



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 11, 2020

11:30 AM

Council Chambers

Addendums may be added on Friday.

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 Claude Axel, Mount Pilgrim Baptist Church.

Pastor Claude Axel gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Rudy Bentancourt, Director of Housing/Community Development.

Rudy Bentancourt led the Pledge of Allegiance to the flag of the United States and the Texas Flag.

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 Peter Zanoni, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

Present: 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

E. Proclamations / Commendations

1. Proclamation declaring February 12, 2020, "Outstanding Community Leader Honorees for National LULAC Week 2020".

Check Presentation by Rotary Club of Corpus Christi to Parks and Recreation Department.

Swearing-In of Aaron Munoz, Esquire, by Council Member Roland Barrera.

Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.

The Proclamation was presented, the check presentation was made, and the

Swearing-In ceremonies were conducted.

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

Mayor McComb referred to City Manager's Comments. City Manager Peter Zaroni reported on the following topics:

a. OTHER

- 1) Public Works community meetings in each City Council District will be held in the coming weeks to obtain public input regarding streets and stormwater.
- 2) The April 28, 2020 regular City Council meeting is canceled and the April 28, 2020 TIRZ #3 meeting is rescheduled to April 21, 2020 because certain members of Council and staff will be attending the Coastal Bend to Washington D.C. trip.
- 3) City Manager Zaroni discussed rip tide awareness and beach safety, including the City's use of warning signs on area beaches and that additional lifeguards will be stationed on area beaches. At the request of City Manager Zaroni, Kiwana Denson spoke regarding beach and water safety.

H. MINUTES:

2. Regular Meeting of January 28, 2020.

A motion was made by Council Member Guajardo, seconded by Council Member Molina, that the Minutes be passed. The motion carried by a unanimous vote.

F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.

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 Chambers. City Secretary Rebecca L. Huerta conducted the public comment period.

Elva Estrada, 4805 FM 1889, Robstown, TX; Pat Eisenhauer, 7457 Hwy 361; Mark Stewart, 6101 Elmdale St.; Danice Obregon, 445 Delaine Dr.; Nick Adame, 4022 Capitol Dr.; William Pullam, 402 Poenisch Dr.; Monica Chavez Lozano, 1614 Mary St.; Cecilia Garcia Akers, 2014 Encino Vista St., San Antonio, TX; Peggy Duran, 4022 Congressional Dr.; Terry Mills, 5019 N. Chaparral St.; Chris Kuehn, 7838 Pharaoh Dr. spoke in support of Patricia Canales Bell being appointed to Port of Corpus Christi Authority of Nueces County, Texas.

Gloria Scott, 4422 S. Alameda St., spoke regarding black history month. Rick Valls, 201 Leming Ave., provided an update on funding related to the Port of

Corpus Christi. Adam Carrington, 2949 Riverbend Ct., spoke in support of Patricia Canales Bell being appointed to the Port of Corpus Christi Authority of Nueces County, Texas; and in support of affordable housing in the Washington Coles area. Tom Strubble, 902 Ayers St., spoke regarding environmental concerns; the negative effects of heavy industry and dumping brine from desalination plants in the bay; and recommended that a scientist be appointed to the Port of Corpus Christi Authority of Nueces County, Texas. C. J. Johnson, 509 S. Carancahua St., spoke regarding shootings related to mental illness. Jack Gordy, 4118 Bray Dr., spoke regarding illegal signs and related enforcement efforts. Ray Madrigal de Pancho Villa, 4253 Dody St., spoke regarding potential conflicts of interest related to contributions to city council members from individuals seeking to be appointed to the Port of Corpus Christi Authority of Nueces County, Texas. Tony Hartwell, P.O. Box 18785, spoke in support of legislation that would allow for revenue from the Texas Lottery Commission to go to homeless initiatives; and concerns regarding Animal Care Enforcement efforts.

Wayne Lundquist, 700 Everhart Rd.; Jo Krueger, 1220 Sea Secret St., Port Aransas, TX, spoke in support of Al Jones being appointed to Port of Corpus Christi Authority of Nueces County, Texas.

Susie Luna Saldana, 4710 Hakel Dr., spoke regarding the process of appointing an individual and in support of Al Jones being appointed to the Port of Corpus Christi Authority of Nueces County, Texas.

Carrie Meyer, 4401 Gulfbreeze Blvd., North Beach Community Association; Bob Catalano, 201 Surfside Blvd., North Beach Community Association; Ron Graban, 202 Surfside Blvd.; and Dennis Berry, 4550 River Park Dr., spoke in support of demolishing the bath houses on North Beach.

Margareta Fratila, 3606 Tripoli Dr., spoke regarding certificate of occupancies and related code enforcement efforts; and in support of Patricia Canales Bell being appointed to Port of Corpus Christi Authority of Nueces County, Texas.

Dick Messbarger, 14901 Windward Dr.; and Phillip Ramirez, 322 Santa Monica Pl., spoke in support of agenda item 13 related to an affordable housing agreement with the Salvation Army.

Debbie Lindsey-Opel, 700 Everhart Rd., spoke in support of rip tide awareness at Bob Hall Pier; and regarding the upcoming Leadership Corpus Christi Alumni Association Roast. Daniel Pena, 2813 Hulbirt St., spoke regarding concerns related to water quality, dirt in homes, the process of flushing fire hydrants and concerns regarding the condition of streets in the Hillcrest neighborhood.

I. BOARD & COMMITTEE APPOINTMENTS:

3. Port of Corpus Christi Authority of Nueces County, Texas (1 Vacancy)

Mayor McComb referred to Item 3.

Port of Corpus Christi Authority of Nueces County, Texas
Council Member Barrera nominated Al Jones. Council Member Guajardo nominated Patricia C. Bell. Council Member Hernandez nominated R. Bryan

Gulley. Al Jones was appointed with Mayor McComb and Council Members Barrera, Hunter, Smith and Roy voting for Al Jones, Council Members Guajardo, Molina and Garza voting for Patricia C. Bell and Council Member Hernandez voting for R. Bryan Gulley.

J. EXPLANATION OF COUNCIL ACTION:

Q. EXECUTIVE SESSION: (ITEM 27)

Mayor McComb deviated from the agenda and referred to Executive Session Item 27. The Council went into executive session at 1:33 p.m. The Council returned from executive session at 2:32 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 a proposed Agreement between the Corpus Christi B Corporation and TG110 Village at Greenwood GP, LLC for developer reimbursement of up to \$1,250,000 for construction of 30 affordable housing rental units within a 60 unit multi-family housing development at 5992 Greenwood Drive 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).**

This E-Session Item was discussed in executive session.

L. RECESS FOR LUNCH

The recess for lunch was held during Executive Session Item 27.

K. CONSENT AGENDA: (ITEMS 4 - 17)

Approval of the Consent Agenda

Mayor McComb referred to the Consent Agenda. Council members requested that Items 7, 10, 13, 15, 16, and 17 be pulled for individual consideration.

There were no comments from the Council or the public.

A motion was made by Council Member Molina, seconded by Council Member Smith, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Consent - Second Reading Ordinances

4. Ordinance renewing the Corpus Christi curfew for minors ordinances as mandated every three years per the Local Government Code.

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

Enactment No: 032013

5. Ordinance amending the London Area Wastewater Master Plan, an element of the Comprehensive Plan, to provide wastewater service to approximately 144 acres of land located immediately west of the existing London Area Wastewater Master Plan Area; amending related elements of the Comprehensive Plan; and providing for publication. (Located near Council District 3)

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

Enactment No: 032014

Consent - Contracts and Procurement

6. Motion authorizing a five-year supply agreement with American Kennel Club Companion Animal Recovery Corporation from Raleigh, North Carolina, in an amount not to exceed \$194,500.00 for pet microchips and scanners for Animal Care Services, with funding in the amount of \$22,691.67 available in the FY 2020 Animal Control General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-043

7. Motion authorizing a three-year service agreement with Pro Tech Mechanical, Inc., of Corpus Christi, Texas for a total amount not to exceed \$156,750.00 for Heating, Ventilation and Air Conditioning system maintenance and repairs for the Corpus Christi International Airport, effective upon issuance of notice to proceed, with funding in the amount of \$39,187.44 available through the FY 2020 Airport Fund.

Mayor McComb referred to Item 7.

A council member and Director of Contracts and Procurement Kim Baker discussed adding language to the agreement related to the vendor providing information to be input into Maximo.

There were no comments from the public.

Council Member Hernandez made a motion to approve the motion, seconded by Council Member Garza. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2020-044

8. Motion authorizing a one-year supply agreement with Rehrig Pacific Company of Vernon, California for a total amount of \$409,237.20 to purchase 7,618 refuse carts and 2,264 recycling carts for a total of 9,882 carts to be utilized by Solid Waste Services' customers, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$238,721.70 available in the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2020-045

9. Motion authorizing a six-month service agreement with Total Protection, Incorporated, of Corpus Christi, Texas, in an amount not to exceed \$79,625.00 to continue on-call maintenance and repair services for security access control systems at 21 locations for Water, Wastewater, and Gas Operations, while Information Technology secures a new longer-term service agreement for all City facilities that have security access, effective upon issuance of notice to proceed, with funding in an amount of \$79,625.00 through the FY 2020 Water, Wastewater, and Gas Funds.

This Motion was passed on the consent agenda.

Enactment No: M2020-046

Consent - Capital Projects

10. Motion awarding an engineering design and related services contract to Jacobs Engineering Group Inc. in an amount not to exceed \$100,000 for preliminary design services for the Cole Park Pier and to authorize the City Manager to negotiate a future contract amendment for the remaining professional services to furnish the design, permitting, bid documents and construction phase services, located in City Council District 2, effective upon notice to proceed, with funding approved and available from Bond 2018 Proposition C.

Mayor McComb referred to Item 10.

A council member, City Manager Peter Zanoni and Assistant City Manager Keith Selman discussed public engagement in the Cole Park Pier project.

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

A council member, City Manager Zanoni and Assistant City Manager Selman discussed funding sources for design work; keeping project costs within budget; and obtaining public input via a survey.

There were no comments from the public.

This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2020-047

General Consent Items

11. Resolution authorizing submission of a grant application to the State of Texas, under the Victims of Crime Act for \$104,013.20 with city cash match of \$2,643.37 and \$23,360.00 in-kind services.

This Resolution was passed on the consent agenda.

Enactment No: 032015

12. Resolution authorizing submission of a grant application to the State of Texas under the Violence Against Women Act for \$48,211.68 with city cash match of \$13,702.00 and \$6,960.00 in-kind services.

This Resolution was passed on the consent agenda.

Enactment No: 032016

13. Motion authorizing an Affordable Housing agreement with the Salvation Army in the amount of \$500,000 for a new \$6.3 million facility to be used for transitional housing for homeless individuals, families, and veterans with single room and family occupancy; with funding available from Corpus Christi B Corporation Affordable Housing Funds.

Mayor McComb referred to Item 13.

A council member expressed support for this Item and discussed his having been homeless.

There were no comments from the public.

Council Member Hernandez made a motion to approve the motion, seconded by Council Member Molina. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2020-048

- 14.** Resolution authorizing a Memorandum of Understanding by and between the City of Corpus Christi, City of Kingsville, City of Port Aransas, City of Portland, City of Rockport, San Patricio County, Nueces County, the Regional Transportation Authority, and the Corpus Christi Port Authority to collaborate to develop a master plan for a Public Safety Radio System that will be utilized across multiple member jurisdictions.

This Resolution was passed on the consent agenda.

Enactment No: 032017

Consent - Resolutions of Support for Affordable Housing Projects

- 15.** Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit affordable housing project known as Village at McArdle to be developed by TG 110, Inc.

Mayor McComb referred to Items 15 -17.

Council members, City Manager Peter Zaroni and Director of Housing and Community Development Rudy Bentancourt discussed the following topics: choosing projects to recommend; if the city council should vote in favor of all projects and what impact that has on the State of Texas selecting a particular project(s); the recommendation process and related rules; if the rules for the recommendation process were changed and if so when in the process; the history of previous project approval processes and previous resolutions of support; what other Texas cities are doing with respect to supporting specific projects or making blanket recommendations of support for all projects; and the location of affordable housing units in the city and their proximity to amenities.

Director Bentancourt presented information on the following topics: housing tax credits; proposed project locations; Village at McArdle and its proposed location; FishPond Fitzgerald and its proposed location; and Washington Coles Apartments and its proposed location.

Council members, City Manager Zaroni, Director Bentancourt, and Assistant City Manager Keith Selman discussed the following topics: supporting certain projects versus others; the City's past practice of providing blanket approval of proposed projects versus this year's approach of selecting specific proposed projects to support; the City's recommendation to the state to consider a waiver of the restriction relating to projects within two miles of a refinery and the city's subsequent retraction of said recommendation; the reasons why a resolution of support is not being recommended for the Washington Coles Apartments; that amenities are not in close proximity to the Washington Coles Apartments; and why an applicant would apply for state housing tax credits if amenities are not in close proximity to the proposed development.

In response to a council member's question, Anita Daniels with Washington

Coles Apartments, LP discussed the following topics: that the proposed project is a mixed use development with amenities on site; the proximity of amenities to the proposed development in relation to the Texas Department of Housing and Community Affairs' guidelines; and revitalization of the Washington Coles and Hillcrest neighborhoods.

Council members discussed the following topics: the Sea Gulf Villa revitalization; the Sea District; committing to a 40 year project in the Sea District; support for the resolution in support of the FishPond development; similar past projects in the Calallen area; and the process by which the projects were reduced in number from the original 7 projects.

In response to a council member's question, David Fournier with Fish Pond Development, LLC stated that the property on which the development is proposed has a deed restriction which does not allow for the construction of a hotel.

Council members and City Manager Zanoni discussed the following topics: the reason the city's Housing and Community and Development Department is handling Items 15-17 and when the City's Homeless and Housing Division will begin handling such items; the City establishing a fair playing field for all developers versus choosing projects to support; the idea that the City should support all projects equally; how resolutions of support and resolutions of no objection impact a project's score with the State of Texas; the competitiveness of the project selection process at the state level; that the City of Corpus Christi shares Texas Housing and Community Affairs Region 10 with Victoria, Texas; and a council member's request to have a workshop on housing tax credits and affordable housing.

In response to a council member's questions, Mr. Fournier discussed the following topics: proximity of proposed affordable housing projects to downtown, other affordable housing projects and to schools, including the grade of schools; the effect of a resolution of no objection on Items 15-17; and the effect on Items 15-17 if tabled.

In response to a council member's question, Executive Director of Prospera Housing Community Services Gilbert Piette discussed the following topics: availability of after school programs; necessity for proximity to amenities immediately after a development is completed and not at some later time; and proximity to Regional Transportation Authority stops.

City Manager Zanoni introduced the city's new Homeless and Housing Administrator Barton Bailey.

In response to a council member's question, Ms. Daniels, Mr. Fournier and Vice President of Prospera Housing Community Services Ryan Sweeney described the composition of each company's board of directors.

In response to a council member's question, Ms. Daniels discussed the following topics: an art scape planned for the Washington Coles project; the State of Texas' self-scoring process; and that the Texas Department of Housing and Community Affairs wants to know why the city retracted its recommendation relating to a waiver regarding proximity of the planned project to refineries.

Council members discussed the following topics: use of odd shaped properties for affordable housing developments; why there are not more local affordable housing developers; and creating a city council policy regarding blanket approval of affordable housing projects.

Council Member Hunter made a motion of blanket support of Items 15-17 such that each of the resolutions in Items 15-17 are in support of each project, seconded by Council Member Hernandez.

Council members, City Manager Zaroni, and City Attorney Miles K. Risley discussed the following topics: that the Washington Coles project is not within the Hillcrest neighborhood; the Port of Corpus Christi's northside relocation process and funding and what impact the City's decision on Items 15-17 will have on said process; and tourism versus affordable housing.

Council Member Hernandez made a motion to approve Item 15, to amend Item 16 to read, "Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% housing tax credit for an affordable housing project known as FishPond Fitzgerald to be developed by FishPond Development, LLC" and to amend Item 17 to read "Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% housing tax credit for an affordable housing project known as Washington Coles Apartments to be developed by Washington Coles Apts., LP", seconded by Council Member Hunter and passed with the following vote: Mayor McComb and Council Members Hernandez, Hunter, Molina, Roy, Garza and Guajardo voting "Aye" and Council Members Smith and Barrera "No".

Council Member Hunter made a motion to approve Items 16 and 17 as amended, seconded by Council Member Hernandez.

The Mayor called for comments from the public. Gloria Scott, 4422 S. Alameda St., spoke regarding having a workshop on affordable housing. Ms. Daniels spoke regarding having a workshop on affordable housing and the consequences of a recommendation of approval for all three projects. Lamont Taylor, 522 Hancock Ave., spoke regarding his service as chairman of the TG 110, Inc.'s board of directors; and that affordable housing is needed in the downtown and Washington Coles area. Claude Axle, 741 Crestview Dr., spoke regarding the history of the Washington Coles neighborhood, how it has declined over the years and a desire to see the area revitalized.

Council members discussed if a blanket recommendation of approval for all three projects results in any one of the projects being favored, by the State of Texas, over another.

Resolution 15 was passed and approved and Resolutions 16 and 17 were passed and approved as amended by one vote:

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

Nay: 2 - Council Member Barrera and Council Member Smith

Abstained: 0

Enactment No: 032018

16. Resolution of the City Council of the City of Corpus Christi, Texas ~~having no objection to~~ in support of the proposed 9% Housing Tax Credit affordable housing project known as FishPond Fitzgerald to be developed by Fish Pond Development, LLC.

This Resolution was passed and approved as amended by one vote (see Item 15).

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

Nay: 2 - Council Member Barrera and Council Member Smith

Abstained: 0

Enactment No: 032019

17. Resolution of the City Council of the City of Corpus Christi, Texas ~~having no objection to~~ in support of the proposed 9% Housing Tax Credit affordable housing project known as Washington Coles Apartments to be developed by Washington Coles Apts., LP.

This Resolution was passed and approved as amended by one vote (see Item 15).

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

Nay: 2 - Council Member Barrera and Council Member Smith

Abstained: 0

Enactment No: 032020

M. PUBLIC HEARINGS: (ITEMS 18 - 22)

18. Zoning Case No. 1119-03, Morteza Shafinury and Abdolrhim Aminzadeh (District 5). Ordinance rezoning property at or near 7121 Saratoga Boulevard (State Highway 357) from the "RM-1" Multifamily 1 District and "CG-2" General Commercial District to the "IL" Light Industrial District. Planning Commission and Staff recommend Denial and in lieu thereof approval of the "CG-2/SP" General Commercial District with a Special Permit with conditions.

Mayor McComb referred to Item 18.

Director of Development Services Al Raymond stated that the purpose of this Item is the construction of showroom warehouses.

Director Raymond presented information on the following topics: aerial overview; zoning pattern; and Planning Commission's and staff's

recommendation to deny the "IL" Light Industrial District and in lieu thereof, approval of the "CG-2/SP" General Commercial District with a Special Permit.

Mayor McComb opened the public hearing. Miguel Saldana, 4553 Moonlake Ridge Dr., on behalf of the applicant, discussed restrictions related to the "CG-2/SP" General Commercial District with a Special Permit with conditions; and recommended that City Council deny the "IL" Light Industrial District and in lieu thereof approve the "CG-2/SP" General Commercial District with a Special Permit with conditions. Mayor McComb closed the public hearing.

Council Member Hernandez made a motion to approve the ordinance rezoning the subject property to "CG-2/SP" General Commercial District with a Special Permit with conditions, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Molina, Council Member Roy and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

19. 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.

Mayor McComb referred to Item 19.

Director of Development Services Al Raymond discussed the following topics: the history of the subject property; that the applicant desires to construct multi-family dwellings on the subject property; changing the zoning designation in relation to protecting the surrounding neighborhood; the number of units allowed per acre in various zoning designations and that, although the applicant prefers the "RM-1" Multifamily 1 District, the applicant is willing to accept the "RS-TF" Two-Family District in lieu thereof.

Council members and Director Raymond discussed the following topics: concern regarding additional traffic associated with the "RM-1" Multifamily 1 District; how city parkland that is sold by the city can be used; that the neighborhood in which the subject property is located is zoned "RS-6"; and the impact on traffic of various zoning designations.

Mayor McComb opened the public hearing. The applicant, Mohammad Motaghi, 2921 Ocean Dr., spoke regarding the following topics: the type of development to be constructed; that he wants to construct a development where the tenants do not have to maintain the property; additional cost to the developer related to the "RS-TF" Two-Family District zoning designation; and traffic considerations of various zoning designations.

A council member and Director Raymond discussed the following topics: that

the applicant is requesting that the subject property be rezoned to "RM-1" Multifamily 1 District; that the change in zoning is for the property and not related to the proposed project; and the number of surrounding property owners that returned notices in favor of and in opposition to the proposed zoning change.

James Skrobarczyk, 714 Oriole St., spoke regarding the possible use of a "cluster" or "cottage" concept for the subject property.

Council members and Director Raymond discussed the following topics: the number of acres per zoning designation; protecting the interests of the surrounding neighborhood, and the limited capacity of neighborhood streets.

Mayor McComb closed the public hearing.

Council members and Director Raymond discussed the following topics: use of a special permit; the size of the subject property; and reducing the number of units to be constructed on the subject property.

Council Member Hernandez made a motion to table this Item, seconded by Council Member Guajardo.

Council members and Director Raymond discussed the following topics: the number of units that could be constructed in various zoning designations; the number of units proposed for the subject property in comparison to the number of units on surrounding properties.

This Item was tabled with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina and Council Member Smith

Abstained: 1 - Council Member Roy

20.

Zoning Case No. 1219-03, MVR Construction Company (District 4). Ordinance rezoning property at or near 2301 Flour Bluff Drive from the "RS-6" Single-Family 6 District and "CG-2" General Commercial District to the "RS-4.5" Single-Family 4.5 District. Planning Commission and Staff recommend Approval.

Mayor McComb referred to Item 20.

Council members and Director of Development Services Al Raymond discussed the following topics: that Planning Commission and staff recommend approving the ordinance; the density of development as set out in the Area Development Plan in relation to the density of the zoning being recommended in this Item; flooding problems on Glenoak Dr.; to where water from the proposed development will drain; and the lack of provision for parks in the proposed development.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Barrera.

Mayor McComb opened the public hearing. James Skrobarczyk, 714 Oriole St.,

spoke regarding flooding on Glenoak Dr.

A council member and Director Raymond discussed the following topics: that the purpose of this Item is to rezone the subject property; that issues relating to runoff from the subject property will be addressed at the platting stage of the development process; and maintenance of drainage ditches in the area.

Mayor McComb closed the public hearing.

This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

21.

Ordinance amending the Urban Transportation Plan map of MobilityCC, a transportation element of the City's Comprehensive Plan, to adjust the location of the future Oso Parkway relative to the Oso Creek flood zones; to eliminate a north-south Collector street that becomes unnecessary when Oso Parkway is shifted westward; to adjust the connection between CR 43 East and Oso Parkway; and to connect CR 20A with Oso Parkway. (Located near Council District 5)

Mayor McComb referred to Item 21.

Director of Planning and ESI Daniel McGinn presented information on the following topics: vicinity map; current transportation plan; proposed amendment; amended plan; HikeBikeCC-"Lakes Loop", before and after; and the Planning Commission's, Transportation Advisory Commission's and staff's recommendation to approve.

Council members and Director McGinn discussed the following topics: the width of the planned roadway; utilizing a "Parkway" road standard; developer versus City funding of the planned roadway; the difference between the Developer Trust Funds and Developer Participation Fund; and the condition of existing roads in the area.

Mayor McComb opened the public hearing. There were no comments from the public. Mayor McComb closed the public hearing.

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

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 22.** Ordinance authorizing a Wastewater Force Main and Lift Station Construction and Reimbursement Agreement with Tamez Development Corporation to construct wastewater force main and lift station for a planned residential subdivision located on CR-43 with a completion date of February 28, 2022; transferring \$300,000 from the Sanitary Sewer Collection Line Trust Fund and \$200,000 from the 4030 Water Distribution Main Trust Fund to the Sanitary Sewer Trunk System Trust Fund; and appropriating \$1,965,620.00 from the Sanitary Sewer Trunk System Trust Fund to reimburse the Developer per the agreement. (District 5)

Mayor McComb referred to Item 22.

Director of Development Services Al Raymond stated that the purpose of this ordinance is to execute a wastewater force main and lift station construction and reimbursement agreement with the Tamez Development Corporation for the installation of 2,300 linear feet of 6-inch force main and a wastewater lift station and to transfer \$300,000 from the Sanitary Sewer Collection Line Trust Fund and \$200,000 from the Water Distribution Main Trust Fund to the Sanitary Sewer Trunk System Trust Fund and appropriate \$1,965,620 from the Sanitary Truck System Trust Fund to reimburse the Developer per this agreement.

Director of Development Services Al Raymond presented information on the following topics: location map; vicinity map; and recommendation of approval.

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

Council members, Director Raymond and Development Services Department Contract/Funds Administrator Michael Johnston discussed the following topics: the future rerouting of the proposed lift station to the Greenwood Wastewater Treatment Plant (GWTP); the time necessary to build out the proposed development; other developments proposed in the area; the various phases of this proposed project; the capacity of the proposed wastewater force main and lift station to accommodate additional anticipated development in the area when a force main to the GWTP will be needed; and impact fees.

Mayor McComb opened the public hearing. There were no comments from the public. Mayor McComb closed the public hearing.

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

N. REGULAR AGENDA: (NONE)

O. FIRST READING ORDINANCES: (ITEMS 23 - 24)

- 23.** Ordinance authorizing a Type B Affordable Housing agreement with TG 110 Village at Greenwood GP, LLC in the amount of \$1,250,000 for a \$12.7 million dollar development with 30 affordable housing rental units out of a total of 60 multi-family, mixed income units to be paid over two years; appropriating funds in the amount of \$625,000 from the Type B Affordable Housing Fund; and amending the budget.

Mayor McComb referred to Item 23.

Administrator of Homeless and Housing Barton Bailey presented information on the following topics: TG 110 Village at Greenwood request for funding; details of village at Greenwood at 5992 Greenwood Dr.; aerial views; architectural rendering; funding details; and income restrictions.

Council members, Administrator Bailey, City Manager Peter Zanoni and Ray Lucas of TG 110 Village at Greenwood GP, LLC discussed the following topics: the number of units eligible for Type B funding; the large amount of funding being requested per unit and the related precedent that may be set by approving this Item; the number of bedrooms per unit; the Section 8 components of projects; the percentage of project costs covered by grants; the percentage of project costs to be covered by Type B funds; considerations relating to debt service coverage by the developer's lending institution; the maximum amount of debt on the proposed property; the percentage of total available Type B funds requested to be committed to this project; comparing this project to other similar projects; the number of years the developer will manage the proposed development and related costs; the proximity of the subject property to amenities and Regional Transportation Authority stops; the current appraised value of the property; the amount of ad valorem taxes that will come from the proposed development once complete; if the requested investment constitutes a "good deal"; that the project will not move forward if this Item is not approved; if the \$1,250,000 is the requested exact amount or if it is an "up to" amount; funding sources other than Type B funding; that state funding is from Hurricane Harvey-related monies from the Texas General Land Office; depleting Type B funding; subsidizing green field development; reconstruction versus new development; concerns regarding the large amount of funding requested in this Item; the cost-per-unit of similar projects; if the amount requested is too much per unit; and why construction costs for this project are greater than private sector construction costs for similar projects.

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

There were no comments from the public.

A council member discussed the contribution to the local economy for renters on the proposed development.

Aye: 6 - Mayor McComb, Council Member Barrera, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Nay: 3 - Council Member Garza, Council Member Guajardo and Council Member Hernandez

Abstained: 0

24. Ordinance authorizing a purchase from Twincrest Technologies, of Fort Worth, Texas for the Wavetronix Radar Detection System for a total amount of \$1,102,665 for Public Works/Street Operations Department to be used for traffic signal vehicle detection and funded by the Streets Fund; and amending the budget to appropriate \$1,102,665 in Street Operation Reserves.

Mayor McComb referred to Item 24.

There were no comments from the Council or the public.

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

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

P. BRIEFINGS: (ITEM 25)

25. Corpus Christi Seawater Desalination Siting and Permitting Project Update

Mayor McComb referred to Item 25.

Water Utilities Department Water Resources Manager Steve Ramos presented information on the following topics: seawater desalination update objectives and timeline; seawater desalination permit application submitted and next steps; seawater desalination Texas Water Development Board loan application submitted and next steps; and land acquisition and power requirements; seawater desalination project update summary.

Council members, Manager Ramos, and Executive Director of Water Utilities Dan Grimsbo discussed the following topics: land acquisition options versus purchases; costs to be covered by the industry surcharge; the cost per 1,000 gallons; that the costs in the presentation are only for design and construction, not operating costs; the source and cost of data obtained by a council member; a World Bank report on desalination; time spent on desalination to date; and if proposed desalination plants will be enclosed by a structure or open to the elements.

Q. EXECUTIVE SESSION: (ITEM 26)

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 the lawsuit of *Salinas Construction Technologies, Ltd. and Salinas and Sons, Inc. v. City of Corpus Christi* and the potential approval of attorney's fees, expert fees, and expenses in said case.

Mayor McComb referred to Executive Session Item 26. The Council went into executive session at 6:04 p.m. The Council returned from executive session at 6:36 p.m.

The Council considered the following motion: Motion to authorize the City Manager or his designees to execute an amendment to the City's professional services agreement for attorney services with McKibben, Martinez, Jarvis, and Wood LLP for representation of the City in *Salinas Construction Technologies, Ltd. and Salinas and Sons, Inc. v. City of Corpus Christi* to increase the maximum amount of said contract by \$190,000.

Council Member Guajardo made a motion to approve the motion, seconded by Council Member Garza. The motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2020-049

R. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Mayor McComb referred to Identify Council Future Agenda Items. No items were discussed or identified.

S. ADJOURNMENT

The meeting was adjourned at 6:38 p.m.