



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, March 17, 2020

11:30 AM

Council Chambers

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Addendums may be added on Friday.

- A. Mayor Joe McComb to call the meeting to order.
- B. Invocation to be given by Pastor Jerry Ward, Lighthouse Tabernacle.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Kim Baker, Director of Contracts and Procurement.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Mayoral Declaration
  - 1. [20-0422](#) Declaration of a Local State of Disaster Due to a Public Health Emergency by the Mayor of the City of Corpus Christi

**F. PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COUNCIL.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Council. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Council shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Council. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of City Council prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at [cctexas.com/departments/city secretary](http://cctexas.com/departments/city%20secretary).

**F. Presentation: Buccaneer Days 2020 by Johnny Philipello with the Buccaneer Commission**

**G. Proclamations / Commendations**

*Notice to the Public - Beginning with the March 17, 2020 City Council Meeting, proclamations will not be publicly presented during the City Council Meetings.*

**H. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

**a. UPDATE ON CORONAVIRUS**

**b. OTHER**

**I. MINUTES:**

**2. [20-0363](#)** Regular Meetings of February 18, 2020 and February 25, 2020.

**J. BOARD & COMMITTEE APPOINTMENTS:**

**3. [20-0362](#)** Island Strategic Action Committee (4 vacancies)  
Senior Corps Advisory Committee (5 vacancies)

**K. 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.*

**L. CONSENT AGENDA: (ITEMS 4 - 27)**

*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.*

4. [20-0423](#) Ordinance extending the Local State of Disaster Declared by the Mayor of the City of Corpus Christi, Texas on March 13, 2020; and Declaring an emergency.

*Consent - Second Reading Ordinances*

5. [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
6. [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
7. [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
8. [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

9. [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

10. [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

11. [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

12. [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

*Consent - Contracts and Procurement*

13. [19-1468](#) Resolution authorizing a seven-year service agreement with Intrado Life & Safety Solutions Corp of Longmont, Colorado, in an amount not to exceed \$839,138.04 for the VIPER hardware and software for the 911 system upgrade and maintenance for the Police Department's MetroCom Division, with FY 2020 funding in the amount of \$274,291.81 available through the General Fund.

**Sponsors:** Police Department and Contracts and Procurement

14. [20-0015](#) Motion authorizing a four-year supply agreement with Country Brook Design, Inc. of Moulton, Alabama for a total amount not to exceed \$369,000.00 for the purchase of collars and leashes for Animal Care Services, with FY 2020 funding in the amount of \$53,812.50 available through the General Fund.

**Sponsors:** Police Department and Contracts and Procurement

15. [20-0163](#) Motion authorizing two three-year service agreements with Southern Tire Mart, LLC of Columbia, Mississippi as the primary supplier for an amount

not to exceed \$490,200.00 and Beasley Tire Service-Houston Incorporated, of Houston, Texas as the secondary supplier for an amount not to exceed \$326,800.00, for a combined total amount not to exceed \$817,000.00, for recap tire repair services for Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$136,166.67 available through the Fleet Maintenance Service Fund.

**Sponsors:** Asset Management Department and Contracts and Procurement

16. [20-0187](#) Motion authorizing a three-year supply agreement with Ag-Pro Texas, LLC of Boston, Georgia for an amount not to exceed \$762,000.00, for the purchase of OEM John Deere Parts for Asset Management, with FY 2020 funding in an estimated amount of \$127,000.00 available through the Fleet Maintenance Service Fund.

**Sponsors:** Asset Management Department and Contracts and Procurement

17. [20-0188](#) Motion authorizing a three-year service agreement with Loftin Equipment Company, Inc., of Phoenix, Arizona with an amount not to exceed \$470,760.00, to perform generator preventative maintenance on an annual basis, repairs and generator rentals on an as needed basis for Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$78,460.00 available through the Facility and Property Management Fund.

**Sponsors:** Asset Management Department and Contracts and Procurement

18. [20-0001](#) Resolution rejecting the apparent low bid of Gajeske Inc., of San Antonio, Texas as non-responsive and authorizing a three-year supply agreement with Mann Flow Controls, Inc., of Houston, Texas for a total amount not to exceed \$265,294.20, for the purchase of schedule 40 PVC pipes for the City Warehouse as a central distribution for various City departments, effective upon issuance of a notice to proceed, with FY 2020 funding in the amount of \$51,584.98 available through the Stores Fund.

**Sponsors:** Contracts and Procurement

19. [19-1790](#) Motion authorizing a two-year supply agreement with Ferguson Enterprises, LLC of Corpus Christi, TX, in an amount not to exceed \$179,609.38 to purchase ductile iron pipe accessories, effective upon issuance of notice to proceed, with funding in the amount of \$52,306.07 available in the FY 2020 Stores Fund.

**Sponsors:** Contracts and Procurement and Utilities Department

20. [20-0162](#) Resolution authorizing a three-year supply agreement with OMI Industries, Incorporated from Long Grove, Illinois for a total amount not to exceed \$362,269.05 for the purchase of Ecosorb 505 Odor Neutralizer for the Wastewater Division of the Utilities Department, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$70,441.20 available through the Wastewater Fund.

**Sponsors:** Utilities Department and Contracts and Procurement

21. [20-0210](#) Motion authorizing a three-year service agreement with Corpus Christi C.D. Electric, L.P. of Corpus Christi, Texas, in an amount not to exceed \$451,950.00, for pump motor and clutch repairs for Wastewater Treatment plants, lift stations and stormwater pump stations, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$87,879.20 available through the Wastewater and Stormwater Funds.

**Sponsors:** Utilities Department and Contracts and Procurement

*General Consent Items*

22. [20-0377](#) Resolution authorizing the submission of a grant application to the Office of the Governor Homeland Security Grants Division for funding in the amount of \$135,998 for the FY 2021 Local Border Security Program Grant.

**Sponsors:** Police Department

23. [20-0382](#) Resolution approving appointment of Dr. Srikanth Ramachandrani as Health Authority for the Corpus Christi-Nueces County Public Health District; and authorizing execution of a professional service agreement with Dr. Srikanth Ramachandrani to serve as the Health Authority for the Public Health District.

**Sponsors:** Health Department

24. [20-0366](#) Motion to implement a six-month pilot program by the Solid Waste Department to provide a "Super Bag" debris and material collection service with a pilot fee of \$135 per service, to be paid at time of bag purchase.

**Sponsors:** Solid Waste Operations

25. [20-0383](#) Resolution to revise City Council Policies regarding Rules of Decorum

**Sponsors:** City Secretary's Office

26. [20-0243](#) Resolution approving revised City Council policies for City boards, ad hoc committees, and task forces.

**Sponsors:** City Secretary's Office and Strategic Planning & Innovation

27. [20-0245](#) Ordinance to revise ordinances to change required board categories into preferred categories; to establish new Construction Trade Advisory & Appeals Board in place of the Building Code Board of Appeals, Electrical Advisory Board and Mechanical/Plumbing Advisory Board; to delete City Code sections regarding inactive City boards namely the Citizens Committee for Community Improvement and the Coastal Bend Manpower Planning Council; to delete duplicative City Code sections regarding general provisions for City boards that are addressed in City Council Policies; and declaring an emergency.

**Sponsors:** City Secretary's Office and Strategic Planning & Innovation

**M. RECESS FOR LUNCH**

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

**N. PUBLIC HEARINGS: (ITEMS 28 - 31)**

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

28. [20-0342](#) Zoning Case No. 0120-04, H.I. Investments and City of Corpus Christi (District 4). Ordinance rezoning property at or near 6099 and 6101 Ennis Joslin Road from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District. Planning Commission and Staff recommend Approval.  
*Sponsors:* Development Services
29. [20-0343](#) Zoning Case No. 0120-05, My Home Team Media, LLC. (District 2). Ordinance rezoning property at or near 1733 South Brownlee Boulevard from the "CG-2" General Commercial District to the "IL" Light Industrial District. Planning Commission and Staff recommend Denial, in lieu thereof approval of the "CG-2/SP" General Commercial District with a Special Permit.  
*Sponsors:* Development Services
30. [20-0325](#) Ordinance amending an element of the Comprehensive Plan, specifically the City's Water Distribution System Master Water Plan for South of Oso Creek to facilitate looping of the waterline during development of Kings Landing subdivision.  
*Sponsors:* Planning & Environmental Services, Development Services and Utilities Department
31. [20-0261](#) Ordinance amending Ordinance No. 031927, which created Reinvestment Zone Number Four, City of Corpus Christi, Texas, covering North Beach, to correct the Tax Increment Base for the Zone by replacing Exhibit D; and approving the amendments to the Tax Increment Reinvestment Zone #4 Amended Project & Financing Plan approved by the Board of Directors of Reinvestment Zone Number Four, Corpus Christi, Texas, regarding participation of Del Mar College in the amount of approximately \$9.3 million over 20 years, and other matters relating thereto.  
*Sponsors:* Business Liaison

**O. REGULAR AGENDA:**

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

**P. FIRST READING ORDINANCES: (ITEMS 32 - 37)**

32. [20-0053](#) Zoning Case No. 1219-02, Zeba, Inc. (District 3). Ordinance rezoning property at or near 4938 Moody Drive from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. Planning Commission recommends approval. Staff recommends Denial and in lieu thereof, approval of the "RS-TF" Two Family District.  
*Sponsors:* Development Services
33. [20-0385](#) Ordinance disannexing approximately 869.2 acres, located north of Corpus Christi Bay and west of the City of Ingleside's extraterritorial jurisdiction, from the City of Corpus Christi, Texas; adjusting the City boundaries accordingly; providing for severance, publication, and an effective date.  
*Sponsors:* Planning & Environmental Services
34. [20-0384](#) Ordinance amending Ordinance No. 031817 by adjusting the boundary of the City's Industrial District No. 8 to include disannexed tracts; and approving Industrial District Agreement No. 103 with Occidental Chemical Corporation, Ingleside Cogeneration Limited Partnership, Ingleside Ethylene, LLC, and OXYMAR.  
*Sponsors:* Planning & Environmental Services
35. [20-0333](#) Ordinance abandoning and vacating a 20-foot wide by approximately 150-foot long (3,000 sq. ft.) utility easement out of Lots 14-19, Block 8 in Portairs Addition, located at 4462 Ayers Street. (District 2)  
*Sponsors:* Development Services
36. [20-0394](#) Ordinance to revise procedures and rental fees for use of Sunrise Beach RV Park camp sites effective April 1, 2020.  
*Sponsors:* Utilities Department
37. [20-0357](#) Ordinance authorizing purchase of 6.529 acres at or near 22787 Park Road 25, in Mathis Texas, near Sunrise Beach RV Park on Lake Corpus Christi, from John Antinarella in amount of \$315,000; appropriating \$315,000 from the unreserved fund balance in the Water Fund for this purpose.  
*Sponsors:* Utilities Department

**Q. BRIEFINGS: (NONE)**

*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.*

**R. EXECUTIVE SESSION: (ITEMS 38 - 42)**

*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.*

38. [20-0294](#) **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 near Lake Corpus Christi and pursuant to **Texas Government Code § 551.072** to discuss and deliberate the potential purchase, exchange, lease, and/or value of real property interests near Lake Corpus Christi when deliberation in open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person(s).
39. [20-0295](#) **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 collective bargaining matters in the Agreement(s) with the Corpus Christi Police Officers' Association and the Corpus Christi Professional Firefighters' Association.
40. [20-0395](#) **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 potential disannexation, industrial district agreements, and/or development agreement(s) with entities that are considering the construction, expansion, and/or ownership of industrial facilities (including, recently annexed industrial facilities in San Patricio County, including but not limited to Occidental and Voestalpine) 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).
41. [20-0418](#) **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 potential future federal, state or local government measures to maximize public health and pursuant to **Texas Government Code § 551.076** to discuss the deployment or specific occasions for implementation of security personnel or devices against deleterious impacts to public health.

42. [20-0421](#) **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).

**S. 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.*

**T. 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.*

*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.*