



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, December 12, 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 Father Thomas Bartz, St. Nicholas Greek Orthodox Church.**
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Zachary Tarske, Junior at Harold T. Branch Academy.**
- 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. [23-2006](#) Staff Announcement: Kimberly Miller, Assistant Director of Aviation**
 - 2. [23-1934](#) Airport Progress Update, Presented by Kevin Smith, Director of Aviation Department**
 - 3. [23-1935](#) Marina Progress Update, Presented by Jonathan Atwood, Marina**

Manager

4. [23-1963](#) FY 2023 4th Quarter Budget Report and Budget Initiative Update

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 5)

5. [23-1908](#) Committee for Persons with Disabilities (1 vacancy)
Corpus Christi Aquifer Storage and Recovery Conservation District (4 vacancies)
Ethics Commission (1 vacancy)
Watershore and Beach Advisory Committee (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 -19)

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. [23-2004](#) Approval of the December 5, 2023 Regular Meeting Minutes

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

7. [23-1936](#) Ordinance authorizing the purchase of 4909 Kostoryz Road and 3115 McArde Road from Ifergan Michel, LLC. for Fire Station 8 Replacement Project in an amount up to \$290,000.00 and authorizing the use of the power of eminent domain, if needed, to acquire the property.
Sponsors: Engineering Services and Fire Department
8. [23-1724](#) Ordinance authorizing an amendment to the Participation Agreement with MPM Development, L.P., originally executed on November 7, 2017, to extend the contract term to November 7, 2024, and to increase City Participation by \$185,887.26 for a total not to exceed \$393,274.11 for the construction of Oso Parkway for residential development, Royal Creek Estates Unit 7, located south of Yorktown Boulevard and east of Cimarron Boulevard; and amending the operating budget by transferring \$185,887.26 from the Public Works (Street) Fund to the Development Services Fund.
Sponsors: Development Services
9. [23-1726](#) Ordinance authorizing an amendment to the Participation Agreement with MPM Development, L.P., originally executed on December 7, 2018, to extend the contract term to December 6, 2024, and to increase City Participation by \$167,107.72 for a total not to exceed \$352,113.09 for the construction of Oso Parkway for residential development, Royal Creek Estates Unit 8, located south of Yorktown Boulevard and east of Cimarron Boulevard.; and amending the operating budget by transferring \$167,107.72 from the Public Works (Street) Fund to the Development Services Fund.
Sponsors: Development Services
10. [23-1923](#) Ordinance authorizing an option to sale contract with TG 110 Inc. for the sale of a 3.47-acre parcel of surplus land located at or near 2212 Morris Street in Council District 1; and authorizing the related sale and conveyance of the 3.47-acre parcel of surplus land located at or near 2212 Morris Street to the TG 110 Inc. for \$10 and development of affordable housing.
Sponsors: Planning and Community Development Department

Consent - Contracts and Procurement

11. [23-1893](#) Motion authorizing execution of a three-year service agreement with U.S. TelePacific Corp, dba TPx Communications, of Austin, for \$206,150.00 for internet circuit services, with FY 2024 funding of \$57,455.50 from the Information Technology Fund.
Sponsors: Information Technology Services and Finance & Procurement
12. [23-1874](#) Resolution authorizing the acquisition of 70 vehicles and equipment by various departments, of which 64 units will be outright purchases and six units will be lease-purchases through JPMorgan, for \$6,103,079.31, with

such items to be acquired in the manner, at the amounts, and from the sources stated, with FY 2024 funding of \$3,889,322.63 and the remaining balance of \$2,213,756.68 for the lease-purchase items to be funded through the annual budget process.

Sponsors: Asset Management Department and Finance & Procurement

13. [23-1876](#) Motion authorizing execution of Addendum No. 12 to the master service agreement with MCCi, LLC, of Tallahassee, Florida, for Laserfiche support, maintenance, and services for a three-year term and future auto-renewable terms possible, in an amount not to exceed \$364,184.87, with FY 2024 funding of \$115,522.56 from the Information Technology Fund.

Sponsors: Information Technology Services and Finance & Procurement

14. [23-1902](#) Motion authorizing execution of a five-year rental agreement with UBEO, LLC of Pharr, Texas, with an office in Corpus Christi, in an amount not to exceed \$2,078,478.00, through the DIR Cooperative, for the lease of Ricoh copiers to be utilized by various City departments, with FY2024 funding in the amount of \$311,771.70 from various funds.

Sponsors: Finance & Procurement

15. [23-1937](#) Motion authorizing the execution of a one-year supply agreement with two additional one-year options, with Core & Main, LP., of Corpus Christi, Texas, to purchase service saddle taps for the Corpus Christi Water Department in an amount up to \$146,240.00, with a total potential amount up to \$438,720.00 if the two additional option years are exercised, with FY2024 funding in the amount of \$146,240.00 available through the Water Fund.

Sponsors: Corpus Christi Water and Finance & Procurement

Consent - Capital Projects

General Consent Items

16. [23-1941](#) Resolution authorizing a one-year agreement with two additional one-year options with Coastal Bend Air Quality Partnership for an Air Quality Programs Agreement to address issues related to air quality in an amount of \$25,000 annually with funding for FY2024 from the General Fund Budget.

Sponsors: Health Department

Consent - First Reading Ordinances

17. [23-1953](#) One-reading ordinance authorizing a Water Arterial Transmission and Grid Main Construction and Reimbursement Agreement up to \$285,914.93 with LSK Development, LLC to construct a 12-inch water arterial transmission grid main line for the proposed residential development located off

Cimarron Blvd, also known as Queen's Crossing Unit 2 Subdivision; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$285,914.93 to reimburse the developer in accordance with the agreement. (District 5).

Sponsors: Development Services

18. [23-1901](#) Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Sponsors: Development Services

19. [23-1695](#) Ordinance authorizing execution of Amendment #1 to the co-operative agreement with Vertosoft, LLC, for the renewal of OpenGov pavement management software and the purchase of OpenGov permitting and licensing management software for the Public Works Department through September 30, 2024, with three one-year options and a future auto-renewable term possible, in an amount not to exceed \$204,579.60, with a potential amount up to \$1,012,844.13 if options are exercised, with FY 2024 funding from the Streets Fund.

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

K. RECESS FOR LUNCH

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

L. PUBLIC HEARINGS:

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

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 20-28)

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

20. [23-1898](#) Ordinance authorizing the creation of a Corpus Christi B Corporation project, which includes the expenditure up to \$1,000,000.00 for an agreement with South Texas Military Housing, LP for the construction of a Chief of Naval Air Training Flag Officer quarters at Naval Air Station - Corpus Christi; appropriating \$1,000,000 from the unreserved fund balance of the Corpus Christi B Corporation Economic Development fund; and amending the budget.

Sponsors: Economic Development

21. [23-1880](#) A Resolution of the City Council of the City of Corpus Christi, Texas; Approving and Authorizing the Execution of a Development Agreement Relating to the Whitecap Public Improvement District No. 1; and Resolving

Other Matters Related thereto.

Sponsors: Economic Development

22. [23-1911](#) Motion authorizing amendment No. 3 to the professional services contract with Pape-Dawson Engineers, Inc of San Antonio, Texas, to conduct additional meetings with the Capital Improvement Advisory Committee (CIAC), Planning Commission, and City Council, in the amount of \$190,100.00 for a total amount not to exceed \$3,943,700.00 and extending contract end date to December 31, 2024, with FY 2024 funding available in the Development Services and Corpus Christi Water.
- Sponsors:** Development Services
23. [23-1925](#) One-reading ordinance annexing a 19.41-acre section of County Road (CR) 22 located between CR 51 and CR 43; annexing approximately 84.368 acres of land per owner petition near the southwest corner of CR 22 and CR 49 and rezoning 82.89 of the 84.368 acres from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District; and annexing 80.00 acres of land per owner petition at the southwest corner of CR 22 and CR 49 and rezoning the 80.00 acres from the "FR" Farm Rural District to the "RS-15" Single-Family 15 District; providing for a penalty not to exceed \$2,000 and publication; and approving related service plans.
- Sponsors:** Planning and Community Development Department and Development Services
24. [23-1952](#) 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. (District 3).
- Sponsors:** Development Services
25. [23-1889](#) Resolution authorizing an agreement with City of CC SSN-705 Submarine Memorial, Inc for placement and maintenance of the "USS City of Corpus Christi" Submarine Sail at Sherrill Veterans Memorial Park.
- Sponsors:** Parks and Recreation Department
26. [23-1903](#) Motion awarding a construction contract to Clark Pipeline Services, LLC., Corpus Christi, Texas, for the Ship Channel Waterline and Gas Line Crossing Rebid project implemented as a part of the Port of Corpus Christi Ship Channel widening and deepening, with Port of Corpus Christi reimbursing 50% of the project cost, located in Council District 1, in an amount of \$11,926,133.40, with FY 2024 funding available from the Water and Gas Capital Fund.
- Sponsors:** Engineering Services, Contracts and Procurement and Water Utilities Department

27. [23-1921](#) Motion awarding a construction contract to Anderson Columbia Co., Inc., of Corpus Christi, Texas, in an amount not to exceed \$13,452,000.00 with the option to renew for one additional year to be administratively authorized for a total amount not to exceed \$26,904,000.00 for the resurfacing of arterial/collector streets as planned in the FY 2024 Rapid Pavement Program located city-wide with funding available through Street Fund, Storm Water, Wastewater, Water and Gas Capital Funds.

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

28. [23-1895](#) Resolution requesting the transfer of Leopard Street (IH-37 Frontage Road to Water Street) from the Texas Department of Transportation to the City of Corpus Christi, located in City Council District 1.

Sponsors: Public Works/Street Department

N. BRIEFINGS: (ITEMS 29-30)

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.

29. [23-1972](#) Briefing on the City's Raw Water and Treated Water Contracts.

Sponsors: Corpus Christi Water

30. [23-1959](#) Briefing on the Request for Interest for Development near the Former Lamar Elementary Site & Nearby Neighborhood Parcels

Sponsors: Planning and Community Development Department

O. APPEALS OF A DECISION OF THE BUILDING STANDARDS BOARD: (ITEM 31)

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)*

31. [23-1962](#) Appeal of the Building Standards Board's order to demolish dilapidated/substandard structure located at 1214½-20 N. Staples Street owned by Priscilla Tryon Cambric.

Sponsors: Development Services

P. EXECUTIVE SESSION: (32)

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.

32. [23-2007](#) **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 Texas Public Information Act, Texas Government Code §§ 552.001, 552.003, and 552.233, and other open government and archival obligations of Texas law

Q. **ADJOURNMENT**