



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 27, 2018

11:30 AM

Council Chambers

Public Notice - - THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL.

MEMBERS OF THE AUDIENCE WILL BE PROVIDED AN OPPORTUNITY TO ADDRESS THE COUNCIL AT APPROXIMATELY 12:00 P.M. CITIZEN COMMENTS WILL BE LIMITED TO THREE MINUTES. Please speak into the microphone located at the podium and state your name and address. 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 to the City Council MUST be submitted a minimum of 24 hours prior to the meeting. Please contact the Public Communications department at 361-826-3211 to coordinate.

- A. Mayor Joe McComb to call the meeting to order.**

Mayor McComb called the meeting to order at 11:31 a.m.

- B. Invocation to be given by Pastor Chuck Goodwin, Fish for Life Ministries.**

Pastor Chuck Goodwin gave the invocation.

- C. Pledge of Allegiance to the Flag of the United States to be led by Robert Rocha, Fire Chief.**

Fire Chief Robert Rocha led the Pledge of Allegiance.

- D. 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, City Attorney Miles K. Risley, and City Secretary Rebecca L. Huerta.

Present: 9 - Mayor Joe McComb, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Michael Hunter, Council Member Debbie Lindsey-Opel, Council Member Ben Molina, Council Member Lucy Rubio, Council Member Greg Smith, and Council Member Carolyn Vaughn

E. Proclamations / Commendations

1. Proclamation declaring February 27, 2018, "IHOP's National Pancake Day and Shriners' Hospitals for Children Day".
Proclamation declaring March 3, 2018, "10th Annual Festival of India and Community Health Fair Day".
Proclamation declaring the week of March 4-10, 2018, "Women in Construction (WIC) Week".
Proclamation declaring March 6, 2018, "Lymphedema Awareness Day".
Proclamation declaring March 9th, 16th and 23rd, 2018, "Fill-The-Boot for the Muscular Dystrophy Association Days".
Arts and Cultural Commission Will Recognize the 2018 Arts Grant Recipients with a Check Presentation.
Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.

Mayor McComb presented the proclamations and conducted the swearing-in ceremony for newly appointed board and committee members. The Arts and Cultural Commission recognized and presented a check to the 2018 Arts Grant Recipients.

- J. **PUBLIC COMMENT FROM THE AUDIENCE ON MATTERS NOT SCHEDULED ON THE AGENDA WILL BE HEARD AT APPROXIMATELY 12:00 P.M.** A recording is made of the meeting; therefore, please speak into the microphone located at the podium and state your name and address. 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 Public Communications department at 361-826-3211 to coordinate.

Mayor McComb deviated from the agenda and referred to comments from the public. Adam Carrington, 2949 Riverbend Court; Errol Summerlin, Citizens Alliance for Fairness and Progress; Judy Telge, 3554 Santa Fe; and Lamont Taylor, 1701 Stillman, spoke in support of Agenda Item 24, a briefing on the Affordable Housing Draft Policy and discussed the following topics: the need for affordable housing for the Hillcrest area and new residents; making affordable housing a priority; providing incentives to encourage contractors to build affordable housing. Alvin Villarreal, 1133 York, spoke regarding a Teen Challenge Christian Ministry in Corpus Christi. Rick Milby, 4412 High Ridge Drive, requested an evaluation of the Development Services Department.

Patricia Polastri, 1605 Ocean Drive; Vickie Natale, 142 Naples; Benna Timperlake, 2001 Ocean Drive; and Sunshine and Jake Moore, 1917 Ocean Drive, protesting the newly installed landscaping of the medians on Ocean Drive. Cliff Schlabach, Chairman of the Watershore and Beach Advisory Committee (Committee), spoke regarding Agenda Item 23, North Beach Redevelopment Initiative, and stated that the Committee recommends that the City perform a coastal engineering study to review the potential shoreline erosion, regulator and environmental impacts associated with a cut in the shoreline shown in the North Beach Alternative # 2 plan prior to adopting Alternative #2 and that if a coastal engineering study is done, it should be paid for by the developer and not the City. SirFrederickvon Eugeniousallahben King VII, PO Box 1181, spoke regarding a Mayor/Council form of government versus a City Council/City Manager form of government and provided information on his experience with the City. Shawn Flanagan, 4218 Herndon, and Robert Briscoe, 601 Miramar, spoke regarding Agenda Item 13, FY2017-2018 Parks and Recreation fees, and asked the City Council to reconsider increasing aquatic fees for the following reasons: problems associated with the maintenance and staffing at Collier Pool and that increasing fees would decrease participation. Alissa Mejia, 4302 Ocean Drive, spoke regarding Agenda Item 13, FY2017-2018 Parks and Recreation fees and discussed the following: fees generated by Parks and Recreation should be returned to the Parks and Recreation budget rather than go into the General Fund; having zero-based budgeting for preventive maintenance; the Parks Department's ability to fully staff vacancies; and increasing aquatics fees prior to having reliable staffing and maintenance at pools. Lois Huff, 5818 St. Andrews Drive, spoke regarding the loose dog problem in the City and consideration to fund 24 hours a day/7 days a week response to address loose dogs. Liz Kent, 326 Cape Cod, and Virginia Jevric, 325 Cape Cod, spoke regarding the recent increase in wastewater rates.

R. BRIEFINGS: (ITEM 22)

22. United Corpus Christi Chamber of Commerce Recommendations for Funding of Residential Streets

Mayor McComb deviated from the agenda and referred to Item 22. Alan Wilson, Chair of the United Corpus Christi Chamber of Commerce (UCCC) Residential Streets Committee stated that the purpose of this item is to provide the UCCC's recommendation for funding of residential streets. Mr. Wilson provided a brief overview of: Mayor's request for the UCCC to provide recommendations; committee appointments; assistance and input from City staff; the committees's review of work of previous committees and other information. The needs for residential streets are estimated at \$800 million to meet existing rehabilitation and reconstruction. The Committee set a goal of a minimum of \$20 million per year dedicated to this need. The Committee's recommendations include: continuing to utilize a portion of the Industrial District revenue; implementing the voter-approved two cents not to exceed six cents dedicated fund for residential streets; including a minimum of \$5.5 million annually in bond programs for residential streets; increasing residential Solid Waste fees, \$2 in FY2019 and \$1 in FY2020 and FY2021 for total of \$4.1 million annually. Mr. Wilson addressed the residential solid waste fees compared to other Texas cities; issues impacting the City's budget; other funding considerations; and steps moving forward.

After Mr Wilson's presentation, the following topics were discussed:

appreciation to the committee; including in the FY2018-2019 budget the voter approved two cents dedicated to residential streets; the residential streets pilot projects at Rogerson and Ralston Streets; the original project scope for Ralston Street; a request by a council member regarding information on the process and cost associated with the rehabilitation process; state approval of a local tax; inflation protection in the Committee's recommendation; the number of businesses and employees the UCCC represents; and the opportunity to move forward to address the residential streets problems.

Council Member Carolyn Vaughn read a statement announcing her resignation from her position of District 1 Council Member, effective February 28, 2018, to accept an appointment to replace County Commissioner Mike Pusley.

S. EXECUTIVE SESSION: (ITEMS 25 - 26)

Mayor McComb deviated from the agenda and referred to Executive Session Items 25 and 26. The Council went into executive session at 2:01 p.m. The Council returned from executive session at 2:53 p.m.

- 25. Executive Session pursuant to Section Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to property in/near Violet Park (4301 Violet) and/or Creekway Park (7306 Prairie) and/or Congress Park (4017 Capital Drive) and pursuant to Texas Government Code § 551.072 to deliberate the purchase, exchange, lease, or value of real property at/near the aforementioned locations if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**

This E-Session Item was discussed in executive session.

- 26. 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 personal injury / wrongful death claims against the City by the surviving family and estate of Al William Grunow as a result of personal injuries sustained by Al William Grunow on or about October 16, 2017.**

Mayor McComb referred to Item 26 and the following motion was considered:

Motion to authorize the City Manager or designee to offer Wanda Grunow and Laura Grunow Hewett and/or the estate of Al William Grunow up to \$250,000 to settle their claims arising out of the death of Al William Grunow.

Council Member Lindsey-Opel made a motion to approve the motion, seconded by Council Member Rubio. This Motion was passed and approved with the following vote:

Aye: 7 - Mayor McComb, Council Member Garza, Council Member Hunter, Council Member Lindsey-Opel, Council Member Rubio, Council Member Smith and Council Member Vaughn

Absent: 2 - Council Member Guajardo and Council Member Molina

Abstained: 0

Enactment No: M2018-035

L. RECESS FOR LUNCH

The recess for lunch was held during Executive Session Items 25 and 26.

R. BRIEFINGS: (ITEM 21)

21. Public Private Partnership by Financial Advisor Noe Hinojosa

Mayor McComb deviated from the agenda and referred to item 21. Assistant City Manager Mark Van Vleck stated that the purpose of this item is to have the City's new financial advisor present information related to Public Private Partnerships (P3). Noe Hinojosa, Financial Advisor, provided the following information: an overview of the P3 process, a process where a public entity partners with the private sector which specializes in design, build, operations and maintenance, and financing; the potential advantages of P3s; construction development agreements; the Stantec Wastewater Management Plan; review of the 14 responses to the City's Request for Information (RFI) for the Wastewater Management Plan; the wastewater plan being more of a program rather than a project; developing a hybrid approach, including a P3, to address wastewater management; and procurement of a program manager to oversee technical efficiencies for the wastewater system.

After Mr. Hinojosa's presentation, the following topics were discussed: the downside of the P3 approach; the need to hire a program manager to provide technical expertise; how to proceed with the Wastewater Management Plan; the Stantec report; use of certificates of obligation; the advantage of P3s regarding transfer of risk; review of the 14 responses to the RFI; the Council's previous direction to staff to proceed with the proposal for an owner's representative; conditions at the Allison Plant; the difference between a program manager and an owner's representative; staff's recommendation to consider a program manager to address the six wastewater plants; identifying a solution that will have minimal impact on ratepayers; the challenges with the U.S. Environmental Protection Agency (EPA) related to the wastewater system; consideration of a hybrid, P3 option; evaluating the responses to the RFI to bring back three to five to present to the entire City Council; the length of time to hire a program manager; and reaching out to other communities on the level of expertise they used in similar, successful experiences.

MOTION OF DIRECTION

Council Member Smith made a motion directing the City Manager to procure a program manager for the City's Wastewater Treatment Plants, seconded by Council Member Guajardo and passed unanimously.

G. FUTURE AGENDA ITEMS: (ITEMS 19 - 20)

Mayor McComb deviated from the agenda and referred to Future Agenda Items 19 and 20. Director of Financial Services Constance Sanchez and Financial Advisor Noe Hinojosa presented these items.

**19. Resolution for publication of Notice of Intention to issue
Certificates of Obligation for Solid Waste System Improvements**

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 \$7,500,000 in Certificates of Obligation for Solid Waste System improvements; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

This Resolution was recommended to the consent agenda.

**20. Resolution for publication of Notice of Intention to issue
Certificates of Obligation for Street and Facility Improvements**

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 \$15,750,000 in Certificates of Obligation for certain street and facility improvements; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

This Resolution was recommended to the consent agenda.

Mayor McComb called for a recess at 4:59 p.m. Mayor McComb reconvened the meeting at 5:18 p.m.

Mayor McComb referred to Budget Related Items 11-14 and announced that these items were postponed until the March 20, 2018 City Council meeting.

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

Mayor McComb deviated from the agenda and referred to City Manager's Comments. City Manager Margie C. Rose reported on the following topics:

b. OTHER

1) Municipal Court has cleared up more than 1,300 warrants as part of this year's Warrant Roundup. This represents a 57% increase over last year. The Warrant Roundup officially concludes on Friday, March 9, 2018. 2) City Manager Rose stated that last Tuesday, she spoke to one of the media outlets

regarding the City's shortfall of approximately \$9 million or \$10 million. Emphasis was placed on the City's obligations regarding the collective bargaining obligations. City Manager Rose clarified, for the public, that the shortfall is related to the following issues: police obligations and wages, fire obligations and wages; the general employees step increase considerations; the retirement increase with the Texas Municipal Retirement System; and Solid Waste debt obligations. 3) City Manager Rose recognized Sarah Munoz, Senior Engineer with Street Operations, for receiving the "Young Engineer of the Year" award from the Nueces Chapter of the Texas Society of Professional Engineers.

a. WASTEWATER RATE UPDATE

Reba George, Support Services Assistant Director of Water Utilities, stated that the purpose of this item is to provide an update on questions raised at the January 9, 2018 City Council briefing concerning the wastewater rate structure that went into effect on January 1, 2018. The questions and answers are as follows: 1) What is the status of customer bill and revised rates? Utility bills reflecting the revised rates began to be received by customers the week of February 5, 2018. 2) Has staff considered an online water/wastewater rate calculator? An online calculator for water and wastewater will be available by May 2018. 3) Could the "cap" on wastewater rates be lowered from 25,000 gallons? Lowering the cap to 15,000 gallons: FY2018, wastewater revenue lowered by \$6 million or 7.5%; FY2019, required reserve would fall to the point at which the rates would need to be re-evaluated; 4) Could "Winter Quarter Average" be replaced by taking the average of the three lowest months' consumption over a 12-month period instead of December, January, and February? Results would not vary much from the "Winter Quarter Average" and there would be costs to re-program the City's billing system. Ms. George stated that next steps include providing a status report on wastewater charges after three or four more utility bills have been received by customers.

Council members and staff discussed: an email received from a citizen regarding concerns related to the wastewater rates; the pay-as-you-go projects; and payment of utility bills online.

G. MINUTES:

2. Regular Meeting of February 20, 2018 and Workshop Session of February 15, 2018.

Mayor McComb deviated from the agenda and referred to approval of the minutes. Council Member Garza made a motion to approve the minutes, seconded by Council Member Rubio and passed unanimously.

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 3 - 7)

Approval of the Consent Agenda

Mayor McComb referred to the Consent Agenda. Council Member Lindsey-Opel announced that she was abstaining on Item 5. A council member requested that Item 4 be pulled for individual consideration. There were no comments from the public.

A motion was made by Council Member Garza, seconded by Council Member Hunter, to approve the Consent Agenda. The consent agenda items were passed and approved by one vote as follows:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

3. Resolution recommending restoration of funding to the Texas Commission on Environmental Quality for air quality monitoring and mitigation programs for near non-attainment communities to remain in compliance of federal ozone standards

Resolution to recommend restoration of funding to the Texas Commission on Environmental Quality for air quality monitoring and mitigation programs for near non-attainment communities essential to remain in compliance with the National Ambient Air Quality Standards (NAAQS) for ozone established by the United States Environmental Protection Agency through the Clean Air Act.

This Resolution was passed on the consent agenda.

Enactment No: 031379

6. Construction Contract for the Naval Air Station Corpus Christi (NASCC) Fence Replacement Project (Military Revolving Fund)

Motion authorizing a construction contract with Clearfield Construction, LLC of San Antonio, Texas in the amount of \$298,007.40 for the Naval Air Station Corpus Christi (NASCC) Fence Replacement project for Base Bid and Additive Alternate No. 1 (Military Revolving Fund)

This Motion was passed on the consent agenda.

Enactment No: M2018-034

7. Second Reading Ordinance - Accepting and appropriating two grant agreements from the State to construct a new water pipeline to Naval Air Station Corpus Christi and perimeter fencing and access control gates for the Corpus Christi Army Depot (1st

Reading 2/20/18)

Ordinance authorizing acceptance of two grant agreements totaling \$6,016,014 from the Office of the Texas Governor to construct a new water pipeline to Naval Air Station Corpus Christi and construct perimeter fencing and access control gates at the Corpus Christi Army Depot, appropriating into the Water Grants Fund and the Community Development Grant Funds and providing \$270,001 as in-kind local match.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031381

4. Eight-Month Service Agreement for the purchase and installation of field lights for Ben Garza Park

Motion authorizing an eight-month service agreement with Musco Sports Lighting, LLC, of Oskaloosa, Iowa, for the purchase and installation of field lights at Ben Garza Park for an amount not to exceed \$303,680 via BuyBoard.

Mayor McComb referred to Item 4, purchase and installation of field lights for Ben Garza Park. In response to a council member, Director of Parks and Recreation Jay Ellington stated that the maintenance cost is for 25 years and covers materials and labor. There were no comments from the public.

Council Member Vaughn made a motion to approve the motion, seconded by Council Member Lindsey-Opel. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: M2018-033

5. Resolution authorizing an Interlocal Agreement for a city-wide storm water survey

Resolution authorizing the execution of an Interlocal Agreement with Texas A & M University - Corpus Christi in the amount of \$8,450 for a city-wide storm water survey.

Mayor McComb referred to Item 5, an interlocal agreement with Texas A&M University - Corpus Christi for a city-wide storm water survey. Council Member Lindsey-Opel abstained from this item. There were no comments from the public.

Council Member Garza made a motion to approve the resolution, seconded by

Council Member Hunter. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 1 - Council Member Lindsey-Opel

Enactment No: 031380

M. PUBLIC HEARINGS: (ITEM 8)

8. Public Hearing and First Reading Ordinance - Rezoning for a Property located at 12750 Hearn Road

Case No. 0118-01 AEP Texas, Inc.: A change of zoning "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District. The property is described as Hearn Addition Annex, Lot 1, located on the north side of Hearn Road, west of Callicoatte Road, and east of Leopard Street.

Planning Commission and Staff Recommendation (January 24, 2018): Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District.

Ordinance:

Case No. 0118-01: Ordinance rezoning property at 12750 Hearn Road from "RS-6" to "IH" and amending the Comprehensive Plan.

Mayor McComb referred to Item 8. Mayor McComb opened the public hearing. There were no comments from the public. Mayor McComb closed the public hearing.

Interim Director of Development Services Bill Green stated that the purpose of this item is to rezone the subject property to allow for consistency of zoning districts with adjacent parcels also owned by AEP Texas, Inc. Mr. Green stated that the Planning Commission and staff are in favor of the zoning change.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Vaughn. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

N. REGULAR AGENDA: (ITEMS 9 - 10)

9. Second Reading Ordinance - Amending the Wastewater Collection

System Master Plan to move flows to Airline Lift Station (1st Reading 2/20/18)

Ordinance amending Wastewater Collection System Master Plan, Oso W.R.P. Service Area, Sub Basin SPA 30; amending Comprehensive Plan; and providing publication.

Mayor McComb referred to Item 9. Interim Director of Development Services **Bill Green** stated that the purpose of this item is to amend the Wastewater Collection System Master Plan to move flows to the Airline Lift Station. Mr. Green responded to a council member's question raised during the first reading of the ordinance related to the potential impact to the developer trust fund. There were no comments from the public.

Council Member Garza made a motion to approve the ordinance, seconded by **Council Member Lindsey-Opel**. This Ordinance was passed on second reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Enactment No: 031382

10. Resolution to amend 2016 Resolution authorizing emergency procurement for water quality improvements

Resolution amending Resolution 030905 to increase amount authorized for water quality improvements by \$199,065 for revised total of \$2,919,065.

Mayor McComb referred to Item 10. Executive Director of Water Utilities **Dan Grimsbo** stated that the purpose of this item is to amend Resolution No. 030905, passed by the City Council in July 2016 declaring an emergency for the procurement of goods and services necessary for water quality improvements. Mr. Grimsbo presented the following information: a history of events; the holistic approach; results of the actions taken; and the amendment changes.

Council members and staff discussed the following topics: the status of the 14 projects related to the water boil in 2016; the tank mixer for the Navigation "Shark Tank"; and the reasons for the odor near the O.N. Stevens Water Treatment Plant.

Mayor McComb called for comments from the public. **Sir Frederick von Eugeniousallahben King VII**, PO Box 1181, spoke regarding the flushing of the water system and consideration to reimburse citizens for water they purchased during previous issues with the City's water system.

Council Member Garza made a motion to approve the resolution, seconded by **Council Member Hunter**. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Smith and Council Member Vaughn

Absent: 1 - Council Member Rubio

Abstained: 0

Enactment No: 031383

O. BUDGET RELATED ITEMS: (ITEMS 11 - 14)

Budget Related Items 11-14 were postponed until the March 20, 2018 City Council meeting.

11. First Reading Ordinance - Amending the Code of Ordinances to increase alarm permit fees and adopt a new animal care service fee schedule

Ordinance amending Corpus Christi Code to increase alarm permit fees; and adopting new animal care service fee schedule.

This Ordinance was postponed to the March 20, 2018 city council meeting.

12. First Reading Ordinance - Emergency Medical Services Recommended Fee Changes

Ordinance amending Corpus Christi Code to adopt ambulance rates schedule and to increase ambulance service permitting fees.

This Ordinance was postponed to the March 20, 2018 city council meeting.

13. Resolution for Fiscal Year 2017-2018 Parks and Recreation fees

Resolution amending and adding new parks and recreational use fees.

This Resolution was postponed to the March 20, 2018 city council meeting.

14. First Reading Ordinance - Amending City Code to increase the photocopy fee for the Libraries

Ordinance amending section 2-79 of the code of ordinances regarding library fees to increase the photocopy fee.

This Ordinance was postponed to the March 20, 2018 city council meeting.

P. FIRST READING ORDINANCES: (ITEMS 15 - 16)

15. First Reading Ordinance - Appropriating \$249,550 from the Arena Facility Fund for the Arena Wi Fi Enhancement Project

Ordinance appropriating \$249,550 from the unreserved fund balance of the Arena Facility Fund for a wi-fi enhancement project at the American Bank Center; and amending the operating budget.

Mayor McComb referred to Item 15. Assistant to the City Manager Esther Velazquez stated that the purpose of this item is to upgrade the technology infrastructure at the American Bank Center Arena and improve wi-fi capability. The Type A Board approved this item at their February 19, 2018 meeting. There were no comments from the public.

A council member raised questions regarding changing the process of how projects come to the Type A Board and City Council.

Council Member Lindsey-Opel made a motion to approve the ordinance, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

16. First Reading Ordinance - Appropriating funds for negotiations related to the City's Sanitary Sewer System

Ordinance appropriating \$579,860 in the Wastewater Fund and authorizing up to \$325,460 for legal, engineering, and consulting services for negotiations with federal and state regulatory authorities related to the City's sanitary sewer system and a contingency of up to \$254,400 in the event of pre-agreement litigation related to said system; amending the budget; and de-authorizing \$1,142,700 previously authorized as a contingency for said litigation.

Mayor McComb referred to Item 16. City Attorney Miles K. Risley stated that the purpose of this item is to appropriate \$579,860 and authorize up to \$325,460 for legal, engineering and consulting services for negotiations with federal and state regulatory authorities related to the City's sanitary sewer system and a contingency of up to \$254,400 in the event of pre-agreement litigation related to said system, amend the budget, de-authorize previously authorized funds for said litigation. There were no comments from the Council or the public.

Council Member Vaughn made a motion to approve the ordinance, seconded by Council Member Lindsey-Opel. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Lindsey-Opel, Council Member Molina, Council Member Rubio, Council Member Smith and Council Member Vaughn

Abstained: 0

Q. FUTURE AGENDA ITEMS: (ITEMS 17 - 18)

Mayor McComb referred to Future Agenda Items 17 and 18. City Manager Margie C. Rose stated that staff had a planned presentation on Item 17. A council member requested information on Item 18.

17. Construction Contract for the new Beach Operations Building

Motion authorizing a construction contract with Abba Construction, LLC of Laredo, Texas in the amount of \$399,777 for the New Beach Operations Building. (Capital Outlay)

This Motion was recommended to the consent agenda.

Enactment No:

18. Professional Services Contract - Repairs on Marina Breakwater at McGee Beach (Capital Improvement Program)

Motion to execute a professional services contract with Lockwood, Andrews & Newnam, Inc. of Corpus Christi, Texas in the amount of \$249,215 for the Repairs on Marina Breakwater at McGee Beach project for the Survey, Design, Bid and Construction Phase services (Type A Funds).

This Motion was recommended to the consent agenda.

R. BRIEFINGS: (ITEMS 23 - 24)

23. North Beach Redevelopment Initiative

Mayor McComb referred to Item 23. Assistant Director of Planning & ESI Daniel McGinn stated that the purpose of this item is to provide an update on the North Beach Redevelopment Initiative. The North Beach Redevelopment Initiative began with the Harbor Bridge relocation project to address traffic patterns and provide an opportunity for redevelopment. This item was last presented to the City Council in August 2017 when Council provided direction to work with additional stakeholders to receive input and test different concepts within the plan. Since that time, staff has worked with the identified stakeholders to develop two conceptual redevelopment concepts for the area, along with the capital improvement program list for North Beach. The Alternative 1 concept that was originally presented has not changed since the August 2017 City Council meeting. Mr. McGinn provided: a brief overview of Alternative 1 concept; the significant modifications to the Alternative 2 concept; a three-dimensional model for Alternative 2; the capital improvement programs list; information from the community open house held on February 15, 2018; and next steps. Senior Planner Keren Costanzo was available to respond to questions.

Council members and staff discussed the following topics: whether the proposed canal system poses an additional threat to flooding on North Beach; staff's recommendation to approve both Alternatives 1 and 2 along with the capital improvement program list, with the idea that elements from Alternatives 1 and 2 could be explored and implemented; the overall time for the redevelopment initiative; the identified capital programs for North Beach; the vision for North Beach; approval of the North Beach Redevelopment Initiative to promote developer interest in the area; comments made during public comment regarding the recommendation from the Watershore and Beach Advisory Committee; discussions with the Texas General Land Office regarding proposed islands on submerged land; and whether developer input was included regarding the plan.

24.

Affordable Housing Draft Policy

Mayor McComb referred to Item 24. Director of Housing and Community Development Rudy Bentancourt stated that the purpose of this item is to present a draft Affordable Housing Policy and Program Initiatives. The presentation team included: Interim Director of Development Services Bill Green and Assistant Director of Planning & ESI Daniel McGinn. Mr. Bentancourt presented the following information: the definition of affordable housing; research regarding common and best practices of other Texas communities; what the policy would mean for the City of Corpus Christi; an overview of Plan CC, Element 3, Housing and Neighborhoods, Goals 1 and 9; and implementation of Goals 1 and 9.

After Mr. Bentancourt's presentation, the following topics were discussed: the cost associated with implementing the policy and program initiatives; establishing a gap financing program; how the development waiver ordinance process would work and whether the developer or the homeowner would benefit; the number of homeowners assisted by the Homebuyer Assistance Program; whether the Corpus Christi Housing Finance Corporation could function as a non-profit similar to the Brownsville Community Development Corporation; the Housing and Community Development's Rehabilitation Program; subsidizing homes up to a price point of \$130,000; a request from a council member for staff to provide a report regarding the Homebuyer Assistance Program identifying who is purchasing the homes, the purchase price, the amount of funding provided, and who the home was purchased from; the average median income in Corpus Christi; the number of residents in Corpus Christi that qualify for affordable housing; the income eligibility table; the proposal for waiving development fees; previous affordable housing programs that succeeded and those that failed; the previous approved affordable housing program with Nueces County Community Action Agency; the Hillcrest relocation efforts; offering a variety of affordable housing products; the status of the Corpus Christi Housing Authority's program to purchase land; whether there are existing ordinances related to waiving of development fees; meeting with developers and builders to discuss affordable housing; the opportunity to build neighborhoods in District 3; cottage housing components; development of four to five design model floor plans; the definition of affordable housing; and consensus of the City Council to bring back the policy and program initiatives in final format.

S. EXECUTIVE SESSION: (ITEM 27)

Mayor McComb referred to Executive Session Item 27. Director of Human Resources Steven Viera provided an update on the status of the health plans in open session.

The Council went into executive session at 7:38 p.m. The Council returned from executive session at 7:57 p.m.

- 27. 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 Professional Firefighters' Association and the Corpus Christi Police Officers Association and/or other legal matters related to health care benefits.

This E-Session Item was discussed in executive session.

T. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Mayor McComb referred to Identify Council Future Agenda Items. The following items were identified: a quarterly update from the Texas Department of Transportation or Flatiron/Dragados regarding the progress of the new Harbor Bridge; an update (via email) on the Holly Road Project from Crosstown to Greenwood; a discussion on filling the vacancy in the District 1 City Council seat; and information regarding insurance subrogation for city property damaged by accidents.

U. ADJOURNMENT

The meeting was adjourned at 8:06 p.m.