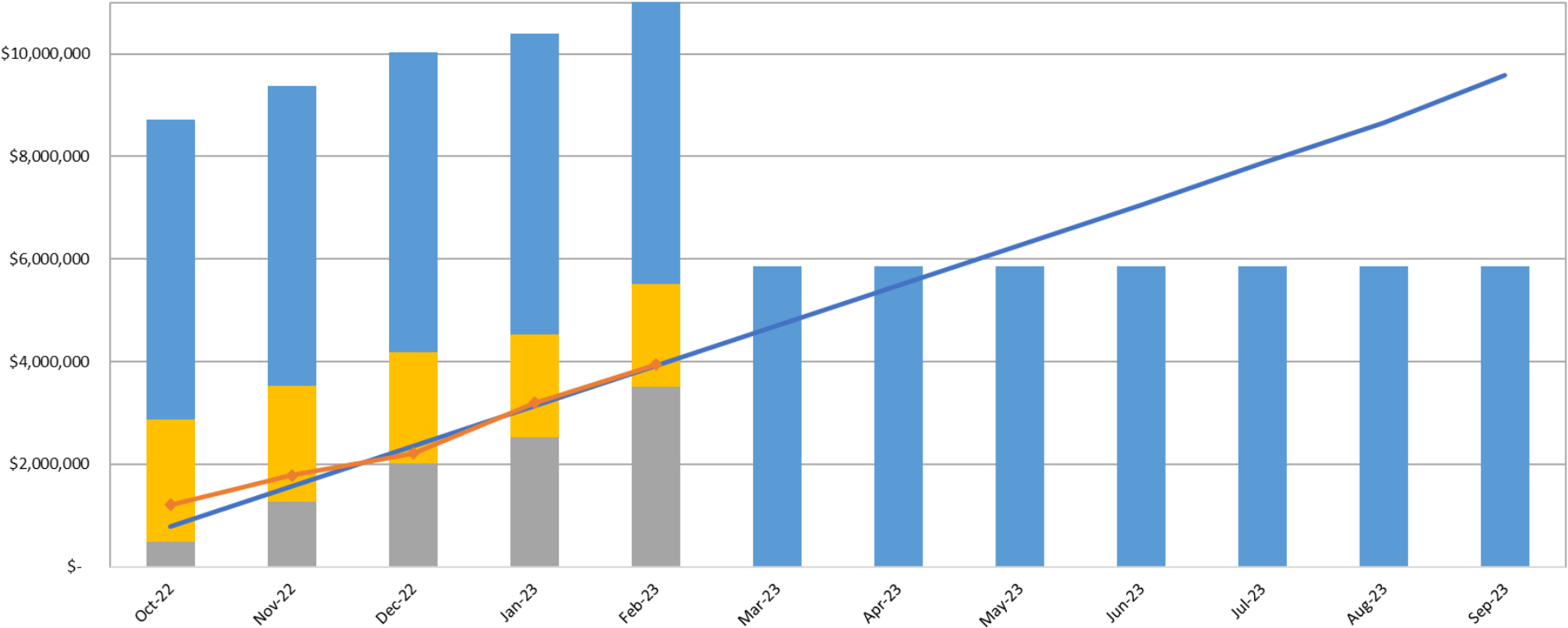
Performance Metrics

February 2023 Performance Metrics

- **898 Lobby Customers**
- **1,485 Permits Issued**
 - 96% Next Day Inspections (Goal = 85%)
 - 2.18 Residential Average Review Time (Goal = 3 Days)
 - 8.81 Commercial Average Review Time (Goal = 10 Days)
- **2 Zoning Applications Submitted**
 - 5 Applications taken to Planning Commission
 - 1 Applications taken to City Council
 - 78 Average days to City Council (Goal = Less than 90 days)
- **9 Platting Applications Submitted**
 - 9 Plats taken to Technical Review Committee (TRC)
 - 11 Plats taken to Planning Commission
 - 51 Average days to Planning Commission (Goal = Less than 45 days)
- **1 Public Improvement Plans (PIP) Submitted**
 - 1 Public Improvement Plans Reviewed
 - 6 Average Review Time (Goal = 15 Days)

Financials

Development Services
Budget Vs. Actual Analysis
(As Of February 28, 2023)



	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
Transfer to CIP - Building	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807	\$5,854,807
Outstanding PO's	\$2,378,933	\$2,250,000	\$2,160,401	\$1,997,600	\$2,017,345							
Actual Expenses	\$484,184	\$1,275,371	\$2,016,778	\$2,534,298	\$3,502,481							
Planned Revenue	\$780,016	\$1,570,843	\$2,351,569	\$3,137,635	\$3,920,266	\$4,703,934	\$5,489,187	\$6,272,429	\$7,058,438	\$7,875,558	\$8,661,782	\$9,581,948
Actual Revenue	\$1,210,396	\$1,781,556	\$2,211,709	\$3,193,133	\$3,941,536							

Actual Expenses
 Outstanding PO's
 Transfer to CIP - Building
 Planned Revenue
 Actual Revenue

Vacancy Rate

Vacancy Report

Division	Quarter 1 Vacancy Rate	January Vacancy Rate	February Vacancy Rate
Land Development	26.67%	26.67%	26.67%
Administration	12.50%	36.36%	36.36%
Inspection Operations	6.67%	25.45%	25.45%
Totals:	11.76%	28.40%	25.93%

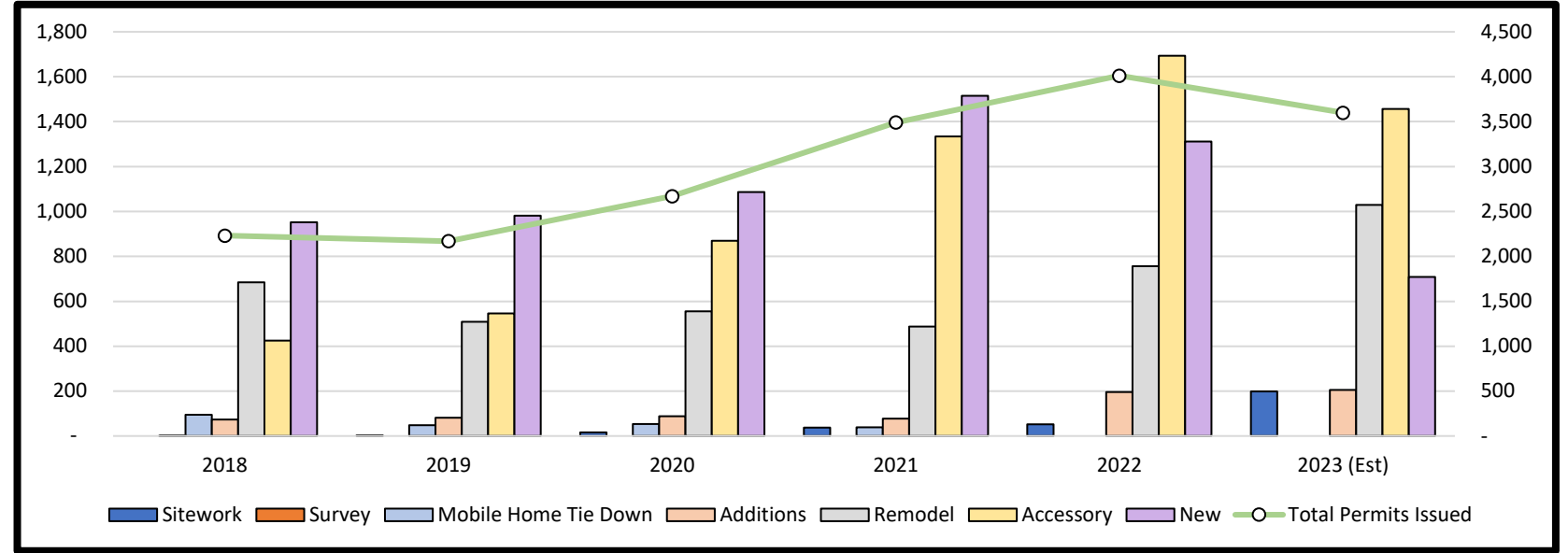
City of Corpus Christi Development Services Department

March 2023



Building Division

Residential Permitting Demand



In 2018 Development Services Issued 2,231 Residential Permits

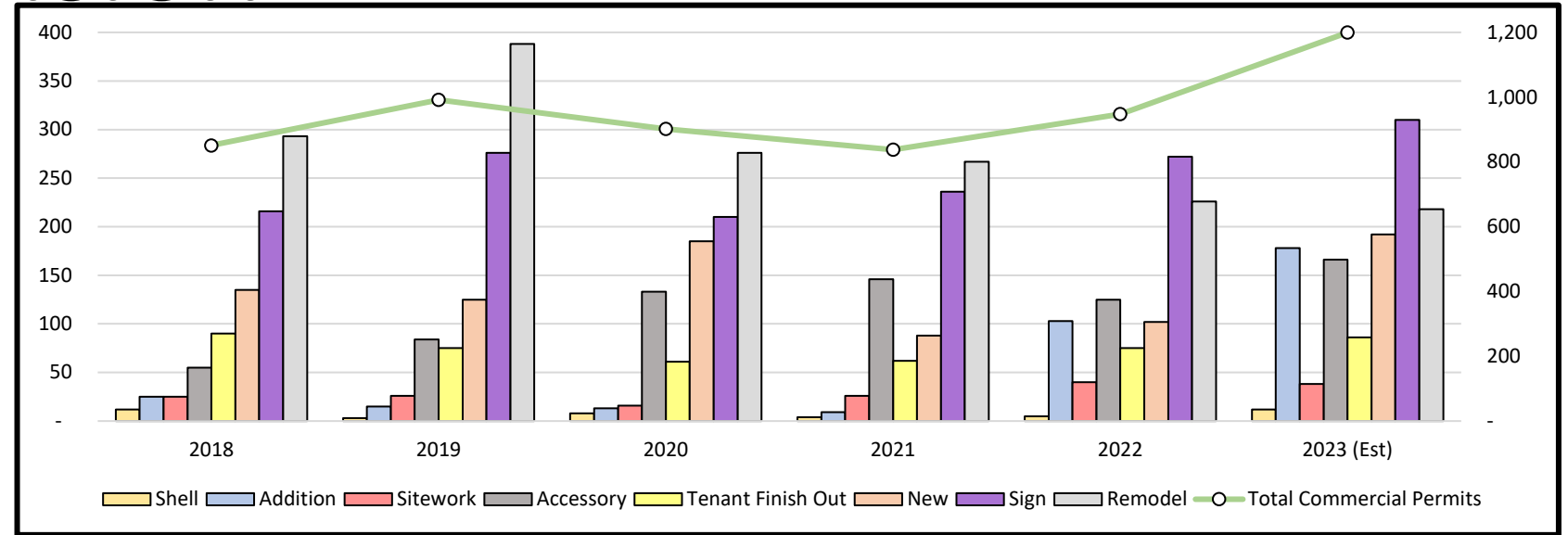
In 2023 Development Services is Estimating to Issue 3,599 Residential Permits

Demand is estimated to decline 26% on new residential but increase 61% overall since 2018

Fiscal Year	Sitework	Survey	Mobile Home Tie Down	Additions	Remodel	Accessory	New	Total Residential Permits
2018	0	1	95	74	684	425	952	2,231
2019	3	0	49	82	509	546	981	2,170
2020	16	0	53	88	556	870	1,087	2,670
2021	38	0	39	78	487	1,334	1,515	3,491
2022	52	0	0	196	757	1,694	1,312	4,011
2023 (Est)	199	0	0	206	1,029	1,457	708	3,599

Building Division

Commercial Permitting Demand



In 2018 Development Services issued 851 commercial permits



In 2023 Development Services is estimating to issue 1,200 commercial permits



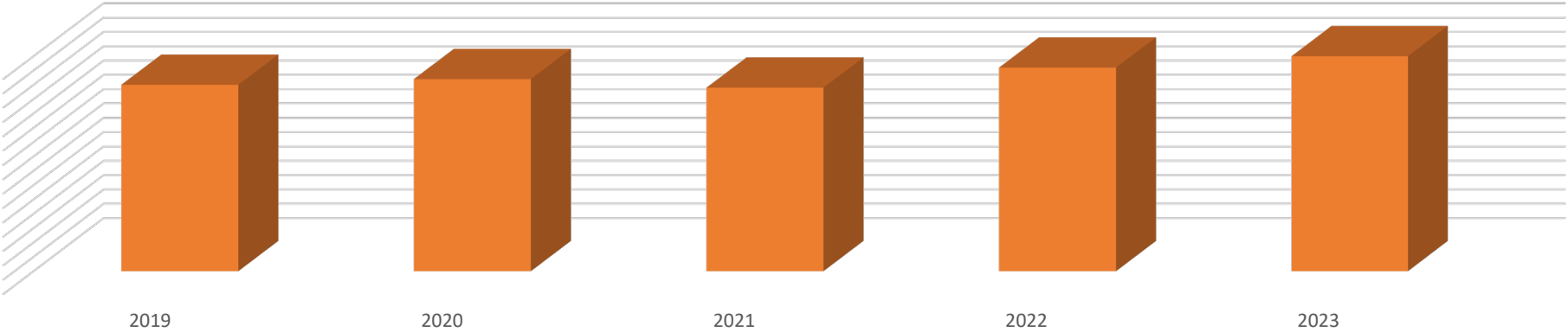
Demand is up 41% since 2018

Fiscal Year	Shell	Addition	Sitework	Accessory	Tenant Finish Out	New	Sign	Remodel	Total Commercial Permits
2018	12	25	25	55	90	135	216	293	851
2019	3	15	26	84	75	125	276	388	992
2020	8	13	16	133	61	185	210	276	902
2021	4	9	26	146	62	88	236	267	838
2022	5	103	40	125	75	102	272	226	948
2023 (est)	12	178	38	166	86	192	310	218	1,200

Staffing Over the Years

- 2018 Staff Size – 64
- 2023 Staff Size – 86
- Added 16 staff in 2023 to address increased demand and provide optimal service

Fiscal Year	Staff Size	Year Over Year Percent Change
2018	64	3% Inc
2019	65	1.5% Inc
2020	67	3% Inc
2021	64	4.5% Dec
2022	71	10% Inc
2023	86	21% Inc



Development Services Revenue

- Between 2018 and 2023 revenue increased by 21.6%
- In 2022 Development Services adjusted majority of fees
 - Setting revenues to keep pace with cost and demand of service
- In 2023 estimated revenue projection is \$9.6 million
 - Second year of fee adjustments
- In 2024 DSD will propose to move to year 3 of the rate plan; allowing the department to continue optimal service to stakeholders

Fiscal Year	Actual/Estimated	Percent Change Year Over Year
2018	7,874,256	14%
2019	6,533,351	-17%
2020	7,040,842	1.3%
2021	7,135,208	1%
2022	9,151,061	28%
2023	9,581,949	5%

Development Services Expenditures

- In 2021 Development Services signed the master plan study
 - Total cost to Development Services: \$2,953,600 (Includes two change orders)
 - Contract slated to complete in FY 24 (Early)
- In 2023 estimated expenditure projection is \$15.97 million
 - \$614K for building design
 - \$2.56 million is master plan contract
 - \$5.94 million is sent to CIP for Building Remodel Project
- 2023 expenditures include using funds in fund balance; not current year revenues.

Fiscal Year	Actual/Estimated	Percent Change Year Over Year
2018	6,025,456	1%
2019	6,503,485	8%
2020	6,790,916	4.5%
2021	6,610,907	-2.7%
2022	8,425,585	27.4%
2023	15,967,135	89.5%

Financial Recap

Fiscal Year	Actual/Estimated Revenue	Actual/Estimated Expenditures	Excess/(Deficit)
2017	6,921,318	5,991,183	930,135
2018	7,874,256	6,025,456	1,848,800
2019	6,533,351	6,503,485	29,866
2020	7,040,842	6,790,916	249,926
2021	7,135,208	6,610,907	524,301
2022	9,926,796	8,425,585	1,501,211
2023 (Est)	9,581,948	15,967,135	(6,385,187)

Normalized Cost of Business

2023 Budget Details

	Personnel:	\$ 6,521,749		
	Operating:	\$ 7,748,646		
	Allocations:	\$ 1,696,740		
	Adopted Budget:	\$ 15,967,135		
	Less One Time Purchases:			
	Building Remodel		\$ 5,854,807	
	Engineering Cost		\$ 99,522	
	Vehicle Purchases		\$ 255,000	
	Professional Services Contracts		\$ 200,000	
	Total of One Time Purchases:		\$ 6,409,329	
	Proposed Budget Less One Time Purchases			
	Personnel:		\$ 6,521,749	
	Operating:		\$ 1,339,317	
	Allocations:		\$ 1,696,740	
	Normalized Cost of Doing Business:			\$ 9,557,806

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Questions, Comments, Suggestions...

Next Development Task Force Meeting
April 21, 2023