



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, November 14, 2023

11:30 AM

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

Addendums may be added on Friday.

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

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

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

- A. Mayor Paulette Guajardo to call the meeting to order.
- B. Invocation to be given by Chaplain, Antwine Charles, CCPD.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Josh Garcia, Senior at W.B. Ray High School.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **SECURITY BRIEFING**
- F. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-4)**
 - 1. [23-1865](#) Proposition A Update
 - 2. [23-1816](#) South Texas Military Advocacy Trip to D.C. Recap, presented by Ryan Skrobarczyk, Director of Intergovernmental Relations
 - 3. [23-1818](#) Staff Announcement:
Brett Van Hazel - Director of Asset Management

Cecilia Orozco - Assistant Director of Communications

4. [23-1834](#) American Planning Association (APA) State Planning Conference Recap, presented by Daniel McGinn, Director of Planning & Community Development

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

H. BOARD & COMMITTEE APPOINTMENTS:

5. [23-1817](#) Airport Board (1 vacancy)
Island Strategic Action Committee (2 vacancies)
Landmark Commission (5 vacancies)
Library Board (5 vacancies)
Reinvestment Zone No. 2 (Island) Board (8 vacancies)
Reinvestment Zone No. 4 (North Beach) Board (5 vacancies)

I. EXPLANATION OF COUNCIL ACTION:

For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified.

J. CONSENT AGENDA: (ITEMS 6-15)

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. [23-1836](#) Approval of the October 31, 2023 Regular Meeting Minutes

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

7. [23-1714](#) Ordinance approving the amended Tax Increment Reinvestment Zone #3 Project & Financing Plans, which includes language regarding revitalization and cleaning of the Zone and the creation of a new Rooftop Activation incentive program; appropriating \$1,944,727.00 from the TIRZ #3 fund balance for additional program expenses recommended by the Downtown Management District; and amending the operating budget, all as approved by the Board of Directors of Reinvestment Zone Number Three, City of Corpus Christi, Texas on September 19, 2023
Sponsors: Economic Development
8. [23-1664](#) Ordinance authorizing an agreement between the Corpus Christi B Corporation and Corpus Christi PATCH, Inc., for the securing and stabilizing of The Ritz Theatre effective upon signature of the Type B President; appropriating funds in the amount of \$230,000.00 from the Type B Economic Development Fund; and amending the budget.
Sponsors: Economic Development

Consent - Contracts and Procurement

9. [23-1716](#) Motion authorizing execution of two, one-year supply agreements, with two one-year options, with Arnold Oil Company, of Corpus Christi, for \$300,000.00 and with Advance Stores Company, Incorporated, dba Advance Auto Parts, of Raleigh, North Carolina, for \$200,000.00 in a combined amount not to exceed \$500,000.00, and a potential amount of \$1,500,000.00 if options are exercised, for original equipment manufacturer (OEM) Ford or equivalent parts for Asset Management - Fleet, with FY 2024 funding of \$417,000.00 from the Fleet Maintenance Service Fund.
Sponsors: Asset Management Department and Finance & Procurement
10. [23-1649](#) Resolution authorizing execution of one-year service agreement with two one-year options, with Crosstown Partners Inc., dba Sames Ford, of Corpus Christi, for an amount not to exceed \$328,200.00, and a potential amount of \$984,600.00 if options are exercised, for offsite repairs for Ford vehicles for Asset Management-Fleet, with FY 2024 funding of \$300,850.00 from the Fleet Maintenance Service Fund.
Sponsors: Asset Management Department and Finance & Procurement

Consent - Capital Projects

11. [23-1798](#) Motion authorizing the approval of Change Order No. 1 with Callan Marine, LTD, Galveston, Texas, for the Packery Channel Dredging and Beach Nourishment Project, in an amount of \$400,00.00 for a total amount not to exceed \$3,931,549.00, with FY 2024 funding available from Tax Increment

Reinvestment Zone No.2 Capital Fund.

Sponsors: Engineering Services and Parks and Recreation Department

General Consent Items

12. [23-1819](#) Motion approving the Council Meeting Calendar for Calendar Year 2024

Sponsors: City Secretary's Office

Consent - First Reading Ordinances

13. [23-1762](#) Ordinance accepting grant funds from the Coastal Bend Wellness Foundation in the amount of \$15,000.00 to fund overtime and fringe benefits for Corpus Christi Police Department sworn officers for the Red Cord Initiative Diversion Program; and appropriating \$15,000.00 in the Police Grants Fund.

Sponsors: Police Department

14. [23-1764](#) Ordinance authorizing the acceptance of two grants totaling \$181,346.31 from the Texas Office of the Governor-Homeland Security Grant Division for the State Homeland Security Program for 57 replacement sets of body armor and a replacement burn trailer for the Corpus Christi Police Department's Special Weapons and Tactics and Hostage Negotiation Teams for \$181,346.31; and appropriating \$181,346.31 in the FY 2024 Fire Grants Fund.

Sponsors: Fire Department

15. [23-1754](#) Ordinance appropriating \$105,208.00 into the Health Grant Fund for an increase in the STD/HIV-DIS Prevention Services Program Grant from the Texas Department of State Health Services (DSHS) to provide STD/HIV prevention and control services for calendar year 2024; and authorizing one grant position. The total of the Revised Contract, which began on March 1, 2022, shall not exceed \$388,000.00.

Sponsors: Health Department

K. **RECESS FOR LUNCH**

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

L. **PUBLIC HEARINGS: (ITEMS 16-21)**

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

16. [23-1725](#) Ordinance authorizing an amendment to the Water Arterial Transmission & Grid Main Construction and Reimbursement Agreement with MPM Development, LP to extend the contract term to November 7, 2025, and to increase reimbursement by \$109,742.04 for a total not to exceed amount of \$219,096.24 for construction of a

12-inch water arterial transmission grid main line for residential development, Royal Creek Estates Unit 7; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$109,742.04 to reimburse the developer in accordance with the agreement.(District 5).

Sponsors: Development Services

17. [23-1727](#) Ordinance authorizing an amendment to the Water Arterial Transmission & Grid Main Construction and Reimbursement Agreement with MPM Development, LP to extend the contract term to December 6, 2025, and to increase reimbursement by \$190,212.64 for a total not to exceed amount of \$374,023.38 for construction of a 12-inch water arterial transmission grid main line for residential development, Royal Creek Estates Unit 8; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$190,212.64 to reimburse the developer in accordance with the agreement. (District 5).

Sponsors: Development Services

18. [23-1722](#) Zoning Case No. 0823-02, Thanksgiving Homes, (District 1). Ordinance rezoning a property at or near 650 Osage Street from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)

Sponsors: Development Services

19. [23-1723](#) Zoning Case No. 1023-01, MPM Development LP (District 1). Ordinance rezoning a property at or near 1621 Rand Morgan Road from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

20. [23-1413](#) First public hearing to discuss the annexation of County Road (CR) 22 between CR 51 and CR 43, being approximately 19.41 acres.

Sponsors: Planning and Community Development Department

21. [23-1415](#) Second public hearing to discuss the annexation of County Road (CR) 22 between CR 51 and CR 43, being approximately 19.41 acres.

Sponsors: Planning and Community Development Department

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 22-26)

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

22. [23-1815](#) Motion to authorize renewal of an agreement with the United Corpus Christi

Chamber of Commerce to support the operations and activities of the South Texas Military Task Force during Fiscal Year 2024 in the amount of \$75,000.

Sponsors: Communications & Intergovernmental Affairs

23. [23-1620](#) Motion authorizing the execution of a two-year service agreement with Metepio, Inc., of Chicago, Illinois, for an amount not to exceed \$87,900.00, for a community health assessment of the Corpus Christi Nueces County Health District, with FY2024 funding in the amount of \$87,900.00 from the HthDist1115 Waiver Fund.

Sponsors: Health Department and Finance & Procurement

24. [23-1577](#) Ordinance accepting a grant in the amount of \$346,991 from the Coastal Bend Bays & Estuaries Program Human Uses Team for improvements to the Hans & Pat Suter Wildlife Refuge; appropriating funds in the amount of \$346,991 Grants Fund; and amending the operating budget

Sponsors: Parks and Recreation Department

25. [23-1768](#) Ordinance authorizing a real estate sales contract with David S. Ramirez and Mike S. Ramirez to purchase 68.2 acres of land in the amount of \$678,000.00; appropriating \$678,000.00 from the unreserved fund balance in the Airport Operating Fund; and amending the FY 2024 Operating Budget.

Sponsors: Aviation Department and Engineering Services

26. [23-1690](#) Motion authorizing the purchase of two water cooled chillers from Trane Technologies of San Antonio, Texas for the American Bank Center Arena through the OMNIA Partners Cooperative for Engineering Services for a total not to exceed amount of \$3,054,150.00, with FY 2024 funding available through the Arena Type A Capital Fund.

Sponsors: Engineering Services and Finance & Procurement

N. BRIEFINGS: (NONE)

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.

O. EXECUTIVE SESSION: (ITEMS 27- 29)

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.

27. [23-1710](#) **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 case of *Annette Rodriguez v. City of Corpus Christi, et. al*, including potential consideration of fees for attorneys, engineers, other expert witnesses assisting in this case, deposition fees, and court costs, and updates on litigation in other cases.
28. [23-1796](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning industries, infrastructure, and property in the City's extraterritorial jurisdiction, services thereto, industrial district agreements, and Chapters 42, 43 and 212 of the Texas Local Government Code and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospects(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.
29. [23-1813](#) **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 Texas Tax Code Chapter 311, Texas Local Government Code § 380.001, et. See. Texas Local Gov't. § 381.001, et. Seq, other statutory provisions related to economic development, tax increment financing, and developer incentives, and a proposed Tax Increment Reinvestment Zone and associated potential development incentives for the Barisi Village Development and **Texas Government Code § 551.087** to discuss and deliberate regarding commercial or financial information that the City has received from business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations and to deliberate offers of financial and/or other incentives to said business prospect(s)

P. ADJOURNMENT