



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, January 11, 2022

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

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

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

- A. Mayor Paulette M. Guajardo to call the meeting to order.**
- B. Invocation to be given by Deacon Michael Mantz, Diocese of Corpus Christi.**
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Olivia Rocha, Collegiate High School Student.**
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**
- E. Proclamations / Commendations**
 - 1. [22-0110](#) Proclamation declaring January 17, 2022 as "Big Brothers Big Sisters of the Texas Coastal Bend International Mentoring Day" .
Proclamation declaring January 2022 as " National Human Trafficking Prevention and Awareness Month".
Proclamation declaring January 2022 as "School Board Recognition Month".**

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

G. CONSTRUCTION CONTRACT FOR JUNIOR BECK DRIVE (ITEM 2)

2. [22-0046](#) Motion awarding a construction contract to Reytec Construction Resources, Inc., Corpus Christi, TX, for the reconstruction of Junior Beck Drive from Bear Lane to Dead End and the construction of Junior Beck Drive from Dead End to Old Brownsville Road with new concrete pavement and utility improvements in an amount of \$4,888,569.75, located in City Council District 3, with FY 2022 funding available from the Economic Development Administration Grant, Streets Bond 2018, Storm Water, Wastewater, Water, and Gas Funds.

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

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

- a. Major Policy Issues for 2nd Quarter of FY 2022
- b. 36th Annual MLK Commemorative Walk and Day of Service Events
- c. Citywide Pothole Repair Update
- d. Recap of Packery Channel Restoration Project
- e. Staff Announcements:
 - 1. Sarah Munoz, Deputy Director of Public Works
 - 2. Gabriel Ramirez, Interim Director of Utilities
- f. COVID-19 Update by Annette Rodriguez, Public Health Director

I. BOARD & COMMITTEE APPOINTMENTS:

3. [22-0052](#) Corpus Christi Aquifer Storage and Recovery Conservation District (3 vacancies)
Crime Control & Prevention District (1 vacancy)
Parks and Recreation Advisory Committee (1 vacancy)

J. 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.

K. CONSENT AGENDA: (ITEMS 4 - 14)

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

4. [22-0051](#) Approval of the December 14, 2021 Regular Meeting Minutes.

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

5. [21-1644](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to remove the Planning Commission from historic designation review process and to identify grounds for undue hardship the Board of Adjustment may consider for a variance (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

6. [21-1554](#) Zoning Case No. 1021-03, SRPC Properties, LLC.: (District 2) Ordinance rezoning property at or near 1645 14th Street from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

7. [22-0002](#) Ordinance revising the Infill Housing Incentive Program Guidelines as authorized by Article II, Chapter 20 of the City of Corpus Christi Code of Ordinances; authorizing a two-year agreement with the Corpus Christi B Corporation to provide Type B affordable housing funding in the amount of \$1,000,000 for costs related to the Infill Housing Incentive Program; appropriating \$500,000 from The Type B Fund; and amending the

operating budget.

Sponsors: Neighborhood Services

Consent - Contracts and Procurement

8. [21-1727](#) Motion authorizing the purchase of playground units and shade structures for 14 City parks as included in Bond 2020, from PlayCore Wisconsin, Inc. dba GameTime through the Omnia Partners Cooperative for a total amount of \$459,744.20 with funding available through the Bond 2020 Fund.

Sponsors: Parks and Recreation Department and Finance & Procurement

9. [21-1652](#) Resolution authorizing a two-year service agreement, with three additional one-year options, with M & S Tree Service, LLC, of Taft, Texas, for palm tree trimming services in an amount not to exceed \$267,592.00 and a potential amount not to exceed \$668,980.00 if the options are exercised, with FY 2022 funding of \$133,796.00 from the General Fund.

Sponsors: Parks and Recreation Department and Finance & Procurement

10. [21-1725](#) Motion authorizing a one-year supply agreement with two one-year option periods, in an amount not to exceed \$87,577.00 and a potential amount not to exceed \$262,731.00 if option periods are exercised, for calcium hypochlorite for the City Warehouse with Chemrite, Inc., of Buford, Georgia, with FY 2022 funding in the amount of \$58,384.67 available in the Stores Fund.

Sponsors: Finance & Procurement

11. [21-1736](#) Motion authorizing the purchase of 22 school zone flashing beacons and 43 flashing LED signs from Consolidated Traffic Controls, Inc., of Arlington, Texas in the amount of \$152,357.00 for installation by the Public Works Department, with FY 2022 funding available through the Streets Fund.

Sponsors: Public Works/Street Department and Finance & Procurement

12. [22-0028](#) Motion authorizing a three-year service agreement with Roland Mendiola dba National Auto Glass of Corpus Christi, Texas, for windshield repairs and replacements to fleet vehicles for Asset Management in an amount not to exceed \$225,000.00, with FY 2022 funding in an amount not to exceed \$56,250.00 available through the Fleet Maintenance Service Fund.

Sponsors: Asset Management Department and Finance & Procurement

Consent - Capital Projects

13. [21-1530](#) Motion awarding a construction contract to Associated Construction Partners, Ltd, Boerne, Texas, for the citywide Lift Station Repairs at the Wooldridge & Morgan Lift Stations, located in Council Districts 3 and 5, in an amount of \$5,524,493.00, with FY 2022 funding available from the American Rescue Plan Act.

Sponsors: Engineering Services, Utilities Department and Finance & Procurement

14. [22-0042](#) Motion awarding a construction contract to JE Construction Services, LLC, Corpus Christi, TX, to perform concrete and asphalt pavement repairs and improvements at the Cefe F. Valenzuela Landfill scale house in an amount of \$1,351,403.00 and authorize staff to negotiate and administratively execute a Change Order #1 up to an amount of 25% of the contract value to have all pavement structures done in concrete, with FY 2022 funding available from the Solid Waste Certificate of Obligation Fund.

Sponsors: Engineering Services, Solid Waste Operations and Finance & Procurement

L. **RECESS FOR LUNCH**

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

M. **PUBLIC HEARINGS:**

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

N. **INDIVIDUAL CONSIDERATION ITEMS: (ITEM 15)**

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

15. [21-1663](#) Briefing on Short Term Rental Policy Development and Ordinance amending Chapter 5 of the Corpus Christi Code to require a permit for the operation of short-term rentals; and providing for publication.

Sponsors: Planning & Environmental Services

O. **FIRST READING ORDINANCES: (ITEMS 16 - 19)**

16. [21-1647](#) Zoning Case No. 1021-06, Walker Holdings and Development, LLC.: (District 1) Ordinance rezoning property at or near 3202 Interstate 69 from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

17. [22-0038](#) Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement with IHS Consultants, LP to construct off-site sanitary sewer improvements for a planned commercial development, Park Springs IHS, Blk 1, Lots 1-3, located on River Hill Dr and south of Northwest Boulevard (FM 624), with a completion date of 24 months; transferring \$30,400.30 from the Wastewater Trunk System Trust Fund to the Wastewater Collection Line Trust Fund; and appropriating \$87,463.77 from the No. 4220-21801 Wastewater Collection Line Trust Fund to reimburse the Developer per the agreement. (District 1)

Sponsors: Development Services

18. [22-0118](#) Ordinance authorizing an amendment of the current contract with Sinister,

LLC to maintain the monthly rent rate of \$100 for the first option year of the City owned property located at 1401 Leopard Street for a parking lot.

Sponsors: Asset Management Department

19. [22-0056](#) Ordinance appropriating \$71,940 from the unreserved fund balance of the Tax Increment Reinvestment Zone No. 3 Fund for incentives under the Streetscape and Safety Improvement Program; and amending the Fiscal Year 2022 operating budget.

Sponsors: Finance & Procurement

P. BRIEFINGS: (ITEMS 20 - 22)

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. No action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.

20. [22-0074](#) Briefing on Municipal Court's Action Plan to Address Backlog of Ordinance Citations as developed in coordination with the Chair of the Municipal Court Committee and the City Manager.

Sponsors: Municipal Court Administration

21. [22-0053](#) Briefing on 2022 9% Low-income Housing Tax Credit Resolution of Support, Resolution of No Objection, Resolution of Objection or no City Council action process.

Sponsors: Neighborhood Services

22. [22-0142](#) Briefing on Proposed Policy changes to the City Ordinance that governs Dockless Scooters in the City

Sponsors: Finance & Procurement

APPEALS OF A DECISION OF THE BUILDING STANDARDS BOARD: (ITEMS 23 - 24)

The Appeals will proceed using the following format:

- a. Requestor's presentation of appeal (up to three minutes)(Requestor subject to questioning)
- b. Explanation of applicable law
- c. Staff Response to requestor's complaint about errors of board
- d. Council Action - Three options:
 1. Deny the appeal (uphold the Building Standards Board's decision)
 2. Sustain the appeal (reverse the Board's decision)
 3. Amend the Board's decision (in whole or in part)

23. [21-1755](#) Appeal of the Building Standards Board's order to demolish the dilapidated/substandard structure located at 1301 N. Water Street and owned by 8058 MKII LLC.

Sponsors: Neighborhood Services

24. [21-1756](#) Appeal of the Building Standards Board's orders to demolish the dilapidated/substandard structure identified as Building 1, Building 2 (also known as 2711 Mary Street) and Building 3 (also known as 2709 Mary Street) located at 2713 Mary Street and Building 1 and Building 3 (also known as 1017 Winnebago Street) located at 924 Waco Street; all structures owned by Marksman Brothers Investments Corpus Christi LLC.

Sponsors: Neighborhood Services

Q. EXECUTIVE SESSION: (ITEMS 25 - 26)

PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.

25. [22-0054](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to parts of Emergency Services Districts in the territorial limits of Corpus Christi and Texas Health and Safety Code Chapter 775.
26. [22-0096](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to the Corpus Christi-Nueces County Public Health District, various lawsuits, including, but not limited to, *John F. Smith v. Nueces County Texas and/or Corpus Christi-Nueces County Public Health District*, other legal issues related to the personnel, structure, and/or operation of said district, Texas Health and Safety Code Chapter 121, the *Cooperative Agreement to Operate a Public Health District* and amendments, reformations, and attachments thereto, other laws and regulations governing public health districts, members and membership in the public health district, grants to the members of the public health district, and any potential actions that may be performed pursuant to the aforesaid statutes, agreement(s), and regulations.

R. ADJOURNMENT