



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, March 19, 2024

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 Pastor Greg Hood, REACH Ministries
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Alasia Noyola, Senior at Mary Carroll 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 1-3)**
 - 1. **24-0458** Recognition of CCRTA for use of meeting room facilities for City Council Meetings
 - 2. [24-0352](#) Stage 2 Water Restrictions, Presented by Drew Molly, Chief Operating Officer of Corpus Christi Water
 - 3. [24-0347](#) Defense Economic Adjustment Assistance Grant (DEAAG) Natural Gas

line Installation at NAS-CC Project Update, Presented by Bill Mahaffey,
Director of Gas Department

- 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 Communications Department at least 24 hours prior to the Meeting. Please contact Communications at 826-3211 to coordinate. This is a public hearing for all items on this agenda.**

H. BOARD & COMMITTEE APPOINTMENTS: (ITEM 4)

- 4. [24-0428](#)** Building Standards Board (4 vacancies)
Construction Trade Advisory & Appeals Board (1 vacancy)
Corpus Christi Aquifer Storage and Recovery Conservation District
(Council confirmation for officers)
Island Strategic Action Committee (8 vacancies)
Watershore and Beach Advisory Committee (2 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. SPECIAL PRESENTATION: (ITEM 5)

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.

- 5. [24-0384](#)** Proposed Bond 2024 Funding Capacity Briefing, Presented by Financial Advisor, Specialized Public Finance, Inc.

Sponsors: Finance & Procurement

K. CONSENT AGENDA: (ITEMS 6-27)

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. [24-0390](#) Approval of the February 27, 2024 Regular Meeting Minutes

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

7. [24-0040](#) Ordinance authorizing a 15-year lease agreement, with one five-year option to renew, with Sterling Air Service, LLC, for a fixed base operator to occupy hangars, office, lobby, and maintenance space at the Corpus Christi International Airport; and providing for publication and an effective date (28-day delay required between readings).

Sponsors: Aviation Department

8. [24-0217](#) Ordinance authorizing the acceptance of a grant from the Office of the Attorney General - Office of Juvenile Justice and Delinquency Prevention for the Internet Crimes Against Children Task Force program in the amount of \$28,410.00 to purchase forensic computer equipment and software licenses for the Corpus Christi Police Department; and appropriating the \$28,410.00 in the Police Grants Fund.

Sponsors: Police Department

9. [24-0267](#) Ordinance amending the Unified Development Code (UDC) §3.1.6 to adopt required application materials for plat applications and designating the Development Service Director to oversee the platting process and §3.1.7 to require notification to owners of nonconforming uses created by rezoning; and providing for publication.

Sponsors: Development Services

10. [23-2048](#) Ordinance abandoning, vacating, and closing 0.337 acres of improved public right-of-way for the Fair Market Value of \$700.00, identified as Figueroa Street, on the east side of the intersection of Figueroa Street and Lindgreen Street, conditioned on Petitioner, Mateo Luera, meeting specified conditions.

Sponsors: Public Works/Street Department

Consent - Contracts and Procurement

11. [23-1629](#) Resolution authorizing a three-year service agreement with Andritz Separation Inc. of Arlington, in an amount not to exceed \$211,776.33, for centrifuge preventative maintenance and repairs for Corpus Christi Water, with FY 2024 funding of \$47,061.41 from the Wastewater Fund.

Sponsors: Contracts and Procurement and Corpus Christi Water

12. [24-0214](#) Motion authorizing execution of a three-year supply agreement with Aaron Materials, Inc., of Austin, with an office in Aransas Pass, in an amount not to exceed \$2,177,537.50 to purchase bedding and backfill materials for water and wastewater line repairs for Corpus Christi Water, with FY2024 funding of \$423,410.07 from the Water Fund.

Sponsors: Corpus Christi Water and Finance & Procurement

13. [24-0197](#) Motion authorizing execution of a one-year service agreement, with a one-year option, with Pavlov Advertising, LLC, of Fort Worth, in an amount not to exceed \$150,000.00, with a potential of \$300,000.00 if the option is exercised, for a digital marketing campaign for the Corpus Christi International Airport (CCIA), with FY 2024 funding of \$75,000.00 from the Airport Operating Fund.

Sponsors: Aviation Department and Finance & Procurement

Consent - Capital Projects

14. [24-0372](#) Motion awarding a construction contract to GFL Environmental Services USA, Inc., of Raleigh, North Carolina to dredge, dewater, haul, and dispose of settled sediments and water treatment plant residuals from the pre-sedimentation basin at the O.N. Stevens Water Treatment Plant in an amount of \$8,757,565.00 and authorize a professional services contract amendment No. 6 to Hazen and Sawyer, Corpus Christi, Texas, to provide construction phase services in an amount of \$164,032.00, for a total contract value not to exceed \$1,147,012.00, located in Council District 1, with funding available from the Water CIP Fund.

Sponsors: Engineering Services, Water Utilities Department and Contracts and Procurement

General Consent Items

15. [24-0367](#) Resolution by the City Council of the City of Corpus Christi, Texas, authorizing and approving publication of Notice of Intention to issue not more than \$50,005,000 of Certificates of Obligation, in one or more series, for certain facility construction and capital improvements, as included and approved by City Council in the Fiscal Year 2024 Capital Budget; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

Sponsors: Finance & Procurement

16. [24-0389](#) Resolution of the Corpus Christi City Council naming the City Council Chambers in honor of the late Mayor Betty Turner, Corpus Christi's first female Mayor, to recognize and commemorate Mayor Betty Turner for her extraordinary civic contributions to the City of Corpus Christi and its people.

Sponsors: City Secretary's Office

17. [24-0292](#) Resolution authorizing the submission of six grant applications to the Public Safety Office - Homeland Security Grants Division for the State Homeland Security Program for equipment to help prevent terrorism and other catastrophic events for public safety such as Hazmat Response Team equipment, bomb squad, Special Weapons and Tactics team equipment, and the Corpus Christi Fire Department in an amount of \$841,256.97.
- Sponsors:** Fire Department
18. [24-0373](#) Motion authorizing a Utility Relocation Reimbursement Agreement with AEP Texas Inc., with payment by the City in the amount of \$396,717.00 for AEP to modify/relocate a guy wire located on the Rodd Field Road Construction Project, located in City Council District 5 with FY 2024 funding available from the Bond 2020 program.
- Sponsors:** Engineering Services
19. [24-0400](#) Resolution suspending AEP Texas Inc.'s requested rate increase, approving cooperation with other cities served by AEP Texas, authorizing participation in the PUC rate proceedings, hiring consultants, and requiring reimbursement of City rate case expenses.
- Sponsors:** Legal Department
20. [24-0423](#) Motion authorizing an amendment to the Agreement for City-Operated Corpus Christi-Nueces County Public Health District (CCNCPHD) for FY23-24, Nueces County's contribution of \$1,765,296.00 for Public Health Services renewed annually with an option for additional negotiated contributions, with the County's remaining balance of \$1,029,756.00 of the total contribution being due by September 30, 2024.
- Sponsors:** Health Department
21. [24-0356](#) Resolution to approve the Revised Calendar Year 2024 Annual Audit Plan to include an audit of the Human Resources Hiring Process and be implemented by the City Auditor's Office.
- Sponsors:** City Auditor

Consent - First Reading Ordinances

22. [24-0302](#) Ordinance amending Section 14-544, 14-552 and 14-556 of the Corpus Christi Code to update certain provisions including Federal Emergency Management Agency (FEMA) compliance requirements and nonstructural fill on North Beach; providing for a penalty; and publication.
- Sponsors:** Public Works/Street Department
23. [24-0365](#) Ordinance accepting \$424,212.00 for an increase in the Air Quality Planning Grant from the Texas Commission on Environmental Quality to provide air quality planning activities for fiscal year 24/25; appropriating

\$424,212.00 in the Health Grant Fund; and authorizing an amendment to an interlocal cooperation agreement with Texas A & M University-Corpus Christi to add \$381,791.00 for air quality monitoring service through December 31, 2025.

Sponsors: Health Department

24. [24-0364](#) Ordinance amending the FY 2023-24 Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) budget, to increase expenditures by a total of \$3,690.60.
- Sponsors:** Economic Development
25. [24-0264](#) Ordinance authorizing the City Manager to execute a one-year lease agreement with Turo, Inc. for peer-to-peer vehicle sharing service at Corpus Christi International Airport, with two one-year options to renew, in consideration of monthly lease payments based on 10% of gross revenue.
- Sponsors:** Aviation Department
26. [24-0275](#) Ordinance authorizing Lease Amendment No. 8 to the lease agreement between the City of Corpus Christi and the U.S. General Services Administration for office, terminal, and counter space at the Corpus Christi International Airport by the Transportation Security Administration from March 1, 2024, through February 28, 2029, for minimum annual rent of \$622,923.87.
- Sponsors:** Aviation Department
27. [24-0328](#) Ordinance authorizing a five-year farm lease agreement with Danysh Farms, Inc. to lease approximately 68.93 acres of farmland at Corpus Christi International Airport, with one three-year renewal option, in consideration for \$7,295.56 annually with 3% annual increases.
- Sponsors:** Aviation Department

L. RECESS FOR LUNCH

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

M. PUBLIC HEARINGS: (ITEMS 28-29)

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

28. [24-0193](#) Zoning Case No. 0124-05, Corpus Christi Corridor LLC (District 5). Ordinance rezoning a property at or near 6202 Yorktown Boulevard from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).
- Sponsors:** Development Services
29. [24-0311](#) Zoning Case No. 0124-06 (ZN8171), Sunriser Park LLC (District 4). Ordinance rezoning a property at or near 922 W. Lakeside Drive from the

“RS-6” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RM-2” Multi-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 30-33)

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

30. [24-0401](#) Motion authorizing Amendment No. 1 to a Master Services Agreement for Staff Augmentation Services to AG|CM of Corpus Christi in an amount not to exceed \$1,500,000.00, for a total contract value not to exceed \$3,000,000.00 with a two year extension supporting projects located Citywide with funding available from the Capital Improvements Program.

Sponsors: Engineering Services and Contracts and Procurement

31. [24-0374](#) Resolution approving pavement design recommendations for the Bond 2022 Streets projects following City Council Policy 28 which outlines the guidelines for awarding arterial and collector street construction contracts using concrete pavement or asphalt pavement.

Sponsors: Engineering Services and Public Works/Street Department

32. [24-0370](#) Motion authorizing a construction contract to CSA Construction, Inc., Houston, Texas, for the Oso Water Reclamation Plant (WRP) Process Upgrade & Breakpoint Chlorination (BPC) Facility Decommissioning project to replace the existing Breakpoint Chlorination (BPC) facility with biological ammonia removal treatment process, provides a third treatment basin and modifies the existing two treatment basins to increase the treatment capacity in an amount of \$109,890,200.00 and an Amendment No. 10 to the Professional Services Contract with Ardurra Group Inc., Corpus Christi, Texas in an amount not to exceed \$1,000,000.00 for a total amount of \$11,048,529.00 for construction phase services, located in Council District 4, with FY 2024 funding available from the Wastewater Capital Fund.

Sponsors: Engineering Services, Water Utilities Department and Contracts and Procurement

33. [24-0371](#) Motion authorizing a construction contract to Reytec Construction Resources, Inc., of Houston, Texas, for the construction of Raw Water Influent and Chemical Facilities Improvements at O.N. Stevens Water Treatment Plant (ONSWTP) in an amount of \$86,679,500.00 for Total Base Bid plus selected Alternates 1 and 2; professional services contract amendment No. 3 to Ardurra Group, Inc. of Corpus Christi to provide construction phase services in an amount of \$734,472.00 for a total contract value not to exceed \$1,924,384.00; and professional services contract amendment No. 7 to Freese and Nichols Inc. of Corpus Christi to

provide construction phase services in an amount of \$987,466.00 for a total contract value not to exceed \$3,627,015.00, with FY 2024 funding from the Water CIP Fund.

Sponsors: Engineering Services, Water Utilities Department and Contracts and Procurement

M. BRIEFINGS: (ITEM 34)

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.

34. [24-0327](#) Parks & Recreation Department 10-Year Master Plan Briefing

Sponsors: Parks and Recreation Department

O. EXECUTIVE SESSION: (ITEMS 35-36)

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.

35. [24-0380](#) **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, utilities, 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**

36. [24-0406](#) **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 regulations, legal rights, and contracts related to surface water from the Nueces River and other sources, groundwater from the Evangeline Aquifer and other sources, desalination, legal restrictions on and permits required for the provision of water, regulations and contracts of water conservation and improvement**

districts and groundwater conservation districts (including, but not limited to Nueces County Water Conservation and Improvement District #3 and the San Patricio Groundwater Conservation District), TCEQ and EPA regulations related to water, state and federal regulations related to construction of water-related infrastructure, state restrictions on rates and charges for utilities, statutory restrictions on the issuance of debt and governmental contracting, and potential authorization of contracts for attorneys and consultants to assist in matters related to water

P. ADJOURNMENT