

CITY OF ROCKPORT

MINUTES

CITY COUNCIL WORKSHOP MEETING

1:30 p.m., Tuesday, February 28, 2017

Rockport City Hall, 622 East Market Street

On the 28th day of February 2017, the City Council of the City of Rockport, Aransas County, Texas, convened in Workshop Session at 1:30 p.m., at the regular meeting place in City Hall, and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

CITY COUNCIL MEMBERS PRESENT

Mayor Charles J. Wax
Mayor Pro-Tem Pat Rios, Ward 3
Council Member Rusty Day, Ward 1
Council Member Barbara Gurtner, Ward 4

CITY COUNCIL MEMBER(S) ABSENT

Council Member J. D. Villa, Ward 2

STAFF MEMBERS PRESENT

City Manager Kevin Carruth
City Secretary Teresa Valdez
City Attorney Terry Baiamonte
Public Works Director Mike Donoho
Community Planner Amanda Torres
Finance Director Patty Howard
Information Technology Director Brian Jacobs

ELECTED OFFICIALS

Opening Agenda

1. **Call to Order.**

With a quorum of the Council Members present, the Workshop Session of the Rockport City Council was called to order by Mayor Wax at 1:30 p.m. on Tuesday, February 28, 2017, in the Council Chambers of the Rockport City Hall, 622 E. Market Street, Rockport, Texas.

Regular Agenda

2. **Hear and deliberate on update of energy audit and utility meter replacement project.**

George Rash representing Ameresco Water & Energy Solutions gave an update (presentation below) on the energy audit and utility meter replacement project. Mr. Rash stated Ameresco is on schedule and he should have a full presentation to give to Council at the end of next month.

Workshop update-IGA



Energy Audit, Assessment, Water & Energy Solutions



Enabling Legislation By State of Texas

- Local Government Code 302
- Program must be budget-neutral or positive each year (all costs, including debt)
- Typical guarantee term ranges from 10 to 15 years (TX allows for a 20 year term)
- No impact on debt ceiling or bonding capacity
 - third party financing (tax-free municipal lease)
 - not traditional debt because there is an annual non-appropriations clause; thus, not subject to tax or revenue pledge
- Calculations must be verified by licensed, third party engineer
- Performance is guaranteed by Ameresco



Common areas where funding is often scarce

- Water supply and distribution systems
- Water and wastewater treatment plants
- SCADA systems for plant control
- Facility infrastructure such as HVAC and lighting
- Street lights, traffic signs
- Water meter replacement, right-sizing
- Gas meters and Electric meter replacement
- Demand response
- Renewable solar, wind, biogas, biomass



Executive Summary

This Preliminary Assessment (PA) provides you with a review of the energy conservation measure (ECM) findings.

Findings indicated:

- Significant energy, water, and operational cost reduction opportunities
- You can positively affect your bottom line through energy efficient measures throughout the city
- You can realize the largest savings opportunity, minimize your carbon footprint reduction, and create the best environment for city officials, city staff, and city residents
- Recommendation to the city that you proceed with investment grade audit (IGA)



Actual Water Usage

Depending upon your selected ECMs, energy savings from the program are expected to be approx. 13-20 % or greater annually.

Based on your 2014 utility data, and selected facilities, utility observations are:

Water usage:

- Pumps/purchased – 194,677,000 gal/yr.
- Consumed/served – 252,932,490 gal/yr.
- Total Loss Factor – 141,744,510 gal/yr. or 14.2 %*
- Potential savings of up to 5 %

*Note – loss factor includes leaks, unmeters/unbilled, normal loss of 6-8%, water meter age, etc. We will use 24-36 month history.



Actual Gas Usage

Based on your 2014 utility data, and selected facilities, utility observations are:

Natural Gas usage:

- Purchased mcf – 172,086 mcf/yr
- Customer billed – 163,403 mcf/yr
- Total Loss Factor – 8 %*
- Potential savings of up to 1-2 %

*Note – loss factor includes age of meter, meter readings, line leakage, unbilled/unmetered meters, etc. We will use 24-36 history.



Energy Conservation Measures (ECMs)



- Replace/Retire all Water Meters/registers – AM
- Replace/Retire Gas Meters/registers – AM
- Central Billing system to handle AM, software
- HVAC, Lighting, controls, at City Hall and Police
- Street lighting - where applicable
- Sports Park lighting upgrade to LEDs

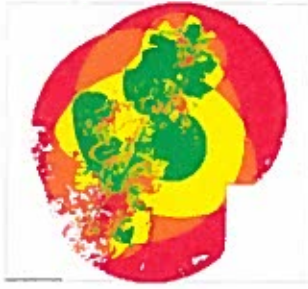


Projected Water Meter Savings

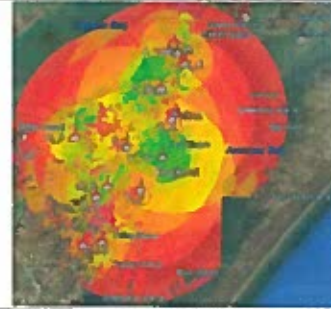
Meter size	Accuracy gain
3/4	3.0%
1	3.0%
1 1/2	3.0%
MUD set	0.0%
1	0.0%
4	0.0%
2"	
2" Compound	22.5%
2" Turbin	3.5%
2" PD	0.25%
2	0.0%



Overlay of Control Grid Routers (CGRs)



Overlay, with CGR's, con't



Schedule to Date

- Utility Analysis completed
- Energy Conservation Measures confirmed
- Construction Plan, Implementation Outline, & Schedule - 85% completed, (JAN 17)
- Measurement & Verification Plan - 95% completed
- Investment Grade Audit (IGA) - 85% completed
- 3rd Party Engineering to be completed - IGA has to be completed
- IGA presentation and script approved by Council - March 29th council meeting
- Contract to be signed after IGA, pending 3rd party eng. attorney approval and financing approved (2/28/17)



Schedule to Date, con't

- Door Hangers to be finalized (sample completed)
- Newspaper ad to be finalized (rough draft completed)
- Any customer notices on upcoming bills to be finalized
- Any public forums to be finalized
- Close ??



Benefit Recap

- Solution is self-funded and guaranteed (no tax or rate increases)
- Positive visibility for Local City leadership and alignment with your goals
- Aging infrastructure is updated with new technology
- Reduction in energy, operational, and maintenance costs
- Improved safety and comfort for citizens and staff
- Local economic boost
- Local city staff determined the scope
- Local city staff determined the suppliers/vendors
- Enabled by Texas Local Govt. Code
- Grant, rebate, & financing available (CGR's, if possible)



City Manager Kevin Carruth explained why the Sports Park lighting was added to the project. Mr. Carruth stated there are currently 92 individual light fixtures among the three existing ball fields at Memorial Park.

Mayor Wax asked Mr. Rash if he was aware of Aransas County possibly installing LED lighting in the interior of the Public Safety Center.

Mr. Rash answered that he was not aware of this, but he will check into it.

Discussion was held among Council, Mr. Rash, Mr. Carruth and Public Works Director Mike Donoho in regard to the project.

3. Hear and deliberate on vision statement for updating Future Land Use Plan and Comprehensive Plan.

Mayor Wax said this was briefly discussed at the Council Planning Workshop held in January 2017. Mayor Wax stated he reviewed vision statements from various cities the size of Rockport and then he drafted three statements intended to be used as a starting point. Mayor Wax asked that Council Members review his draft statements and send their ideas to him, and he will then send them to Community Planner Amanda Torres.

Mark Kelley addressed the Council. Mr. Kelley said his concern was whether the energy audit and the these plans will address future growth of Rockport.

Mayor Wax answered that the Future Land Use Plan has not been updated in eight years. Mayor Wax stated the City is trying to ensure it is prepared for growth.

Adelaide Marlatt addressed the Council. Ms. Marlatt asked how citizens can find out what is proposed for a certain area of land, specifically as it deals with economic development.

Mayor Wax answered that the Economic Development Council is focusing on existing buildings in the County. Mayor Wax added that the Chamber of Commerce is looking for feeder type businesses; second or third tier businesses. Mayor Wax stated that the City's Future Land Use Plan is on the City's website.

4. Hear and deliberate on members for Sesquicentennial Committee and Comprehensive Plan Update Committee.

Mayor Wax said this was also briefly discussed at the Planning Workshop. Mayor Wax called the Council's attention to the list of members included in the Agenda packet, and said there is one group missing – a representative from the local historic commission. Mayor Wax asked Council when they think the members to the Sesquicentennial Committee should be seated.

Vicki Pitluk suggested that instead of an "attraction group," that could be included with the Chamber group and then make group number 10 the representative from the historic commission. Ms. Pitluk explained that the attraction group is a very small group of citizens and the Chamber already has access to this.

Discussion was held among Council in regard to appointing members to the two committees.

Council Member Day suggested a representative from the Navigation District be added to the Sesquicentennial Committee.

It was the consensus of Council to appoint members to the Sesquicentennial Committee at the March 14, 2017, City Council meeting.

It was the consensus of Council to appoint members to the Comprehensive Plan Update Committee at the March 28, 2017, City Council meeting.

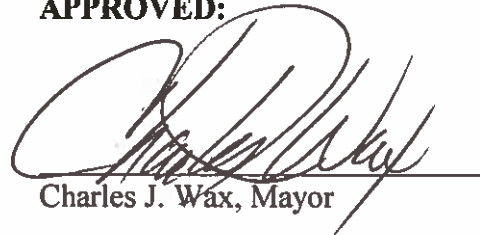
Mayor Wax added that he will serve as Chair of the Sesquicentennial Committee and Community Planner Amanda Torres will serve as Chair of the Comprehensive Plan Update Committee.

5. Adjournment

At 2:37 p.m., Council Member Day moved to adjourn. Motion was seconded by Mayor Pro-Tem Rios and carried unanimously.




APPROVED:



Charles J. Wax, Mayor

ATTEST:



Teresa Valdez, City Secretary