



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, January 9, 2024

11:30 AM

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

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 Pastor Chip Blackshear, First Presbyterian Church of Corpus Christi.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Tara Montelongo, Senior at Veterans Memorial 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 1-2)**
 - 1. [23-2037](#) 2023 United Way of the Coastal Bend Charitable Campaign Results and Introduction of incoming CEO/President Stephanie Jordan
 - 2. [24-0007](#) 38th Annual MLK 2024 Events Calendar Overview, presented by Nikela Pradier, President of Delta Sigma Theta Sorority Corpus Christi Alumnae Chapter

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. 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.

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. CITY COUNCIL RETURN ITEMS: (ITEMS 3-4)

3. [23-1962](#) 23-1962 Appeal of the Building Standards Board's order to demolish dilapidated/substandard structure located at 1214½-20 N. Staples Street owned by Priscilla Tryon Cambric (Appellant presentation limited to 3 minutes)

Sponsors: Development Services

4. [23-1919](#) Ordinance amending the Corpus Christi Code to amend Chapter 49 Streets and Sidewalks and Chapter 53 Traffic regarding requirements for performing work in the public right of way and placement of utilities; providing for properly restoring street surfaces that have been cut for utilities or other tie-ins and providing for penalty; providing for publication.

Sponsors: Public Works/Street Department

K. CONSENT AGENDA: (ITEMS 5-17)

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.

5. [23-2043](#) Approval of the December 12, 2023 Regular Meeting Minutes

Consent - Second Reading Ordinances

6. [23-1901](#) Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial 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

7. [23-1695](#) Ordinance authorizing execution of Amendment #1 to the co-operative agreement with Vertosoft, LLC, for the renewal of OpenGov pavement management software and the purchase of OpenGov permitting and licensing management software for the Public Works Department through September 30, 2024, with three one-year options and a future auto-renewable term possible, in an amount not to exceed \$204,579.60, with a potential amount up to \$1,012,844.13 if options are exercised, with FY 2024 funding from the Streets Fund.

Sponsors: Information Technology Services, Public Works/Street Department and Finance & Procurement

8. [23-1898](#) Ordinance authorizing the creation of a Corpus Christi B Corporation project, which includes the expenditure up to \$1,000,000.00 for an agreement with South Texas Military Housing, LP for the construction of a Chief of Naval Air Training Flag Officer quarters at Naval Air Station - Corpus Christi; appropriating \$1,000,000 from the unreserved fund balance of the Corpus Christi B Corporation Economic Development fund; and amending the budget.

Sponsors: Economic Development

Consent - Contracts and Procurement

9. [23-1769](#) Motion authorizing the execution of a five-year service agreement with Alliance Health Resources Mobile Division, of Corpus Christi, Texas, for drug and alcohol testing and occupational medical services for City of Corpus Christi Employees in an amount up to \$2,064,816.50, with FY 2024 funding of \$327,158.00 from the Other Employee Benefits Fund.

Sponsors: Human Resources and Finance & Procurement

Consent - Capital Projects

10. [23-1857](#) Motion authorizing a construction services contract with Nueces Electric Cooperative (NEC), Texas, to extend and provide electric delivery infrastructure (pole and wires) to the Cefe Valenzuela Landfill Sector 2A Cell in an amount not to exceed \$104,744.98, located outside city limits,

with FY 2024 funding available from Solid Waste capital funds.

Sponsors: Engineering Services and Solid Waste Operations

11. [23-2052](#) Motion awarding a facilities multiple award construction contract to Barcom Construction, LLC of Corpus Christi, Texas, in a not to exceed amount of \$1,921,176.00 for the Gas Department Building Upgrades (Phase 2) project, located in Council District 1, with FY 2023 funding available from Gas Capital Fund.

Sponsors: Engineering Services and Gas Department

General Consent Items

Consent - First Reading Ordinances

12. [23-1927](#) Ordinance authorizing the purchase of one additional response boat in the amount of \$81,228.78 from Boat Right Marine for the Corpus Christi Fire Department to be funded by the FY 2023 Texas Ambulance Supplemental Payment Program revenue; and appropriating \$200,054.01 from the General Fund unreserved fund balance; and amending the FY 2024 Operating Budget by increasing expenditures in the Fire Department General Fund by \$200,054.01.

Sponsors: Fire Department

13. [23-2005](#) Ordinance appropriating \$20,000.00 from the unreserved fund balance of the Municipal Court Security Fund for courtroom security upgrades; and amending the FY 2024 operating budget.

Sponsors: Municipal Court Administration

14. [23-1904](#) Ordinance authorizing acceptance and future amendments of Medical Reserve Corps Grant for \$47,242.00 from the Department of State Health Services (DSHS); and appropriating \$47,242.00 in the Health Grant Fund to provide support to Medical Reserve Corps units until May 30, 2025.

Sponsors: Health Department

15. [23-1943](#) Ordinance approving the amended Tax Increment Reinvestment Zone #3 Project & Financing Plans as approved by the Board of Directors of Reinvestment Zone Number Three, City of Corpus Christi, Texas on November 28, 2023, which expands eligibility under the Commercial Finish-Out Program.

Sponsors: Economic Development

16. [23-2022](#) Ordinance authorizing an amendment to the existing lease agreement with Riley P. Dog Park, Inc. for the use of the property located adjacent to the Whitecap Wastewater Treatment Plant for an additional three-year term with two additional one-year terms.

Sponsors: Corpus Christi Water

17. [23-2030](#) Ordinance authorizing a 30-foot-wide revocable pipeline easement to

Houston Pipe Line Company, LP, to install a natural gas pipeline through the Cefe Valenzuela landfill in support of Solid Waste Department's new renewable energy program, located outside City limits.

Sponsors: Engineering Services and Solid Waste Operations

L. RECESS FOR LUNCH

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

M. PUBLIC HEARINGS: (ITEMS 18-19)

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

18. [23-2010](#) Zoning Case No. 1123-01, Birdie Waldron LLC (District 4). Ordinance rezoning a property at or near 3409 Waldron Road from the "RS-6" Single-Family District to the "RS-6/SP" Single-Family District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

19. [23-2011](#) Zoning Case No. 1123-02, Gulf-Hudson Holdings and Patsy A Brooks (District 1). Ordinance rezoning a property at or near 8159 Stillwell Lane from the "FR" Farm Rural District and the "IL" Light Industrial District to the "R-MH" Manufactured Home District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 20-22)

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

20. [23-1913](#) Ordinance authorizing a Developer Participation Agreement with MPM Development, L.P. to reimburse the developer an amount not to exceed \$1,118,463.05 for the construction of a section of Oso Parkway related to the Oso Creek Corner subdivision located off Yorktown Boulevard and southeast of Starry Road; and amending the operating budget by transferring \$896,527.00 from the Public Works - Streets Fund (No. 1041) and \$221,936.05 from the Public Works - Storm Water Fund (No. 4300) to the Development Services Fund (No. 4670). (District 5).

Sponsors: Development Services

21. [23-2058](#) Ordinance authorizing a Developer Participation Agreement with Braselton Development Company, Ltd. to reimburse the developer an amount not to exceed \$209,485.00 for the construction of stormwater infrastructure improvements related to the Saratoga Downs, Unit 4B subdivision located at the intersection of Lands Drive and Martin Street; and amending the operating budget by transferring and appropriating \$209,485.00 from the

Public Works - Storm Water Fund (No. 4300) to the Development Services Fund (No. 4670). (District 3).

Sponsors: Development Services

22. [23-2062](#) Ordinance designating 127.72 acres within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing District to be known as "Reinvestment Zone Number Six, City of Corpus Christi, Texas" pursuant to petition by owners of Barisi Village properties; setting a maximum City financial participation of and a maximum City contribution of \$32,000,000; and establishing a Board of Directors for the Reinvestment Zone.

Sponsors: Economic Development

O. **BRIEFINGS: (ITEM 23)**

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.

23. [24-0008](#) Briefing on Changes to the Nueces County Appraisal District

Sponsors: Intergovernmental Relations

P. **EXECUTIVE SESSION: (ITEM 24)**

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.

24. [23-2019](#) **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

Q. ADJOURNMENT