



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes City Council

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Tuesday, February 18, 2014

11:30 AM

Council Chambers

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**Public Notice - - THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL.**

**A. Mayor Nelda Martinez to call the meeting to order.**

Mayor Martinez called the meeting to order.

**B. Invocation to be given by Father Bruce Wilson, Church of Reconciliation**

Father Bruce Wilson gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States.**

Ms. Lisa Aguilar, Interim City Attorney gave the Pledge of Allegiance.

**D. City Secretary Rebecca Huerta to call the roll of the required Charter Officers.**

City Secretary Rebecca Huerta called the roll and stated that a quorum of the Council and the required Charter Officers were present to conduct the meeting. City Secretary Huerta announced that Mayor Pro Tem Priscilla Leal has been granted a leave of absence per Motion No. 2014-016.

Charter Officers:

City Manager Ron Olson, Interim City Attorney Lisa Aguilar, and City Secretary Rebecca Huerta.

**Present:** 8 - Council Member Kelley Allen, Council Member David Loeb, Mayor Nelda Martinez, Council Member Mark Scott, Council Member Chad Magill, Council Member Colleen McIntyre, Council Member Lillian Riojas, and Council Member Rudy Garza

**Absent:** 1 - Council Member Priscilla Leal

**E. Proclamations / Commendations**

None.

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

Mayor Martinez deviated from the agenda and referred to City Manager's Comments. City Manager Ron Olson reported on the following issues:

1) Animal Control held a special adoption program on Friday, February 14th

which resulted in the adoption of 32 cats and dogs. 2) The Warrant Roundup is being held in Corpus Christi from February 17- March 28, 2014 and statewide between March 1-March 15, 2014. This is an opportunity for citizens to take care of any outstanding warrants without additional penalties. 3) Mr. Olson informed the Council that Mark Van Vleck will temporarily return to Development Services with a mission to prepare interim leadership to take over the department. The intent is to appoint Barney Williams as the Interim Director of Development Services and Julio Dimas as the Interim Assistant Director. Mr. Olson stated that once the leadership at Development Services is complete, his intent is to appoint Mr. Van Vleck as Executive Director of Utility Operations. Mr. Olson thanked John Speights, Chief Building Official for his leadership as Interim Director of Development Services during the time Mr. Van Vleck was serving as Interim Assistant City Manager

**H. EXECUTIVE SESSION: (NONE)**

**I. MINUTES:**

1. Regular Meeting of January 28, 2014 and Regular Meeting of February 11, 2014

Mayor Martinez called for approval of the minutes. Council Member Magill made a motion to approve the minutes, seconded by Council Member McIntyre and passed unanimously.

**J. BOARDS & COMMITTEE APPOINTMENTS:**

2. Citizens Advisory Health Board  
Tree Advisory Committee

Mayor Martinez referred to board and committee appointments. The following appointments were made:

Citizens Advisory Health Board - Annie Galvan (Reappointed); Charles A. Pendlyshok (Appointed)  
Tree Advisory Committee - Sylvia Campos, Jessica Weizer, Viviana Rodriguez, Phillip Christian, and Grant S. Ehlen (Appointed)

**K. EXPLANATION OF COUNCIL ACTION:**

**L. CONSENT AGENDA: (ITEMS 3 - 12)**

**Approval of the Consent Agenda**

Mayor Martinez referred to the consent agenda. There were no comments from the Council or the public. The consent agenda was passed by one vote as follows:

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

**3. Purchase of a Peterbilt CNG refuse truck**

Motion approving the purchase of one (1) Peterbilt CNG refuse truck from Rush Truck Centers of Texas, L.P., Houston, Texas for a total amount of \$306,236. The award is based on the cooperative purchasing agreement with the Houston-Galveston Area Council of Governments (HGAC).

**This Motion was passed on the Consent Agenda.**

Enactment No: M2014-018

**4. Agreement for Excess Liability and Excess Workers' Compensation Insurance**

Motion approving an agreement with McGriff, Seibels & Williams, of Texas, Inc. of Addison, Texas for the purchase of Excess Liability and Excess Workers' Compensation Insurance, in accordance with Request for Proposal Number BI-0084-14, for a total one-year expenditure of \$583,598, based on lowest responsible bid. The term of the agreement will be for one year with an option to extend for up to three additional one-year periods, subject to the approval of the service provider and the City Manager or designee. Funds are budgeted in the Liability/Employee Benefit - Liability and Liability/Employee Benefits - Workers' Compensation Funds.

**This Motion was passed on the Consent Agenda.**

Enactment No: M2014-019

**5. Purchase of radar equipment for Police Department**

Motion approving the purchase of ten (10) Prolaser radars and forty (40) dual KA band traffic radars and associated equipment for the Corpus Christi Police Department in the amount of \$114,057.80 from Kustom Signals, Inc. Chanute, KS. The award is based on the cooperative purchasing agreement with the Houston-Galveston Area Council of Governments (HGAC). Funds are available through the Crime Control and Prevention District.

**This Motion was passed on the Consent Agenda.**

Enactment No: M2014-020

**6. Lease agreement amendment no. 1 for Police substation located at 2230 Saratoga**

Motion amending the lease agreement with Greg Voisin Investment Corporation c/o Corpus Christi Realty Management, Inc. for the Police substation located at 2230 Saratoga to change the lease term expiration date from February 28, 2014 to February 28, 2015.

**This Motion was passed on the Consent Agenda.**

Enactment No: M2014-021

**7. Interlocal agreement for Texas Pollutant Discharge Elimination System Permit (TPDES) responsibilities**

Resolution authorizing the City Manager or his designee to execute an Interlocal Cooperation Agreement with Texas A&M University - Corpus Christi (TAMU-CC) in connection with the City of Corpus Christi Municipal Separate Storm Sewer System (MS4) Texas Pollutant Discharge Elimination System (TPDES) Permit.

**This Resolution was passed on the Consent Agenda.**

Enactment No: 030090

**8. Engineering construction contract for three replacement sluice gates for the Wesley E. Seale Dam**

Motion authorizing the City Manager, or designee, to execute a construction contract with H&S Constructors, Inc. of Corpus Christi, Texas in the amount of \$349,000, for the Wesley E. Seale Dam Sluice Gate Rehabilitation - Phase 1 Re-Bid for the Base Bid.

**This Motion was passed on the Consent Agenda.**

Enactment No: M2014-022

**9. Second Reading Ordinance - Amending the Urban Transportation Plan by realigning in a straight path the future extension of Williams Drive from the east side of Lexington Road to the west side of Ennis Joslin Road (1st Reading 2/11/14)**

Planning Commission, Transportation Advisory Committee, and Staff Recommendations:

Approval of the realignment as proposed.

Ordinance

Ordinance amending the Corpus Christi Urban Transportation Plan, an element of the Comprehensive Plan of the City of Corpus Christi, Texas, by realigning Williams Drive between Lexington Road and Ennis Joslin Road; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030091

**10. Second Reading Ordinance - Exempting Wildcat Industrial Park, located south of Leopard Street and west of Southern Minerals Road, from the wastewater lot acreage fees (1st Reading 2/11/14)**

Ordinance exempting Wildcat Industrial Park, a subdivision located south of Leopard Street and west of Southern Minerals Road, from payment of wastewater lot/acreage fees under Section 8.5.2.G.1. of the Unified Development Code, requiring the owner/developer to comply with the specified conditions.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030092

**11. Second Reading Ordinance - Rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, on property located at 1009 Homedale Street (1st Reading 2/11/14)**

Case 0114-02 Esteban R. Alaniz: A rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as being a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Homedale Street, approximately 130 feet east of Retta Drive.

Planning Commission and Staff Recommendation (January 15, 2014): Approval of the rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

Ordinance

Ordinance amending the Unified Development Code ("UDC"), upon application by Esteban R. Alaniz ("Owner"), by changing the UDC Zoning Map in reference to a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030093

**12. Second Reading Ordinance - Rezoning from the "RM-1" Multifamily 1 District and "CN-1" Neighborhood Commercial District to the "RS-4.5" Single-Family 4.5 District, on property located at 2346 Rodd Field Road (1st Reading 2/11/14)**

Case 0114-03 The Mostaghasi Investment Trust: A rezoning from the "RM-1" Multifamily 1 District and "CN-1" Neighborhood Commercial District to the "RS-4.5" Single-Family 4.5 District, resulting in a change to the Future Land Use Plan from commercial and medium-density residential uses to low-density residential uses. The property is described as being a 15.567-acre tract of land, more or less, out of Lot 3, Block 1, The Forum Mall, and out of a portion of Lot 15, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located on the east side of Rodd Field Road and approximately 600 feet north of Wooldridge Road.

Planning Commission and Staff Recommendation (January 15, 2014): Approval of the rezoning to the "RS-4.5" Single-Family 4.5 District.

Ordinance

Ordinance amending the Unified Development Code ("UDC"), upon application by The Mostaghasi Investment Trust ("Owner"), by changing the UDC Zoning Map in reference to a 15.567-acre tract of land, more or less, out of Lot 3, Block 1, The Forum Mall, and out of a portion of Lot 15, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, from the "CN-1" Neighborhood Commercial District and "RM-1" Multifamily 1 District to the "RS-4.5" Single-Family 4.5 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030094

**ADVANCE DESIGN IN PREPARATION OF BOND ISSUE 2014: (ITEMS 13 - 15)**

**13. Second Reading Ordinance - Engineering design contract amending the FY 2014 Capital Improvement Budget for Yorktown Boulevard from Everhart to Staples (1st Reading 2/11/14)**

Ordinance amending the FY 2014 Capital Improvement Budget adopted by Ordinance No. 029916 to transfer budgeted funds in the amount of \$186,851.50 from Storm Water CIP Fund 3495 Project No. E09025 Williams Drive Outfall; reserves in the amount of \$111,156.78 from Wastewater CIP Fund 4510; reserves in the amount of \$89,688.72 from Water CIP Fund 4088 to the Bond 2014 Street Project: Yorktown Boulevard from Everhart to Staples increasing expenditures in the amount of \$387,697.00; and authorizing the City Manager, or designee, to execute an engineering design contract with Freese and Nichols, Inc. from Corpus Christi, Texas in the amount of \$990,929.00 for Yorktown Boulevard from Everhart to Staples.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030095

**14. Second Reading Ordinance - Engineering design contract amending the FY 2014 Capital Improvement Budget for Corona Drive from Flynn to Everhart (1st Reading 2/11/14)**

Ordinance amending the FY 2014 Capital Improvement Budget adopted by Ordinance No. 029916 to transfer capital reserves in the amounts of \$126,662.50 from Storm Water CIP Fund 3494, \$54,632.50 from Wastewater CIP Fund 4510, \$50,430.00 from Water CIP Fund 4088 to the Bond 2014 Street Project Corona Drive from Flynn to Everhart; increasing expenditures in the amount of \$231,725.00; and authorizing the City Manager, or designee, to execute an engineering design contract with Govind Development, LLC from Corpus Christi, Texas in the amount of \$546,986.00 for Corona Drive from Flynn to Everhart.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030096

**15. Second Reading Ordinance - Engineering design contract amending the FY 2014 Capital Improvement Budget for Santa Fe from Elizabeth to Hancock (1st Reading 2/11/14)**

Ordinance amending the FY 2014 Capital Improvement Budget adopted by Ordinance No. 029916 to transfer capital reserves in the amounts of \$69,254.63 from Storm Water CIP Fund 3494, \$36,012.41 from Wastewater CIP Fund 4504, and \$33,242.22 from Water CIP Fund 4479 to the Bond 2014 Street Project Santa Fe from Elizabeth to Hancock; increasing expenditures in the amount of \$138,509.26; and authorizing the City Manager or designee to execute an engineering design contract with Maverick Engineering from Corpus Christi, Texas in the amount of \$342,588.50 for Santa Fe from Elizabeth to Hancock.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030097

**16. Second Reading Ordinance - Appropriating funds for the upgrade and installation of the Multi User Flight Information Display System (MUFIDS) at airport (1st Reading 2/11/14)**

Ordinance appropriating \$300,000 from the Unreserved Fund Balance in the No. 4610 Airport Fund for upgrade of the Multi User Flight Information Display System (MUFIDS) at Corpus Christi International Airport; changing the FY 2013-2014 Operating Budget adopted by Ordinance 029916 by increasing expenditures by \$300,000.

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030098

**17. Second Reading Ordinance - Ratifying acceptance of State grant amendment no. 1 for air quality planning (1st Reading 2/11/14)**

Ordinance ratifying the acceptance of amendment no. 1 to grant agreement #582-14-40055 with the Texas Commission on Environmental Quality and appropriating \$153,895 in the no. 1071 Community Enrichment Grants Fund for air quality planning purposes

**This Ordinance was passed on second reading on the Consent Agenda.**

Enactment No: 030099

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

**N. REGULAR AGENDA: (ITEMS 18 - 23)**

**18. Motion canceling Council Meeting of March 11, 2014**

**Mayor Martinez referred to Item 18. Council Member McIntyre made a motion canceling the Council Meeting of March 11, 2014, seconded by Council Member Scott. This Motion was passed and approved with the following vote:**

**Aye:** 7 - Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 2 - Council Member Allen and Council Member Leal

**Abstained:** 0

Enactment No: M2014-023

**19. Purchase of twenty-five (25) police pursuit tahoes**

Motion approving the purchase of twenty-five (25) Police Pursuit Tahoes from Caldwell Country Chevrolet, Caldwell, Texas for a total amount of \$724,960.25. The award is based on the cooperative purchasing agreement with the Texas Local Government Purchasing Cooperative (TLGPC). Funds have been budgeted in FY 2013-2014.

**Mayor Martinez referred to Item 19. Assistant Director of Financial Services Mike Barrera stated that the purpose of this item is to approve the purchase of police pursuit tahoes. Mr. Barrera reported that the police pursuit tahoes are not available in CNG and meet the exclusion standard. Council members asked questions regarding the color of the vehicles; the increased cost in price; and the bid information from the Texas General Government Purchasing Cooperative. There were no comments from the public. This Motion was passed and approved with the following vote:**



**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: M2014-024

## 20. **Purchase of a Peterbilt transfer truck**

Motion approving the purchase of one (1) Peterbilt transfer truck from Rush Truck Centers of Texas, L.P., Houston, Texas for a total amount of \$164,338. The award is based on the cooperative purchasing agreement with the Houston-Galveston Area Council of Governments (HGAC).

**Mayor Martinez referred to Item 20. Assistant Director of Financial Services Mike Barrera stated that the purpose of this item is to approve the purchase of a transfer vehicle. Mr. Barrera reported that the purchase meets the exclusion requirements for CNG. There were no comments from the Council or the public. This Motion was passed and approved with the following vote:**

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: M2014-025

## 21. **Lease-Purchase of two (2) freightliner trucks with patcher bodies**

Motion approving the lease-purchase of two (2) Freightliner trucks with patcher bodies from Freightliner of Austin, Austin, Texas for a total amount of \$277,074.00. The award is based on the cooperative purchasing agreement with the Texas Local Government Purchasing Cooperative (TLGPC). Funding is available from the City's lease-purchase financing contractor.

**Mayor Martinez referred to Item 21. Assistant Director of Financial Services Mike Barrera stated that the purpose of this item is to approve the lease-purchase of pothole patcher trucks with patcher bodies. Mr. Barrera reported that this purchase meets the standards of exclusion for CNG. There were no comments from the Council or the public. This Motion was passed and approved with the following vote:**

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: M2014-026

**22. Resolution approving Federal grant application for Texas State Highway 358 Integrated Corridor Management Project**

Resolutuion approving submission of a grant application with the Federal Highway Administration (FHWA) for the Texas State Highway 358 Integrated Corridor Management Project.

**Mayor Martinez referred to Item 22. Executive Director of Public Works Dan Biles stated that the purpose of this item is to approve submission of a grant application for the Texas State Highway 358 Integrated Corridor Management Project. There were no comments from the Council or the public. This Resolution was passed and approved with the following vote:**

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: 030100

**23. Resolution supporting the proposed Lexington Manor Apartments; acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support for the HOME Investment Partnership Program funds from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Lexington Manor Apartments to be developed by TG 110, Inc. and to be owned by TG Lexington 110, LP.

**Mayor Martinez referred to Item 23. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to approve a resolution in support of the proposed Lexington Manor Apartments, acknowledging their application for 9% low income tax credits to the Texas Department of Housing and Community Affairs and acknowledging the local support for HOME funds from the City. There were no comments from the Council or the public. This Resolution was passed and approved with the following vote:**

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: 030101

- F. PUBLIC COMMENT FROM THE AUDIENCE ON MATTERS NOT SCHEDULED ON THE AGENDA WILL BE HEARD AT APPROXIMATELY 12:00 P.M. PLEASE LIMIT PRESENTATIONS TO THREE MINUTES. A recording is made of the meeting; therefore, please speak into the microphone located at the podium and state your name and address. If you have a petition or other information pertaining to your subject, please present it to the City Secretary.**

Mayor Martinez deviated from the agenda and called for comments from the audience. Lonnie Lenningham spoke regarding the small animal trap policy and the health and safety of the public. Joan Veith spoke regarding the accomplishments of the City of Corpus Christi and thanked the City Council for doing a good job. Brad Newton spoke regarding the "end of life" decision and consequences and expressed displeasure for being denied the ability to use the right-of-way to inform the public of this issue.

**REGULAR AGENDA: (ITEMS 24 - 28)**

- 24. Resolution supporting the proposed Riverstone Apartments; acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support for the HOME Investment Partnership Program funds from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Riverstone Apartments to be developed by GCM Housing CC, Ltd.

Mayor Martinez referred to Item 24. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to support a resolution for a proposed affordable housing project know as Riverstone Apartments; acknowledge an application for 9% low income housing tax credits to the Texas Department of Housing and Community Affairs; and acknowledging the local support of HOME funds from the City. There were no comments from the Council or the public. This Resolution was passed and approved with the following vote:

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: 030102

- 25. Resolution supporting the proposed Quail Chase Apartments;**

**acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support for the HOME Investment Partnership Program funds from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Quail Chase Apartments to be developed by MBL DerbyCity Development, LLC.

**Mayor Martinez referred to Item 25. Council Member Allen requested to combine the discussion for Items 25, 26 and 28. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to approve a resolution of support for the proposed affordable housing projects know as Quail Chase Apartments, Residences at Calallen, and Palacio del Sol at Calallen. Council Member Allen stated that he has received feedback that these proposed projects are not in the best interest of the school district. Mr. Allen added that the school's position is that they are not prepared for the influx of students from these projects. Mayor Martinez called for comments from the public. Abel Alonzo spoke in opposition to the school district's position and asked the Council to consider support for the projects. This Resolution failed with the following vote:**

**Aye:** 4 - Council Member Loeb, Mayor Martinez, Council Member McIntyre and Council Member Riojas

**Nay:** 4 - Council Member Allen, Council Member Scott, Council Member Magill and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

**26. Resolution supporting the proposed Residences at Calallen Apartments; acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Residences at Calallen to be developed by NuRock Companies.

**This item was discussed under Item 25. This Resolution failed with the following vote:**

**Aye:** 4 - Council Member Loeb, Mayor Martinez, Council Member McIntyre and Council Member Riojas

**Nay:** 4 - Council Member Allen, Council Member Scott, Council Member Magill and Council Member Garza

**Absent:** 1 - Council Member Leal

Abstained: 0

28. **Resolution supporting the proposed Palacio del Sol at Calallen Apartments; acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Palacio del Sol at Calallen to be developed by TX FM1889 Apartments, Ltd.

**This item was discussed under Item 25. The resolution failed with the following vote:**

**Aye:** 4 - Council Member Loeb, Mayor Martinez, Council Member McIntyre and Council Member Riojas

**Nay:** 4 - Council Member Allen, Council Member Scott, Council Member Magill and Council Member Garza

**Absent:** 1 - Council Member Leal

Abstained: 0

27. **Resolution supporting the proposed Residences at Rodd Field Apartments; acknowledging an application for 9% Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA); and acknowledging the local support from the City of Corpus Christi.**

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as the Residences at Rodd Field to be developed by NuRock Companies.

**Mayor Martinez referred to Item 27. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to support a resolution for an affordable housing project know as Residents at Rodd Field. Council Member Garza expressed concern for supporting the project until the completion of the connection on Rodd Field from Saratoga to Yorktown. Council members asked questions regarding the timeframe for completion of Rodd Field extension to Yorktown and current traffic counts. Mayor Martinez called for comments from the audience. Dan Allgeier, Vice President of NuRock Companies, stated that the proposed project is for construction of 100 apartments for low-income families. Mr. Allgeier provided information on the application process and requested support for the project. Abel Alonzo also spoke regarding the application process and the possibility that the proposed projects may not be approved. This Resolution was passed and approved with the following vote:**

**Aye:** 7 - Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Nay:** 1 - Council Member Allen

**Absent:** 1 - Council Member Leal

**Abstained:** 0

Enactment No: 030103

**O. FIRST READING ORDINANCES: (ITEM 29)**

**29. First Reading Ordinance - Construction contract change order no. 9 for Williams Drive Phase 2 (Bond 2008)**

Ordinance amending the FY 2014 Capital Improvement Budget adopted by Ordinance No. 029916 to transfer budgeted funds in the amounts of \$365,000 from Wastewater Capital Reserves Fund 4510 Project No. E10142 - Lift Station Repairs Citywide Everhart/Staples Lift Station reserves to the Bond 2008 Street Project Williams Drive Phase 2 from Airline to Nile; increasing expenditures in the amount of \$365,000; and authorizing the City Manager, or designee, to execute Change Order No. 9 with Reytec Construction, Inc. from Corpus Christi, Texas in the amount of \$609,305.34 for the Williams Drive Phase 2 from Airline to Nile Project for improvements to the infrastructure feeding the Williams Drive Lift Station.

**Mayor Martinez referred to Item 29. Executive Director of Public Works Dan Biles stated that the purpose of this item is to amend the Capital Budget for additional wastewater funds and execute a Change Order with Reytec Construction for Williams Drive Phase 2. There were no comments from the Council or the public. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 8 - Council Member Allen, Council Member Loeb, Mayor Martinez, Council Member Scott, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Garza

**Absent:** 1 - Council Member Leal

**Abstained:** 0

**P. RECESS TO THE CORPORATION MEETING: (ITEM 30)**

**30. Annual board meeting of the Corpus Christi Housing Finance Corporation.**

**Mayor Martinez referred to Item 30. Mayor Martinez recessed the regular Council meeting to hold a meeting of the Corpus Christi Housing Finance Corporation.**

**Q. RECONVENE CITY COUNCIL MEETING**

**Mayor Martinez reconvened the regular Council Meeting.**

**R. FUTURE AGENDA ITEMS: (ITEMS 31 - 32)**

Mayor Martinez referred to the Future Agenda. City Manager Ron Olson stated that staff had a planned presentation on Item 31.

**31. Engineering construction contracts and construction management/observation contracts for Mary Rhodes Pipeline Phase 2**

Motion authorizing the City Manager, or designee, to execute a construction contract with Garney Companies, Inc. of Kansas City, Missouri in the amount of \$84,121,405, for the Mary Rhodes Pipeline Phase 2: Pipeline Sections A, B, and C for the base bid and the fiber optic additive alternate for all pipeline sections; and to execute a construction contract with Oscar Renda Contracting of Roanoke, Texas in the amount of \$29,167,288, for the Mary Rhodes Pipeline Phase 2: Pump Stations/Sedimentation Basin for the base bid; and to execute Amendment No. 10 to the contract for professional services with Freese and Nichols, Inc. of Corpus Christi, Texas in the amount of \$3,965,785, for a total restated fee not to exceed \$15,301,288 for Mary Rhodes Pipeline Phase 2 for construction management and construction observation services; and to execute a contract with AGCM, Inc. of Corpus Christi, Texas in the amount of \$1,679,942, for Mary Rhodes Pipeline Phase 2 for construction observation services.

**This Motion was recommended to regular agenda**

**32. Resolution adopting a community revitalization plan for an area encompassing the border streets of Staples Street on the East, Everhart Road to the South, Saratoga Boulevard to the West, and Ayers Street to the North**

Resolution of the City Council of the City of Corpus Christi, Texas adopting a City Central Corridor Community Revitalization Plan for an area encompassing the border streets of Staples Street on the East, Everhart Road to the South, Saratoga Boulevard to the West, and Ayers Street to the North; and providing an effective date.

**This Resolution was recommended to consent agenda**

**S. FUTURE CORPORATION MEETING: (ITEM 33)****33. Board meeting of the Corpus Christi Housing Finance Corporation.**

**This Corporation Meeting was recommended to be held**

**T. BRIEFINGS TO CITY COUNCIL: (ITEMS 34 - 35)**

**34. Enterprise Software Update**

Mayor Martinez referred to Item 34. Director of Municipal Information Systems Michael Armstrong stated that the purpose of this item is to provide an update on the Enterprise Software. Mr. Armstrong referred to a powerpoint presentation on the project status for the InCode application software from Tyler Technologies for Municipal Court; the Infor application software for Development Services; and the coordinated projects. Mr. Armstrong reported that project completion is expected in November 2014.

**35. Affordable Housing Current Status**

Mayor Martinez referred to Item 35. City Manager Ron Olson stated that the purpose of this item is to hold the second workshop on the current housing status in the City. Assistant City Manager Susan Thorpe provided a recap of the workshop #1 including federal funds; local funds including Type A funding and how the funds are being used. Ms. Thorpe presented information on the definitions of affordable housing; factors affecting housing affordability; affordable housing in a balanced housing market; the median household income and median purchase price; a comparison of mortgage and gross rent to income; current housing supply and demand; information provided by the Corpus Christi Association of Realtors; the 2014 housing forecast; findings and next steps.

Council asked questions regarding the following topics: local funding for non-profit agencies; use of reprogrammed funds; Type A funding for the Builders' New Construction program and the Home Existing Inventory program; factors affecting the Builders' New Construction program and alternatives to improve expending those funds; HUD qualification and income guidelines; leveraging Type A funds for affordable housing; the number of new versus existing homes at the 95% median price; whether funds from the Builders' New Construction program can be used to offset permitting fees; calculation for the median purchase price; the timeframe for completion of the data analysis from the Comprehensive Planning; the possibility of constructing homes under \$150,000; the reason HUD guidelines control Type A funds and whether the language can be changed to allow for more flexibility; housing supply versus demand; developing guidelines for supporting low income tax credits; infill redevelopment; goals to improve affordable housing; continued effort to enhance livability factors; dialogue with industry to analyze workforce housing needs; and achievable incentives.

**U. ADJOURNMENT**

The meeting was adjourned at 3:05 p.m.