



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, March 29, 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 Deacon Jesse Hinojosa, Diocese of Corpus Christi.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Lindsey Guerra, Foy H. Moody High School Student.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Proclamations / Commendations
 - 1. [22-0607](#) Proclamation declaring March 31, 2022 as "Grow Local Farmers' Market 10th Anniversary"
Proclamation declaring April 9, 2022 as "Earth Day Bay Day"
Proclamation declaring April 10, - April 16, 2022 as "National Dog Bite Prevention Week"
Proclamation declaring April 3-9, 2022 as "National Library Week"
Commendation for Dynamo Coastal Bend Soccer Team.

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. **Second and Third Quarter Forecast and Policy Issues**
- b. **Announcement of City Hiring Event on Tuesday, April 5, 2022**
- c. **Recognition of Wes Nebgen, Assistant Director in Water Utilities for Achieving a Class A Water License**

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 - 23)

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. [22-0600](#) Approval of the March 22, 2022 Regular Meeting Minutes

Consent - Second Reading Ordinances

- 3. [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

4. [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
5. [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
6. [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
7. [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
8. [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
9. [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
10. [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

11. [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

12. [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

13. [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

Consent - Contracts and Procurement

14. [22-0379](#) Motion authorizing a three-year service agreement with two one-year options with HUB International, Texas Inc., for benefits consulting services for the City's health plans and benefits programs in an amount not to exceed \$87,500 per year in the initial three-year agreement for a total of \$262,500.00 and a potential amount not to exceed \$445,454.00 which includes a 3% increase each option year if the options are exercised, with FY 2022 funding of \$43,750.00 available from the Other Employee Benefits Fund.

Sponsors: Human Resources and Finance & Procurement

15. [22-0392](#) Motion authorizing a two-year supply agreement, with two one-year options with International Dioxide Inc. of North Kingstown, Rhode Island for the purchase of 25% Sodium Chlorite Solution for an amount not to exceed \$1,452,000.00 for the initial 2 years and a potential amount not to exceed \$3,353,250.00 for a four-year term which includes a 3% increase each option year if the option periods are exercised, with FY 2022 funding of \$363,000.00 available from the Water Fund.

Sponsors: Utilities Department and Finance & Procurement

Consent - Capital Projects

16. [21-0910](#) Motion awarding a Design/Build Contract to SpawGlass Contractors Inc.,

Corpus Christi Texas, and authorizing the design phase services for the design of new restrooms, parking lot and park amenities at Surfside Park in North Beach for a total amount of \$196,522.00, located in Council District 1, with FY 2022 funding available from the Park and Recreation Bond 2020 Fund.

Sponsors: Engineering Services, Finance & Procurement and Parks and Recreation Department

17. [22-0390](#) Motion authorizing Amendment No. 1 to a professional services contract with LNV, Inc., Corpus Christi, TX, to provide design, bid, and construction phase services for the Williams Lift Station Force Main in an amount of \$511,830 for a total contract value not to exceed \$695,120, located in City Council District 4 and 5, with FY 2022 funding available from Wastewater Capital Fund.

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

18. [22-0486](#) Motion awarding a construction contract to CSA Construction, Inc., Houston, Texas, for Whitecap Wastewater Treatment Plant Improvements in an amount of \$12,284,000 for the Total Base Bid Plus Additive Alternate No. 1, located in Council District 4, with Wastewater Capital Fund. The total estimated construction budget available for this project for the FY 2022 and FY 2023 is \$9,570,000. Based on the bids received the construction cost of the project is \$12,284,000. The remaining shortfall of funds in an amount of \$2,714,000 will be allocated with the FY 2023 Wastewater Capital Fund and the budget for the project will be increased.

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

19. [22-0537](#) Motion authorizing Amendment No. 1 to a professional services contract with Hanson Professional Services Inc., Corpus Christi, TX to design and prepare construction documents for additional waterline replacement for the Nueces Bay Blvd. & Poth Lane Waterline, in an amount of \$69,906.75, for a total contract value not to exceed \$498,311.75, located in Council District 1, with FY 2022 funding available from the Water Capital Fund.

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

20. [22-0538](#) Motion awarding a professional services contract to Freese and Nichols, Inc., Corpus Christi, Texas, to provide design, bid and construction administration phase services for the Wesley Seale Dam Crest Gate Rehabilitation and Dewatering System projects, in an amount of \$2,053,094.00, with funding available from the Water Capital Fund. The total design budget available for these project is \$2,907,000. The fiscal impact for FY 2022 is an amount of \$2,053,094.00 with funding available from the Water Capital Fund.

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

General Consent Items

21. [22-0566](#) Motion approving a contract with Hunden Strategic Partners in an amount not to exceed \$91,000 for services to determine the future needs of the American Bank Center and feasibility of a Conference Center Hotel.
Sponsors: Finance & Procurement
22. [22-0327](#) Resolution authorizing an electricity power purchase agreement for the City of Corpus Christi with a term not to exceed 10.5 years and a total expenditure not to exceed \$57,000,000.00, subject to future annual budget appropriations; and authorizing the City Manager to execute the agreement.
Sponsors: Asset Management Department and Finance & Procurement
23. [22-0598](#) Resolution authorizing an agreement with Grindline Skateparks, Inc. to perform repairs for Cole Park Skatepark in an amount not to exceed \$70,000 through the General Fund.
Sponsors: Parks and Recreation Department

K. RECESS FOR LUNCH

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

L. PUBLIC HEARINGS: (ITEMS 24 - 26)

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

24. [22-0404](#) Zoning Case No. 0222-01, Thanksgiving Homes: (District 2) Ordinance rezoning property at or near 1422 Shely Street from the "CG-2" General Commercial District to the "RS-TH" Townhouse District. (Planning Commission and Staff recommend Approval).
Sponsors: Development Services
25. [22-0406](#) Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval).
Sponsors: Development Services
26. [22-0405](#) Zoning Case No. 0222-02, SCI Wireless & Tillman Infrastructure: (District 2) Ordinance rezoning property at or near 5007 Everhart Road from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit. (Planning Commission and Staff recommend Approval)
Sponsors: Development Services

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 27 - 28)

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

27. [22-0485](#) Ordinance disannexing a 75.58-acre tract from a 114.8-acre continuous parcel of land currently divided by the City limit boundary; amending the boundaries of Industrial District No. 2 to include the disannexed area; and approving Industrial District Agreement No. 110B with Bootstrap Energy LLC.

Sponsors: Economic Development and Assistant City Manager

28. [22-0546](#) Resolution authorizing the execution of an Industrial District Agreement (IDA) 110 with Bootstrap Energy LLC for the Corpus Christi Energy Park.

Sponsors: Economic Development and Assistant City Manager

N. FIRST READING ORDINANCES: (ITEM 29)

29. [22-0509](#) Ordinance authorizing acceptance and appropriation of a donation in the amount of \$100,000 from NextEra Energy and authorizing the City of Corpus Christi Gas Department to provide gas pipe plumbing services to eligible low-income city residents.

Sponsors: Gas Department

O. BRIEFINGS: (ITEM 30)

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.

30. [22-0396](#) Briefing on Public Improvement Districts as an Economic Development Tool, review of Corpus Christi Public Improvement District policy, and initial overview of the Whitecap Preserve Project in City Council District 4.

Sponsors: Economic Development and Finance & Procurement

P. EXECUTIVE SESSION: (ITEMS 31 - 34)

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.

31. [22-0514](#) **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 potential disannexation, industrial district agreements, and/or development agreement(s) with entities that are considering the construction, expansion, and/or ownership of potentially industrial facilities (including, but not limited to, Bootstrap Energy, LLP), agreements pursuant to Chapters 42 and/or 212 of the Texas Local Government Code, and pursuant to **Texas Government Code § 551.087** to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning said business prospect(s).

32. [22-0515](#) **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.
33. [22-0591](#) **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.
34. [22-0609](#) **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 Texas Pollutant Discharge Elimination System permit process, Texas laws and rules of the Texas Commission of Environmental Quality and the U.S. Environmental Protection Agency related to discharge permits, intake permits, desalination, and other permits related to water treatment, and administrative procedures related thereto.

Q. **ADJOURNMENT**