



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, August 18, 2020

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

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

Mayor McComb called the meeting to order at 11:31 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](http://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](http://cctexas.com/departments/city-secretary).

Mayor McComb referred to comments from the public.

The following citizen called in:

Brad Lomax, 309 N. Water St., thanked the Council for renaming William Street to Lomax Street.

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

Mayor McComb referred to City Manager's Comments. City Manager Peter Zanoni reported on the following topics: Cole Park Pier should be open by next summer; Everhart Road construction project is about 40% complete, on schedule and on budget; and a summary on the fire collective bargaining agreement.

**a. GOVERNMENT ACTIONS RELATED TO CORONA VIRUS**

Director of Public Health District Annette Rodriguez presented an update on COVID-19: COVID-19 cases by months as of August 15th; cases by age as of August 15th; COVID-19 deaths by months as of August 15th; COVID-19 deaths by ages as of August 15th; 2020-2021 school year-Nueces County decisions; COVID-19 cases in Nueces County's school aged children; symptoms of COVID-19 in children; decision making tool for household members; school decision tree; when there is minimal to moderate transmission spread; when there is substantial community transmission; health district's phone bank performance; and Saint Louis Encephalitis Virus.

Council Members and Director Rodriguez discussed the following topics: the luminaire software system will assist the health department during the drive-thru process by citizens filling out the demographic information online; and the importance of testing oxygen levels.

**G. MINUTES:**

1. Regular Meeting of August 11, 2020 and Budget Workshop of August 6, 2020

**A motion was made by Council Member Garza, seconded by Council Member Molina 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. Arts & Cultural Commission (3 vacancies)  
Parks and Recreation Advisory Committee (5 vacancies)

**Mayor McComb referred to Item 2.**

**Parks and Recreation Advisory Committee-Rescheduled to August 25, 2020**

**Arts and Cultural Commission**  
**Council Member Molina made a motion to appoint Simone Sanders, and reappoint Carolyn Mauck and Nicholas Gignac, seconded by Council Member Barrera and passed unanimously.**

**I. EXPLANATION OF COUNCIL ACTION:**

**J. CONSENT AGENDA: (ITEMS 3 - 13)**

**Approval of the Consent Agenda**

**Mayor McComb referred to the Consent Agenda. Council members requested that Items 3, 4, 9, 10 and 13 be pulled for individual consideration.**

**There were no comments from the Council.**

**A motion was made by Council Member Molina, seconded by Council Member Garza, to approve the Consent Agenda with the exception of Items 3, 4, 9, 10 and 13. The motion carried by 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

*Consent - Second Reading Ordinances*

3. Zoning Case No. 0620-01, Camacho Resources, LLC (District 1). Ordinance rezoning property at or near 7585 Leopard Street from the "IL" Light Industrial District and "RMH" Manufactured Home District to the "IH" Heavy Industrial District. Planning Commission and Staff recommend Denial of the change of zoning from the "IL" Light Industrial District and "RMH" Manufactured Home District to the "IH" Heavy Industrial District, in lieu thereof, approval of the "IL/SP" Light Industrial District with a Special Permit (SP) with conditions. (3/4 vote required to overrule the recommendation of the Planning Commission).

**Mayor McComb referred to Item 3.**

**There were no comments from the Council.**

**Council Member Molina made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on second reading 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 Roy

**Abstained:** 1 - Council Member Smith

Enactment No: 032182

4. Ordinance designating 258.9 acres within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing District to be known as "Reinvestment Zone Number Five, City Of Corpus Christi, Texas" pursuant to petition by owners of Crosstown Commons subdivision; setting a maximum City financial participation of 75% over 20 years and a maximum contribution of \$9,000,000; and establishing a Board of Directors for the Reinvestment Zone.

**Mayor McComb referred to Item 4.**

**Council Members, City Manager Peter Zaroni, and Director of Finance Heather Hurlbert discussed the following topics: this TIRZ will be used for infrastructure; the importance of economic growth on the west side of town; the "for sale" sign is the same sign that has been there for years; and that Prosperity Bank and IBC Bank are interested in providing funding for this TIRZ.**

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

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

**Abstained:** 1 - Council Member Hernandez

Enactment No: 032183

5. Ordinance authorizing an Interlocal Cooperation Agreement with Nueces County to reimburse \$200,000 to the City related to the engineering design cost associated with the extension of Junior Beck Drive from Dead End to Old Brownsville Road and accepting and appropriating a Financial Assistance Award in an amount of \$3,000,000 from the United States Department of Commerce-Economic Development Administration for the design and construction of Junior Beck Drive located in City Council District 3, with a City match of \$750,000 with funding available through the 2018 Bond Program and amending the Capital Improvement Program Budget and appropriating grant Funds in the Street CIP Fund.

**This Ordinance was passed on the consent agenda.**

Enactment No: 032184

6. Ordinance authorizing execution of all documents necessary to enter into a Consent Decree with the United States of America and State of Texas regarding improvements, operation and maintenance of the City wastewater system and appropriating \$1,187,000 for civil penalty for the United States, attorney fees for the State of Texas, and City legal and consultant services related to finalizing and obtaining court approval of said decree.

**This Ordinance was passed on the consent agenda.**

Enactment No: 032185

*Consent - Contracts and Procurement*

7. Motion authorizing a two-year service agreement with Cintas Corporation No. 2 of Corpus Christi, Texas in an amount not to exceed \$161,399.41, for uniform rentals for the Utilities Department, effective upon issuance of notice to proceed with FY2020 funding in an amount of \$10,000.00 available in the Wastewater Fund and \$10,300.00 available in the Water Fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2020-138

8. Motion authorizing a three-year service agreement with Neal Flanagan, dba Flanagan's Muffler Shop No 2 in Corpus Christi, Texas, in an amount

not to exceed \$72,800.00, for vehicle exhaust system repairs for Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$6,000.00 available in the Fleet Maintenance Service Fund.

**This Motion was passed on the consent agenda.**

Enactment No: M2020-139

*Consent - Capital Projects*

- 9.** Motion awarding a professional services contract to Plummer Associates, Inc., of Corpus Christi, Texas to design and prepare construction documents for the Broadway Wastewater Treatment Plant Rehabilitation in an amount not to exceed \$926,936, located in City Council District 1, with funding available from the FY 2020 Wastewater Capital Improvement Program budget.

**Mayor McComb referred to Item 9.**

**Council Members, Capital Budget Manager Kamil Taras and City Attorney Miles Risley discussed the following topics: the pay as you go fund is the money that gets transferred from operating to capital; a Council Member requested that the pages in the Capital Improvement Plan be edited; and a Council Member's concern regarding titling this treatment plant as a "rehabilitation".**

**Council Member Smith made a motion to approve the motion, seconded by Council Member Roy. 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: M2020-140

- 10.** Motion awarding a construction contract to Jhabores Construction Company, Inc., of Corpus Christi, Texas for the rehabilitation of Holly Road from Crosstown Expressway to Greenwood Drive, located in Council District 3, with asphalt pavement rehabilitation and utility improvements in the amount of \$3,349,518.32 with funding available from the 2012 and 2016 Street Bond Program and FY 2020 Stormwater, Water, and Wastewater Funds.

**Mayor McComb referred to Item 10.**

**A Council Member and Director of Engineering Jeff Edmonds discussed the following topics: this is a 2012 bond project, so concrete is not a good fit because this is an interim phase for the rehabilitation of Holly Road.**

**Council Member Barrera made a motion to approve the motion, seconded by**

**Council Member Molina. 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: M2020-141

- 11.** Motion awarding a Master Services Agreement for Construction Claims Resolution Services to Consor Engineers, LLC, of Pharr, Texas, for one year in an amount up to \$100,000 with a one-year renewal option to be administratively authorized for a total amount not to exceed \$200,000, with projects located Citywide, and with funding available from the FY 2020 Utility Capital Program and Bond Program Funds.

**This Motion was passed on the consent agenda.**

Enactment No: M2020-142

*General Consent Items*

- 12.** Motion authorizing the purchase of approximately 92.241 acres of farmland located on State Highway 286 south of and abutting the J.C. Elliott Transfer Station for \$3,000,000 funded through reserve balances in the Solid Waste Certificates of Obligation issued in 2008, 2015, 2017, and 2018; and authorizing the City Manager or his designee to execute all documents necessary for the purchase.

**This Motion was passed on the consent agenda.**

Enactment No: M2020-143

- 13.** Resolution to consider a proposed future property tax rate of \$0.646264 per one hundred dollars valuation for the upcoming 2020-2021 fiscal year at the public hearing scheduled for September 8, 2020, with final approval on the property tax rate of \$0.646264 set to occur on September 15, 2020.

**Mayor McComb referred to Item 13.**

**There were no comments from the Council.**

**Council Member Garza made a motion to approve the resolution, seconded by Council Member Molina. This Resolution 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: 032186

**K. RECESS FOR LUNCH**

The recess for lunch was held from 1:04 p.m. to 1:32 p.m.

**L. PUBLIC HEARINGS: (NONE)**

**M. REGULAR AGENDA:**

**N. FIRST READING ORDINANCES: (ITEM 14)**

14. Ordinance approving a five-year Business Incentive Agreement between the Corpus Christi B Corporation and the United Service Organization of South Texas ("USO") in the amount of \$250,000 for the creation and retention of jobs and improvements to the facility leased to the USO by the United States Navy, effective upon signature of the City Manager or designee; appropriating funds in the amount of \$250,000 from the Type B Economic Development Fund; and amending the budget.

Mayor McComb referred to Item 14.

Chief Operating Officer (COO) of the Corpus Christi Economic Development Corporation Mike Culbertson presented information on the following topics: staff recommends approval of a grant of up to \$250,000 to the USO of South Texas for renovations to their building at NAS Corpus Christi; the Board of Directors of the EDC voted unanimously to recommend approval of this grant; and this project will be complete within one year.

A Council Member and COO Culbertson discussed the following topic: the company will get paid the entire amount once the construction is complete and there are not any liens.

Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Guajardo. 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

**O. BRIEFINGS: (ITEM 15)**

15. Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update to City Council (Q2 2020)

Mayor McComb referred to Item 15.

CEO of Corpus Christi Regional Economic Development Corporation Iain Vasey



presented information on the following topics: unemployment rates; employment by sector for CCMSA; CCREDC COVID-19 response; and business retention and business attraction.

Council Members and CEO Vasey discussed the following topics: the wind turbine is not going to be a wind farm; the EDC works on projects that bring new revenue overall into the market; teleworking has been accelerated by ten years; a Council Member thanked the team for their work on the LiftFund program; the importance of being environmentally conscious; the non-disclosure agreements are not generated by the CCREDC; need more details about the projects; about 19 projects are going to demand more water; JM Steel is a bolt manufacturing company; and a Council Member's request for an update of companies that were economically impacted in the past eight months.

**P. EXECUTIVE SESSION: (ITEMS 16 - 18)**

- 16. Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to sanitary sewer overflows and the City's sanitary sewer system, water system, and/or drainage system and/or potential future litigation involving the U.S. Environmental Protection Agency, State of Texas, and/or U.S. Department of Justice and the potential approval of attorney's fees, expert fees, and expenses for negotiations and/or litigation with the aforesaid entities.**

**This E-Session Item was discussed in executive session.**

- 17. Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to matters in collective bargaining agreement(s) with the Corpus Christi Professional Firefighters' Association, pension matters involving City employees, other potential collective bargaining matters, and potential approval in open session of a collective bargaining agreement with the Corpus Christi Professional Firefighters' Association.**

**This E-Session Item was discussed in executive session.**

**Corpus Christi Professional Firefighter's Association (CCPFFA) President Johnny R. Stobbs thanked City Manager Peter Zanoni and staff for their leadership.**

**Council Member Roy made a motion authorizing the City Manager to enter into a four-year collective bargaining agreement with the Corpus Christi Professional Firefighters' Association for wages, benefits, and working conditions, seconded by Council Member Guajardo. 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

- 18. Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to a potential lease, license, interlocal agreement, and other legal documents related to the potential placement of the police academy at or near Rodd Field Road and Yorktown Blvd, and pursuant to Texas Government Code § 551.072 to discuss and deliberate the potential lease and/or value of real property to be leased, licensed, or otherwise acquired at or near the aforementioned locations.**

**This E-Session Item was discussed in executive session.**

**Q. IDENTIFY COUNCIL FUTURE AGENDA ITEMS**

**Mayor McComb referred to Identify Future Agenda Items:**

**The following Item was discussed: a Council Member's request for a piping report evaluation related to concrete versus asphalt streets.**

**R. ADJOURNMENT**

**This meeting was adjourned at 4:36 p.m.**