



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, March 22, 2022

11:30 AM

Council Chambers

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 M. Guajardo to call the meeting to order.**
- B. Invocation to be given by Pastor Rob Bailey, Southside Community Church.**
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Izabella Ryland, Collegiate High School Student.**
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**
- E. Proclamations / Commendations**
 - 1. [22-0503](#)** Proclamation declaring March 22, 2022 as "Murphy Dale Givens Day"
Proclamation declaring March 22, 2022 as "Diabetes Alert Day"
Proclamation declaring March 23, 2022 as "Mental Health Awareness Day"
Promotion Ceremony for Army Senior Non-Commissioned Officer SFC Robert Hernandez
Commendation recognizing Texas A&M University-Corpus Christi Islander's Men's Basketball Team.
Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.

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. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate. This is a public hearing for all items on this agenda.

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

- a. 80th Police Academy Graduation Ceremony Highlights
- b. Hiring Process for Municipal Court Presiding Judge
- c. Vessel Turn-in Program Overview

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. 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.

J. CONSENT AGENDA: (ITEMS 2 - 20)

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.

2. [22-0504](#) Approval of the March 8, 2022 Regular Meeting Minutes.

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

3. [22-0215](#) Ordinance amending Section 36-10 of the City's Code of Ordinances to

clarify the curfew applicable to Cole Park Plaza and confirm that fishing on the Cole Park Pier is allowed at all times.

Sponsors: Parks and Recreation Department and Police Department

4. [22-0220](#) Zoning Case No. 0122-02, RFW AG, Ltd: (District 5) Ordinance rezoning property at or near 6636 Yorktown Boulevard from the "FR" Farm Rural District to the "RM-2" Multifamily District. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

5. [22-0221](#) Zoning Case No. 0122-03, Church Unlimited: (District 5) Ordinance rezoning property at or near 3402 Rodd Field Road from the "RS-6" Single-Family 6 District to "RS-6/SP" Single-Family 6 District with a Special Permit. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

6. [22-0222](#) Zoning Case No. 0122-04, Saratoga Palms Properties, Ltd: (District 5) Ordinance rezoning property at or near 5409 Lipes Boulevard by amending the Special Permit in the "RM-1/SP" Multifamily District with a Special Permit to increase density on 9.43 acres from 22 dwelling units per acre to 28 dwelling units per acre. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

Consent - Public Safety First Reading Ordinances

7. [22-0442](#) Ordinance accepting \$20,031.30 from the State of Texas - Law Enforcement Officer Standards and Education Account for training of full-time sworn and civilian personnel and travel-related expenses; and appropriating \$20,031.30 for FY 2022 in the Police Grants Fund.

Sponsors: Police Department

Consent - Contracts and Procurement

8. [21-1460](#) Resolution authorizing a three-year service agreement with Kathryn W. Soward, Ph.D., of Corpus Christi in an amount not to exceed \$122,500.00 for psychological services for Police, Fire, Airport, and Municipal Court personnel with FY 2022 funding of \$34,028.00 available from the General and Airport Funds.

Sponsors: Police Department, Fire Department, Aviation Department, Municipal Court Administration and Finance & Procurement

9. [22-0243](#) Resolution authorizing a four-year service agreement with Corpus Christi Cycle Sports, Inc., dba Corpus Christi Harley-Davidson, in an amount not to exceed \$125,760.00 for maintenance of 10 Harley-Davidson motorcycles for the Corpus Christi Police Department, with FY 2022 funding of \$18,340.00 available from the General Fund.

Sponsors: Police Department and Finance & Procurement

10. [22-0315](#) Motion authorizing the purchase of one replacement fire engine for the Corpus Christi Fire Department from Siddons Martin Emergency Group, LLC., of Denton, Texas, through the BuyBoard Cooperative, for \$873,727.00, with funding available from the FY 2022 General Fund.

Sponsors: Fire Department and Finance & Procurement

11. [22-0311](#) Motion authorizing the purchase of a one-year license renewal with Great South Texas Corp, dba Computer Solutions of San Antonio, through the DIR Cooperative, in an amount of \$149,398.20 for the renewal of the Cisco Phone System License for the Information Technology Department, with FY 2022 funding available from the Information Technology Fund.

Sponsors: Information Technology Services and Finance & Procurement

12. [22-0347](#) Motion authorizing a three-year supply agreement with Mobotrex of Davenport, Iowa, for the purchase of 30 replacement traffic control signal cabinets for \$290,400.00 through the Buy Board Purchasing Cooperative to be used by the Public Works Department with funding in the amount of \$48,500.00 available through the FY 2022 Street Maintenance Fund.

Sponsors: Public Works/Street Department and Finance & Procurement

13. [22-0147](#) Motion authorizing execution of a one-year supply agreement, with a one-year option, with Quality Readymix, Ltd., LLP, of Corpus Christi for ready-mix concrete in an amount not to exceed \$766,625.00 and a potential amount not to exceed \$1,032,700.00 if the option is exercised, with FY 2022 funding of \$447,197.92 available from the Storm Water Fund.

Sponsors: Public Works/Street Department and Finance & Procurement

Consent - Capital Projects

14. [22-0378](#) Motion awarding a construction contract to H&S Constructors, Inc., Corpus Christi, Texas, to perform repairs and improvements to the Choke Canyon Dam, in an amount of \$5,534,035.00, with FY 2022 funding available from the Water Fund.

Sponsors: Engineering Services, Water Utilities Department and Finance & Procurement

15. [22-0388](#) Motion awarding a construction contract to Associated Construction Partners, Ltd., for Citywide Lift Station Repair (Williams Lift Station) in an amount of \$11,615,000.00, located in Council District 5, with FY 2022 funding available from the American Rescue Plan Act.

Sponsors: Engineering Services, Water Utilities Department and Finance & Procurement

General Consent Items

16. [22-0372](#) Resolution authorizing the submission of a grant application for \$415,806

to the Department of Homeland Security, Federal Emergency Management Agency for the Assistance to Firefighters Grant program for training and safety equipment with a City cash match of \$37,800.55.

Sponsors: Fire Department

17. [22-0373](#) Resolution authorizing the submission of eight grant applications to the Public Safety Office - Homeland Security Grants Division for the State Homeland Security Program for equipment and training to prevent terrorism and other catastrophic events for various functions of public safety such as Police Department bomb squad, Special Weapons and Tactics team, Fire Department, and Airport Department in an amount of \$481,580.42.

Sponsors: Fire Department

18. [22-0203](#) Resolution ratifying the submission of a grant application for five (5) multimodal pedestrian safety and mobility-focused transportation projects located citywide to the Corpus Christi Metropolitan Planning Organization for TxDOT's Category 9 funding available under the federal Surface Transportation Block Grant Set-Aside (STBG-SA) program authorized under the FAST Act of 2015.

Sponsors: Public Works/Street Department

19. [22-0327](#) Resolution for an electricity Power Purchase Agreement (PPA) for the City of Corpus Christi for a term not to exceed 10 years with a total purchase cost not to exceed \$57,000,000, subject to future annual budget appropriations, and authorizing the City Manager to execute all documents necessary.

Sponsors: Asset Management Department and Finance & Procurement

20. [22-0511](#) Resolution ratifying submission of a grant application to the U.S. Department of Transportation's Small Community Air Service Development Program on behalf of the Aviation Department in the amount of \$750,000.00, with a cash match of \$250,000.00 and \$238,680.00 of in-kind services, for development of new non-stop airline service between Corpus Christi and Denver or the greater Western United States.

Sponsors: Aviation Department

K. RECESS FOR LUNCH

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

L. PUBLIC HEARINGS: (ITEMS 21 - 27)

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

21. [22-0380](#) Zoning Case No. 0122-06, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District. (Planning

Commission and Staff recommend Approval)

Sponsors: Development Services

22. [22-0381](#) Zoning Case No. 0122-01, Javier De la Garza: (District 1) Ordinance rezoning property at or near 2407 Mary Street from the “RM-1” Multifamily District to the “RS-4.5” Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)
- Sponsors:** Development Services
23. [22-0382](#) Zoning Case No. 0122-05, Land Majestic, LLC.: (District 4) Ordinance rezoning property at or near 302 Graham Road from the “RM-1” Multifamily District to the “RV” Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval)
- Sponsors:** Development Services
24. [22-0383](#) Zoning Case No. 0122-07, The Mostaghasi Investment Trust: (District 4) Ordinance rezoning property at or near 2020 Ramfield Road from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District. (Planning Commission and Staff recommend Denial - ¾ Vote Required to Overrule Planning Commission’s recommendation)
- Sponsors:** Development Services
25. [22-0290](#) Ordinance authorizing a Water Arterial Transmission Grid Main Construction and Reimbursement Agreement (“Agreement”) for up to \$471,448.10 with Cypress Point Capital, LLC (“Developer”) for the construction of a water arterial transmission grid main line for a proposed residential and commercial development located South of Farm Road 2444 on County Road 43 with a completion date of within 24 months; transferring \$76,510.32 from the Sewer Trunk System Trust and \$79,036.81 from the Water Distribution Main Trust to the Water Arterial Transmission & Grid Main Trust Fund to reimburse \$471,448.10 the developer in accordance with the agreement.
- Sponsors:** Development Services
26. [22-0502](#) Ordinance amending the Unified Development Code (UDC) to rename the Community Enrichment Fund to the Park Development Fund, eliminate the Park Development Fee, replace the calculation for a Fee in Lieu of Land to a flat fee of \$462.50 per dwelling unit with annual CPI fee adjustment beginning on January 1, 2024, and allow for existing and future Community Enrichment Fund expenditures within applicable Area Development Zones.
- Sponsors:** City Manager’s Office
27. [22-0505](#) Ordinance authorizing acceptance and appropriation \$4,213,937.00 from the U.S. Department of Housing and Urban Development for implementation of the HOME Investment Partnership Program - American Rescue Plan; and amending the operating budget for FY 2021-2022 to increase expenditures from the HOME Grants Fund.

Sponsors: Neighborhood Services

M. INDIVIDUAL CONSIDERATION ITEMS:

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

N. FIRST READING ORDINANCES: (ITEMS 28 - 34)

28. [22-0324](#) Ordinance authorizing a Real Estate Sales Contract to sell 0.89 acres located along the Kostoryz/Carroll Drainage Channel to the Corpus Christi Independent School District (C.C.I.S.D.) in an amount of \$50,000.00, located in Council District 3, with FY 2022 funds to be deposited into the Streets Fund.
Sponsors: Engineering Services
29. [22-0312](#) Ordinance authorizing a 5-year lease agreement with Landry's Seafood and Steak House - Corpus Christi Inc. to operate a restaurant on Peoples Street T-Head with monthly payments of \$7,950 through March 2023; \$8,427 through March 2024; and \$9,000 through March 2027, or 2.75% of monthly gross sales, whichever is greater, with effective date of April 1, 2022.
Sponsors: Parks and Recreation Department and Municipal Marina
30. [22-0274](#) Ordinance authorizing a five-year lease, with one five-year renewal option, with NavyArmy Community Credit Union to provide two automatic teller machines (ATMs) in the terminal at the Corpus Christi International Airport in exchange for payment of \$1,000 monthly (\$500 per ATM).
Sponsors: Aviation Department
31. [22-0286](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate the Revised Notice of Award of a grant contract for the Women, Infants and Children Nutrition Program (WIC) in the amount of \$113,000 for the contract period October 1, 2021, through September 30, 2022, subject to appropriations from Health and Human Services Commission.
Sponsors: Health Department
32. [22-0508](#) Ordinance approving the redistricting of the City's single-member City Council districts and establishing new district boundary lines for Corpus Christi City Council elections, based on the 2020 Census data.
Sponsors: City Secretary's Office
33. [22-0563](#) Ordinance amending Corpus Christi Code to add section 55-40 to authorize the Building Official to disconnect utility services for revocation of certificate of occupancy or for failure to remedy a violation of code resulting in a danger to the life, health, or safety of the public or the occupants of a building; and providing for publication.

Sponsors: Development Services

34. [22-0565](#) Ordinance authorizing a temporary pilot program for Lucy's Snackbar adjacent to 312 N Chaparral St #A to seek a revocable license to operate a parklet in the City's right-of-way in accordance with the regulations and guidelines established by the City's Public Works Department.

Sponsors: Public Works/Street Department

O. BRIEFINGS: (ITEM 35)

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.

35. [22-0500](#) Port of Corpus Christi Quarterly Report by City Council Appointed Board Commissioners

Sponsors: Mayor's Office

P. EXECUTIVE SESSION: (ITEMS 36 - 38)

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.

36. [22-0512](#) **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 purchase of electricity, power purchase agreement(s), long-term purchasing agreements, and Chapters 252 and 271 of the Texas Local Government Code.
37. [22-0564](#) **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 contract(s) for the purchase of management services and related services for the American Bank Center and Chapters 252 and 271 of the Texas Local Government Code.
38. [22-0513](#) **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 City Council's redistricting

obligations and potential litigation related thereto.

Q. ADJOURNMENT