



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council Workshop Session

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Thursday, May 4, 2017

2:00 PM

1201 Leopard Street  
Basement Training Room

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**Public Notice - - ITEMS ON THIS AGENDA ARE FOR COUNCIL'S INFORMATIONAL PURPOSES ONLY. COUNCIL MAY GIVE DIRECTION TO THE CITY MANAGER, BUT NO OTHER ACTION WILL BE TAKEN AND NO PUBLIC COMMENT WILL BE SOLICITED.**

**THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE TRAINING ROOM DURING MEETINGS OF THE CITY COUNCIL.**

**A. Mayor Pro Tem Lucy Rubio to call the meeting to order.**

Mayor Pro Tem Lucy Rubio called the meeting to order at 2:00 p.m.

**B. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

**Charter Officers:**

City Manager Margie C. Rose, Senior Assistant City Attorney Lisa Aguilar, and City Secretary Rebecca L. Huerta.

**Note: Council Member Michael Hunter arrived at 2:59 p.m.**

**Present** 8 - Council Member Carolyn Vaughn, Council Member Lucy Rubio, Council Member Rudy Garza Jr., Council Member Michael Hunter, Council Member Greg Smith, Council Member Paulette Guajardo, Council Member Joe McComb, and Council Member Ben Molina

**C. BRIEFINGS TO CITY COUNCIL:**

**1. Proposed Bond 2018**

Mayor Pro Tem Lucy Rubio referred to Item 1. City Manager Margie C. Rose provided opening remarks regarding proposed Bond 2018 and introduced Director of Financial Services Constance Sanchez who presented information on the City's debt capacity.

Executive Director of Public Works Valerie Gray stated that the following propositions are proposed for Bond 2018: Proposition 1 - Streets, comprised of 23 projects; Proposition 2 - Harbor Bridge Roadway Mitigation comprised of

4 projects; Proposition 3 - Economic Development, comprised of 7 projects; and Proposition 4 - Public Facilities, comprised of 13 projects.

Executive Director Gray presented information relating to Proposition 1 regarding the prioritization of proposed street improvements, by City Council District, including the Pavement Condition Index (PCI) and associated costs for each.

Council members and staff discussed the following topics: whether sidewalks and driveway aprons would be included; if roadways would be widened; and the process for installing a speed hump.

Executive Director Gray presented the list of roadways to which improvements are proposed to be made as part of Proposition 2- Harbor Bridge Roadway Mitigations and associated costs.

Council members and staff discussed approximately \$40 million in savings in the Stormwater, Waste Water and Water Funds and that the proceeds remaining from Bond 2008 are to be applied to improvements to Park Road 22, before being utilized on other projects.

Executive Director Gray presented economic development projects proposed for Proposition 3, by City Council District, and associated costs.

Council members and staff discussed the following topics: school districts within the city needing to fund the cost of sidewalks and budget for same in their bond issuances and modifying the Unified Development Code (UDC) to address same; the location of the ingress/egress onto Staples Street for the Botanical Gardens; and using Community Enrichment Funds for the improvements to South Oso Parkway between South Staples Street and South Oso Parkway.

Executive Director Gray presented Public Facilities Projects, and associated costs, proposed for Proposition 4, consisting of general facility renovations, and Police, Fire and Parks and Recreation improvements.

Council members and staff discussed the following topics: no tax increase is necessary to fund the street improvements under the proposed Proposition 1; the tax and utility rate increase necessary to fund proposed Propositions 2, 3, and 4; the cost of street and utility improvements; improvements to Junior Beck Drive necessary to connect it to Old Brownsville Road; developers funding improvements to Junior Beck Drive; when Type A transitions to Type B; using Type B funds as a funding source for improvements to arterials and collectors; if improvements to Junior Beck Drive qualify for Type B funding; whether the bonding capacity, as presented, includes leveraging the City's reserves; using the City's reserves, instead of debt via Bond 2018, to fund improvements to Junior Beck Drive and Oso Parkway; effecting improvements to the most roadways possible using bond monies; presenting to the City Council an update on the Street Preventive Maintenance Program (SPMP) and progress made on addressing recommendations made by the Ad Hoc Residential Street Infrastructure Advisory Committee; the criteria used in prioritizing street improvements as presented by staff during this meeting; replacing floors and adding drains in the bays of numerous fire stations; the number of buildings and facilities in the City's inventory; providing City

Council with a list of City buildings and facilities; what a building is versus a facility; and providing City Council members with presentations prior to City Council Workshops and related challenges.

Executive Director Gray presented information on the following topics: implementation plan relating to preparatory work proposed to be performed prior to voters approving Bond 2018; an implementation plan for streets; and a recommended execution plan.

Council members and staff discussed the following topics: pre-design work to be completed prior to voters approving Bond 2018 and associated costs incurred if Bond 2018 is not approved by voters; Type B monies being used as an alternative funding source in the event Bond 2018 is not approved by voters; and staff providing council members with the cost of maintenance for asphalt versus concrete at the time city council is presented bids for asphalt versus concrete construction of roadways.

Financial Services Director Sanchez presented information on the City's total outstanding general obligatoin debt service.

Executive Director Gray presented the proposed Bond 2018 schedule.

Council members and staff discussed the following additional topics: complimenting staff on council workshops and presentations; "scrubbing" Utility and Engineering Funds for monies not used on previous projects that could be used on street improvements; whether to move forward with Bond 2018 as presented or in some other form; needing additional time to consider how to move forward with Bond 2018; re-purposing monies in Bond 2018 proposed for the construction of sidewalks for school district-related projects; Junior Beck Drive improvements; the priority of proposed projects to be funded by Bond 2018; and discussing Bond 2018 again in a few weeks in another workshop setting.

#### **D. ADJOURNMENT**

The meeting was adjourned at 4:05 p.m.