



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, February 13, 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 Rob Bailey, Southside Community Church.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag will be led by Celeste Garza, Senior at Moody 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. [24-0248](#) National Association for the Advancement of Colored People (NAACP) Overview and City Staff Recipients of President's Award - Presented by Jeremy Coleman, President of NAACP - Corpus Christi
 - 2. [24-0255](#) March 5, 2024 Primary Election Overview
 - 3. [24-0219](#) FY 2024 First Quarter Budget Report

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: (ITEM 4)

4. [24-0225](#) Committee for Persons with Disabilities (5 vacancies)
Ethics Commission (1 vacancy)
Parks and Recreation Advisory Committee (1 vacancy)
Reinvestment Zone No. 3 (Downtown) Board (4 vacancies)
Senior Corps Advisory Committee (3 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 5 - 21)

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.

5. [24-0265](#) Approval of the January 30, 2024 Regular Meeting Minutes.

Consent - Second Reading Ordinances

6. [24-0109](#) Ordinance abandoning, vacating, and closing 0.4132 acres of improved and unimproved public right-of-way identified as Mary Street, also known as Bluett Avenue, between 19th street and 20th street in support of the Lamar Elementary School site project to develop affordable housing for

seniors.

Sponsors: Public Works/Street Department

7. [24-0122](#) Ordinance authorizing Real Property Exchange Agreement with the Port of Corpus Christi Authority and the conveyance and exchange of 1208 Peabody Avenue & 1622 Van Loan Avenue for 2011 Palm Drive & 2101 Van Loan Avenue and provide additional payment thereof in the amount of \$3,000, located in Council District 1 with funding available from SWIFT Fund.

Sponsors: Engineering Services and Corpus Christi Water

8. [24-0036](#) Zoning Case No. 1223-01, Thanksgiving Homes (District 2). Ordinance rezoning a property at or near 3029 Sabinas Street from the "RS-6/SP" Single-Family 6 District with a Special Permit to the "RS-TH" Townhouse District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

Consent - Contracts and Procurement

9. [24-0112](#) Motion authorizing execution of a two-year service agreement with Dana Safety Supply, of Harlingen, Texas, through the Buyboard Cooperative, for installation of parts and equipment for 36 additional police vehicles in an amount up to \$695,829.16, with FY 2024 funding of \$128,002.49 from the Crime Control Fund, \$430,765.06 from the Fleet Equipment Replacement Fund, and \$137,061.61 from the General Fund.

Sponsors: Police Department, Asset Management Department and Finance & Procurement

10. [24-0192](#) Motion authorizing execution of a one-year supply agreement, with a one-year option, with Brenntag Southwest, Inc. of Lancaster, Texas, in an amount not to exceed \$2,600,000.00, with a potential amount of \$5,200,000.00 if the option is exercised, for the purchase of liquid chlorine delivered by rail car, with FY 2024 funding of \$1,700,000.00 from the Water Fund.

Sponsors: Corpus Christi Water and Finance & Procurement

11. [23-2035](#) Resolution authorizing execution of a new master agreement and Amendment No. 1 with Environmental Systems Research Institute, Inc. (ESRI), of Redlands, California, for software licensing and support of the City's geographic information system (GIS) for a three-year, auto-renewable term in the amount of \$750,000.00, with FY 2024 funding of \$250,000.00 from the Information Technology Fund.

Sponsors: Information Technology Services and Contracts and Procurement

12. [23-2041](#) Motion authorizing execution of Amendment #2 to the co-op agreement with Great South Texas Corp, dba Computer Solutions, to upgrade a Cisco network analytic software application for \$52,358.40, with a revised

total amount of \$1,876,637.34, with FY 2024 funding of \$26,179.20 from the Information Technology Fund.

Sponsors: Information Technology Services and Finance & Procurement

Consent - Capital Projects

13. [24-0004](#) Motion authorizing a professional services contract with Plummer Associates, Inc., Corpus Christi, to provide design, bid, and construction phase services for Waldron Lift Station Force Main Replacement in an amount not to exceed \$428,585.00, located in Council District 4, with FY 2024 funding available from Wastewater Capital Fund.
- Sponsors:** Engineering Services, Corpus Christi Water and Contracts and Procurement
14. [24-0202](#) Motion authorizing a professional services contract with Turner Ramirez Architects, Corpus Christi, Texas, in an amount not to exceed \$269,742.00 for the design of a new Allison WWTP Operation & Control Center located in Council District 1 with FY 2024 funding available from Revenue Bonds.
- Sponsors:** Engineering Services, Water Utilities Department and Contracts and Procurement
15. [24-0203](#) Motion authorizing a professional services contract with Turner Ramirez Architects, Corpus Christi, Texas, for the design of a new Whitecap Wastewater Treatment Plant (WWTP) Operation & Control Center located in Council District 4, in an amount not to exceed \$290,752.00, with FY 2024 funding available from Revenue Bonds.
- Sponsors:** Engineering Services, Water Utilities Department and Contracts and Procurement
16. [24-0216](#) Motion awarding a construction contract to Mako Contracting LLC, Corpus Christi, Texas, in an amount not to exceed \$1,000,000.00 with the option to renew for one additional year to be administratively authorized for a total amount not to exceed \$2,000,000.00 for the Concrete Street Improvements IDIQ program at various locations, as planned in the Infrastructure Management Plan, located city-wide, with FY 2024 funding of \$815,490.00 available through Street Fund, Storm Water, Wastewater, and Water Capital Funds.
- Sponsors:** Engineering Services, Public Works/Street Department and Contracts and Procurement
17. [24-0101](#) Motion awarding a construction contract to NorthStar Elite Construction & Consulting, LLC., Spring Branch, TX, for the Neyland Library Improvements project in an amount of \$560,504.00 located in Council District 2 with FY 2024 funding available from the Certificates of Obligation funds.
- Sponsors:** Engineering Services, Libraries and Contracts and Procurement

General Consent Items

18. [24-0241](#) Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 81-unit affordable housing project known as Palms at Morris at 2212 Morris Street to be developed by TG 110 Palms at Morris, LP.
Sponsors: Planning and Community Development Department
19. [24-0242](#) Resolution in support of the proposed 9% Low-income Housing Tax Credits for an up to 81-unit affordable housing project known as Palms at Williams at 7031 Williams Drive to be developed by TG 110 Palms at Williams, LP.
Sponsors: Planning and Community Development Department
20. [23-1189](#) Resolution authorizing park improvement agreement for London Towne Subdivision with Braselton Development Company, Ltd for public park improvements in lieu of the park development fees.
Sponsors: Parks and Recreation Department

Consent - First Reading Ordinances

21. [24-0129](#) Ordinance authorizing the City Manager to execute a five-year lease agreement with Driscoll Children's Hospital for hangar, office, storage, and parking space at Corpus Christi International Airport, with four one-year options to renew, in consideration of monthly lease payments of \$4,164.48 in the first year and annual rate increases.
Sponsors: Aviation Department

K. RECESS FOR LUNCH

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

L. PUBLIC HEARINGS: (ITEMS 22 - 23)

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

22. [24-0150](#) Ordinance annexing approximately 82.40 acres of land into the territorial limits of the City of Corpus Christi located at the northwest corner of FM 43/Weber Road and London Pirate Road (formerly County Road 33) per owner petition.
Sponsors: Planning and Community Development Department
23. [23-1881](#) Public hearing and ordinance approving a Service and Assessment Plan (SAP), approving a developer reimbursement agreement, and levying the assessments for improvements within Improvement Area #1 of the Whitecap Public Improvement District No. 1.
Sponsors: Economic Development

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 24 - 25)

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

24. [23-1919](#) Ordinance amending the Corpus Christi Code to amend Chapter 49 Streets and Sidewalks and Chapter 53 Traffic regarding requirements for performing work in the public right of way and placement of utilities; providing for properly restoring street surfaces that have been cut for utilities or other tie-ins and providing for penalty; providing for publication.

Sponsors: Public Works/Street Department

25. [24-0209](#) Ordinance amending the Capital Improvement Program to add the Whitecap and Gypsy Bridges Scour Protection Project; appropriating \$1,500,000.00 from the unreserved fund balance in the TIRZ #2 Fund; and amending the FY 2024 Operating and Capital Budgets.

Sponsors: City Manager's Office and Engineering Services

N. BRIEFINGS:(ITEM 26)

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.

26. [24-0218](#) Proposed Bond 2024 Program Briefing

Sponsors: Engineering Services

O. EXECUTIVE SESSION: (ITEMS 27 - 28)

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. [24-0278](#) **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 Corpus Christi Unified Development Code Article 3 (Development Review Procedures) and potential waiver thereof, Sections 8.5.1 through 8.5.2.H. (Trust Funds), master plans related to water and sewer infrastructure and other potential improvements to real property, impact fees and Chapter 395 of the Texas Local Government Code, vested rights, Texas and federal law related to

exactions and takings, the potential repeal of Ordinance 033246 approved on December 12, 2023 titled "One-reading ordinance authorizing a Water Arterial Transmission and Grid Main Construction and Reimbursement Agreement up to \$1,486,159.43 with LM & JM Investments, LLC to construct a 12-inch water arterial transmission grid main line for the proposed development located off CR 22 and CR 49, also known as London Ranch Estates Subdivision; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$1,486,159.43 to reimburse the developer in accordance with the agreement.", and the potential waiver of UDC Sections 8.5.1.C. and 8.5.2.E. and other UDC and applicable Code provisions, conditioned on alternate consideration requirements to be specified in the waiver ordinance.

28. [24-0166](#) **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

P. **ADJOURNMENT**