



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

City Council

Tuesday, August 15, 2017

11:30 AM

Council Chambers

Public Notice - - THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL.

MEMBERS OF THE AUDIENCE WILL BE PROVIDED AN OPPORTUNITY TO ADDRESS THE COUNCIL AT APPROXIMATELY 12:00 P.M. CITIZEN COMMENTS WILL BE LIMITED TO THREE MINUTES. Please speak into the microphone located at the podium and state your name and address. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak to the City Council MUST be submitted a minimum of 24 hours prior to the meeting. Please contact the Public Communications department at 361-826-3211 to coordinate.

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

Mayor McComb called the meeting to order at 11:34 a.m.

B. Invocation to be given by Pastor Adam Carrington, Brooks AME Worship Center.

Pastor Adam Carrington gave the invocation.

C. Pledge of Allegiance to the Flag of the United States to be led by Mark Van Vleck, Assistant City Manager.

Assistant City Manager Mark Van Vleck led the Pledge of Allegiance.

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 Margie C. Rose, City Attorney Miles K. Risley, and City Secretary Rebecca L. Huerta.

Present: 9 - Mayor Joe McComb, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Michael Hunter, Council Member Debbie Lindsey-Opel, Council Member Ben Molina, Council Member Lucy Rubio, Council Member Greg Smith, and Council Member Carolyn Vaughn

E. Proclamations / Commendations

1. Proclamation declaring August 13-19, 2017, "National Health Center Week".

Swearing-In Ceremony for Newly Appointed Board, Commission and Committee Members.

Mayor McComb presented the proclamation and conducted the swearing-in ceremony for the newly appointed board and committee members.

Mayor McComb recognized City Secretary Rebecca L. Huerta for receiving her Certified Municipal Clerk designation from the International Institute of Municipal Clerks.

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

Mayor McComb referred to City Manager's Comments. City Manager Margie C. Rose reported on the following topics:

a. OTHER

1) City Manager Rose provided clarification regarding an investigative news report aired on August 14, 2017 regarding T.C. Ayers Pool. City Manager Rose stated that television news generally tells a story in a very short amount of time and can leave the viewers with more questions than answers. City Manager Rose clarified that in no way did the City overpay the T.C. Ayers Pool contractors nor waste taxpayers' dollars. A complete reconciliation was done at the end of the project to shore up all required work and outstanding items. An invoice was paid with inaccurate information, but at no time did the taxpayers lose money. Planned sidewalk changes were made mid-project which resulted in savings that will be evident in the final reconciled project documents. The T.C. Ayers pool was completed in record time, below the original contract value, and most importantly, met the requirements for moving the Harbor Bridge project forward. The City had a contractual obligation to the parties of the Harbor Bridge Project and a commitment to the community. This item will be placed on the next City Council agenda under City Manager's Comments to allow staff to provide a status report and allow City Council to engage in a discussion. 2) After the recent open house of the DNA lab at the O.N. Stevens Water Treatment Plant, several media outlets, including the Corpus Christi Caller Times, featured stories about the event. The Corpus Christi Caller Times story was re-published by Treatment Plant Operator magazine, a national magazine dedicated to water and wastewater issues. The article informed readers of the advances and proactive measures being taken at the O.N. Stevens Water Treatment Plant, significantly elevating the City's water treatment plant's profile at a national level. 3) The Solid Waste Department partnered with Communities in Schools to teach environmental conservation and recycling in schools. An art contest was held and the winning art is featured on two Solid Waste recycling trucks. One of the trucks was featured in the parking lot of City Hall. 4) The City is continuing to host a

series of interactive budget balancer meetings to allow the public to engage in the budget process. The schedule of upcoming meetings include: Wednesday, August 16, 2017 at 6:00 p.m. at the Broadmoor Park Senior Center; Thursday, August 17, 2017 at 4:00 p.m. at the Ben McDonald Public Library; and Monday, August 21, 2017 at 6:00 p.m. at the Utilities Department, Choke Canyon Room. 5) City Manager Rose recognized 2017 Employee of the Third Quarter, Building and Grounds Custodian Brandon Alexander.

- J. PUBLIC COMMENT FROM THE AUDIENCE ON MATTERS NOT SCHEDULED ON THE AGENDA WILL BE HEARD AT APPROXIMATELY 12:00 P.M.** A recording is made of the meeting; therefore, please speak into the microphone located at the podium and state your name and address. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak **MUST** be submitted a minimum of 24 hours prior to the Meeting. Please contact the Public Communications department at 361-826-3211 to coordinate.

Mayor McComb deviated from the agenda and referred to comments from the public. Marthaymelda Martinez, 4742 Gabriel, spoke regarding the following: a recent incident in which Mari Ybarra was killed after being struck by a vehicle on Ayers Street; dangerous conditions on Ayers Street; and code violations at a property located at Mansheim and Ayers Streets. Rob Graban, 202 Surfside, spoke regarding Agenda Item 27, North Beach redevelopment, expressing concern that the redevelopment plan address parking and drainage. Carrie Robertson Meyer, President of the North Beach Community Association, spoke regarding Agenda Item 27, North Beach redevelopment, and spoke regarding the following: support for redevelopment; consideration to develop a Tax Increment Reinvestment Zone for North Beach; concern regarding funding and maintenance of a proposed canal in Alternate 2; and improving infrastructure. Ray Madrigal, 4253 Dody, expressed concern from citizens regarding the Corpus Christi Independent School District locking up the field area at Carroll High School which prevents the public from using the track. Colin Sykes, 309 Aberdeen, requested that the City support and participate in the Mayor's National Climate Agenda, a national organization formed to reduce greenhouse gas admissions. Paige Dinn, 214 Ohio, spoke regarding Agenda Item 13, a public hearing on the Crime Control and Prevention District's Budget, and expressed support for keeping the Juvenile Assessment Center. Brandey Batey, 225 Cape Henry and member of the Crime Control and Prevention District's Board, provide statistics on the City's crime rate and the need for more police detectives to investigate those crimes. Susie Luna Saldana, 4710 Hakel and President of the Crime Control and Prevention District's Board, spoke regarding the Board's decision to cut all of the programs in the Crime Control budget to allow for continued funding of police officers. Ron Navarro, 1414 Peabody, spoke regarding Agenda Item 16, stating that the City should not be responsible for paying for damage to City streets by the Texas Department of Transportation's contractor, Flatiron/Dragados, related to the new Harbor Bridge Project.

G. MINUTES:

2. Regular Meeting of August 8, 2017 and Workshop of August 8, 2017.

Mayor McComb referred to approval of the minutes.

Council Member Vaughn made a motion to approve the minutes, seconded by Council Member Garza and passed unanimously.

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

I. **EXPLANATION OF COUNCIL ACTION:**

K. **CONSENT AGENDA: (3 - 12)**

Approval of the Consent Agenda

Mayor McComb referred to the Consent Agenda. There were no comments from the public. A council member requested that Item 4 be pulled for individual consideration. Mayor McComb and Council Member Lindsey-Opel abstained on Item 10.

A motion was made by Council Member Garza, seconded by Council Member Hunter, to approve the Consent Agenda. The consent agenda items were passed and approved by one vote as follows:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

3. **Resolution ratifying the submission of grant applications from the Homeland Security Grant Program**

Resolution ratifying the submission of grant applications in the amount of \$98,235.59 to the Texas Office of the Governor - Homeland Security Grant Division, Homeland Security Grant Program for law enforcement terrorism prevention activities.

This Resolution was passed on the consent agenda.

Enactment No: 031215

5. **Service Agreement for On-Call Plumbing Repair Services for the Utilities Department**

Motion authorizing City Manager, or designee, to execute a service agreement with Javier M. Reyna dba Spring Plumbing and Construction, of Corpus Christi, Texas for plumbing repair services in

accordance with Request for Bids (RFB) No. 1123 based on the lowest, responsive and responsible bid for a total amount not to exceed \$39,312.50, with an estimated expenditure of \$6,552.08 in FY2016-2017. The term of the agreement is for one year with option to extend for up to two additional one-year periods, subject to the sole discretion of the City.

This Motion was passed on the consent agenda.

Enactment No: M2017-119

6. Service Agreement for Emergency Spill and Remediation to Protect Storm Sewer System

Motion authorizing City Manager, or designee, to execute a service agreement with Horizon Environmental, of Houston, Texas for emergency spill response and remediation services in response to Request for Bid No.1036 based on the lowest, responsive, responsible bid for a total amount not to exceed \$22,762.30, with an estimated expenditure of \$3,793.72 in FY2016-2017, and funded by the Utilities Department-Storm Water Division. The term of the agreement is for one year with an option to extend for up to two additional one- year periods, subject to the sole discretion of the City.

This Motion was passed on the consent agenda.

Enactment No: M2017-120

7. Supply Agreement for hydrofluorosilicic acid for treatment of potable water at the O.N. Stevens Water Treatment Plant

Motion authorizing the City Manager, or designee, to execute a supply agreement with Pencco, Inc. of San Felipe, Texas for the purchase of hydrofluorosilicic acid in response to Request for Bid (RFB) No. 1106 based on the lowest, responsive, responsible bid for a total amount not to exceed \$182,250.00, with an estimated expenditure of \$30,375.00 in FY2016-2017 funded by the Water Fund. The term of the agreement is for one year with an option to extend for up to two additional one-year periods, subject to the sole discretion of the City.

This Motion was passed on the consent agenda.

Enactment No: M2017-121

8. Purchase of 18 2017 Ford Trucks for the Utilities Department

Motion authorizing the City Manager, or designee, to purchase 16 2017 Ford F-150 Service Trucks from Silsbee Ford, of Silsbee, Texas, for the amount of \$478,877.50 and two 2017 Ford F-550 Service Trucks from Grande Truck Center of San Antonio, Texas, for \$192,598.00 based on the Local Government Purchasing Cooperative

dba Buyboard, for a total amount not to exceed \$671,475.50. Funds are budgeted in FY2016-17.

This Motion was passed on the consent agenda.

Enactment No: M2017-122

9. Second Reading Ordinance - Rezoning property located at 15057 Aruba Drive (1st Reading 8/8/17)

Case No. 0617-06 Aruba Bay Resort, LLC.: A change of zoning from the "CR-1/IO" Resort Commercial District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay. The property is described as being Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, located along the west side of Leeward Drive at the intersection with Aruba Drive, and north of Windward Drive.

Planning Commission and Staff Recommendation (July 12, 2017): Approval of the change of zoning from the "CR-1/IO" Resort Commercial District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay with specified conditions.

Ordinance:

Ordinance amending the Unified Development Code ("UDC"), upon application by Aruba Bay Resort, LLC. ("Owner"), by changing the UDC Zoning Map in reference to Padre Island-Corpus Christi, Section C, Lots 17 thru 20 and Padre Island-Corpus Christi, Section E, Block 1, Lots 1 and 2, from the "CR-1/IO" Resort Commercial District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

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

Enactment No: 031217

11. Second Reading Ordinance - Amending the Unified Development Code to improve function and implementation (1st Reading 8/8/17)

Ordinance amending the Unified Development Code by revising Table 4.4.3.A "Residential Development (Two-Family and Townhouse districts)", subsection 5.2.14 "Self-Service Storage, Including Boat and RV Storage" and subsection 7.3.12.E "Tree of Palm Requirement"; and providing for severance, penalties, and publication.

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

Enactment No: 031219

**12. Second Reading Ordinance - Lease Agreement for Arts Alive!
Event (1st Reading 8/8/17)**

Ordinance authorizing the City Manager or designee to execute an agreement with the Arts Community Center of Corpus Christi, Inc. to allow use of area generally bounded by current and former N. Shoreline Blvd., between Coopers Alley and Williams Street, for the Arts Alive! Event and related activities on September 2-3 2017; September 1-2 2018; and August 31-September 1 2019.

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

Enactment No: 031220

**4. Resolution authorizing the City Manager to move forward with a
Bond 2018 Street Program as outlined at the July 13, 2017
Council Workshop**

Resolution authorizing the City Manager to move forward with a 2018 Bond Program including an Implementation Plan as outlined by City Staff at the July 13, 2017 City Council Workshop.

Mayor McComb referred to Item 4, a resolution authorizing the City Manager to move forward with a Bond 2018 Program. Executive Director of Public Works Valerie Gray and council members discussed the following: the list of city streets proposed for Bond 2018; the North Beach redevelopment plan; the feasibility study to finalize the project for the North Beach Access Management Initiative; Timon Street and Surfside Boulevard being addressed during the discussion on Agenda Item 15 related to the Harbor Bridge; access on Beach Street; the breakers not included in the project; and staff working with the stakeholders to identify projects on North Beach.

Council Member Vaughn made a motion to approve the Resolution, seconded by Council Member Rubio. This Resolution was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: 031216

**10. Second Reading Ordinance - Rezoning property located at 3701
Airline Road (1st Reading 8/8/17)**

Case No. 0617-02 Margaret A. Markins and Linda Kay Cox: A change

of zoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District. The property is described as being Flour Bluff and Encinal Farm and Garden Tract, Section 20, 5 acres out of Lot 26, located along the west side of Airline Road, north of Lipes Boulevard, and south of Saratoga Boulevard.

Planning Commission and Staff Recommendation (June 28, 2017):

Approval of the change of zoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

Ordinance:

Ordinance amending the Unified Development Code (“UDC”), upon application by Margaret A. Markins and Linda Kay Cox (“Owner”), by changing the UDC Zoning Map in reference to Flour Bluff and Encinal Farm and Garden Tract, Section 20, 5 acres out of Lot 26, from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

Mayor McComb referred to Item 10. Mayor McComb and Council Member Lindsey-Opel abstained from this item.

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

Aye: 7 - Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 2 - Mayor McComb and Council Member Lindsey-Opel

Enactment No: 031218

M. PUBLIC HEARINGS: (ITEM 13)

13. Public Hearing for the Proposed FY 2017-2018 budget for the Corpus Christi Crime Control and Prevention District.

Mayor McComb referred to Item 13. Police Chief Mike Markle stated that the purpose of this item is to hold a public hearing on the FY2017-2018 budget for the Corpus Christi Crime Control and Prevention District. Chief Markle presented the following information: the continued focus on core programs; the assignment of 63 police officers; the expenditures and revenues; the budget reductions including the elimination of the following programs: Pawn Shop Detail, replacement vehicles, Crime Prevention, Juvenile Assessment Center, and Juvenile City Marshals; and the proposed budget schedule.

Council members and staff discussed the following topics: the ballot language regarding the Crime Control and Prevention District; whether the programs proposed to be eliminated are required; the ending fund balance; the cost to fund the Juvenile Assessment Center and Juvenile City Marshals; the community's interest in the Juvenile Assessment Center; staff's

recommendation to protect the reserve fund; how to gauge the success of the Juvenile Assessment Center; the difference between the Juvenile Assessment Center and Nueces County's Juvenile Justice Center; critical steps to concentrate on crime prevention; how the Police Department will address the pawn shop detail; programs to educate the public regarding the use of surveillance cameras or alarm systems to reduce crime; and whether there is a process for use of reserve funds if necessary.

Mayor McComb opened the public hearing. Mimosia Thomas and Mariah Boon, 710 Ponder Street, spoke regarding the impact of the Juvenile Assessment Center in addressing crime long-term and requested that the program be preserved.

N. REGULAR AGENDA: (ITEMS 14 - 16)

14. Resolution authorizing settlement payment for Oso Golf Course cart barn damage

Resolution authorizing payment to Foresight Corpus Christi Golf LLC for claim settlement of \$60,250 in replacement expenses for the Oso Golf Course cart barn damaged by fire on September 30, 2016.

Mayor McComb referred to Item 14. Assistant Director of Parks and Recreation Becky Perrin stated that the purpose of this item is to authorize payment to Foresight Corpus Christi Golf LLC for claim settlement of \$60,250 in replacement expenses for the Oso Golf Course cart barn damaged by fire on September 30, 2016. There were no comments from the Council or the public.

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

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: 031221

15. Resolution to fund repair of streets impacted by the Harbor Bridge Relocation Project with lowest cost financing option

Resolution directing the City Manager to fund repair of selected streets impacted by the Harbor Bridge Relocation Project using the financing option which provides the lowest cost to the City.

Mayor McComb referred to Item 15. Executive Director of Public Works Valerie Gray stated that the purpose of this item is to approve a resolution directing the City Manager to fund repair of streets impacted by the Harbor Bridge Replacement Project using the financing option that provides the lowest cost option. The streets impacted include: Surfside Boulevard, Timon Boulevard, Comanche Street and Lipan Street. There were no comments from the Council

or the public.

Council Member Lindsey-Opel made a motion to approve the resolution, seconded by Council Member Hunter. This Resolution was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: 031222

16. Reimbursement Resolution for Streets Related to the Harbor Bridge Relocation

Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of one or more series of tax-exempt obligations to be issued by the City for authorized purposes in an amount not to exceed \$4,100,000; authorizing other matters incident and related thereto; and providing an effective date.

Mayor McComb referred to Item 16. Director of Financial Services Constance Sanchez stated that the purpose of this item is to approve a reimbursement resolution related to repairing streets that will be impacted by the Harbor Bridge Replacement Project. The City plans on funding this project using the financing option which provides the lowest cost to the City in an amount not to exceed \$4.1 million. Since work is scheduled to begin prior to the receipt of the funds, the resolution is need to allow the City to reimburse itself for the cost prior to the issuance of the obligations. There were no comments from the public.

In response to Mayor McComb, Ms. Sanchez stated that staff will bring back the funding mechanism prior to the end of the calendar year once the process of selecting a financial advisor is complete.

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

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: 031223

O. FIRST READING ORDINANCES: (ITEMS 17 - 19)

17. First Reading Ordinance - Amending City Code to establish

guidelines for license applicants with criminal convictions

Ordinance amending Chapter 1 of the Corpus Christi Code of Ordinances by adding Section 1-14 to establish Guidelines for License Applicants with Criminal Convictions; and providing an effective date, for severance, and for publication.

Mayor McComb referred to Item 17. Police Chief Mike Markle stated that the purpose of this item is to amend the City's Code of Ordinances, Chapter 1, to establish guidelines for license applicants with criminal convictions. There were no comments from the public.

A council member stated that this action is an affirmative step toward crime prevention.

Council Member Molina 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 Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

18. First Reading Ordinance - Adjusting Water and Wastewater Utility Rates

Ordinance amending the Code of Ordinances, City of Corpus Christi, Chapter 55, Utilities, regarding water and wastewater rates; providing for publication and effective date of January 1, 2018.

Mayor McComb referred to Item 18. Assistant Director of Support Services for Utilities Treatment Reba George stated that the purpose of this item is to amend the water and wastewater rates. The rates being proposed will generate the needed revenue to support the operations, debt, and capital budget requirements for the water, storm water, and wastewater utilities. Ms. George presented the following information: the rate review schedule; assumptions for water rates; the proposed water rate summary; assumptions for wastewater rates; the proposed wastewater rate summary; and a sample bill comparing the current and proposed water and wastewater rates. Interim Executive Director of Water Utilities Dan Grimsbo and Assistant City Manager Mark Van Vleck were available to respond to questions. There were no comments from the public.

Council members and staff discussed the following topics: the increase in water rates for residential - inside-city-limits customers; the minimum charge for water rates and the tier adjustments; the wastewater rate ratio; winter quarter average for wastewater; the median usage for residential customers; the scenario for keeping the rates at the current level and the impact that would have on capital improvement projects; the amount of revenue generated by raising the rates; the list of capital improvement projects for water and wastewater; collection of less revenue for wastewater rates; concern with the long-term impact of reducing wastewater rates; United States Drought Monitor

stating that the City of Corpus Christi is in abnormally dry status and how the status will effect water rates in the future; rate stabilization; the litigation regarding the sanitary sewer system and the federal mandates from the U.S. Department of Justice and the U.S. Environmental Protection Agency; pay-as-you-go collection system improvements; and educating the public on the reason for adjusting the rates.

Council Member Lindsey-Opel 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: 6 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Lindsey-Opel, Council Member Molina and Council Member Smith

Nay: 3 - Council Member Hunter, Council Member Rubio and Council Member Vaughn

Abstained: 0

19. First Reading Ordinance - Approving Amendment to the Tax Increment Reinvestment Zone No. 3 Project & Financing Plan

Ordinance approving the amendment to the Tax Increment Reinvestment Zone #3 Amended Project & Financing Plan approved by the Board of Directors of Reinvestment Zone Number Three, Corpus Christi, Texas on July 25, 2017.

Mayor McComb referred to Item 19. Business Liaison Alyssa Barrera stated that the purpose of this item is to approve the amendment to the Downtown Reinvestment Zone Project Plan approved by the Reinvestment Zone Number Three Board of Directors on July 25, 2017. There were no comments from the public.

In response to Mayor McComb, Ms. Barrera provided a brief overview of the changes to the plan.

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

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

L. RECESS FOR LUNCH

Mayor McComb called for a recess at 1:31 p.m. Mayor McComb reconvened the Council meeting at 2:03 p.m.

P. FUTURE COPORATION MEETING: (ITEM 20)

20. Special North Padre Island Development Corporation Meeting

This Corporation Meeting was recommended to be held.

Q. FUTURE AGENDA ITEMS: (ITEMS 21 - 25)

Mayor McComb referred to Future Agenda Items. City Manager Margie C. Rose stated that staff had planned presentations on Items 23 and 25. Mayor McComb requested information on Item 22. City Secretary Rebecca L. Huerta announced that Council Member Lindsey-Opel was abstaining on Items 23 and 25.

21. Service Agreements for Temporary Staffing Services

Motion authorizing the City Manager or designee to execute service agreements with Advance'd Temporaries, Inc. of Corpus Christi, Texas and Genesis Professional Solutions of San Antonio, Texas for temporary staffing services in accordance with Request for Proposal (RFP) No. 1096, based on best value for a total amount not to exceed \$250,000 for each agreement for a grand total of \$500,000. The term of these agreements is for one year with option to extend for up to three additional one-year periods, subject to the sole discretion of the City.

This Motion was recommended to the consent agenda.

22. Resolution to execute Advance Funding Agreement for a High-Intensity Crosswalk at the intersection of Ocean Drive and Del Mar Boulevard (Bond 2012, Proposition 1)

Resolution authorizing the City Manager, or designee, to execute an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for a High-Intensity Activated Cross Walk (HAWK) traffic signal, at the intersection on Ocean Drive and Del Mar Boulevard with the City's required payment to TxDOT in the amount of \$11,800 for reimbursement of direct state costs. This is related to the Ocean Drive from Buford to Louisiana Project (Bond 2012, Proposition 1).

This Resolution was recommended to the consent agenda.

23. Construction Contract for Chaparral Street Phase 2 Development Master Plan (Bond 2014, Proposition 2)

Motion authorizing the City Manager, or designee, to execute a construction contract with Reytec Construction Resources, Inc. of Houston, Texas in the amount of \$4,889,551.60 for the Chaparral Street Phase 2 Downtown Development Master Plan project for Base Bid 2 and Additive Alternate No. 1. (Bond 2014 Proposition 2)

This Motion was recommended to the consent agenda.

24. Office Lease Extension Agreement for the City Detention Center

Motion to authorize the City Manager or designee to execute an Office Lease Extension Agreement for 2 years with Wilson Plaza Associates L.P. Corpus Christi, Texas as Landlord for the operation of the City Detention Center.

This Motion was recommended to the consent agenda.

25. Resolution supporting the approval of bonds and a project relative to Texas A&M University-Corpus Christi (TAMUCC)

A resolution of the City Council of the City of Corpus Christi, Texas, authorizing the Mayor to approve the issuance of (1) the New Hope Cultural Education Facilities Finance Corporation student housing revenue bonds (CHF - Collegiate Housing Island Campus, L.L.C. - Texas A&M University - Corpus Christi Island Campus Project) Series 2017a and to approve the project to be acquired with the proceeds of such bonds.

This Resolution was recommended to the consent agenda.

R. BRIEFINGS: (ITEMS 26 - 27)

26. Discussion of proposed Convention Center Improvements presented at the July 19, 2017 workshop

Mayor McComb referred to Item 26. City Manager Margie C. Rose stated that this item was originally presented at the July 19, 2017 City Council Workshop and was placed on the agenda to allow City Council to provide additional comments and feedback.

Council Member Smith cited information previously provided to the City Council regarding: the estimated project costs and four different sources of funding; the possible number of events, attendees, and room nights estimated with the proposed expansion of the American Bank Center (ABC); the current hotel occupancy tax (HOT) revenue; the current funding allocated to support the convention center and the arena; HOT revenue capacity without a tax increase; and the current projects funded by HOT funds. Council Member Smith urged the City Council to be cautious moving forward with the convention center and hotel.

Paulette Kluge, Chief Executive Officer of the Corpus Christi Convention and Visitors Bureau, stated that a committee has been established to continue to research the feasibility of the project and financial resources.

Council members and staff discussed the following topics: when the ABC arena will be paid off; consideration to move forward to allow the committee to provide additional information; focusing on private investors; the demands on

HOT funds; an in-depth review of the City HOT funds; research how other cities use HOT funds; and concern with subsidizing the hotel.

MOTION OF DIRECTION

Council Member Smith made a motion directing the City Manager to move forward with the project, but to do so by not providing a subsidy for a hotel, seconded by Council Member Garza.

The discussion on the motion of direction included: the definition of subsidy; the need to upgrade the convention center to entice hoteliers; limited air service in Corpus Christi; the types of conventions attracted to Corpus Christi; a vision for the future of the convention center and arena; the impact of subsidizing a convention center hotel would have on nearby hotels; the value of the current facility to a potential hotel owner; and the recent improvements to the Selena Auditorium.

Ms. Kluge encouraged the City Council to wait to receive all the information before making a decision.

Council Member Garza withdrew his second on the motion of direction. The motion of direction died for lack of second.

27.

North Beach Redevelopment

Mayor McComb referred to Item 27. City Manager Margie C. Rose stated that this item was placed on the agenda to allow for discussion regarding the North Beach redevelopment and present changes made to the design since previously presented to the City Council.

Assistant Director of Planning and ESI Daniel McGinn provided three exhibits including: North Beach Redevelopment Initiative Alternatives 1 and 2, land use and street network proposals; and a capital improvement projects list map. Mr. McGinn stated that the purpose of this project is to identify redevelopment opportunities and address traffic pattern changes as it relates to the Harbor Bridge relocation project. The plan identifies redevelopment alternatives with associated capital improvements needed to carry out the vision of the plan. Mr. McGinn provided an overview of the following: a map of the North Beach location; North Beach Redevelopment Initiative included as an appendix within the Downtown Planning Area District; the major differences between Alternatives 1 and 2 including: the sweeping turn exiting Beach Avenue; the median between Timon Boulevard and Surfside Boulevard; and the bioswale/canal esplanade; highlights of the plan including: eco-tourism, improved access, and integrated housing options; the capital improvement projects; and next steps.

Council members and staff discussed the following topics: the scope of the project to transform the North Beach area; breakwaters; the alternatives for the canal and possible funding sources; protection from erosion; consideration to remove the North Beach Redevelopment Initiative from the Downtown Area Plan; continuing conversations with Gateway Planning, staff and including developer Jeff Blackard, who is interested in the North Beach area, regarding his vision for North Beach.

MOTION OF DIRECTION

Council Member Vaughn made a motion directing the City Manager to remove

the North Beach Redevelopment Initiative from the Downtown Area Plan and move forward with a discussion with the parties involved, seconded by Council Member Guajardo and passed unanimously.

S. LEGISLATIVE UPDATE:

Mayor McComb referred to Legislative Update: Director of Intergovernmental Relations Tom Tagliabue reported on the following topics regarding the Special Session of the Texas Legislature including: the six items that the City of Corpus Christi did not want to pass including: expenditure caps, pre-emption of local ordinances, permitting reform, pre-emption of local distracted driving ordinances, the bathroom bill and union dues collection; and issues still pending including: the revenue cap, the tree bill, and the annexation bill.

In response to a council member, Mr. Tagliabue provided an explanation of the annexation bill.

T. EXECUTIVE SESSION: (ITEM 28)

Mayor McComb referred to the day's executive session. The Council went into executive session at 3:29 p.m. The Council returned from executive session at 5:48 p.m.

28. Executive session pursuant to Texas Government Code § 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

Mayor McComb referred to Item 28 and stated that no action would be taken. Mayor McComb requested that this item be placed on the August 22, 2017 council agenda.

U. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

None.

V. ADJOURNMENT

The meeting was adjourned at 5:54 p.m.