



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, November 13, 2018

11:30 AM

Council Chambers

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**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 Rob Bailey, Southside Community Church.**

Pastor Rob Bailey gave the invocation.

- C. Pledge of Allegiance to the Flag of the United States to be led by Assistant Chief Rick Trevino, Corpus Christi Fire Department.**

Assistant Fire Chief Rick Trevino 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:

Interim City Manager Keith Selman, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

**Present:** 8 - 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 Everett Roy, and Council Member Greg Smith

**E. Proclamations / Commendations**

1. Proclamation declaring November 13, 2018, "Corpus Christi Be-the-Match Day" and November 2018, "National Marrow Awareness Month".  
Proclamation declaring November 13, 2018, "Coastal Bend Day of Giving".  
Proclamation declaring November 17, 2018, "Corpus Christi Black Chamber of Commerce Day and Celebration with a 75th Anniversary Gala".  
Proclamation declaring November 17, 2018, "Run the Runway 5K Day".  
Proclamation declaring November 10-18, 2018, "National Hunger and Homelessness Awareness Week".

Mayor McComb presented the proclamations.

- 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. All items on this agenda are considered public hearings.**

Mayor McComb deviated from the agenda and referred to comments from the public. City Attorney Miles K. Risley read the Rules of Decorum for the Council meeting. City Secretary Rebecca L. Huerta conducted the public comment period. Jack Gordy, 4118 Bray, spoke regarding the costs associated with outside legal counsel. Margareta Fratila, 3606 Tripoli, spoke regarding minimum utility charges related to water consumption. Brian Watson, 5813 Hugo, spoke regarding generating precipitation with artificial technologies as a water sources to ensure future water supply. Susie Luna Saldana, 4710 Hakel, spoke regarding the following: congratulated the At-Large and District 4 elected officials; the upcoming runoff election; addressing the water and street problems; and thanked the City Council for their service. Matthew Michael spoke regarding the City's Charter. John Medina, 4931 Mokry, spoke regarding two work orders placed regarding drainage on Mokry Drive and a request to install crosswalks at Haas Middle School.

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

Mayor McComb deviated from the agenda and referred to City Manager's Comments. Interim City Manager Keith Selman reported on the following topics:

**d. OTHER**

1) Interim City Manager Selman provided a recap of the items that City Council approved related to the City Council's goals for Water, Streets and Economic Development. 2) The Utilities Department is holding a workshop on how to properly dispose of fats, oils and grease on Thursday, November 15, 2018 at the Galvan House at Heritage Park. 3) A Safe Digging Seminar will be held on Thursday, November 15, 2018 at the Richard M. Borchard Fairgrounds at 8:30 a.m. 4) Interim City Manager Selman recognized employees of the Financial Services Department for receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States for the 35th year.

**a. UTILITY BILLING UPDATE**

Interim City Manager Keith Selman introduced Peter Collins, independent information technology contractor, who is leading the team to address issues with the City's utility billing system. Mr. Collins provided the following information: issues regarding the General Ledger journal entries; bill-related issues related to accounts that never received a bill, sporadic missed bills and no readings, and consolidated consumption bills; project recovery including identifying all issues related to Infor and integrated systems; continuing work on the billing system; updating gas rates to winter rates; water audits and assessments; replacement of the meter transmission units (MTU); the data collection units (DCU) checks; and the Star software's new exception file completion.

Council members and Mr. Collins discussed the following topics: an explanation of journal entries re-runs and how long the process takes to complete; that every journal entry is a transaction; that the bill-related issues have been occurring since going live with the billing system; the decision to go live with the billing system; resolving the general ledger issues immediately; the number of no bills; Development Services Department permitting transactions; reconciling cash to the general ledger; the number of MTUs that are in the process of being replaced and the number of new MTU failures; if voluntary disconnects that are reconnected are assigned new account numbers; the percentage of accounts that have billing issues; the percentage of issues that other cities have with their billing system; preventive maintenance on the MTUs; how often MTUs are assessed; future reporting on the status of MTUs, DCUs, and exception meter readings; the length of time for Mr. Collins to complete the project; the life expectancy of the automated meter reading system; an analysis of whether the City is spending more money on the automated meter reading system versus manual meter reading; concern by a council member regarding the reliability of the system; staff's management of the billing system; manual meter reading by citizens; and changing the way the City handles the billing system.

**b. STRATEGIC FUTURE ISSUES**

None.

**c. CITY PERFORMANCE REPORT - HOUSING AND COMMUNITY DEVELOPMENT**

Director of Housing and Community Development Rudy Bentancourt provided a briefing on the Housing and Community Development Department, including the mission statement; operational profile; baseline information; and performance indicators.

Council members and staff discussed the following topics: appreciation for Mr. Bentancourt and staff hosting the U.S. Housing and Urban Development (HUD) Region 6 convention; and housing assistance for veterans.

**G. MINUTES:****2. Regular Meeting of October 30, 2018.**

Mayor McComb referred to approval of the minutes. Council Member Lindsey-Opel made a motion to approve the minutes, seconded by Council Member Garza and passed unanimously.

**H. BOARD & COMMITTEE APPOINTMENTS: (NONE)****I. EXPLANATION OF COUNCIL ACTION:****K. CONSENT AGENDA: (ITEMS 3 - 10)****Approval of the Consent Agenda**

Mayor McComb referred to the Consent Agenda. There were no comments from the Council or the public.

Council Member Lindsey-Opel made a motion to approve the consent agenda, seconded by Council Member Molina. The consent agenda items were passed and approved by one vote as follows:

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

**Abstained:** 0

**3. Resolution ratifying grant application submission for the  
Emergency Operations Center and Transportation Management  
Center Assessment project**

Resolution ratifying submission of a grant application for \$37,573.61 to

the Office of the Governor for the Emergency Operations Center and Transportation Management Center Assessment project; and authorizing acceptance, rejection, alteration, or termination of grant.

**This Resolution was passed on the consent agenda.**

Enactment No: 031587

**4. Supply Agreement for Medications for Emergency Medical Services (EMS) (Requires 2/3 Vote)**

Motion authorizing a one-year supply agreement for the purchase of EMS Medications with Life-Assist, Inc. of Rancho Cordova, California for a total amount of \$146,964.04 with two one-year options for a total potential multi-year amount of \$440,892.12.

**This Motion was passed on the consent agenda.**

Enactment No: M2018-214

**5. Professional Services Contract Amendment No. 2 for North Padre Island Beach Access Roads Project (Bond 2014, Proposition 2) (Requires 2/3 Vote)**

Motion to authorize execution of Amendment No. 2 to a professional services contract with Govind Development, LLC. of Corpus Christi, Texas in the amount of \$59,350 for a total restated fee of \$149,435 for the North Padre Island Beach Access Roads project (Bond 2014, Proposition 2).

**This Motion was passed on the consent agenda.**

Enactment No: M2018-215

**6. Professional Services Contract Amendment No. 1 for Greenwood Wastewater Treatment Plant Flood Mitigation (Capital Improvement Program) (Requires 2/3 Vote)**

Motion to authorize execution of Amendment No. 1 to a contract for professional services with Alan Plummer Associates, Inc. of Corpus Christi, Texas in the amount of \$339,895 for a total restated fee of \$389,595 for the Greenwood Wastewater Treatment Plant Flood Mitigation project.

**This Motion was passed on the consent agenda.**

Enactment No: M2018-216

**7. Construction Contract Change Order No. 1 for Oso Water Reclamation Plant Headworks and Lift Station (Capital**

**Improvement Project) (Requires 2/3 Vote)**

Motion to authorize execution of Change Order No. 1 with CSA Construction Inc., of Houston, TX in the amount of \$381,427 for a total restated fee of \$23,246,967 for the Oso Water Reclamation Plant Headworks and Lift Station project.

**This Motion was passed on the consent agenda.**

Enactment No: M2018-217

**8. Service Agreement for Motor and Clutch Repairs for Wastewater Treatment Plants (Requires 2/3 Vote)**

Motion authorizing a one-year service agreement for motor and clutch repairs with Massengale Armature Works Inc. from San Antonio, Texas for a total not to exceed amount of \$146,350.00.

**This Motion was passed on the consent agenda.**

Enactment No: M2018-218

**9. Second Reading Ordinance - Alley Right-of-Way and Easement Closure located between Morgan Avenue and Elizabeth Street and between Ocean Drive and Third Street (1st Reading 10/30/18)**

Ordinance closing, abandoning and vacating two public alleys totaling 5,767 square feet located between Morgan Avenue and Elizabeth Street and between Ocean Drive and Third Street, 1,654 square feet of an existing 5-foot wide drainage easement, and partial closure, abandonment and vacation of 10,618 square feet of an existing 30-foot wide utility and drainage easement dedicated by separate instrument and shown on the Plat of Ocean View Addition Volume 1, Page 11 and Volume 62, Page 130 and 131 Deed and Map Records of Nueces County, located at 600 Elizabeth Street; and requiring the Owner, Christus Spohn Health System Corporation, to comply with specified conditions.

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

Enactment No: 031588

**10. Second Reading Ordinance - Ordinance authorizing a License Agreement with Christus Spohn Health System Corporation to cross Elizabeth Street with private utilities (Requires 2/3 Vote) (1st Reading 10/30/18)**

Ordinance authorizing a License Agreement with Christus Spohn Health

System Corporation, A Texas Non-Profit Corporation, to cross Elizabeth Street with private utilities.

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

Enactment No: 031589

**M. PUBLIC HEARINGS: (NONE)**

**N. REGULAR AGENDA: (ITEM 11)**

**11. Resolution for a Memorandum of Agreement with Nueces County for a Countywide Drainage Study**

Resolution authorizing the City Manager to enter into a Memorandum of Agreement with Nueces County to pursue countywide drainage study.

Mayor McComb referred to Item 11. Director of Intergovernmental Relations Tom Tagliabue stated that the purpose of this item is to enter into a Memorandum of Agreement (MOA) with Nueces County to pursue a County-wide drainage study. Since Hurricane Harvey, there has been a renewed interest to include the City, Nueces County, drainage districts and the Nueces River Authority in a drainage study. The MOA does not commit any funding from the City, but encourages entities to cooperate in identifying a wide range of flooding, drainage and water quality issues and establish best management practices to address areas of concern. There were no comments from the public.

Council members discussed the following topics: funding from the General Land Office, through a Community Development Block Grant, for Hurricane Harvey recovery to cities; other sources of funding for a drainage study; a regional drainage plan; the focus of the study; and if North Beach will be included in the study.

Council Member Garza made a motion to approve the resolution, seconded by Council Member Lindsey-Opel. 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 Roy and Council Member Smith

**Abstained:** 0

Enactment No: 031590

**R. EXECUTIVE SESSION: (ITEMS 38 AND 40)**

Mayor McComb referred to Executive Session Items 38 and 40. The Council went into executive session at 1:34 p.m. The Council returned from executive session at 2:44 p.m.

**38. 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 proposed industrial development by Epic Midstream, LLC and/or Epic Pipeline, LP and/or related entities for petroleum transportation, handling, fractionating, storage, and/or terminal facilities near Violet Road, FM 1604, Highway 44, and/or Industrial District No. 2, **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), including, but not limited to, potential contracts involving a proposed industrial development by Epic Midstream, LLC and/or Epic Pipeline, LP and/or related entities for petroleum transportation, handling, fractionating, storage, and/or terminal facilities near Violet Road, FM 1604, Highway 44, and/or Industrial District No. 2.

**This E-Session Item was discussed in executive session.**

**40.**

**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 Texas Transportation Code Chapter 52 and other legal matters related to a Deepwater Port License Application from Texas Gulf Terminals, Inc. and other entities for proposed petroleum storage and transportation facilities in Nueces and Kleberg counties, including, but not limited to, facilities at or adjacent to County Road 8, Laguna Madre, and Padre Island.

**This E-Session Item was discussed in executive session.**

**L. RECESS FOR LUNCH**

The recess for lunch was held during Executive Session Items 38 and 40.

**O. FIRST READING ORDINANCES: (ITEMS 12 - 18)**

**12.**

**First Reading Ordinance - Type B Grant for LaVista Pointe, LP  
(Requires 2/3 Vote)**

Ordinance approving a Business Incentive Agreement between the Corpus Christi B Corporation and LaVista Pointe, LP, to provide a grant of up to \$625,000, for infrastructure improvements to enhance economic development; appropriating said funds from the Type B Fund; and amending the budget.

**Mayor McComb referred to Item 12. Iain Vasey, President and CEO of the Corpus Christi Regional Economic Development Corporation (EDC) stated that**



the purpose of this item is to approve a business incentive agreement between the Type B Corporation and LaVista Pointe, LP. Mr. Vasey presented the following information: that the property is located in a Texas Enterprise Zone; the investment; the number of full-time jobs; construction to begin by July 1, 2019; the performance requirements; that the project complies with the new Type B guidelines to be used for infrastructure; the return on investment and project site. There were no comments from the public.

Council members discussed the following topics: a map of Type A or Type B projects geographically located in the City; if North Beach has received Type A or Type B incentives; transforming housing on North Beach; the property located in a Texas Enterprise Zone; that there are no tax increases with the project; the performance measures; the cost incurred by the City; that future projects include a comprehensive analysis regarding the revenue and cost incurred by the City; clarification regarding the economic impact analysis; and that the project will improve the quality of life on North Beach.

Council Member Lindsey-Opel made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on first reading 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 Roy and Council Member Smith

**Abstained:** 0

**13. First Reading Ordinance - Approving the sale of Creekway Park (Requires 2/3 Vote)**

Ordinance approving the sale of Creekway Park (7306 Prairie) to Abel Garza, Jr. and Cynthia P. Garza for \$85,000.

Mayor McComb referred to Item 13. Interim Director of Parks and Recreation Becky Perrin stated that the purpose of this item is to approve the sale of Creekway Park, located at 7306 Prairie, to Abel Garza, Jr. and Cynthia P. Garza for \$85,000. Ms. Perrin presented the following information: history on the sale of the parkland; the list of parks approved by the voters on November 4, 2014; the location of the park; and that the property is zoned residential. There were no comments from the public.

Mayor McComb asked questions regarding the closing date.

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

**Abstained:** 0

**14. First Reading Ordinance - Texas Municipal Retirement System (TMRS) Annual Repeating Updated Service Credits, Increase in**

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**Retirement Annuities and Increased Deposit Rate of 7% (Requires 2/3 Vote)**

Ordinance authorizing and allowing, under the Act governing the Texas Municipal Retirement System, "Updated Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Corpus Christi; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the City; to increase the rate of deposits to the Texas Municipal Retirement System by the employees of the City; and establishing an effective date for the ordinance.

Mayor McComb referred to item 14. Director of Human Resources Steven Viera stated this ordinance is related to the Texas Municipal Retirement System (TMRS) and successfully places the City on an annual repeating status. The purpose of this item is to authorize the continuation of TMRS "Updated Service Credits" and increases for prior and current service annuities on an annual repeating basis and increase the rate of deposit to 7% by the employees of the City. This meets the provisions of the collective bargaining agreement with the Corpus Christi Police Officers' Association. Mr. Viera introduced Eric Davis, Deputy Executive Director of TMRS. There were no comments from the public.

Council members discussed the following topics: the financial impact of increasing the deposit rate from 6% to 7%; an explanation of the "Updated Service Credits"; the City moving to an annual repeating status; obligations under the collective bargaining agreement; and where Corpus Christi ranks in the TMRS system.

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

**Aye:** 7 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Absent:** 1 - Council Member Lindsey-Opel

**Abstained:** 0

**15. Second Reading Ordinance - Supplemental Lease Agreement with U.S. Coast Guard to construct additional parking and storage area and extend the term of the lease at Corpus Christi International Airport (Requires 28 Day Delay) (Requires 2/3 Vote) (1st Reading 11/13/18)**

Ordinance authorizing execution of an amendment to the lease with the U.S. Coast Guard for 1.61 acres at Corpus Christi International Airport to extend the term of the lease up to 20 years at an initial annual rate of \$5,610.56 and ratifying language in the lease documents as may be

necessary to be consistent with requirements of the U.S. Coast Guard.

**Mayor McComb** referred to Item 15. **Director of Aviation Fred Segundo** stated that the purpose of this item is to execute an amendment to the existing lease with the U.S. Coast Guard at the Corpus Christi International Airport to extend the term of the lease up to 20 years to allow the Coast Guard to construct an additional parking and storage lot. There were no comments from the Council or the public.

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

**Aye:** 7 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

**Absent:** 1 - Council Member Lindsey-Opel

**Abstained:** 0

**16. First Reading Ordinance - Amending One-Way Street Designations in the Downtown Area**

Corpus Christi Code is revised to remove the one-way designation on portions of Starr Street, Peoples Street, Schatzell Street, William Street and John Sartain Street.

**Mayor McComb** referred to Item 16. **Executive Director of Public Works Valerie Gray** stated that the purpose of this item is to amend the City's Code of Ordinances by removing the one-way street designations between Shoreline Boulevard and Water Street for portions of Starr, Peoples, Schatzell, Williams, and John Sartain Streets. There were no comments from the public.

Council members and staff discussed the following topics: the Chaparral two-way conversion; evaluation of the traffic signals in the downtown area; concern from residents regarding loading and nonloading zones; parking control; and the Lawrence Street conversion.

**Council Member Lindsey-Opel** made a motion to approve the ordinance, seconded by **Council Member Hunter**. This Ordinance was passed on first reading 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 Roy and Council Member Smith

**Abstained:** 0

**17. First Reading Ordinance - Transfer of Surplus City Properties to the Community Development Corporation of Brownsville (Requires 2/3 Vote)**

Ordinance approving an Affordable Housing Agreement between the City

and Community Development Corporation of Brownsville and authorizing the execution of the Agreement and any other necessary documents to carry out the terms of the Agreement.

**Mayor McComb referred to Item 17. Director of Housing and Community Development Rudy Bentancourt stated that the purpose of this item is to approve an affordable housing agreement between the City and the Community Development Corporation (CDC) of Brownsville. This ordinance approves the conveyance of the following City-owned vacant lots: 502 18th Street; 508 18th Street and 4238 Barrera Drive. The conveyed lots will be used for the construction of affordable housing in the form of single-family homes by the CDC of Brownsville. Mr. Bentancourt introduced Chloe Dotson, CDC of Brownsville, who responded to questions. There were no comments from the public.**

**Council members discussed the following topics: the size and scope of the homes; target price of the homes; that clients can design homes to meet their budget and pricing; the partnership between the City and the CDC of Brownsville; if the CDC of Brownsville will work with participants in the City's demolition program; the income eligibility guidelines; that the homes meet windstorm requirements and are energy-star certified; clarification relating to the CDC of Brownsville as an organization; how other organizations should contact the City to participate in an affordable housing program; and the building of carports.**

**Council Member Lindsey-Opel made a motion to approve the ordinance, seconded by Council Member Guajardo. This Ordinance was passed on first reading 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 Roy and Council Member Smith

**Abstained:** 0

**18. First Reading Ordinance - Closing of a portion of a utility easement located at 6024 Crosstown State Highway 286**

Ordinance abandoning and vacating a 0.300 acre portion of an existing utility easement out of Cabaniss Acres No. 2 Subdivision, Lot 6, located at 6024 Crosstown State Highway 286.

**Mayor McComb referred to Item 18. Director of Development Services Nina Nixon-Mendez stated that the purpose of this item is to vacate and abandon a portion of utility easement located out of Cabaniss Acres No. 2 Subdivision at 6024 Crosstown State Highway 286. There were no comments from the Council or the public.**

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

**Aye:** 6 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Lindsey-Opel, Council Member Roy and Council Member Smith

**Absent:** 2 - Council Member Hunter and Council Member Molina

**Abstained:** 0

**P. FUTURE AGENDA ITEMS: (ITEMS 19 - 35)**

Mayor McComb referred to Future Agenda Items. Interim City Manager Keith Selman stated that staff had a planned presentation on Item 35. Council members requested information on Items 20, 22 and 28.

**19. Approval of a Deferment Agreement for Puerto Los Caballeros  
(Requires 2/3 Vote)**

Motion authorizing execution of Deferment Agreement ("Agreement") with Puerto Los Caballeros, LLC ("Developer"), for construction of waterline extension.

**This Motion was recommended to the consent agenda.**

**20. Amendment to Service Agreement for Unified Development Code  
Updating Services (Requires 2/3 Vote)**

Motion authorizing an amendment to Service Agreement No. 1820 Unified Development Code Updating Services with Kendig Keast Collaborative of Sugar Land, Texas in the amount of \$7,250.00 for a revised total contract price of \$53,412.00.

**This Motion was recommended to the consent agenda.**

**21. Service Agreement Amendment for Real Estate Brokerage  
Services for Surplus Properties (Requires 2/3 Vote)**

Motion to authorize extension and amendment of agreement No. 596 for real estate broker services with The Clower Company at a commission rate of 4.5 percent for an estimated amount of \$44,375.00, for a total estimated revised amount of \$221,877.50.

**This Motion was recommended to the consent agenda.**

**22. Amendment to Service Agreement for Additional Security Guard  
Services at O.N. Stevens Water Treatment Plant (Requires 2/3  
Vote)**

Motion authorizing an amendment to Service Agreement No. 830 for additional security guard services at O. N. Stevens Water Treatment Plant with BasE Security and Fire Consultants, LLC, of Rosenberg, Texas, in the amount not to exceed of \$208,269.25 for a total revised amount not to exceed \$1,968,755.50.

This Motion was recommended to the consent agenda.

**23. Purchase of Anti-Cavitation Hytrol Valve for O.N. Stevens Water Treatment Plant (Requires 2/3 Vote)**

Resolution authorizing the purchase of an anti-cavitation hytrol valve from The Scruggs Company of Houston, Texas for a total amount not to exceed \$57,221.59.

This Resolution was recommended to the consent agenda.

**24. Purchase of Rotary Actuators for O.N. Stevens Water Treatment Plant (Requires 2/3 Vote)**

Resolution authorizing the purchase of rotary actuators for O. N. Stevens Water Treatment Plant from Harold Beck & Sons, Inc. of Newtown, Pennsylvania for a total amount not to exceed \$101,741.50.

This Resolution was recommended to the consent agenda.

**25. Supply Agreements for Hot Mix Asphaltic Concrete for Street Operations (Requires 2/3 Vote)**

Motion authorizing two three-year supply agreements for the purchase of hot mix asphaltic concrete, one with Bay Ltd. and one with HAC Materials, Ltd. both of Corpus Christi, Texas for the total combined amount not to exceed \$7,515,516

|                              |                              |
|------------------------------|------------------------------|
| Bay, Ltd.                    | HAC Materials, Ltd.          |
| <u>Corpus Christi, Texas</u> | <u>Corpus Christi, Texas</u> |
| \$5,220,516                  | \$2,295,000                  |
| Primary Supplier             | Secondary Supplier           |

This Motion was recommended to the consent agenda.

**26. Service Agreement Overhead Roll-Up Door Replacements (Requires 2/3 Vote)**

Motion authorizing a service agreement for the replacement of overhead roll-up doors at various locations with Hub City Overhead Door Co., Inc. of Corpus Christi, Texas, for a total amount not to exceed \$56,214.

This Motion was recommended to the consent agenda.

**27. Service Agreements for Mobile Tire Repairs for Fleet Maintenance (Requires 2/3 Vote)**

Motion authorizing three one-year service agreements for mobile tire repair with Southern Tire Mart, LLC of Columbia, Mississippi, E.B. Creager Tire & Battery, Inc. of Corpus Christi, Texas, and Joel Gonzalez, dba Gonzalez Tire Service of Corpus Christi, Texas for the total combined amount of \$140,000 with a one-year option for a total potential multi-year amount of \$280,000.

Southern Tire Mart, LLC.  
Columbia, Mississippi  
\$80,000

E.B. Creager Tire & Battery, Inc.  
Corpus Christi, Texas  
\$40,000

Gonzalez Tire Service  
Corpus Christi, Texas  
\$20,000

**This Motion was recommended to the consent agenda.**

**28. Amendment No. 1 to a Service Agreement for Billing System Analysis (Requires 2/3 Vote)**

Motion authorizing an one month amendment to a Service Agreement to continue the billing system analysis and implementation plan to resolve the billing system issues with Peter Collins of Corpus Christi, Texas for a not to exceed value of \$32,000, and a revised Agreement total of \$64,000.

**This Motion was recommended to the consent agenda.**

**29. Resolution Approving the Type B Corporation Guidelines**

Resolution approving the Corpus Christi B Corporation Guidelines and Criteria for Granting Business Incentives.

**This Resolution was recommended to the consent agenda.**

**30. Renewal of a Type A Grant for Del Mar College Internship Program (Requires 2/3 Vote)**

Resolution approving the renewal of the Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Del Mar College to provide grant up to \$150,000 for their internship program.

**This Resolution was recommended to the consent agenda.**

**31. Renewal of a Type A Grant for Texas A&M University - Corpus Christi Internship Program (Requires 2/3 Vote)**

Resolution approving the renewal of the Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Texas A&M University - Corpus Christi (TAMU-CC) to provide grant up to \$150,000 for their internship program.

**This Resolution was recommended to the consent agenda.**

**32. Renewal of a Type A Grant for LiftFund, Inc. (Requires 2/3 Vote)**

Resolution approving the renewal of the Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and LiftFund, Inc. to provide a grant up to \$250,000.

**This Resolution was recommended to the consent agenda.**

**33. Renewal of a Type A Grant for Service Corps of Retired Executives (SCORE) Chapter 221 (Requires 2/3 Vote)**

Resolution approving the renewal of the Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Service Corps of Retired Executives (SCORE) Chapter 221 to provide a grant up to \$52,600.

**This Resolution was recommended to the consent agenda.**

**34. Renewal of a Type A Grant for Del Mar Procurement Technical Assistance Center (PTAC) Program (Requires 2/3 Vote)**

Resolution approving the renewal of the Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Del Mar College to provide a grant up to \$99,500 for their Procurement Technical Assistance Center.

**This Resolution was recommended to the consent agenda.**

**35. Resolution Adopting the City of Corpus Christi's State Legislative Priorities for the 86th Texas Legislature and Federal Legislative Priorities for the 116th U.S. Congress**

**This Resolution was recommended to regular agenda.**

**Q. BRIEFINGS: (ITEMS 36 - 37)**

**36. Short Term Rentals**



Mayor McComb referred to item 36. Elvia Aguilar, Senior Director of Business Affairs for the Corpus Christi Convention and Visitors Bureau (CVB), stated that the purpose of this item is to provide a report on short-term rentals. In January 2018, the City Council heard a presentation to rezone property to allow for the operation of a bed and breakfast. City Council discussed Airbnb operations in Corpus Christi and whether hotel occupancy taxes (HOT) were being collected. Mayor McComb and an Assistant City Manager directed the CVB to form a task force to discuss this issue. Ms. Aguilar introduced Justin Bragiel, General Counsel for the Texas Hotel and Lodging Association and Corpus Christi Short-Term Rentals (STR) Taskforce Member, to facilitate the discussion.

Mr. Bragiel presented the following information: the goals of the Corpus Christi STR Taskforce; the STR Taskforce members; the definition of STR; the STR Taskforce's scope of work; the STR issues in Corpus Christi; that STR activity is subject to HOT; regulations in the Unified Development Code (UDC); STR ordinances in other Texas cities; that the STR Taskforce did not include a recommendation to differentiate between owner-occupied and non-owner-occupied units; STR Taskforce's findings and recommendations regarding: non-owner occupied STRs; the UDC; adoption of a STR ordinance; seeking additional neighborhood input; deed restrictions and homeowner associations; and the draft STR ordinance. Mr. Bragiel stated that the STR Taskforce's recommendations include: adopting an ordinance establishing a permitting process for STRs, creating standards for the operation of the STR, ensuring compliance with HOT law, and creating penalties for noncompliance with the STR ordinance, seeking additional neighborhood/community member input to determine whether to provide additional guidelines or restrictions and to amend the UDC to lawfully allow permitted STR activity in residentially zoned areas of the City.

Council members discussed the following topics: what other communities are doing; the current STR activity; where STRs are currently lawfully operating; provisions from the City of Port Aransas; potential HOT impact of STRs; the STR Taskforce's recommendations; if the STR Taskforce recommends that the prohibition on STR activity in residentially zoned areas be lifted; the need for additional citizen input; homeowner association restrictions; current STR operators would have to request a variance to be in compliance; the difference between requesting a variance and creating a new ordinance; concerns regarding parking requirements; concerns regarding the impact to single-family residential neighborhoods; enforcement; and legislative changes regarding STRs.

Assistant City Secretary Paul Pierce announced that Council Member Lindsey-Opel abstained from this item.

**37.**

### **Drone Camera Technology in City Operations**

Mayor McComb referred to item 37. Police Chief Mike Markle stated that the purpose of this item is to present information regarding drone camera technology used in City operations. The presentation team included: Fire Battalion Chief Jim DeVisser; Police Lieutenant Michael Pena; Senior Police Officer John Villarreal; and Assistant Director of Utilities Wesley Nebgen.

Battalion Chief DeVisser presented the following information on the Corpus Christi Fire Department's drone technology: that the Corpus Christi Fire

Department is leading the nation in this groundbreaking and cutting edge technology; receipt of a Certificate of Authorization from the Federal Aviation Administration; the AERO team personnel; missions flown in the City; outside partners; missions related to the Nueces River Flooding; future projects; and video footage from a tanker accident on the Harbor Bridge and Hurricane Harvey.

Council members and Battalion Chief DeVisser discussed the following topics: if the Fire Department considers utilizing drone technology from private organizations; where the drones are housed; and use of the equipment during Hurricane Harvey.

Lieutenant Pena and Senior Officer Villarreal presented the following information: that the Corpus Christi Police Department utilizes several different types of camera and robot technology to protect citizens; the systems utilized including: the Avatar Robot; Recon Robotics Scout (Roach); the bomb robot; the Coban body and car systems; and video from Recon Robotics Scout.

Mr. Nebgen stated that the Utilities Department uses camera systems and remote camera systems for operations to improve efficiencies and minimize disruptions caused by blockages in the wastewater systems. The primary technology used is closed circuit television which is used in the maintenance of the lines. The camera gives the department the ability to view the condition of a pipe to determine the cause of a blockage, a failure and to perform condition assessments of pipes. Mr. Nebgen presented: a video regarding the Utilities Department's camera technology; the number of units; and information regarding the new trenchless repair technology.

Council members spoke regarding the following topics: City departments embracing technology; use of drones by the Police Department; trenchless repair technology; the Fire Department leading the nation in this technology; the costs associated with the various drones, cameras, and robots; the Fire Department's partnership with LoneStar UAS; urban traffic management; and memory and storage.

**R. EXECUTIVE SESSION: (ITEM 39)**

Mayor McComb referred to Executive Session Item 39. The Council went into executive session at 6:04 p.m. The Council returned from executive session at 6:30 p.m.

- 39. 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 Contract among the United States of America, City of Corpus Christi, Texas and the Nueces River Authority for Construction, Operation, and Maintenance of the Nueces River Reclamation Project, Texas, the Bureau of Land Management, Choke Canyon Reservoir, oil and gas royalties produced from properties at or near Choke Canyon Reservoir and the disposition of funds related to the aforesaid matter(s).

This E-Session Item was discussed in executive session.

S. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

None.

T. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.