



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, March 26, 2024

11:30 AM

Council Chambers

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Addendums may be added on Friday.

**Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.**

**Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.**

**This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.**

- A. Mayor Paulette Guajardo to call the meeting to order.
- B. Invocation to be given by Rabbi Naftoli Schulker, Chabad Coastal Bend.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Francisco "Frank" Vera, Sophomore at Harold T. Branch Academy.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-3)**
  - 1. [24-0425](#) Acknowledgement of Land Donation from Coastal Bend Lots for future Fire Station #12 Expansion at Rand Morgan Road
  - 2. [24-0426](#) 6th Annual Beach Volleyball Tournament hosted by Texas A&M University - Corpus Christi (Friday, March 29 through Saturday, March 30, 2024), Presented by Adrian Rodriguez, Athletic Director for Texas A&M University-Corpus Christi
  - 3. [24-0460](#) Highlight of Upcoming Major City Business (April 2024 through June 2024)

**F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. To speak during this public comment period, you must sign up before the meeting begins. Each speaker is limited to a total of no more than 3 minutes per speaker. You will not be allowed to speak again on an item when the Council is considering the item. Time limits may be restricted further by the Mayor at any meeting. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Written comments may be submitted at [cctexas.com/departments/city-secretary](http://cctexas.com/departments/city-secretary). Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact Communications at 826-3211 to coordinate. This is a public hearing for all items on this agenda.**

**G. BOARD & COMMITTEE APPOINTMENTS: (NONE)**

**H. EXPLANATION OF COUNCIL ACTION:**

*For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified.*

**I. CONSENT AGENDA: (ITEMS 4-21)**

*NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**4. [24-0484](#) Approval of the March 19, 2024 Regular Meeting Minutes**

*Consent - Second Reading Ordinances*

**5. [24-0108](#) Ordinance authorizing the City Manager to execute the amendment to the 30-year ground lease Landfill Gas and Lease Agreement dated May 11, 2023 with Corpus Christi Renewables, LLC (CCR) for payment to the City to install and maintain the transmission pipeline from J. C. Elliott Landfill to Cefe Venezuela Landfill; to charge CCR a fee for construction of the pipeline up to \$1,776,795.29; to set a fee for operation of the pipeline; to waive royalties for the first two years with monthly royalty payments to begin after the first two years; and that CCR will be responsible for all future capital expenditures, monitoring expenses, and maintenance costs related to J. C. Elliott well field; and providing for publication and an effective date. (28-day delay required between readings)**

**Sponsors:** Solid Waste Operations

6. [24-0302](#) Ordinance amending Section 14-544, 14-552 and 14-556 of the Corpus Christi Code to update certain provisions including Federal Emergency Management Agency (FEMA) compliance requirements and nonstructural fill on North Beach; providing for a penalty; and publication.

**Sponsors:** Public Works/Street Department

7. [24-0365](#) Ordinance accepting \$424,212.00 for an increase in the Air Quality Planning Grant from the Texas Commission on Environmental Quality to provide air quality planning activities for fiscal year 24/25; appropriating \$424,212.00 in the Health Grant Fund; and authorizing an amendment to an interlocal cooperation agreement with Texas A & M University-Corpus Christi to add \$381,791.00 for air quality monitoring service through December 31, 2025.

**Sponsors:** Health Department

8. [24-0364](#) Ordinance amending the FY 2023-24 Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) budget, to increase expenditures by a total of \$3,690.60.

**Sponsors:** Economic Development

9. [24-0264](#) Ordinance authorizing the City Manager to execute a one-year lease agreement with Turo, Inc. for peer-to-peer vehicle sharing service at Corpus Christi International Airport, with two one-year options to renew, in consideration of monthly lease payments based on 10% of gross revenue.

**Sponsors:** Aviation Department

10. [24-0275](#) Ordinance authorizing Lease Amendment No. 8 to the lease agreement between the City of Corpus Christi and the U.S. General Services Administration for office, terminal, and counter space at the Corpus Christi International Airport by the Transportation Security Administration from March 1, 2024, through February 28, 2029, for minimum annual rent of \$622,923.87.

**Sponsors:** Aviation Department

11. [24-0328](#) Ordinance authorizing a five-year farm lease agreement with Danysh Farms, Inc. to lease approximately 68.93 acres of farmland at Corpus Christi International Airport, with one three-year renewal option, in consideration for \$7,295.56 annually with 3% annual increases.

**Sponsors:** Aviation Department

12. [24-0193](#) Zoning Case No. 0124-05, Corpus Christi Corridor LLC (District 5). Ordinance rezoning a property at or near 6202 Yorktown Boulevard from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**Sponsors:** Development Services

13. [24-0311](#) Zoning Case No. 0124-06 (ZN8171), Sunriser Park LLC (District 4). Ordinance rezoning a property at or near 922 W. Lakeside Drive from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit to the "RM-2" Multi-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**Sponsors:** Development Services

*Consent - Contracts and Procurement*

14. [24-0388](#) Motion authorizing the purchase of a directional drilling rig and accessories from Vermeer Texas-Louisiana, of Corpus Christi, through the BuyBoard Cooperative, for \$175,865.00 for the Gas Operations Department, with FY 2024 funding from the Gas Operations Fund.

**Sponsors:** Gas Department and Finance & Procurement

15. [24-0205](#) Resolution authorizing execution of Amendment #1 to the service agreement with TriSec, LLC, dba Signal of Corpus Christi, to replace unarmed security guard services with armed services and increase contracted hours for the Libraries Department in the amount of \$332,262.84, for a revised total of \$1,814,932.18, with FY 2024 funding of \$163,694.44 from the General Fund.

**Sponsors:** Asset Management Department, Libraries and Contracts and Procurement

16. [24-0297](#) Motion authorizing execution of Amendment #1 to the co-op agreement with Great South Texas Corp, dba Computer Solutions, to renew Cisco Smartnet network maintenance and support for continuing one-year terms, subject to conditions and sufficient future appropriations, in the amount of \$350,865.34 for the Information Technology Department, with FY 2024 funding from the Information Technology Fund.

**Sponsors:** Information Technology Services and Finance & Procurement

17. [24-0252](#) Motion authorizing execution of a one-year co-op agreement with MCCi, LLC, of Tallahassee, Florida, through the BuyBoard Cooperative, for document imaging of vital records in an amount not to exceed \$200,000.00, of which approximately \$53,000.00 is included as an allowance for additional imaging, with FY 2024 funds from the General Fund.

**Sponsors:** Information Technology Services, City Secretary's Office and Finance & Procurement

*Consent - Capital Projects*

18. [24-0432](#) Motion authorizing a professional services contract with Z Design Group LLC, of Boulder, Colorado, for the design of the new Oso Golf Center Club House Building, located in Council District 4, in an amount up to \$672,550.00, with FY 2024 funding available from G.O. Bond 2022.

**Sponsors:** Engineering Services, Parks and Recreation Department and Contracts and Procurement

*General Consent Items*

19. [24-0407](#) Resolution authorizing the submission of a grant application in the amount of \$625,000 to the Texas Water Development Board's (TWDB) Clean Water State Revolving Fund Emerging Contaminants Program to evaluate an unregulated and emerging contaminant known as PFAS at the Greenwood Wastewater Treatment Plant; authorizing staff and consultants to coordinate the submission of the application.

**Sponsors:** Corpus Christi Water

*Consent - First Reading Ordinances*

20. [24-0415](#) Ordinance authorizing the acceptance of \$1,867.26 from the State of Texas - Law Enforcement Officer Standards and Education for firearms training and ammunition for five arson investigators for the Corpus Christi Fire Department; and appropriating funds in the amount of \$1,867.26 to the FY 2024 Fire Grants Fund.

**Sponsors:** Fire Department

21. [24-0412](#) Ordinance accepting \$54,134.93 from the State of Texas - Law Enforcement Officer Standards and Education for training courses and training-related travel for approximately 18 full-time sworn police officers for the Corpus Christi Police Department; and appropriating \$54,134.93 in the FY 2024 Police Grants Fund.

**Sponsors:** Police Department

J. **RECESS FOR LUNCH**

*The City Council will take a lunch break at approximately 1:30 p.m.*

K. **PUBLIC HEARINGS: (ITEM 22)**

*The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.*

22. [24-0411](#) Resolution of no objection of Gulfway Housing Partners, LP's 2024 4% Housing Tax Credit application for the existing 151 units of affordable housing at 1750 Treyway Lane known as Gulfway Manor Apartments.

**Sponsors:** Planning and Community Development Department

L. **INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 23-26)**

*The following items are motions, resolutions or ordinances that may be considered and voted on individually.*

23. [24-0469](#) Ordinance amending the Capital Improvement Program to add the Art Museum of South Texas HVAC Improvements Project; appropriating

\$3,500,000.00 from the unreserved fund balance in the Seawall Fund; and amending the FY 2024 Operating and Capital Budgets.

**Sponsors:** Economic Development

24. [24-0430](#) Resolution rejecting the apparent low bid of MAX Underground Construction as non-responsive and awarding a construction contract to Bay Ltd. of Corpus Christi, Texas, for reconstruction of Flato Road from Bates Road to Bear Lane with rigid concrete pavement and utility improvements, located in Council District 3, in an amount of \$7,168,936.00 with FY 2024 funding available from the Bond 2020 Proposition A, Storm Water, Wastewater, Water Capital Funds and Gas.

**Sponsors:** Engineering Services, Public Works/Street Department and Contracts and Procurement

25. [24-0369](#) Motion authorizing a professional services contract with Hanson Professional Services Inc., Corpus Christi, Texas, in an amount of \$4,192,377 for the Oso Creek Channel Bottom Rectification project to provide design services to enhance the capacity of the Oso Creek, located in Council District 5, with FY 2024 funding available from a Texas Water Development Board Loan.

**Sponsors:** Engineering Services, Public Works/Street Department and Contracts and Procurement

26. [24-0375](#) Motion awarding a Master Services Agreement for a Facility Multiple Award Contract to Barcom Construction Inc., from Corpus Christi, Texas, Gourley Contractors LLC from Corpus Christi, Texas, Marshall Company, Ltd., from Corpus Christi, Texas, and Geofill Construction from Corpus Christi, Texas, in an amount not to exceed \$3,000,000.00 each with an option to renew for two additional one-year renewals to be administratively authorized for a total amount not to exceed amount of \$36,000,000.00 each for minor construction, repairs, rehabilitation, and alterations of facilities, with FY 2024 funding available from Certificate of Obligations, Bond, and Capital Funds.

**Sponsors:** Engineering Services, Asset Management Department and Contracts and Procurement

**M. BRIEFINGS: (ITEMS 27-28)**

*Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. No action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.*

27. [24-0436](#) Visit Corpus Christi Annual Report & Visitor's Sentiment Briefing

**Sponsors:** Economic Development

28. [24-0075](#) Briefing from the Corpus Christi Hooks on Whataburger Field Facility

## Improvements

Sponsors: Economic Development

**N. EXECUTIVE SESSION: (ITEMS 29-31)**

*PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.*

29. [24-0452](#) **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 the potential purchase of property rights and/or utility easements along and near State Highway 286, Weber Road, and South Staples Street right-of-way for the State Highway 286 Waterline Replacement Project and other projects and **Texas Government Code § 551.072** to discuss and deliberate the potential value and acquisition of said property rights
30. [24-0463](#) **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 regulations, legal rights, and contracts related to surface water from the Nueces River and other sources, groundwater from the Evangeline Aquifer and other sources, desalination, legal restrictions on and permits required for the provision of water, regulations and contracts of water conservation and improvement districts and groundwater conservation districts (including, but not limited to Nueces County Water Conservation and Improvement District #3 and the San Patricio Groundwater Conservation District), TCEQ and EPA regulations related to water, state and federal regulations related to construction of water-related infrastructure, state restrictions on rates and charges for utilities, statutory restrictions on the issuance of debt and governmental contracting, and potential authorization of contracts for attorneys and consultants to assist in matters related to water.
31. [24-0427](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, industrial district agreements, and Chapters 42, 43 and 212 of the Texas Local Government Code and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business



prospects(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations

O. **ADJOURNMENT**