



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes City Council

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Tuesday, February 10, 2015

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 Reverend Bruce Wilson, Church of Reconciliation.**

Reverend Bruce Wilson gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States to be led by Norma Davison, Customer Service Manager.**

Customer Service Manager Norma Davison led 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.

Charter Officers:

City Manager Ron Olson, City Attorney Miles K. Risley, and City Secretary Rebecca Huerta.

**Present:** 8 - Mayor Nelda Martinez, Council Member Rudy Garza, Council Member Chad Magill, Council Member Colleen McIntyre, Council Member Lillian Riojas, Council Member Lucy Rubio, Council Member Brian Rosas, and Council Member Carolyn Vaughn

**Absent:** 1 - Council Member Mark Scott

**E. Proclamations / Commendations**

1. 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"

Mayor Martinez presented the proclamations.

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

Mayor Martinez deviated from the agenda and referred to City Manager's Comments. City Manager Olson spoke regarding the following topics:

**a. OTHER**

1) City Manager Olson provided an amended index to the proposed Property Maintenance Code which was provided to City Council at the last meeting. City Manager Olson said this information was provided to draw attention to the item for future discussion. 2) At last Tuesday's City Council planning retreat, the City Council set three (3) priority goals for 2015: 1) Residential Road 2) Water Policy and 3) Economic Development Policy. City Manager Olson provided information on the target goals for each priority. City Manager Olson provided an explanation of the 3D process approach for each issue: Discovery, Discussion and Decision. 4) A joint meeting between the City Council, the Type A Board, and the Corpus Christi Regional Economic Development Corporation leadership is tentatively scheduled for March 3rd. Staff has asked Toby Futrell to facilitate this meeting and Ms. Futrell will need additional time to pre-interview 25 individuals to get a scope of the concerns and lay out a strategy. City Manager Olson recommended moving the joint meeting to April 7th. There was a consensus of the City Council to move the meeting to April 7th. 5) City Manager Olson invited the City Council to attend the 2nd Annual Employee Talent Show scheduled on February 28, 2015.

**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 called for comments from the public. Brent Statzer and Derek Hegman with SQH Sports and Entertainment and Bert Quintanilla addressed some of the conclusions provided by the evaluation team regarding the Request for Proposal (RFP) for the Regional Sports Complex. Rick Melby, representing the Corpus Christi Patriots Tea Party, requested that Council Members McIntyre, Scott and Riojas recuse themselves from the second vote on the extension for Schlitterbahn because they received a gratuity from the project. Mr. Melby also commented that the Development Services Department was inefficient and encouraged the City Council to call a town hall meeting of contractors and architects to discuss the issues stifling growth in the city. In response to comments made by Mr. Melby, Council Members McIntyre and Riojas stated that they received no gratuity related to the Schlitterbahn project. Jack Gordy addressed Item 33, ADA sidewalk improvements and spoke about the palm trees and fire hydrants blocking the sidewalk on Airline Road. Mr. Gordy asked five (5) members of the City Council to have staff remove those palm trees blocking the sidewalk. City Attorney Risley stated that the law does not require the removal of those palm trees. Chad Peters, Lolly Bernal, Abel Alonzo, Charles Perez, and David Amaro spoke in support of the regional sports complex. Susie Luna Saldana spoke about comments made by City Council members regarding the Port of Corpus Christi Authority appointment and said the City Council is expected to work like a family and for the benefit of

the whole community. John Boyd, developer of the Cosmopolitan, said he appreciated the investment and attitude of city leaders related to the reinvestment and revitalization of the downtown area and urged the City Council to support moving forward on the Chaparral Street Improvements. Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District, said he would be available for questions regarding the summary he provided on the Chaparral Street improvements project and thanked staff for their efforts in this process. Benjamin Graham addressed issues with code enforcement and referred to a public information request response on the number of citations issued by the City in 2014 and amounts charged to citizens. Mr. Graham asked the Council to put a group together to study Municipal Court, specifically Code Enforcement. City Attorney Risley stated that there is a pending case involving Mr. Graham's wife and spoke regarding the citations to property owners.

**I. MINUTES:**

**4. Regular Meeting of January 27, 2015**

Mayor Martinez referred to approval of the minutes. Council Member Rubio made a motion to amend the minutes, J. Board & Committee appointments, to include the question by Council Member Rubio and response by City Secretary Huerta that applications to be considered for a board may be received up until the meeting that a board is being considered. The motion was seconded by Council Member Magill and passed unanimously. Council Member McIntyre made a motion to approve the minutes as amended, seconded by Council Member Magill and passed unanimously.

**J. BOARD & COMMITTEE APPOINTMENTS:**

**5. 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**

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

**Airport Board**

Council Member McIntyre nominated Curtis T. Clark. Council Member Riojas nominated Joseph Wise. Curtis T. Clark was appointed with Council Members McIntyre, Vaughn, Martinez, Garza, Magill and Riojas voting for Curtis T. Clark and Council Members Rubio and Rosas voting for Joseph Wise.

**Building Code Board of Appeals**

Council Member Magill made a motion to appoint Ramiro Munoz III (Building Industry), seconded by Council Member Rubio and passed unanimously. Council Member McIntyre made a motion to appoint Robert Knowles, P.E. (Engineer), seconded by Council Member Magill and passed unanimously. Council Member Magill nominated Steven R. McClure Sr. (Not Connected with the Building Industry). Council Member McIntyre nominated Vincent Doyle (Not

Connected with the Building Industry). Steven R. McClure, Sr.(Not Connected with the Building Industry) was appointed with Council Members Rosas, Magill, Garza, Rubio, and Vaughn voting for Steven R. McClure, Sr. and Council Members Martinez, Riojas and McIntyre voting for Vincent Doyle. Council Member McIntyre made a motion to reappoint Ray Jones (Building Industry), seconded by Council Member Magill and passed unanimously.

#### Corpus Christi Convention and Visitors Bureau

Council Member Magill made a motion to appoint Melody Nixon-Bice (Hotel Industry), seconded by Council Member McIntyre and passed unanimously. Council Member Magill made a motion to appoint James Kunau (Attraction Industry), seconded by Council Member Garza and passed unanimously.

#### Crime Control and Prevention District

City Secretary Huerta announced that Bryan Johnson (Council Member Mark Scott's representative) withdrew his name from consideration. Council Member Riojas made a motion to confirm the appointments of Judy Loverde (Martinez), Jesse Olivares (Magill), Joan Veith (Riojas), Zelner Houchin (Vaughn), Susie Luna Saldana (Rosas), Randall Hicks (Rubio), R. Scott Leeton (McIntyre), and Raymond Lara (Garza), seconded by Council Member McIntyre and passed unanimously.

#### Parking Advisory Committee

Council Member McIntyre made a motion to appoint Robert Catalano (Corpus Christi Beach Task Force), seconded by Council Member Magill and passed unanimously. Council Member McIntyre made a motion to appoint William L. Hoover (Residential, Property Owner in City Center), seconded by Council Member Magill and passed unanimously.

#### Sister City Committee

Council Member Magill made a motion to appoint Brenda Acevedo, Charles F. Bass, Ashley Higson, and William Bryan Menard, Jr., seconded by Council Member Garza and passed unanimously.

## **H. EXECUTIVE SESSION: (ITEMS 2 - 3)**

Mayor Martinez deviated from the agenda and referred to the day's executive sessions. The Council went into executive session.

2. 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.

This E-Session Item was discussed in executive session.

3. 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.

This E-Session Item was discussed in executive session.

**K. EXPLANATION OF COUNCIL ACTION:****L. CONSENT AGENDA: (ITEMS 6 - 8)****Approval of the Consent Agenda**

Mayor Martinez referred to the Consent Agenda and announced that Item 8 was withdrawn by staff. There were no comments from the Council or the public. Council Member McIntyre made a motion to approve the consent agenda, seconded by Council Member Magill. The consent agenda was passed by one vote as follows:

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

**6. 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.

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

Enactment No: M2015-017

**7. 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.

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

Enactment No: 030414

**8. 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.

**This Motion was withdrawn.**

**M. PUBLIC HEARINGS: (ITEMS 9 - 11)**

**9. Public Hearing and First Reading Ordinance - Rezoning from Single-Family to Multifamily at 5409 Lipes 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 Lipes 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.

**Mayor Martinez referred to Item 9. Director of Development Services Dan Grimsbo stated that the purpose of this item is to rezone the subject property to allow for development of multifamily uses. Mr. Grimsbo stated that the Planning Commission and staff are in favor of the zoning change. Mr. Grimsbo provided an update on the public notification and stated that zero responses were received in favor and 27 responses were received in opposition tpta;omg anpit 15% opposition. Mayor Martinez opened the public hearing. Donna Gonzalez spoke on behalf of the neighborhood and stated that the neighborhood is in opposition to the zoning change for the following reasons: the zoning will negatively affect property taxes, change the character of the neighborhood, peace and privacy issues and additional traffic. Mayor Martinez closed the public hearing. Council Member Garza made a motion to approve the ordinance, seconded by Council Member Magill. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 6 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas and Council Member Rosas

**Nay:** 2 - Council Member Rubio and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

**10. 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.

**Mayor Martinez referred to Item 10. Interim Assistant Director of Development Services Julio Dimas stated that the purpose of this item is to rezone the subject property to reduce side yard setbacks. Mr. Dimas stated that the Planning Commission and staff recommend denial of the "RS-15" Single-Family 15 District and, in lieu thereof, approval of the "RS-22/SP" Single-Family 22 District with a special permit subject to three conditions. Mayor Martinez opened the public hearing. There were no comments from the Council or the public. Mayor Martinez closed the public hearing. Council Member Garza made a motion to approve the ordinance, seconded by Council Member McIntyre. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

**11. 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.

**Mayor Martinez referred to Item 11. Director of Development Services Dan Grimsbo stated that the purpose of this item is to rezone the subject property to allow for construction of a single-family subdivision. Mr. Grimsbo stated that the Planning Commission and staff were in favor of the zoning change. Mayor Martinez opened the public hearing. There were no comments from the Council or the public. Mayor Martinez closed the public hearing. Council Member McIntyre made a motion to pass the ordinance, seconded by Council Member Garza. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

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

- 12. 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.

**Mayor Martinez referred to Item 12. Acting Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to execute a lease agreement with the Texas Commission on Environmental Quality (TCEQ) for air monitoring stations on Oakpark Park and Bayview Park. There were no comments from the Council or the public. Council Member McIntyre made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on second reading and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

Enactment No: 030415

**13.**

**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.

**Mayor Martinez referred to Item 13. Assistant City Manager Wes Pierson stated that the purpose of this item is to consider extending the deadline of the Chapter 380 agreement for the completion of the Schlitterbahn waterpark. Mr. Pierson provided a brief overview including background information and the terms of the Type A and Chapter 380 agreements. Mr. Pierson said the deadline is February 22, 2015 and staff recommends granting the extension deadline to September 30, 2015. Council members asked questions regarding the following topics: whether Schlitterbahn will receive the additional \$2.5 million if Phase I is not completed and the possibility that the completion date could be earlier. Mayor Martinez called for comments from the public. Abel Alonzo and Susie Luna Saldana spoke in support of the extension. Ms. Saldana also requested that two council members refrain from the vote because of perception issues. Council Member Rubio made a motion to approve the resolution, seconded by Council Member Magill and passed. This Resolution was passed and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

Enactment No: 030416

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

**14. 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.

**Mayor Martinez referred to Item 14. Fire Chief Robert Rocha stated that the purpose of this item is to accept and appropriate a grant from the Coastal Bend Regional Advisory Council in the amount of \$10,000 to benefit the City's WebEOC operations. There were no comments from the Council or the public. Council Member Garza made a motion to approve the ordinance, seconded by Council Member McIntyre. This Ordinance was passed on first reading and approved with the following vote:**

**15. 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.

**Mayor Martinez referred to Item 15. Acting Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to amend the Arts and Cultural Commission duties and redefine how funds can be used for the permanent art trust fund. There were no comments from the Council or the public. Council Member McIntyre made a motion to approve the ordinance, seconded by Council Member Rosas. This Ordinance was passed on first reading and approved with the following vote:**

**16. 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.

**Mayor Martinez referred to Item 16. Director of Aviation Fred Segundo stated that the purpose of this item is to ratify and authorize the execution of a three-year lease extension with Southwest Airlines and Envoy Air (formerly American Eagle Airlines) and authorizing an assignment of lease from Envoy Air to American Airlines. There were no comments from the Council or the public. Council Member Magill made a motion to approve the ordinance, seconded by Council Member McIntyre. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

**17. 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.

**Mayor Martinez referred to Item 17. Executive Director of Utilities Mark Van Vleck stated that the purpose of this item is to amend the membership of the Water Resources Advisory Committee from "representative of apartment owners association" to "an apartment owner or manager" and add a member to represent the Nueces River watershed and the associated ecosystem. There were no comments from the public. A brief discussion ensued regarding broadening the "apartment owner or manager" position to "apartment owner or owner's representative". Council Member McIntyre made a motion to amend the Section 2-230(a)(1) to read "apartment owner or owner's representative", seconded by Council Member Magill and passed. This Ordinance was passed on first reading as amended and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

**18. 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.

**Mayor Martinez referred to Item 18. Executive Director of Public Works Valerie Gray stated that the purpose of this item is to authorize a lease agreement with the Corpus Christi Regional Transportation Authority for the use of City property located west of City Hall bounded by Leopard, Sam Rankin, Mestina and Josephine Streets, for a temporary bus transfer station. Mayor Martinez called for comments from the public. Abel Alonzo thanked the City, Regional Transportation Authority and staff for working together in the best interest of the community and spoke on the importance of public transportation. There were no comments from the Council. Council Member Rubio made a motion to approve the ordinance, seconded by Council Member McIntyre. This Ordinance was passed on first reading and approved with the following vote:**

**Aye:** 8 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

**Absent:** 1 - Council Member Scott

**Abstained:** 0

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

**Mayor Martinez referred to Future Agenda Items. City Manager Olson stated that Items 19 and 18 are related and clarified that Item 19 was presented under the first reading section per City Charter requirements and both items will come forward together at the next meeting. City Manager Olson stated that staff had a planned presentation on Item 27.**

**19. 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).

**This Resolution was recommended to the consent agenda.**

**20. 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

**This Motion was recommended to the consent agenda.**

**21. 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.

**This Motion was recommended to the consent agenda.**

**22. 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.

**This Motion was recommended to the consent agenda.**

**23. 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.

**This Resolution was recommended to the consent agenda.**

**24. 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.

**This Resolution was recommended to the consent agenda.**

**25. 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.

**This Motion was recommended to the consent agenda.**

**26. 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.

**This Resolution was recommended to the consent agenda.**

**27. 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.

**These Resolutions were recommended to the consent agenda.**

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

**28. Special Board Meeting of the Corpus Christi Housing Finance Corporation**

Special Board Meeting of the Corpus Christi Housing Finance Corporation

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

**R. BRIEFINGS : (ITEMS 29 - 34)****29. Discussion of Issuance of Certificates of Obligation for Solid Waste**

Mayor Martinez referred to Item 29. City Manager Ron Olson stated that when the issuance of certificates of obligation for Solid Waste was originally discussed, he was concerned that when passing this item we could be committing ourselves to future rate increases. Mr. Olson said that after an extensive review, he is convinced that we will not have rate increases by moving forward. Mr. Olson stated that the key is to make sure that when taking an action, it is sustainable and doesn't have a delayed impact on taxes or fees. Director of Financial Services Constance Sanchez stated that the purpose of this item is to discuss the issuance of certificates of obligation for Solid Waste. Ms. Sanchez provided a summary of the chronology of events and the current rates for solid waste residential and commercial collection fees. Assistant Director of Budget Eddie Houlihan provided an overview of the five-year pro forma for solid waste activity. Council members spoke regarding the following topics: the Recycle Bank fee, the length of the agreement, the percentage of users; termination clause; the competitive assessment recommendation to terminate the Recycle Bank contract; the projects that will be funded with the issuance; the number of organizations that bring in more revenue than expenditures in the General Fund; the benefit of Solid Waste being in the General Fund; and the net effect of separating Solid Waste from the General Fund and depreciation. There was a general consensus of the Council to bring back this item for action.

**30. Bond 2008 Proposition Seven - Bayfront Master Plan Project**

Mayor Martinez referred to Item 30. Acting Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to provide an update on the Bond 2008 Proposition Seven - Bayfront Master Plan. Ms. Anaya presented information on the voter approved bond language; the project status; the location map of the seven components; the proposed project scope and cost estimates; sponsorship opportunities; operating expenses; potential revenue generation; and next steps.

Council members spoke regarding the following topics: whether a parking lot was removed; engineering and project management contingency fees; communication/collaboration with stakeholders including the Art Center, farmers market, vendors, Veterans groups and Buccaneer Commission; concerns with operation and maintenance costs, realistic funding options and the impact; breakdown of maintenance costs; the purpose for raising the sunken garden at Sherrill Park and associated cost; the number of restrooms at the seawall; restroom safety and maintenance concerns; location of restrooms; re-evaluating vendor fees; programming at the Art Center; the capacity for the special events area; the Bayshore Park name; potential revenues; providing a decision package for park programming during budget discussion; status of the change orders; the eligible projects if there are funds remaining; the design-build option; the next steps for Bayfront Master Plan Phase 3; whether there are any roadway base issues; options to have event operator manage the area; the breakdown of expenditures from Proposition Seven bond funds; consideration of hand dryers in restrooms; the size of

shade structures; the cost for programming at Cole Park; surveying other cities on vendor charges and what steps are taken to entice people; updates to the seawall concession area; educational components; mowing contractual costs; sponsorship opportunities and options for rental of lawn chairs.

### **31. Chaparral Street Improvement Project**

Mayor Martinez referred to Item 31. Acting Director of Capital Programs Jerry Shoemaker stated that the purpose of this item is to provide an update on the Chaparral Street Improvement Project. Mr. Shoemaker referred to a powerpoint presentation including a location map of improvements; Phase 1 project scope, status and issues; overlapping Chaparral Street projects; the three alternative considerations; staff's recommendation to restore Chaparral to one-way and complete design of Phase 2 to address side-street parking, then convert to 2-way traffic; benefits; and overall picture. Terry Sweeney, Executive Director of the Downtown Management District, referred to a memo summarizing the process and concerns and spoke regarding engaging stakeholders in the downtown area. Council members spoke regarding the following topics: consideration for back end parking and other parking design options; engaging the Parking Advisory Committee on parking options; construction mitigation; concerns with side street parking and if there will be any work done on side streets; design for placemaking elements; working with the Downtown Management District on Phase 2; the term "meet or beat the timeframe"; coordination with downtown activities; the DMD's strategic plan; the design engineers on the project; engaging stakeholders; and concern with vendors that service the businesses in the area. Council Member Magill made a motion of direction to accept staff's recommendation to restore Chaparral to one-way and complete design of Phase 2 to address side-street parking, then convert to 2-way traffic, seconded by Council Member McIntyre and passed unanimously.

### **32. Regional Youth Sports Complex Request For Proposal (RFP)**

Mayor Martinez referred to Item 32. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to provide an update on the Regional Youth Sports Complex Request for Proposal (RFP). Ms. Anaya referred to a powerpoint presentation including a timeline of the RFP process; the evaluation committee members; the contents and requirements of the RFP; the proposed location; specific requirements; the summary of SQH's submittal; the concerns and questions from the review committee regarding the proposal from SQH. Council members spoke regarding the following topics: perception that there is a communication problem; SQH having marketing experience; the proposed economic impact; concern that SQH's program plan to accommodate local teams and leagues during weekdays will not affect existing structures and leagues; providing an opportunity for SQH to respond to questions and concerns including a fully detailed program that will not cannibalize on existing programs and concrete financing; and commitment to youth in the City to make the project a reality. City Manager Olson said it is legitimate to ask specific questions to protect the public interest without interfering with the private operations. Mr. Olson stated that with the comments made today, the committee can refine those questions and come back to the Council for discussion.

Mayor Martinez called for a 10-minute recess.



**33. ADA Sidewalk Improvements**

Mayor Martinez referred to Item 33. Executive Director of Public Works Valerie Gray stated that the purpose of this item is to provide an update on the ADA sidewalk accessibility requirements and the City's progress towards those improvements. Ms. Gray referred to a powerpoint presentation including the history of the ADA policy; ADA Title II; the City's ADA Master Plan; a summary of ADA improvement efforts on City streets; summary of sidewalk accessibility; views of the section of sidewalk on Airline Road from McArdle to SPID; and photos of other locations throughout the city with similar obstructions as Airline. City Attorney Risley provided information on the triggering mechanisms that legally require an ADA improvement.

Council members spoke regarding the following topics: whether there have been any complaints from citizens about Airline Road because of a disability; cutting the palm trees will not be the solution on Airline Road; sidewalks being the adjacent private property owner's responsibility for maintenance; the additional curb cuts on the portion of Airline between McArdle to SPID; the location of the bus stops on west side of Airline and McArdle; the other accessible routes; the PCI for the area on Airline and the expected timeframe for an overlay; the history on how the tree was planted in the sidewalk on Airline Road; other obstructions throughout the City; whether this section is on the ADA Master Plan Phase II; and addressing Jack Gordy's concerns regarding the obstructions on Airline and notifying him personally. City Manager Olson stated that staff would provide Mr. Gordy with a video copy of this discussion.

**34. Downtown Area Development Plan - Development Incentives**

Mayor Martinez referred to Item 34. Annika Gunning with Development Services stated that the purpose of this item is to provide a status of the Downtown Area Development Plan and development incentive policy choices. Ms. Gunning provided an overview on the purpose and importance of planning; the current planning efforts; and a timeline of the downtown area development plan process. Ben Carlson, Director of Urban Design with Goody Clancy, presented information on the goals for the downtown area plan and stated that housing is the greatest investment opportunity. Sarah Woodworth, Managing Member with W-ZHA, referred to a powerpoint presentation on incentive options including the the reason for incentives; the variety of incentives available; the property tax abatement program; the tax increment reinvestment zone; other existing downtown area incentives; the three major policy categories inside and outside the tax increment reinvestment zone; options inside the TIRZ area including range of eligible project types, tax relief, and "by-right" or "needs-based" criteria; and major policy choices outside the TIRZ including tax abatement, decisions on downtown boundaries and appropriate uses.

Council members spoke regarding the following topics: providing predictability and consistency on incentives; the need for housing in the downtown area; targeting what's inside and outside the TIRZ; use of different elements to shape the future of downtown; developing an abbreviated master plan community; whether the TIRZ encompasses the SEA District; the combination of "by right" and "needs based"; developing timeframes or expirations; doing "needs based" for any project; desire to have hotel/multi-tenant office districts in the TIRZ; a combination of a tax abatement

on city portion and capital improvements to facilitate projects; gap financing; legislation for the convention hotel; and reaching out to San Antonio to discuss the tools the city uses and why.

**S. LEGISLATIVE UPDATE:**

Mayor Martinez referred to the Legislative Update. Director of Intergovernmental Relations Tom Tagliabue provided a brief update on the City's legislative agenda for the 84th Texas Legislative Session.

**T. ADJOURNMENT**

The meeting was adjourned at 7:07 p.m.