



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, July 14, 2020

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor McComb called the meeting to order at 11:33 a.m.

B. Invocation to be given by Mayor Joe McComb.

Mayor McComb gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag.

Mayor McComb led the Pledge of Allegiance to the flag of the United States and the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca L. Huerta 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 Peter Zanoni, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

Note: Council Members Roland Barrera, Greg Smith and Gil Hernandez participated by video conference. Council Member Michael Hunter participated telephonically.

Present: 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

- E. PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COUNCIL.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Council. This meeting will be broadcast at cctexas.com/services/council-meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Council should be provided in written format and presented to the City Secretary and/or designee no later than five minutes after the start of each meeting of the City Council. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of City Council prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

Mayor McComb referred to comments from the public.

The following citizens submitted public comments which are attached to the minutes:

Oscar Dodier, 130 Watson St.; Anne-Marie Gavlas, 5329 Crossridge Dr.; Brenda Cantu; Ronda Wickel; John Bowman, 14409 Pentridge Dr.; Lilly Schulke; Destiny Flores, 2633 Riggan St.; Rebecca Bradford, 5701 Oso Parkway; Twyla Oliva; and Melissa Hughson.

The following citizen called in support of Item 21:

Gloria Hicks, 5226 Grenbriar.

F. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor McComb referred to City Manager's Comments. City Manager Peter Zaroni reported on the following topics: Bay Ltd. laid off a large number of employees due to the pandemic. The City is two years behind on bond-funded street maintenance program. Bay agreed to hire back staff to expedite the street work. The work should be completed by August 2021.

a. GOVERNMENT ACTIONS RELATED TO CORONA VIRUS

Director of Public Health District Annette Rodriguez presented an update on COVID 19: COVID-19 statistics for the U.S. and Texas; mortality count by month;

PCR and serology positive cases per age group; 16 to 25 and 30 to 40 year olds=super spreaders; pharmacy prescriptions; health district phone bank; convalescent plasma donation; and offers for testing supplies.

Council Members, City Manager Peter Zaroni and Director of Public Health District Annette Rodriguez discussed the following topics: physicians do not feel comfortable using corticoid steroids at this time; the statistics will be posted on the City's website; the Department of State Health Services will take over the contact tracing if the City has more than 50 per day; a Council Member's concern that the delay in getting test results is inadequate for contact tracing; standing orders are put in place for nursing homes and jails moving testing over to pre-treatment; vitamins are being offered to individuals who test positive to COVID-19; a Council Member reported that business owners are offering the use of their facilities for storage; the health district is in need of analyzing 750 test kits; no word from the Governor on another stay at home order; people are being told to stay home until their results come back; a Council Member's concern about schools re-opening; and the Mayor and City Manager had a meeting with the superintendents concerning the plan for school starting back up, including charter, public schools and colleges.

G. MINUTES:

1. Regular Meeting of June 23, 2020

A motion was made by Council Member Molina, seconded by Council Member Roy that the Minutes be approved. The motion carried by a unanimous vote.

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

H. BOARD & COMMITTEE APPOINTMENTS:

2. Library Board (2 vacancies)

Mayor McComb referred to Item 2.

Library Board

Council Member Molina nominated Kirby Tello. Council Member Smith nominated David Watson.

Council Member Molina made a motion to appoint Kirby Tello and David Watson, seconded by Council Member Guajardo and passed unanimously.

I. EXPLANATION OF COUNCIL ACTION:

J. CONSENT AGENDA:(ITEMS 3 - 18)

Consent - Second Reading Ordinances

Approval of the Consent Agenda

Mayor McComb referred to the Consent Agenda. Council members requested that Items 16 and 18 be pulled for individual consideration. City Manager Peter Zaroni requested that Item 11 be withdrawn from the agenda.

There were no comments from the Council.

A motion was made by Council Member Garza, seconded by Council Member Guajardo to approve the Consent Agenda with the exception of Items 11, 16 and 18. The consent agenda was approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

3. Ordinance accepting a \$50,000 grant from the Office of the Governor's Homeland Security Grants Division for FY2021 Local Border Security Program; and appropriating \$50,000 in Police Grants Fund.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032153

4. Ordinance abandoning and vacating a utility easement (1,502 square feet), with dimensions of 5-foot wide by approximately 300-feet, out of Lots 1, 2, 3 and 7, Block 4, in Ocean Drive Addition located at 5601 Ocean Drive.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032154

5. Ordinance accepting a \$25,000 grant from the Texas Historical Commission Certified Local Government program for the Historic Preservation Plan Update project with a City match of \$25,000; appropriating \$25,000 for City matching funds; and amending the Operating Budget by increasing expenditures by \$25,000.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032155

Consent - Contracts and Procurement

6. Motion authorizing a two-year supply agreement with GT Distributors, Inc. in an amount not to exceed \$202,238.76, for the purchase of ammunition for different weapons for the Corpus Christi Police Department, with FY 2020 funding in an amount of \$25,300.00 available in the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-109

7. Motion authorizing a two-year supply agreement with Galls, LLC for an amount not to exceed \$327,574.00, for the purchase of police uniforms and protective gear, with FY 2020 funding in the amount of \$33,700.00 available in the General Fund and \$7,275.00 available in the Corpus Christi Crime Control Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-110

8. Motion authorizing five, three-year supply agreements for the purchase of medical supplies for the Corpus Christi Fire Department, with an agreement with each of the following vendors: Bound Tree Medical, LLC in an amount not to exceed \$414,500.00; Henry Schein, Inc. in an amount not to exceed \$244,800.00; Life-Assist, Inc. in an amount not to exceed \$92,800.00; Medline Industries, Inc. in an amount not to exceed \$147,700.00 and Quadmed, Inc. in an amount not to exceed \$132,200.00, with FY 2020 funding in an amount of \$86,000.00 available in the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-111

9. Motion authorizing Amendment No. 2 with Aclara Technologies, LLC, for professional services, hardware, and software necessary to upgrade the automatic meter reading system and provide a customer portal to view utility consumption and history for an amount not to exceed \$1,245,250.02, effective upon execution of the amendment, with FY 2020 funding in an amount of \$602,431.26 available in the Water Fund and \$361,458.76 available in the Gas Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-112

10. Motion authorizing a one-year service agreement with Great South Texas Corp dba Computer Solutions in an amount of \$85,146.87 for the maintenance renewal for Cisco Smartnet for support for a hardware and software network infrastructure upgrade, effective upon issuance of a notice to proceed, with FY 2020 funding in the amount of \$85,146.87 available in the information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-113

11. Motion authorizing the purchase of five light duty pickup trucks from Silsbee Ford in an amount of \$203,525.00, for the Gas Operations

Department, effective upon issuance of a notice of acceptance, with FY 2020 funding in an amount of \$203,525.00 available in the Gas Fund.

This Motion was withdrawn.

12. Motion authorizing a three-year service agreement with Rush Truck Centers of Texas, LP, for a total amount not to exceed \$2,619,000.00, for off-site repairs to Peterbilt vehicles and equipment for Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$218,250.00 available in the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-114

13. Motion authorizing a three-year supply agreement with O'Reilly's for an amount not to exceed \$420,000.00 for the purchase of automotive maintenance parts for Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in an estimated amount of \$35,000.00 available through the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-115

14. Motion authorizing a two-year supply agreement with Omicron Controls for an amount not to exceed \$70,175.60, for the purchase of large water (flow) meters used by the Utilities Department, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$17,550.00 available in the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-116

15. Motion authorizing a three-year supply agreement with Camacho Demolition, LLC, for a total amount not to exceed \$234,000.00, for the purchase of crushed concrete for Solid Waste Operations on all weather roads, effective upon issuance of a notice to proceed, with FY 2020 funding in the amount of \$19,500.00 available in the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-117

Consent - Capital Projects

16. Motion awarding a construction contract to J Carroll Weaver for reconstruction of Swantner Drive from Indiana Avenue to Texan Trail, Chamberlain Street from Swantner Drive to Reid Drive and Glazebrook

Drive from Swantner Drive to Reid Drive, located in Council District 2, with new asphalt pavement and utility improvements in the amount of \$7,113,357.76 with funding available from the Street Bond 2018 and FY 2020 Storm Water, Wastewater, Water and Gas Funds.

Mayor McComb referred to Item 16.

Director of Engineering Services Jeff Edmonds presented information on the following topics: cross section; Lindale area; and typical road bond project cost breakdown.

Council Members and Director of Engineering Services Jeff Edmonds discussed the following topics: a Council Member's concern regarding the funding process; the bond projects usually get started with limited information and information is sometimes unknown until the design process begins; the timeline for the project to be fully contracted is approximately six to eight weeks; a Council Member's request for additional construction to be done from Reid Drive to Glazebrook Drive; and an additional \$800,000 will need to be identified for that construction.

Council Member Molina made a motion to approve this motion, seconded by Council Member Smith. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2020-118

General Consent Items

- 17.** Resolution amending Financial Budgetary Policies adopted by Resolution 031821 and providing financial policy direction on preparation of the annual budgets.

This Resolution was passed on the consent agenda.

Enactment No: 032156

- 18.** Resolution authorizing developer participation agreement with Walker Holdings and Development, LLC to reimburse developer up to \$698,177.56 for construction of Silverado Drive, Emory Drive and stormwater drainage channel improvements as part of a City initiated effort to incentivize single-family housing in Calallen near Steel Dynamics plant in nearby Sinton, Texas. (District 1)

Mayor McComb referred to Item 18.

City Secretary Huerta announced that Council Member Roy would be recusing himself from the vote.

Director of Development Services Al Raymond presented information on the following topics: master preliminary plat; location and zoning map; project map streets; project map drainage; vicinity map to Steel Dynamics; and staff's recommendation.

Council Members, City Manager Peter Zanoni, Developer of Walker Holdings Lance Walker, Director Raymond, and Mike Johnston with Development Services discussed the following topics: the Unified Development Code has prohibitive language and gives the City latitude for participation agreements; a Council Member's concern that the City develop a formal policy regarding vacant land; at least 50% of Steel Dynamics workforce will live in Corpus Christi, and in particular the Calallen area, and the other 50% will live in the Rockport area; housing development in the Calallen area is more challenging because of the storm water run off and drainage situations; the City's financial participation will help with the drainage and road conditions; Calallen has some great amenities such as school districts and parks; there is ample fire and police protection nearby; if public improvement district options were considered for funding of this project when discussing it with the developer; public improvement district's place an additional assessment on the home; the concrete roads constructed by the developer were an exception to the UDC; \$699,000 is a lot of money for a small number of lots; what is the total plan for the acreage, and are the drainage channels temporary or permanent; the homes will range from \$200,000 to \$280,000, the school system is strong, and there are shopping and amenities nearby; the layout of the subdivision is nice with more cul-de-sacs and all brick homes; an HEB could be built on Northwest Blvd. in the future; this is a one time investment for the City; everyone needs to play by the same rules for projects; Development Services is in the process of updating and amending the UDC; the UDC does not prohibit funding of residential collector streets; the focus is being in compliance with the state regulations, but the UDC is just for guideline purposes and has no enforcement; and the money is coming from the bonds not the budget.

Council Member Barrera made a motion to approve this resolution, seconded by Council Member Molina. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina and Council Member Smith

Abstained: 1 - Council Member Roy

Enactment No: 032157

M. RECESS FOR LUNCH

The recess for lunch was held from 1:45 to 2:22 p.m.

O. REGULAR AGENDA:

P. FIRST READING ORDINANCES: (ITEM 21)

21. Ordinance approving a three year Business Incentive Agreement

between the Type B Corporation and The Botanical and Nature Institute of South Texas, Inc. dba South Texas Botanical Gardens & Nature Center in the amount of \$89,000 for the resurfacing of the nature trail at 8545 South Staples Street, effective upon signature of the City Manager or designee; appropriating funds in the amount of \$89,000 from the Type B Economic Development Fund; and amending the budget.

Mayor McComb deviated from the agenda and referred to Item 21.

Director of Economic Development Mike Culbertson presented information on the following topics: project descriptions; aerial view; potential match; and South Texas Botanical Gardens & Nature Center - Oso Creek Loop Trail.

Council Members, Director Culbertson, and Executive Director of South Texas Botanical Gardens & Nature Center Michael Womack discussed the following topics: the final approval from Texas Parks and Wildlife will be sometime between September and April.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

N. PUBLIC HEARINGS: (ITEM 20)

- 20.** Ordinance changing the name of William Street to Lomax Street located in City Council District 1. (Requires at least 3/4 majority vote for approval)

Mayor McComb deviated from the agenda and referred to Item 20.

Director of Public Works Department Richard Martinez presented information on the following topics: section 7 of the City policy; only one objection from the Landmark Commission; and the requester agreed to pay the cost of replacing all the street signs.

Mayor McComb opened the public hearing. The following individual submitted written public comment, which was read into the record:

Jillian Becquet, 6313 N. Washam Dr.

Council Members, City Manager Peter Zanoni and Director Martinez discussed the following topics: a Council Member is in support of this Item, but it goes against the Council policy; a Council Member's request to preserve the history by having a ceremonial street name placard with the existing street name; the street name would be legally changed to Lomax, but the placard would be an honorary sign; the street name "William" is not named after the founder of the City of Corpus Christi; and it is unknown who William Street was named after.

Mayor McComb closed the public hearing.

Council Member Barrera made a motion to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

K. RECESS TO CORPORATION MEETING: (ITEM 19)

19. Special Board Meeting of the Corpus Christi Housing Finance Corporation regarding the redevelopment of the Ward Building.
The corporation meeting was held.

L. RECONVENE COUNCIL MEETING

Q. BRIEFINGS: (ITEM 22)

22. Introduction presentation on the potential of a new Tax Increment Reinvestment Zone

Mayor McComb referred to Item 22.

Director of Finance and Business Analysis Heather Hurlbert presented information on the following topics: project overview; project aerial view; project master plan; TIRZ parameters; townhome elevation; townhome example; and next steps.

Council Members, City Manager Peter Zanoni, Director Hurlbert, Travis James with TXP, and TIRZ Developer Roberto Santos Williams discussed the following topics: this TIRZ was petitioned for a single developer; the board will be composed of landowners and taxing entity representatives; a Council Member's request to fund the development with a Public Improvement District rather than a TIRZ; the board would be represented by the developer, but the City Council will still make the ultimate decisions; this is a no risk development for the City; if the developer does not perform, the City is not required to reimburse them; \$29,000 is the tax amount collected, but the baseline value is about \$2 million; \$11.8 million is the City's participation over a 20 year period if the development occurs; a Council Member's concern about administrative costs as seen in TIRZ #4 and TIRZ's should be used for revitalization not for green field development; the dollars generated by creating this TIRZ is for road infrastructure; roads would be beyond the development of the housing; the money in this TIRZ would be used for public infrastructure only; due diligence regarding the financial strength of the developer; a Council Member's concern if the value of TIRZ's are geared towards commercial development and not residential; does the land lose its agricultural exemption if a TIRZ is created; the developer has to build his project in order for there to be new tax growth; does the agricultural value or the market value go into the TIRZ; the current agricultural exemption would be lifted step by step or phase by phase; and a

Council Member's concern that the creation of TIRZ's is taking away money from the whole community.

R. **EXECUTIVE SESSION: NONE**

S. **IDENTIFY COUNCIL FUTURE AGENDA ITEMS**

A Council Member requested that presentations be included with the agenda item so City Council can review before the Council meeting.

T. **ADJOURNMENT**

The meeting was adjourned at 3:49 p.m.