



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

City Council

Tuesday, February 25, 2020

11:30 AM

Council Chambers

Addendums may be added on Friday.

- A. Mayor Joe McComb 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 to be led by Alma Casas, Interim Director of Finance and Business Analysis.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Proclamations / Commendations
 - 1. [20-0260](#) Proclamation declaring February 25, 2020, "City-Wide Bluesday Tuesday Honoring Texas A&M University-Corpus Christi Homecoming".
Proclamation declaring March 6th, 13th, and 20th, 2020, "Fill-the-Boot for the Muscular Dystrophy Association Days".
Proclamation declaring March 2020, "Brain Injury Awareness Month".
Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.
- F. **PUBLIC COMMENT - APPROXIMATELY 12:00 P.M.** If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak **MUST** be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.
- G. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**
 - a. OTHER
- H. **MINUTES:**
 - 2. [20-0269](#) Regular Meeting of February 11, 2020.

I. BOARD & COMMITTEE APPOINTMENTS:

3. [20-0266](#) Reinvestment Zone No. 3 Board (4 vacancies)
Committee for Persons with Disabilities (5 vacancies)

J. 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. A motion to reconsider may be made at this meeting of a vote at the last regular, or a subsequent special meeting; such agendas are incorporated herein for reconsideration and action on any reconsidered item.

K. CONSENT AGENDA: (ITEMS 4 - 15)

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. Unless otherwise stated below, Ordinances should be presumed to be second readings.

Consent - Second Reading Ordinances

4. [20-0134](#) Ordinance accepting a grant in the amount of \$10,000 from The Hartford to be used to support fire safety education efforts and programming; and appropriating the funds into the FY2020 Fire Grant Fund.
Sponsors: Fire Department
5. [20-0136](#) Ordinance authorizing acceptance of a grant from the Texas Division of Emergency Management in the amount of \$54,887.82 for the 2019 Emergency Management Performance Grant with a City cash match of \$54,887.82 from the FY2020 Emergency Management General Fund; and appropriating \$54,887.82 in the FY2020 Emergency Management Grants Fund.
Sponsors: Fire Department
6. [20-0173](#) Ordinance accepting a \$180,000 donation for the Games of Texas from the P.A.L.S. Fund (Parks, Arts, Leisure and Seniors Fund), a Texas nonprofit corporation; and appropriating in the General Fund.
Sponsors: Parks and Recreation Department
7. [19-1631](#) Ordinance amending City Code of Ordinances, Chapter 12, Section 12-10, establishing a 200-foot restricted zone as required by Texas Commission on Environmental Quality through Texas Administrative Code

Title 30 Chapter 290, Section 290.41(e) (2) (C) at the City's raw water intake on the Nueces River; and providing penalties.

Sponsors: Utilities Department

8. [20-0168](#) Ordinance approving a five-year Business Incentive Agreement between the Type B Corporation and LiftFund Inc. in the amount of \$100,000 for the Dream Makers Fund, a revolving loan fund for small businesses within the city limits of Corpus Christi, effective upon signature of the City Manager or designee; appropriating funds in the amount of \$100,000 from the Type B Economic Development Fund; and amending the budget.

Sponsors: City Manager's Office

Consent - Capital Projects

9. [20-0112](#) Motion awarding a contract with LNV, Inc. for design, preparation of construction documents and related construction phase services to install a new 24" water main and 8" gas main crossing the Ship channel at the Tule Lake Turning Basin in the amount of \$937,160, located in City Council District 1, effective upon issuance of notice to proceed, with funding approved and available from FY 2020 Water and Gas Capital Improvement Program Budgets.

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

General Consent Items

10. [20-0248](#) Resolution authorizing execution of an Interlocal Cooperation Agreement with Del Mar College for a 20-year participation in the North Beach Tax Increment Reinvestment Zone Number Four for a period ending December 31, 2039.

Sponsors: Business Liaison

11. [20-0176](#) Resolution authorizing a developer participation agreement with MPM Development, LP, to reimburse the developer up to \$104,230.50 for the City's share of the cost to extend Bill Witt Drive. (District 5)

Sponsors: Development Services

12. [20-0282](#) Resolution authorizing the submittal of a grant application in the amount of \$919,500.00 to the Office of the Governor for funding from the Texas Military Preparedness Commission's Defense Economic Adjustment Assistance Grant Program with in-kind services from the City for \$92,000.00 to fund City staff time for grant administration services.

Sponsors: Communications & Intergovernmental Affairs

Consent - Resolutions of Support for Affordable Housing Projects

13. [20-0286](#) Resolution of the City Council of the City of Corpus Christi, Texas

identifying an affordable housing project known as Fishpond at Fitzgerald, to be developed by FishPond Development, LLC, as a project which contributes most significantly to the City's concerted revitalization efforts in a designated area.

Sponsors: Planning & Environmental Services and Housing and Community Development

14. [20-0287](#) Resolution of the City Council of the City of Corpus Christi, Texas identifying an affordable housing project known as Village at McArdle to be developed by TG 110, Inc as contributing most significantly to the revitalization efforts within a designated area.

Sponsors: Planning & Environmental Services and Housing and Community Development

15. [20-0285](#) Resolution of the City Council of the City of Corpus Christi, Texas identifying an affordable housing project known as Washington Coles Apartments to be developed by Washington Coles Apts., LP as a project which contributes most significantly to the City's concerted revitalization efforts in a designated area.

Sponsors: Planning & Environmental Services and Housing and Community Development

L. **RECESS FOR LUNCH**

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

M. **PUBLIC HEARINGS: (ITEMS 16 - 20)**

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

16. [20-0170](#) Zoning Case No. 0120-02, Grangerfield Development, LLC. (District 5). Ordinance rezoning property at or near 7702 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District. Planning Commission and Staff recommend Approval.

Sponsors: Development Services

17. [20-0171](#) Zoning Case No. 0120-03, Judy and Doyle E. Hobbs, High Ground Advisors, Texas Scottish Rite Hospital, and Texas A&M University Development Foundation (District 3). Ordinance rezoning property at or near 5102 Old Brownsville Road from the "IL" Light Industrial District and "RS-6" Single-Family 6 District to the "CG-2" General Commercial District. Planning Commission and Staff recommend Approval.

Sponsors: Development Services

18. [20-0172](#) Zoning Case No. 0120-01, Johnson Development (District 3). Ordinance rezoning property at or near 5101 Old Brownsville Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Planning Commission and Staff recommend Approval.

Sponsors: Development Services

19. [20-0217](#) Ordinance adopting a new Southside Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Southside Area Development Plan adopted on May 19, 1989; and amending the Plan CC Comprehensive Plan

Sponsors: Planning & Environmental Services

20. [20-0218](#) Ordinance adopting a new London Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former London Area Development Plan adopted on August 17, 1987; and amending the Plan CC Comprehensive Plan

Sponsors: Planning & Environmental Services

N. REGULAR AGENDA: (NONE)

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

O. FIRST READING ORDINANCES: (ITEMS 21 - 23)

21. [20-0182](#) Ordinance exempting Morton Meadows subdivision, located East of Flour Bluff Drive and South of Graham Road, from the payment of the wastewater lot or acreage fee under section 8.5.2.G.1 of the Unified Development Code conditioned upon a Sanitary Sewer Connection Agreement. (District 4)

Sponsors: Development Services

22. [20-0198](#) Ordinance closing, abandoning and vacating a 1.89 acre prescriptive easement known as Airline Road Extension between Yorktown Boulevard and Rodd Field Road pursuant to a land exchange agreement.

Sponsors: Development Services

23. [20-0214](#) Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement with Walker Holdings and Development, LLC to extend a 12-inch wastewater collection line for a planned residential subdivision located on IH-69 with a completion date of March 30, 2021; and appropriating \$215,393.85 from the Sanitary Sewer Collection Line Trust Fund to reimburse the Developer per the agreement. (District 1)

Sponsors: Development Services

P. BRIEFINGS: (ITEMS 24 - 25)

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. Council may give direction to the City Manager, but no other 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.

24. [19-1409](#) Alternative Utility Financing Study Update / Impact Fee Study and Implementation Plan.

Sponsors: Development Services

25. [20-0283](#) Proposed Bond 2020 Overview

Sponsors: Engineering Services

Q. **EXECUTIVE SESSION: (ITEMS 26 - 27)**

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. [20-0297](#) **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 a Chapter 380 Economic Development Incentive Agreement with Upper Padre Partners, LP and North Padre Waterpark Holdings, Ltd., a Developer Agreement for Park Road 22 Bridge and Village Canal with Padre Island Holdings, LLC and Diamond Beach Holdings, LLC and pursuant to **Texas Government Code § 551.087** to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning said business prospect(s).

27. [20-0298](#) **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 a potential lease and/or acquisition of property in or near Morris Street and pursuant to **Texas Government Code § 551.072** to discuss and deliberate the potential purchase, exchange, lease, and/or value of real property interests in or near Morris Street when deliberation in open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person(s).

R. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Per Council Policies, an item may be added to the agenda by four members of the City Council. Council may give direction to the City Manager to add an item to a future agenda, but no other action will be taken, and no public comment solicited.

S. ADJOURNMENT**ADDITIONAL INSTRUCTIONS / INSTRUCCIONES ADICIONALES**

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.

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.