



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, June 18, 2024

11:30 AM

Council Chambers

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Addendums may be added on Friday.

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

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

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

- A. Mayor Paulette Guajardo to call the meeting to order.
- B. Invocation to be given by Father Thomas Bartz with St. Nicholas Greek Orthodox Church.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Zena Garcia, 2nd grader at Rafael Galvan Elementary School.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 3)**
  - 1. [24-0969](#) Overview of Major City Initiatives in Development
  - 2. [24-0724](#) 2nd Quarter Finance and Budget Report
  - 3. [24-1018](#) Video Highlight of Cole Park Splash Pad and Playground

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

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

**H. EXPLANATION OF COUNCIL ACTION:**

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

**I. CONSENT AGENDA: (ITEMS 4 - 18)**

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

**4. [24-1017](#) Approval of the June 11, 2024 Regular Meeting Minutes**

**Sponsors:** City Secretary's Office

*Consent - Second Reading Ordinances*

**5. [24-0611](#) Ordinance accepting a grant from the State of Texas Governor's Homeland Security Grants Division for Operation Stonegarden (drug and human trafficking) for overtime, fringe benefits, one replacement Chevy Tahoe, and fuel/maintenance in the amount of \$228,898.00; and appropriating \$228,898.00 in the Police Grants Fund.**

**Sponsors:** Police Department

**6. [24-0805](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate a grant contract for \$240,003.00, with a cash match of \$24,000.00, for the Public Health Emergency Preparedness**

(PHEP) Grant from the Texas Department of State Health Services (DSHS) to provide funding activities in support of the PHEP Cooperative Agreement from the Centers for Disease Control and Prevention (CDC) for the period of July 1, 2024, through June 30, 2025.

**Sponsors:** Health Department

7. [24-0826](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6"/SP Single-Family 6 District with a Special Permit and the "CI" Intensive Commercial District to the "RM-2" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).
- Sponsors:** Development Services
8. [24-0838](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance rezoning a property at or near 4458 Church Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).
- Sponsors:** Development Services
9. [24-0626](#) Ordinance authorizing mid-year budget adjustments and amending the Operating and Capital Budgets, as applicable, for fiscal year 2023-2024 (FY 2024) in the manner and method stated for the following items: transferring \$400,000.00 from the TIRZ #2 Fund to the Capital Budget and appropriating for the design of Commodore Park; transferring \$108,256.88 from the unreserved fund balance in the Sewer Connection Fund to the Wastewater Capital Reserve Fund and appropriating to fund wastewater projects; appropriating \$370,000.00 from the unreserved fund balance in the Golf Center Fund to upgrade a water reuse pump station located at Greenwood Wastewater Treatment Plant; and appropriating \$243,734.00 from the unreserved fund balance in the Golf Center Fund for the Gabe Lozano Firefly and Practice Range Projects.
- Sponsors:** Office of Management and Budget

*Consent - Contracts and Procurement*

10. [24-0803](#) Motion authorizing the execution of a one-month service agreement with Fitness Superstore, Inc., of Benicia, California, for \$87,295.80, for the purchase, delivery, and installation of fitness equipment for the new Corpus Christi Police Training Academy, with funding from the 2022 CO Facility Maintenance CIP Fund.
- Sponsors:** Police Department and Finance & Procurement
11. [24-0667](#) Motion authorizing the execution of a one-year supply agreement, with two one-year options, with ACT Pipe & Supply, of Corpus Christi, in an amount not to exceed \$317,614.90. and a potential amount up to \$952,844.70 if

options are exercised, for the purchase of brass service water fittings for the Corpus Christi Water Department, with FY 2024 funding of \$105,871.63 from the Water Fund.

**Sponsors:** Corpus Christi Water and Finance & Procurement

*Consent - Capital Projects*

12. [24-0876](#) Motion awarding a construction contract to Epic Energy Services, LLC., Odem, Texas, in an amount not to exceed \$1,000,000.00 for the Indefinite Delivery/Indefinite Quantity Lifecycle Curb & Gutter Replacement to repair the damaged curb and gutter, associated concrete sidewalk and driveway apron projects located city-wide with FY 2024 funding available from Storm Water capital funds.

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

13. [24-0875](#) Motion awarding a construction contract to McDonald Municipal & Industrial, Houston, TX, for the Central Kitchen Generator project in an amount of \$352,469.00 to install a backup power generator at the Central Kitchen located at Del Mar College West Campus, located in Council District 3, with FY 2024 funding available from the Community Development Block Grant (CDBG) Program and General Fund.

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

14. [24-0874](#) Motion awarding a construction contract to DLF Texas, Corpus Christi, TX, for the Ben Garza Park Gymnasium Locker Room Improvements project in an amount of \$420,049.87 for the Gymnasium Locker Room improvements including bathrooms, located in Council District 1 with FY 2024 funding available from the Community Development Block Grant (CDBG) Program and General Fund.

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

*General Consent Items*

15. [24-0893](#) Resolution finding that AEP Texas Inc.'s requested increase to its electric transmission and distribution rates and charges within the city should be denied and requiring reimbursement of City rate case expenses

**Sponsors:** Legal Department

16. [24-0964](#) Resolution exempting London Ranch Estates Subdivision, located on County Road 22 between County Road 51 and 49, from payment of wastewater lot or acreage fees under Section 8.5.2.G.1 of the Unified Development Code.

**Sponsors:** Development Services

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*Consent - First Reading Ordinances*

17. [24-0479](#) Ordinance appropriating \$241,637.00 in the Health Grant Fund for an increase in the Immunization/Locals (IMM/LOCALS) Grant from the Department of State Health Services (DSHS) to operate an immunization program for children, adolescents, and adults, to include COVID 19 vaccines when requested by patients, utilizing four existing grant positions for the period September 1, 2024, through August 31, 2025; and appropriating related program income in the estimated amount of \$20,000.00 in the Health Grants Fund.

**Sponsors:** Health Department

18. [24-0952](#) Ordinance authorizing the resale of three properties for \$48,000.00 which were foreclosed upon for failure to pay ad valorem taxes, of which the City shall receive \$9,761.80 in sale proceeds plus \$1,237.83 for partial payment of City paving and demolition liens.

**Sponsors:** Finance & Procurement

J. **RECESS FOR LUNCH**

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

K. **PUBLIC HEARINGS: (NONE)**

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

L. **INDIVIDUAL CONSIDERATION ITEMS: (19 - 21)**

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

19. [24-0873](#) Motion awarding a construction contract to Mor-Wil, LLC., Mission, Texas, in an amount not to exceed \$19,279,571.99 for the La Volla Creek Drainage Improvements to construct the detention pond, and its supporting infrastructure, located in Council District 3, with FY 2024 funding available from the Storm Water Capital Fund and Grant Funding.

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

20. [24-0960](#) Resolution authorizing a professional services contract with Kimley-Horn of Austin, Texas, deviating from the City's procurement policy, to provide design, bid, and construction phase services for the Hillcrest Aquatic Center in an amount up to \$600,000.00 located in Council District 1 with FY 2024 funding available from Park and Rec Bond 2014 proposition 2 funds, and amending the Capital Improvement Program.

**Sponsors:** Engineering Services and Parks and Recreation Department

21. [24-0983](#) Resolution authorizing a 380 incentive agreement with Corpus Christi

Capital Group LLC and Corpus Christi Party Hotel LLC in the amount of up to \$5,000,000 over a 10 year period for the development of the Casa Blanca Village Apartments. The project will include up to 200 apartment units focused on workforce residences which will be income qualified and subject to HUD fair market rent limits.

**Sponsors:** Economic Development

**M. BRIEFINGS: (ITEMS 22 - 26)**

*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.*

22. [24-1019](#) Update Briefing and Action Plan for Mary Rhodes Pipeline

**Sponsors:** Corpus Christi Water

23. [24-0955](#) Bond 2024 Project List Update

**Sponsors:** City Manager's Office

24. [24-0991](#) City Sales Tax Reauthorization Update

**Sponsors:** City Manager's Office

25. [24-0882](#) Briefing/Update Regarding the Federal Sea Turtle Release Program at Padre Island National Seashore, presented by Eric Brunnermann, Padre Island National Seashore Superintendent

**Sponsors:** Parks and Recreation Department

26. [24-0164](#) Corpus Christi Museum of Science and History annual update presented by Karen Stevenson, President and CEO of the Corpus Christi Museum of Science and History

**Sponsors:** Museum of Science and History

**N. EXECUTIVE SESSION: (ITEMS 27 - 28)**

*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.*

27. [24-0921](#) **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 industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., rates for utilities, actions for limitation of rates, Texas Water Code § 13.043 and associated statutes and regulations, 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, authorizing preparation of service plans for areas to be considered for annexation, and authorizing professional services agreements and amendments thereto with attorneys, engineers, and other consultants involved in the aforementioned actions

28. [24-0922](#)

**Executive session pursuant to Texas Government Code § 551.071**

and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to regulations, legal rights, and contracts related to surface water from the Nueces River and other sources, groundwater from the Evangeline Aquifer and other sources, desalination, legal restrictions on and permits required for the provision of water, regulations and contracts of water conservation and improvement districts and groundwater conservation districts (including, but not limited to Nueces County Water Conservation and Improvement District #3 and the San Patricio Groundwater Conservation District), TCEQ and EPA regulations related to water, state and federal regulations related to construction of water-related infrastructure, state restrictions on rates and charges for utilities, statutory restrictions on the issuance of debt and governmental contracting, and potential authorization of contracts for attorneys and consultants to assist in matters related to water

O. **ADJOURNMENT**