



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final City Council

Tuesday, February 10, 2015

11:30 AM

Council Chambers

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

Members of the audience will be provided an opportunity to address the Council at approximately 12:00 p.m., or the end of the Council Meeting, whichever is earlier. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary.

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.

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.

- A. Mayor Nelda Martinez to call the meeting to order.**
- B. Invocation to be given by Reverend Bruce Wilson, Church of Reconciliation.**
- C. Pledge of Allegiance to the Flag of the United States to be led by Norma Davison, Customer Service Manager.**
- D. City Secretary Rebecca Huerta to call the roll of the required Charter Officers.**
- E. Proclamations / Commendations**
 - 1. [15-0108](#)** Proclamation declaring February 2-6, 2015, "National School Counseling Week 2015"
Proclamation declaring February 7, 2015, "Ronald McDonald House Charities of Corpus Christi 25th Anniversary"
Proclamation declaring February 14, 2015, "The 6th Annual Barefoot Mardi Gras Parade Day"
- 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.**

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE CITY COUNCIL FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. **MAKE A STATEMENT OF FACTUAL INFORMATION.**
2. **RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
3. **ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

PER CITY COUNCIL POLICY, NO COUNCIL MEMBER, STAFF PERSON, OR MEMBERS OF THE AUDIENCE SHALL BERATE, EMBARRASS, ACCUSE, OR SHOW ANY PERSONAL DISRESPECT FOR ANY MEMBER OF THE STAFF, COUNCIL MEMBERS, OR THE PUBLIC AT ANY COUNCIL MEETING. THIS POLICY IS NOT MEANT TO RESTRAIN A CITIZEN'S FIRST AMENDMENT RIGHTS.

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

a. OTHER

H. EXECUTIVE SESSION: (ITEMS 2 - 3)

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. In the event 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.

2. [15-0107](#) Executive session pursuant to Tex. Gov't Code 551071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to housing tax credit projects with discussion and possible action.
3. [15-0126](#) Executive session pursuant to Section 551.071 of the Texas Government Code for consultation with attorneys regarding fire collective bargaining negotiations and the Agreement between the City of Corpus Christi and the Corpus Christi Firefighters Association and term(s) thereof with possible discussion, resolution(s), and other actions in open session concerning any matters related thereto.

I. MINUTES:

4. [15-0110](#) Regular Meeting of January 27, 2015

J. BOARD & COMMITTEE APPOINTMENTS:

5. [15-0109](#) Airport Board
Building Code Board of Appeals

Corpus Christi Convention and Visitors Bureau
Crime Control and Prevention District Board
Parking Advisory Committee
Sister City Committee

K. 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. A motion to reconsider may be made at this meeting of a vote at the last regular, or a subsequent special meeting; such agendas are incorporated herein for reconsideration and action on any reconsidered item.

L. CONSENT AGENDA: (ITEMS 6 - 8)

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.

6. [15-0034](#) Hosting Services Agreement with AssetWorks LLC

Motion approving the Hosting Services Agreement between AssetWorks LLC and the City of Corpus Christi based on sole source for a 36 month term for total amount of \$119,100, of which \$34,400.00 is required for the remainder of FY 2014-2015. Funds have been budgeted by Fleet Maintenance in FY 2014-2015.

Sponsors: Fleet Maintenance Services and Municipal Information Systems

7. [15-0083](#) First Amendment to the Business Incentive Agreement Sam Kane Beef Processors, LLC

Resolution approving the First Amendment to the Business Incentive Agreement between the Corpus Christi Business and Job Development Corporation ("Type A Corporation") and Sam Kane Beef Processors, LLC ("Sam Kane") to accelerate the incentive payments for the creation and retention of jobs at their beef packing plant in the City of Corpus Christi extra territorial jurisdiction.

Sponsors: Economic Development

8. [15-0054](#) Approving grant funds for the rehabilitation of the La Armada II Public Housing Complex

Motion approving grant funds for the rehabilitation of the La Armada II Public Housing Complex, and authorizing the City Manager or his designee to execute an affordable housing agreement with the Corpus

Christi Housing Authority.

Sponsors: Housing and Community Development

M. PUBLIC HEARINGS: (ITEMS 9 - 11)

9. [15-0087](#) Public Hearing and First Reading Ordinance - Rezoning from Single-Family to Multifamily at 5409 Lipas Boulevard

Case No. 0115-01 The Convent Academy of the Incarnate Word: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Plan from low density residential to medium density residential uses. The property is described as being 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Lipas Boulevard approximately 650 feet west of South Staples Street.

Planning Commission and Staff Recommendation (January 14, 2015): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

Ordinance:

Ordinance amending the Unified Development Code ("UDC"), upon application by The Convent Academy of the Incarnate Word ("Owner"), by changing the UDC Zoning Map in reference to 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

Sponsors: Development Services

10. [15-0088](#) Public Hearing and First Reading Ordinance - Rezoning from Residential Estate to Single-Family at 8410 S. Staples Street

Case No. 0115-03 MPM Development LP: A change of zoning from the "RS-22" Single-Family 22 District to the "RS-15" Single-Family 15 District, not resulting in a change to the Future Land Use Plan. The property is described as Lots 1 through 7, Block 1 and Lots 1 through 28, Block 2, King Estates Unit 4, located near the southeast corner of South Staples Street (FM 2444) and South Oso Parkway.

Planning Commission and Staff Recommendation (January 14, 2015): Denial of the change of zoning from the "RS-22" Single-Family 22 District to the "RS-15" Single-Family 15 District and, in lieu thereof, approval of a change of zoning to the "RS-22/SP" Single-Family 22 District with a Special Permit subject to three conditions.

Ordinance:

Ordinance amending the Unified Development Code ("UDC"), upon application by MPM Development LP and Miguel Pro ("Owners"), by changing the UDC Zoning Map in reference to Lots 1 through 7, Block 1 and Lots 1 through 28, Block 2, King Estates Unit 4 from the "RS-22" Single-Family 22 District to the "RS-22/SP" Single-Family 22 District with a Special Permit; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

Sponsors: Development Services

11. [15-0089](#) **Public Hearing and First Reading Ordinance - Rezoning from Commercial, Office and Single-Family 6 to Single-Family 4.5, located north of Saratoga Boulevard (SH 357) and west of Norchester Drive.**

Case No. 0115-02 Superior H & H Development LLC: A change of zoning from the "CG-2" General Commercial District, "ON" Office District and "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, resulting in a change to the Future Land Use Plan. The property is described as being a 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, located north of Saratoga Boulevard (SH 357) and west of Norchester Drive.

Planning Commission and Staff Recommendation (January 14, 2015): Approval of the change of zoning from the "CG-2" General Commercial District, "ON" Office District and "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 Superior H & H Development LLC ("Owner"), by changing the UDC Zoning Map in reference to 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, from the "CG-2" General Commercial District, "ON" Office District and "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.

Sponsors: Development Services

N. **REGULAR AGENDA: (ITEMS 12 - 13)**

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

12. [14-001424](#) **Second Reading Ordinance - Lease agreement with TCEQ for use of Oak Park and H. J. Williams Park for air monitoring station (1st Reading 1/13/14) (Requires 28 day delay)**

Ordinance authorizing the City Manager, or designee, to execute a five year lease agreement (with the option for one five year renewal) with the Texas Commission on Environmental Quality (TCEQ) for installation and operation of an air quality monitoring station on a 0.113 acre tract of land on Oakpark Park located at 842 Erwin Street, Corpus Christi, TX and a 0.038 acre tract of land on Bayview (H.J. Williams) Park, located at 2518 Dempsey Road, Corpus Christi, TX; providing for severance; and providing for publication.

Sponsors: Environmental and Strategic Initiatives and Parks and Recreation Department

13. [15-0055](#) **Extending the time for completion of the waterpark for Upper Padre Partners, L.P., and North Padre Waterpark Holdings, LTD**

Approving a resolution regarding the City of Corpus Christi's Chapter 380 Economic Development Agreement with Upper Padre Partners, L.P., and North Padre Waterpark Holdings, LTD. (collectively, "Developer"), extending the time for completion of the waterpark on Padre Island in order for Developer's qualification for certain incentives under the agreement.

Sponsors: ACM - General Government & Operations Support and Economic Development

O. **FIRST READING ORDINANCES: (ITEMS 14 - 18)**

14. [15-0064](#) **First Reading Ordinance - Accepting and appropriating a grant from the Coastal Bend Regional Advisory Council (RAC) for the WebEOC**

Ordinance authorizing the City Manager or designee to accept a grant from the Coastal Bend Regional Advisory Council in the amount of \$10,000 for the benefit of the City's WebEOC operations; and appropriating \$10,000 from the Coastal Bend Regional Advisory Council into the No. 1062 Fire Grant Fund to purchase equipment, services, technical support, training and travel for the Corpus Christi Fire Department's WebEOC.

Sponsors: Fire Department

15. [14-001447](#) **First Reading Ordinance - Amending the Arts and Cultural Commission duties and the Permanent Art Trust Fund**

Ordinance amending the Code of Ordinances, City of Corpus Christi, Chapter 2 regarding Arts and Cultural Commission duties and the permanent art trust fund.

Sponsors: Parks and Recreation Department

16. [15-0041](#) **First Reading Ordinance - First Amendments to the Lease**

Agreements for Southwest Airlines and American Airlines

Ordinance ratifying and authorizing the City Manager to execute first amendments to the lease agreements with Southwest Airlines and Envoy Air (formerly known as American Eagle Airlines) to extend the term of the leases; authorizing and accepting an assignment of the lease from Envoy Air to American Airlines; providing for an effective date; providing for severance; and providing for publication.

Sponsors: Aviation Department

17. [15-0065](#) **First Reading Ordinance - Amending Chapter 2 of the City Code of Ordinances, regarding membership of the Water Resources Advisory Committee**

Ordinance to amend Chapter 2 of the City Code of Ordinances, regarding membership of the Water Resources Advisory Committee; to make minor revisions to the language of a member description; and to increase membership by one additional representative.

Sponsors: Environmental and Strategic Initiatives

18. [15-0090](#) **First Reading Ordinance - Lease Agreement with Corpus Christi Regional Transportation Authority for a Temporary Bus Transfer Station Site**

Ordinance authorizing the City Manager or designee to execute a seven (7) month lease agreement with Corpus Christi Regional Transportation Authority for the use of property bounded by Leopard, Sam Rankin, Mestina and Josephine Streets, for a temporary bus transfer station.

Sponsors: Capital Programs and Office of Public Works

P. FUTURE AGENDA ITEMS: (ITEMS 19 - 27)

The following items are for Council's informational purposes only. No action will be taken and no public comment will be solicited.

19. [15-0093](#) **Interlocal Agreement for Staples Street Center Street Improvements (Mestina/Artesian Street Project) (Bond 2012)**

Resolution authorizing the City Manager or designee to execute an Interlocal Agreement with the Corpus Christi Regional Transportation Authority to construct the Mestina/Artesian Street Project in conjunction with the City's project, Staples Street from Morgan Avenue to IH 37 (Bond 2012).

Sponsors: Capital Programs and Office of Public Works

20. [15-0023](#) **Approving four (4) Job Order Contract Master Agreements for the Minor Construction, Repair, Rehabilitation and Alteration of Facilities**

Motion authorizing the City Manager or designee to execute a Master Agreement for Job Order Contracting (JOC) for a two-year term with option to renew administratively for up to three one-year periods, with no guaranteed minimum and a maximum aggregate of \$2,000,000.00 in any one year; authorizing the City Manager or designee to execute all Job Order Contracts thereunder not exceeding \$500,000.00 with the following:

- Alpha Building Corporation
- Cruz Maintenance & Construction, Inc.
- Haeber Roofing Company
- JE Construction Services

Sponsors: Capital Programs

21. [15-0024](#) **Amendment No. 2 to the Engineering Support Services Contract for Wastewater Permit Assistance**

Motion authorizing the City Manager or designee to execute Amendment No. 2 to the engineering support services contract with RPS of Austin, Texas in the amount of \$100,000 for a total restated fee not to exceed \$218,500 for Wastewater Permit Assistance.

Sponsors: Capital Programs, Office of Public Works and Water/Wastewater Treatment

22. [15-0036](#) **Engineering Design Contract Amendment No. 1 for the La Volla Creek Drainage Channel Excavation Project**

Motion authorizing the City Manager, or designee, to execute Amendment No. 1 in the amount of \$197,646.00 with Urban Engineering for the La Volla Creek Drainage Channel Excavation Project.

Sponsors: Capital Programs and Office of Public Works

23. [14-001444](#) **Termination of the Multiple Use Agreements for Heliport Parking Facility and Public Parking Facility located on State Highway 9/BS 44-D**

Resolution authorizing the City Manager or designee to execute two agreements to terminate two previously executed Multiple Use Agreements between the State of Texas and the City of Corpus Christi for the Heliport Parking Facility and the Public Parking Facility located on State Highway 9/BS 44-D.

Sponsors: Office of Public Works

24. [14-001445](#) **Termination of the Multiple Use Agreement for the Nueces Bay Causeway Bait Stand located within State ROW on US Highway 181**

Resolution authorizing the City Manager or designee to execute an agreement to terminate a previously executed Multiple Use Agreement

between the State of Texas and the City of Corpus Christi for the Nueces Bay Causeway Bait Stand located within State right-of-way on US Highway 181.

Sponsors: Capital Programs

25. [14-001414](#) **Lease-Purchase of Rescue Pumper**

Motion approving the lease-purchase of one (1) rescue pumper from Siddons-Martin Emergency Group, Houston, Texas for a total amount of \$599,750.00, of which \$10,607.00 is required for the remainder of FY 2014-2015. The award is based on the cooperative purchasing agreement with the Texas Local Government Purchasing Cooperative (TLGPC). Financing for the lease-purchase will be provided through the City's lease-purchase financing contractor.

Sponsors: Purchasing Division and Fire Department

26. [15-0068](#) **Flour Bluff Revitalization Plan**

Resolution of the City Council of the City of Corpus Christi, Texas adopting a Revitalization Plan for the Flour Bluff area which is bordered by the King Ranch to the South, and by water on three sides, the Laguna Madre to the East, Oso Creek and Bay to the West, and Corpus Christi Bay to the North; and providing an effective date.

Sponsors: Housing and Community Development

27. [15-0067](#) **Resolutions in support of five Affordable Housing developments to satisfy the requirement set forth by the Texas Department of Housing and Community Affairs (TDHCA).**

Discussion and possible action on resolutions in support of five Affordable Housing developments which will be applicants for 9% Housing Tax Credits administered by the Texas Department of Housing and Community Affairs (TDHCA): Liberty Shores Apartments, Callicoatte Cove Homes, River View at Calallen, Stonehenge Place and 911 Glenoak Apartments, each proposed project is located within the City of Corpus Christi, Texas.

Sponsors: Housing and Community Development

Q. **FUTURE CORPORATION MEETING: (ITEM 28)**

28. [15-0084](#) **Special Board Meeting of the Corpus Christi Housing Finance Corporation**

Special Board Meeting of the Corpus Christi Housing Finance Corporation

Sponsors: Housing and Community Development

R. BRIEFINGS : (ITEMS 29 - 34)

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. Council may give direction to the City Manager, but no other action will be taken and no public comment will be solicited.

29. [15-0114](#) Discussion of Issuance of Certificates of Obligation for Solid Waste

Sponsors: Solid Waste Operations, Financial Services Department and Office of Management and Budget

30. [15-0092](#) Bond 2008 Proposition Seven - Bayfront Master Plan Project

Sponsors: Parks and Recreation Department

31. [15-0020](#) Chaparral Street Improvement Project

Sponsors: Capital Programs

32. [15-0095](#) Regional Youth Sports Complex Request For Proposal (RFP)

Sponsors: Parks and Recreation Department

33. [15-0097](#) ADA Sidewalk Improvements

Sponsors: Capital Programs and Office of Public Works

34. [15-0005](#) Downtown Area Development Plan - Development Incentives

Sponsors: Development Services

S. LEGISLATIVE UPDATE:

This item is for Council's informational purposes only. Council may give direction to the City Manager, but no other action will be taken and no public comment will be solicited.

T. ADJOURNMENT