



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, February 27, 2024

11:30 AM

Corpus Christi Regional Transportation  
Authority, 602 N. Staples St., 2nd Floor Board  
Room (Rm. 210)

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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 Bishop C.E. Richardson Sr., Calvary First Baptist Church.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Emily Hand, Senior at Richard King High School .
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **SECURITY BRIEFING**
- F. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-3)**
  - 1. [24-0269](#) Spring Break 2024 City Preparation Overview
  - 2. [24-0270](#) Opening of the Sensory Room at the La Retama Library, Presented by Laura Garcia, Director of Libraries
  - 3. [24-0344](#) American Society of Civil Engineering Award Acknowledgement

**G. 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.

**H. BRIEFINGS: (ITEMS 4-5)**

*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.*

4. [24-0198](#) City Debt Profile Overview by Financial Advisor, Specialized Public Finance Inc.

**Sponsors:** Finance & Procurement

5. [24-0312](#) Type A Sales Tax Renewal Briefing and Council Discussion

**Sponsors:** Economic Development

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

**J. 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.*

**K. CONSENT AGENDA: (ITEMS 6-26)**

*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.*

6. [24-0329](#) Approval of the February 20, 2024 Regular Meeting Minutes.

**Sponsors:** City Secretary's Office

*Consent - Second Reading Ordinances*

7. [24-0256](#) Ordinance authorizing an agreement between the Corpus Christi B Corporation and Elevate QOF LLC, for costs associated with FEMA AE Flood Zone requirements and exterior upgrades for Homewood Suites by Hilton at the corner of Chaparral Street and Lomax Street; appropriating \$2,000,000.00 for a non-reimbursable grant from the Type B Economic Development Fund; and amending the budget.

**Sponsors:** Economic Development

8. [24-0154](#) Zoning Case No. 0124-01, Jonathan Verduzco (District 2). Ordinance rezoning a property at or near 1563 South Nineteenth Street from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**Sponsors:** Development Services

9. [24-0155](#) Zoning Case No. 0124-02, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**Sponsors:** Development Services

10. [24-0156](#) Zoning Case No. 0124-03, Cenikor Foundation (District 1). Ordinance rezoning a property at or near 801 Cantwell Drive from the "CG-2" General Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**Sponsors:** Development Services

11. [24-0195](#) Ordinance amending Sections 2-312, 2-326, 2-340, 2-342, and 2-349 of the Code of Ordinances of the City of Corpus Christi, Texas to update definitions and language for clarity, duties of the Ethics Commission, disclosure of interests for contractors, and eliminate the use of short form annual reports.

**Sponsors:** Legal Department

*Consent - Contracts and Procurement*

12. [24-0243](#) Motion authorizing the purchase of 57 replacement and two additional pieces of body armor from GT Distributors, of Austin, Texas, through the BuyBoard Cooperative for the Corpus Christi Police Department's Special

Weapons and Tactics team and Hostage Negotiation Team in the amount of \$167,968.27, with FY 2024 funding in the amount of \$160,346.31 from the Fire Grants Fund and \$7,621.96 from the Law Enforcement Trust Fund.

**Sponsors:** Police Department

13. [24-0148](#) Motion authorizing execution of a one-year supply agreement with Ferguson Enterprises, LLC, of Corpus Christi, in an amount not to exceed \$855,828.40 to purchase water system supply pipe for Corpus Christi Water, with FY 2024 funding of \$570,552.27 from the Water Fund.  
**Sponsors:** Corpus Christi Water and Finance & Procurement
14. [23-2012](#) Motion authorizing execution of a one-year service agreement, with two one-year options, with A-7 Austin, LLC, dba Austin Hose, of Amarillo, with an office in Corpus Christi, in an amount not to exceed \$118,250.00, and up to \$354,750.00 if options are exercised, to provide hydraulic hose repair and supplies for the Public Works Department, with FY 2024 funding of \$68,979.17 from the Storm Water Fund.  
**Sponsors:** Office of Public Works and Finance & Procurement
15. [23-1684](#) Resolution authorizing execution of a one-year service agreement with Loftin Equipment Company, of Phoenix, Arizona, with an office in Dallas, to upgrade the switchgear controls at the Kinney Street pump station for Public Works in an amount not to exceed \$218,803.00 from the Storm Water Fund.  
**Sponsors:** Public Works/Street Department and Finance & Procurement
16. [23-1696](#) Resolution authorizing execution of a three-year software licensing and support agreement, with auto-renewable one-year terms, with Tyler Technologies, Inc., of Plano, in an amount not to exceed \$887,682.00 to upgrade Municipal Court's Incode software, with FY 2024 funding of \$212,174.00 from the General Fund and \$100,000.00 from the Court Technology Fund.  
**Sponsors:** Information Technology Services and Contracts and Procurement
17. [24-0067](#) Motion authorizing the execution of two-year service agreements, with one-year options, for the mowing and securing of non-compliant properties for Code Enforcement, with the following contractors: Luz Alicia Sierra Leal dba Alicia's Lawn Service, Francisco Villegas, Jr. dba Coastal Bend Yard Works, Dexter C. Rhines, Jr. dba D.R. Landscaping Services, Melisandra Lee Garza dba Olivo - Garza Cleaning Services, Richard Herrera, Jr. dba R.H. Const. & Mowing, Guadalupe Perez, Jr. dba Woodwerk Carpentry, Juan Oscar Zamora dba Zamora's Lawn Care and Maintenance, and L&A Lawn Care, LLC, each of the foregoing of Corpus Christi, and with J.M. Perez and Grandsons, LLC, of Portland, with each contract not to exceed \$100,000.00, for a total of \$900,000.00 and a potential up to \$1,350,000.00 if the options are exercised, with FY 2024 funding of \$262,500.00 from the General Fund.

**Sponsors:** Development Services and Finance & Procurement

18. [24-0201](#) Resolution authorizing the acquisition of 31 heavy equipment units and 7 vehicles by various departments, of which 32 units will be outright purchases and 6 units will be lease-purchases through JPMorgan, for \$4,904,402.39, with such items to be acquired in the manner, at the amounts, and from the sources stated with FY 2024 funding of \$3,094,297.40 and the remaining balance of \$1,810,104.99 for the lease-purchase items to be funded through the annual budget process.

**Sponsors:** Asset Management Department and Finance & Procurement

19. [24-0208](#) Motion authorizing execution of a one-year service agreement, with two one-year options, with Mansfield Oil Company of Gainesville, Inc., of Gainesville, Georgia, in an amount not to exceed \$5,364,512.67 and a potential amount up to \$16,093,538.01 if options are exercised, for the purchase and delivery of unleaded gasoline, ultra-low sulfur diesel (TX LED) fuel and red dyed diesel delivery service, with FY 2024 funding of \$3,129,299.06 from the Fleet Maintenance Service Fund.

**Sponsors:** Asset Management Department and Finance & Procurement

*Consent - Capital Projects*

20. [24-0005](#) Motion authorizing the execution of Change Order No. 1 with Associated Construction Partners, Ltd, Boerne, Texas, for the citywide Lift Station Repairs at the Sharpsburg Lift Station located in Council District 1, in an amount of \$304,976.64, with FY 2024 funding available from the Wastewater Capital Fund.

**Sponsors:** Engineering Services and Water Utilities Department

21. [24-0289](#) Motion awarding a construction contract to Taknek, LLC, Gainesville, Texas, for the Airline Lift Station Upgrades project in an amount of \$2,075,000.00, located in Council District 5, with FY 2024 funding available from the Wastewater Capital Fund.

**Sponsors:** Engineering Services, Water Utilities Department and Contracts and Procurement

22. [24-0291](#) Motion awarding a construction contract to A. Ortiz Construction and Paving, Inc., Corpus Christi, Texas, in an amount not to exceed \$8,300,000.00 with the option to administratively renew for two additional years for a total amount not to exceed \$24,900,000.00 for repair and maintenance of streets and City parking lots via the Indefinite Delivery/Indefinite Quantity (IDIQ) Project located city-wide, with FY 2024 funding available from Capital Improvement Project funds and Operating funds.

**Sponsors:** Engineering Services and Contracts and Procurement

23. [24-0290](#) Motion awarding a construction contract to Taknek LLC, Gainesville, Texas, for the La Retama Central Library Emergency Generator project in

an amount of \$1,558,085.82, located in Council District 1 with FY 2024 funding available from the Library Capital improvement funds and the 2022 Certificate of Obligation funds.

**Sponsors:** Engineering Services, Libraries and Contracts and Procurement

*General Consent Items*

24. [24-0268](#) Resolution authorizing the submission of a grant application in the amount of \$179,850.79 to the Office of the Governor Public Safety Office for funding for overtime for four sworn officers to conduct direct actions and operations within the city limits and extraterritorial jurisdiction targeting known drug, currency, and human trafficking routes eligible under the FY 2025 Local Border Security Program Grant.

**Sponsors:** Police Department

25. [24-0307](#) Resolution authorizing execution of an Advance Funding Agreement with the Texas Department of Transportation (TXDOT) for relocation of City utilities in connection with the SH 358 Nueces Ramp Reversal Phase II-B Project with payment to TXDOT of \$2,398,000.00, with FY 2024 funding available from Water Fund.

**Sponsors:** Engineering Services and Water Utilities Department

*Consent - First Reading Ordinances*

26. [24-0217](#) Ordinance authorizing the acceptance of a grant from the Office of the Attorney General - Office of Juvenile Justice and Delinquency Prevention for the Internet Crimes Against Children Task Force program in the amount of \$28,410.00 to purchase forensic computer equipment and software licenses for the Corpus Christi Police Department; and appropriating the \$28,410.00 in the Police Grants Fund.

**Sponsors:** Police Department

**L. RECESS FOR LUNCH**

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

**M. PUBLIC HEARINGS: (ITEMS 27-29)**

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

27. [24-0267](#) Ordinance amending the Unified Development Code (UDC) §3.1.6 to adopt required application materials for plat applications and designating the Development Service Director to oversee the platting process and §3.1.7 to require notification to owners of nonconforming uses created by rezoning; and providing for publication.

**Sponsors:** Development Services

28. [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

29. [23-2048](#) Ordinance abandoning, vacating, and closing 0.337 acres of improved public right-of-way for the Fair Market Value of \$700.00, identified as Figueroa Street, on the east side of the intersection of Figueroa Street and Lindgreen Street, conditioned on Petitioner, Mateo Luera, meeting specified conditions.

**Sponsors:** Public Works/Street Department

**M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 30-31)**

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

30. [24-0257](#) Motion authorizing execution of a three-year service agreement with Sweeping Corporation of America, LLC of Seven Hills, Ohio, with an office located in San Antonio, in an amount not to exceed of \$2,379,132.40 to perform sweeping services throughout the City to include the SPID corridor for Public Works, with FY24 funding in the amount of \$508,226.21 from the Stormwater Fund and General Fund.

**Sponsors:** Public Works/Street Department and Finance & Procurement

31. [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

**N. EXECUTIVE SESSION: (ITEMS 32-33)**

*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.*

32. [24-0313](#) **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 proposals the provision of groundwater from the Evangeline Aquifer and/or surface water, desalination, legal restrictions on & permits required for the provision of water (including groundwater), regulations of groundwater conservation district(s), TCEQ & EPA regulations related to water, state restrictions on rates and charges for utilities, other statutory restrictions on the issuance of debt and municipal contracting and potential contracting of consultants to assist in matters related to water/groundwater proposals
33. [24-0271](#) **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**