



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, April 12, 2022

11:30 AM

Council Chambers

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 M. Guajardo to call the meeting to order.**
- B. Invocation to be given by Pastor David Bendett, Rock City Church.**
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Mia Ortiz, Miller High School Student.**
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

E 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.

F. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

- a. Introduction of New Parks & Recreation Director, Robert Dodd
- b. Oso Water Reclamation Plant Headworks and Lift Station Project Update
- c. Community Health Fair Re-Cap
- d. Acknowledgement of City Team members participating in Process Improvement Training (Lean Six Sigma)

G. BOARD & COMMITTEE APPOINTMENTS:

- 1. [22-0646](#) Airport Board (3 vacancies)
Animal Care Advisory Committee (6 vacancies)
Arts & Cultural Commission (1 vacancy)
Board of Adjustment (7 vacancies)
Island Strategic Action Committee (7 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 2 - 16)

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.

2. [22-0647](#) Approval of the March 29, 2022 Regular Meeting Minutes and April 1, 2022 Special Meeting Minutes.

Sponsors: City Secretary's Office

Consent - Second Reading Ordinances

3. [22-0404](#) Zoning Case No. 0222-01, Thanksgiving Homes: (District 2) Ordinance rezoning property at or near 1422 Shely Street from the "CG-2" General Commercial District to the "RS-TH" Townhouse District. (Planning Commission and Staff recommend Approval).

Sponsors: Development Services

4. [22-0406](#) Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval).

Sponsors: Development Services

5. [22-0405](#) Zoning Case No. 0222-02, SCI Wireless & Tillman Infrastructure: (District 2) Ordinance rezoning property at or near 5007 Everhart Road from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

6. [22-0485](#) Ordinance disannexing a 75.58-acre tract from a 114.8-acre continuous parcel of land currently divided by the City limit boundary; amending the boundaries of Industrial District No. 2 to include the disannexed area; and approving Industrial District Agreement No. 110B with Bootstrap Energy LLC.

Sponsors: Economic Development and Assistant City Manager

7. [22-0509](#) Ordinance authorizing acceptance and appropriation of a donation in the amount of \$100,000 from NextEra Energy and authorizing the City of Corpus Christi Gas Department to provide gas pipe plumbing services to eligible low-income city residents.

Sponsors: Gas Department

Consent - Contracts and Procurement

8. [22-0234](#) Motion authorizing a two-year service agreement with one two-year extension option with Miguel Hernandez Jr., dba Universal Tool and Die, of Corpus Christi for an amount not to exceed \$289,650.00, and a potential amount of \$577,400.00 if option period is exercised for fabrication, welding, and repair services for the Utilities Department, effective upon

issuance of a notice to proceed, with FY 2022 funding in the amount of \$84,500.00 available through the Wastewater Fund.

Sponsors: Utilities Department and Finance & Procurement

9. [22-0284](#) Motion authorizing a one-year service agreement with two one-year options with Beck Bros., Inc., of Beeville, in an amount not to exceed \$76,439.90, and a potential amount not to exceed \$229,319.70 if option periods are exercised, for 13 gate replacements at Mary Rhodes Pipeline (MRP) easements, for the Water Utilities Department, with FY 2022 funding of \$38,219.95 available from the Water Fund.
- Sponsors:** Utilities Department and Finance & Procurement
10. [22-0419](#) Motion authorizing a three-year service agreement with Highway Barricades and Services, LLC of Corpus Christi, in the amount of \$200,000 for FY 2022 and not to exceed \$1,627,440.00, to provide traffic control services for the Public Works Department, with FY 2022 funding available from the Street Maintenance Fund.
- Sponsors:** Public Works/Street Department and Contracts and Procurement
11. [22-0420](#) Motion authorizing an 18-month service agreement for the purchase and installation of two Dataire Computer Room Air Conditioners (CRAC) Units, with Scott Electric Company of Corpus Christi, for \$104,626.00, with FY 2022 funding available from the Information Technology Fund.
- Sponsors:** Information Technology Services and Finance & Procurement
12. [22-0421](#) Motion authorizing a one-year service agreement with GTS Technology Solutions, Inc., of Austin, Texas, for datacenter computer flooring replacement, in an amount of \$87,926.85, effective upon issuance of a notice to proceed with FY 2022 funding available in the Information Technology Fund.
- Sponsors:** Information Technology Services and Finance & Procurement
13. [22-0478](#) Resolution authorizing the acquisition of 27 vehicles and equipment by various departments, of which 23 units will be outright purchases and 4 units will be lease purchases through JP Morgan, for a total of \$3,893,318.54, with such items to be acquired in the manner, at the amounts, and from the sources stated with FY 2022 funding in the amount of \$2,545,101.63.
- Sponsors:** Asset Management Department and Finance & Procurement
14. [22-0548](#) Motion authorizing a three-year service agreement with Coastline Refrigeration and Service, LLC of Corpus Christi for a total amount not to exceed \$ 1,686,033.00 for heating, ventilation, and air conditioning (HVAC) preventative maintenance and repairs for Asset Management to 51 City facilities, with FY 2022 funding in the amount of up to \$281,005.00 available from the Facility Management and Maintenance Fund.
- Sponsors:** Asset Management Department and Finance & Procurement

General Consent Items

15. [22-0694](#) Resolution authorizing the submission of a grant application for funding under the U.S. Department of Transportation for funding from the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program in the amount of \$23,900,000.00, with a City cash match of \$6,725,000.

Sponsors: Public Works/Street Department and Engineering Services

16. [22-0604](#) Motion authorizing an amendment to the Development Reimbursement Agreement with South Padre Investment, Inc., located in Tax Increment Reinvestment Zone No. 5, to extend the project start deadline from April 30, 2022, to April 30, 2024, and extend all other milestones for additional two years.

Sponsors: Finance & Procurement

J. **RECESS FOR LUNCH**

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

K. **PUBLIC HEARINGS: (ITEMS 17 - 19)**

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

17. [22-0542](#) Zoning Case No. 0222-04, Exclusive Housing, LLC.: (District 2) Ordinance rezoning property at or near 1333 Logan Avenue from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District. (Planning Commission and Staff recommend Approval)

Sponsors: Development Services

18. [22-0535](#) Ordinance amending the Unified Development Code to delegate approval of wastewater lot or acreage fee exemptions to the Director of Development Services.

Sponsors: Development Services

19. [22-0536](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to adjust requirements for Master Preliminary Plats, and platting regulations regarding expirations and extensions.

Sponsors: Development Services

L. **INDIVIDUAL CONSIDERATION ITEMS: (ITEM 20)**

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

20. [22-0614](#) 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 \$21,000,000 in one or more series of Certificates of Obligation

for certain facility construction and capital improvements; consistent with the FY 2022 City Council Approved Capital Budget with the exception of \$2,000,000 for the Health District building on Horn Road; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

Sponsors: Finance & Procurement

M. FIRST READING ORDINANCES: (ITEMS 21 - 22)

21. [22-0507](#) Ordinance abandoning and vacating an 80.00-foot-wide by approximately 1761.00 feet long (3.0633 Acres) portion of an existing 80.00-foot-wide drainage easement out of Bohemian Colony Lands, Section 7, Lot 6, located at 1802 Lands Road, conditioned on the dedication of a replacement easement.

Sponsors: Development Services

22. [22-0578](#) Ordinance approving Amended and Restated Addendum No. 1 to Lease Agreement with Corpus Christi Baseball Club, L.P., which provides for an increase of \$374,200.00 in Type A funding on a reimbursement basis, to make certain capital improvements to the Whataburger Field property in accordance with Major League Baseball Requirements; and amending the operating budget.

Sponsors: Finance & Procurement

N. BRIEFINGS: (ITEMS 23 - 25)

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.

23. [22-0657](#) Presentation and Briefing on the Whitecap Preserve Development, Proposed Public Improvement District and Requested Financing Structure

Sponsors: Assistant City Manager and Economic Development

24. [22-0659](#) Developing Our Future: Corpus Christi Master Planning and Impact Fee Study Update Briefing

Sponsors: Development Services

25. [22-0671](#) Overview of Greenwood Manor Low-Income Housing Tax Credit project involving the Corpus Christi Housing Finance Corporation

Sponsors: Neighborhood Services

O. EXECUTIVE SESSION: (ITEMS 26 - 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.

26. [22-0705](#) **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 Section 6.5 of the City of Corpus Christi Uniform Development Code concerning Air Installation Compatible Use Zones, 14 CFR Parts 77 & 150, APZ compatible use guidelines, zoning, platting, permitting, other land use controls and recently submitted plats and site plans related to the aforesaid matters.
27. [22-0709](#) **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 contract(s) for the purchase of management services and related services for the American Bank Center and Chapters 252 and 271 of the Texas Local Government Code.
28. [22-0710](#) **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 Corpus Christi Health Department Building premises at 1702 Horne Road, Texas Local Government Code Chapters 252 and 271, statutory requirements related to construction contracts, renovation, repairs, and purchasing and pursuant to **Texas Government Code § 551.072** to deliberate the purchase, exchange, lease, or value of real property (including, but not limited to, property rights at or in the vicinity of the aforementioned location[s]) because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

P. **ADJOURNMENT**