



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, June 11, 2024

11:30 AM

Council Chambers

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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 Rick Milby with Corpus Christi Cross Project.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Anthony Reyes, Freshman at Richard King High School.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 4)**
  - 1. [24-0981](#) Recap of Visit to Seawater Desalination Plants in California
  - 2. [24-0934](#) Water Status and Forecast Update, Presented by Nick Winkelmann, Director of Water Systems and Support Services
  - 3. [24-0935](#) 2024 Bay Jammin' Concert and Cinema Series at Cole Park (June 6 - August 22), Presented by JJ Nelson, Founder and Producer
  - 4. [24-0850](#) Staff Announcement:  
Kathleen Chapa, Director of Animal Care Services  
Michael Perez, Assistant Director of Public Health and Finance

Administration

Nick Winkelmann, Director of Water Systems and Support Services

- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. To speak during this public comment period on a city-related matter or agenda item, 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](http://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.**

**G. BOARD & COMMITTEE APPOINTMENTS: (ITEM 5)**

5. [24-0892](#) Civil Service Commission (1 vacancy)  
Civil Service Board (3 vacancies)  
Corpus Christi Regional Transportation Authority (5 vacancies)

**H. 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.*

**I. CONSENT AGENDA: (ITEMS 6 - 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.*

6. [24-0931](#) Approval of the May 15, 2024 Joint Workshop Minutes and May 21, 2024 Regular Meeting Minutes

*Consent - Second Reading Ordinances*

7. [24-0670](#) Ordinance authorizing the conveyance of 7 lots (0.55 acres total) of surplus land located at or near 526, 528, 530, 532, 536, and 538 19th Street to Thanksgiving Homes for \$10 per lot and development of affordable housing; and authorizing an option to purchase contract and related sale and conveyance to Thanksgiving Homes for the purchase

of 7 lots (0.65 acres-total) of surplus land located at or near 429 Marguerite Street, 503, 505, 507, 515, 517, and 519 18th Street for \$10 per lot and development of affordable housing. (District 1)

**Sponsors:** Planning and Community Development Department

8. [24-0668](#) Ordinance authorizing the conveyance of 7 lots (0.46 acres total) of surplus land located at or near 2203 Morris Street and 715 19th Street to DSW Homes, LLC for \$10 per lot and development of affordable housing; and authorizing an option to purchase contract and related sale and conveyance with DSW Homes, LLC for the purchase of 10 lots (0.66 acres-total) of surplus land located at or near 2211, 2217 2219, 2307, 2309, and 2311 Morris Street for \$10 per lot and development of affordable housing. (District 1)

**Sponsors:** Planning and Community Development Department

9. [24-0669](#) Ordinance authorizing the conveyance of 6 lots (0.52 acres total) of surplus land located at or near 2304, 2312, and 2324 Mary Street to Habitat for Humanity Corpus Christi, Inc. for \$10 per lot and development of affordable housing; and authorizing an option to purchase contract and related sale and conveyance with Habitat for Humanity Corpus Christi, Inc for the purchase of 6 lots (0.43 acres-total) of surplus land located at or near 504 and 623 20th Street, 2221 Marguerite Street, and 2614 Mary Street for \$10 per lot and development of affordable housing. (District 1)

**Sponsors:** Planning and Community Development Department

10. [24-0641](#) Ordinance authorizing the conveyance of 9 lots (0.6 acres total) of surplus land located at or near 2022, 2028, and 2034 Mary Street and 502 and 508 18th Street to Community Development Corporation Of Brownsville, dba cdc | come dream come build, for \$10 per lot and development of affordable housing; and authorizing an option to purchase contract and related sale and conveyance with cdc | come dream come build for the purchase of 8 lots (0.59 acres-total) of surplus land located at or near 508, 510, 512, 514, 516, 518, and 520 19th Street for \$10 per lot and development of affordable housing. (District 1)

**Sponsors:** Planning and Community Development Department

*Consent - Contracts and Procurement*

11. [24-0210](#) Motion authorizing a 20-month agreement with Frazer, Ltd., of Alvin, Texas, through the BuyBoard Cooperative, for the upfitting and installation of parts and equipment for three replacement Medic Units for the Corpus Christi Fire Department in an amount up to \$895,250.00, with FY 2024 funding from the General fund.

**Sponsors:** Fire Department and Finance & Procurement

12. [24-0538](#) Resolution authorizing a one-year supply agreement with Unimech Flow, Inc., of Houston for gate valves for waterlines, for Corpus Christi Water

in an amount not to exceed \$165,377.70, with FY 2024 funding of \$55,125.90 from the Water Fund.

**Sponsors:** Corpus Christi Water and Finance & Procurement

13. [24-0811](#) Motion authorizing execution of a one-year supply agreement, with two one-year options, with Evoqua Water Technologies LLC, of Sarasota, Florida, in an amount not to exceed \$914,000.00, with a potential up to \$2,742,000.00 if options are exercised, for sodium chlorite solution for Corpus Christi Water, with FY 2024 funding of \$380,833.30 from the Water Fund.

**Sponsors:** Corpus Christi Water and Finance & Procurement

14. [24-0421](#) Motion authorizing execution of a one-year supply agreement, with a one-year option, with Brauntex Materials, Inc., of New Braunfels, in an amount not to exceed \$191,250.00, with a potential of up to \$382,500.00 if the option year is exercised, for pre-coated aggregates to be used on road surface treatments for Public Works, with FY 2024 funding of \$191,250.00 from the Streets Fund.

**Sponsors:** Public Works/Street Department and Finance & Procurement

15. [24-0499](#) Resolution authorizing a one-year professional services agreement, with four one-year options, with Del Mar College in an amount not to exceed \$100,000.00, with a potential up to \$500,000.00 if options are exercised, for training courses for the Public Works Department, with FY 2024 funding of \$50,000 from the Streets Fund and \$50,000 from the Storm Water Fund.

**Sponsors:** Public Works/Street Department and Finance & Procurement

*Consent - Capital Projects*

16. [24-0506](#) Motion authorizing Change Order No. 3 with Associated Construction Partners, Ltd, Boerne, Texas, to the Citywide Lift Station Repair for the Williams Lift Station located in Council Districts 5, in an amount of \$852,429.99 for a total amount not to exceed \$13,261,725.76, with FY 2024 funding available from the American Rescue Plan Act Fund.

**Sponsors:** Engineering Services and Water Utilities Department

*General Consent Items*

17. [24-0851](#) Resolution authorizing the submission of an application to Nationwide Mutual Insurance Company for funding in the amount of \$10,000 for one six-hour training session and one new grain rescue tube for grain bin rescues for the Corpus Christi Fire Department.

**Sponsors:** Fire Department

18. [24-0852](#) Resolution authorizing the submission of an application to the Office of the Governor - Homeland Security Grants Division in an amount of \$42,123.95 for the Statewide Emergency Radio Infrastructure Program

to purchase 20 new very high frequency radios to establish interoperable communication throughout the region and state for the Corpus Christi Fire Department.

**Sponsors:** Fire Department

19. [24-0971](#) Resolution naming the Annex Building at the Health District the “Tex Villarreal Vector Services Center”; and renaming the “City of Corpus Christi Health Department Tex Villarreal Animal Care and Vector Services Center” to the “City of Corpus Christi Animal Care Services.”

**Sponsors:** Animal Care Services

*Consent - First Reading Ordinances*

20. [24-0611](#) Ordinance accepting a grant from the State of Texas Governor’s Homeland Security Grants Division for Operation Stonegarden (drug and human trafficking) for overtime, fringe benefits, one replacement Chevy Tahoe, and fuel/maintenance in the amount of \$228,898.00; and appropriating \$228,898.00 in the Police Grants Fund.

**Sponsors:** Police Department

21. [24-0805](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate a grant contract for \$240,003.00, with a cash match of \$24,000.00, for the Public Health Emergency Preparedness (PHEP) Grant from the Texas Department of State Health Services (DSHS) to provide funding activities in support of the PHEP Cooperative Agreement from the Centers for Disease Control and Prevention (CDC) for the period of July 1, 2024, through June 30, 2025.

**Sponsors:** Health Department

**J. RECESS FOR LUNCH**

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

**K. PUBLIC HEARINGS: (ITEMS 22 - 24)**

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

22. [24-0872](#) Resolution authorizing a Substantial Amendment to the City of Corpus Christi's Fiscal Year 2024/Program Year 2023 Annual Action Plan (AAP) reprogramming unspent funds from FY2022/PY2021 and FY2023/PY2022 for the Community Development Block Grant (CDBG) in the amount of \$1,159,244, and the HOME Investment Partnerships Program (HOME) in the amount of \$1,182,626 for a total of \$2,341,870; and authorizing the execution of all necessary documents to submit the Substantial Amendment to the AAP; accepting the approved Substantial Amendment AAP projects and authorizing the execution of funding agreements, amendments, and other documents necessary to implement the FY2024/PY2023 AAP.

**Sponsors:** Planning and Community Development Department

23. [24-0826](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6"/SP Single-Family 6 District with a Special Permit and the "CI" Intensive Commercial District to the "RM-2" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).  
**Sponsors:** Development Services
24. [24-0838](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance rezoning a property at or near 4458 Church Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).  
**Sponsors:** Development Services
- L. **INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 25 - 28)**
- The following items are motions, resolutions or ordinances that may be considered and voted on individually.*
25. [24-0749](#) Motion awarding a construction contract to Associated Construction Partners, Ltd., Boerne, Texas, for the Wesley Seale Dam Instrumentation Rehabilitation project to upgrade and modernize the dam monitoring instrumentation system in an amount of \$3,280,300.00, with funding available from the Water CIP Fund.  
**Sponsors:** Engineering Services, Water Utilities Department and Contracts and Procurement
26. [24-0750](#) Motion awarding a construction contract to JE Construction Services, LLC in an amount of \$25,532,307.00 for the reconstruction of Yorktown Boulevard from Rodd Field Road to Oso Creek Bridge, with new concrete pavement, sidewalks, curbs and gutters, installation of ADA-compliant curb ramps, signage, pavement markings, upgraded street illumination and traffic signals, and Utilities improvements, located in Council District 5 with FY 2024 funding available from the Street Bond 2022, Storm Water, Water, Wastewater and Gas Capital Funds.  
**Sponsors:** Engineering Services, Public Works/Street Department and Contracts and Procurement
27. [24-0745](#) Resolution approving the Corpus Christi Type B Corporation's approval of the Huntwick Avenue reconstruction project from South Staples Street to the Pavement Change in the amount of \$2,500,000.00. (District 5)  
**Sponsors:** Engineering Services and Public Works/Street Department
28. [24-0626](#) Ordinance authorizing mid-year budget adjustments and amending the Operating and Capital Budgets, as applicable, for fiscal year 2023-2024 (FY 2024) in the manner and method stated for the following items: transferring \$400,000.00 from the TIRZ #2 Fund to the Capital Budget

and appropriating for the design of Commodore Park; transferring \$108,256.88 from the unreserved fund balance in the Sewer Connection Fund to the Wastewater Capital Reserve Fund and appropriating to fund wastewater projects; appropriating \$370,000.00 from the unreserved fund balance in the Golf Center Fund to upgrade a water reuse pump station located at Greenwood Wastewater Treatment Plant; and appropriating \$243,734.00 from the unreserved fund balance in the Golf Center Fund for the Gabe Lozano Firefly and Practice Range Projects.

**Sponsors:** Office of Management and Budget

**M. BRIEFINGS: (ITEM 29)**

*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. [24-0812](#) Briefing on FY 2023 Annual Comprehensive Financial Report by Weaver and Tidwell, LLP External Auditors

**Sponsors:** Finance & Procurement

**N. EXECUTIVE SESSION: (ITEMS 30 - 31)**

*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.*

30. [24-0918](#) **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 industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., rates for utilities, actions for limitation of rates, Texas Water Code § 13.043 and associated statutes and regulations, 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, authorizing preparation of service plans for areas to be**

considered for annexation, and authorizing professional services agreements and amendments thereto with attorneys, engineers, and other consultants involved in the aforementioned actions

31. [24-0919](#) **Executive Session pursuant to Texas Gov't 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 *Borrego, Raul as Next of Kin of Charles Borrego, Deceased v. City of Corpus Christi, and Ricardo Riojas, Jr.*, including potential consideration of settlement offers and/or fees for attorneys, engineers, other expert witnesses assisting in this case, deposition fees, and court costs, and updates on litigation in other cases.

O. **ADJOURNMENT**