



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final-revised

### City Council

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Tuesday, October 15, 2024

11:30 AM

Council Chambers

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Addendums may be added on Friday.

***Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.***

***Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.***

***This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.***

- A. Mayor Paulette Guajardo to call the meeting to order.
- B. Invocation to be given by Father Raju Thottanaara with St. Peter Prince of the Apostle.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Zak Hinojosa, 2nd grader Los Encinos Elementary School.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. **CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 2)**
  - 1. [24-1702](#) 63rd Annual Texas Jazz Festival, October 18 to October 20
  - 2. [24-1712](#) Airport Outdoor Patio and Bar Grand Opening

**F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M.** To speak during this public comment period on a city-related matter or agenda item, you must sign up before the meeting begins. Each speaker is limited to a total of no more than 3 minutes per speaker. You will not be allowed to speak again on an item when the Council is considering the item. Time limits may be restricted further by the Mayor at any meeting. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Written comments may be submitted at [cctexas.com/departments/city-secretary](https://cctexas.com/departments/city-secretary). Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact Communications at 826-3211 to coordinate. This is a public hearing for all items on this agenda.

**G. BOARD & COMMITTEE APPOINTMENTS: (NONE)**

**H. BRIEFINGS: (ITEMS 3 - 4)**

*Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. No action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.*

**3. [24-1708](#)** Nueces County Appraisal District Appointment Process Briefing, presented by Ryan Skrobarczyk, Director of Intergovernmental Relations

**Sponsors:** Intergovernmental Relations and City Secretary's Office

**4. [24-1178](#)** Art Museum of South Texas Annual Briefing

**Sponsors:** Economic Development

**I. EXPLANATION OF COUNCIL ACTION:**

*For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified.*

**J. CONSENT AGENDA: (ITEMS 5 - 21)**

*NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**5. [24-1678](#)** Approval of the August 22, 2024 and August 29, 2024 Budget Workshop Minutes, and September 17, 2024 Regular Meeting Minutes

**Sponsors:** City Secretary's Office

*Consent - Second Reading Ordinances*

6.     [24-1517](#)     Ordinance authorizing acceptance of grant funds in an amount of \$99,976.50 from the Texas Department of Transportation for the 2025 Comprehensive Selective Traffic Enforcement Project for overtime for sworn officers to increase traffic enforcement in Corpus Christi, with a City match of \$30,234.37 in fringe benefits and fuel expenses, with funds available from the FY 2025 General Fund; and appropriating \$99,976.50 in the Police Grants Fund. (6 votes required)
- Sponsors:** Police Department
7.     [24-1534](#)     Ordinance authorizing a 40-year ground lease with one 10-year automatic renewal term with the Corpus Christi Independent School District (CCISD) for Malibu Heights Park (5.502-acre) and the adjacent Carroll Woods Park (1.232-acre) in an amount of \$1.00 annually and other good and valuable consideration, located in Council District 3, near the intersection of Tripoli Drive and Fresno Drive for the proposed expansion of a new Yeager Elementary School. (28-day delay and publication) (6 votes required)
- Sponsors:** Engineering Services and Parks and Recreation Department
8.     [24-1438](#)     Zoning Case No. ZN8268, JAR Development, LLC (District 5). Ordinance rezoning a property at or near 7868 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District" providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and staff recommend approval) (6 votes required)
- Sponsors:** Development Services
9.     [24-1439](#)     Zoning Case No. ZN8336, Shafinury Morteza (District 4). Ordinance rezoning a property at or near 2201 Rodd Field Road from the "ON" Neighborhood Office District to the "CG-2" General Commercial; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)
- Sponsors:** Development Services
10.    [24-1440](#)     Zoning Case No. ZN8359, Horizon Land Properties, LLC, (District 4). Ordinance rezoning a property at or near 601 Graham Road from the "RM-1" Multi-Family District to the "RS-4.5" Single-Family and "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)
- Sponsors:** Development Services
11.    [23-1961](#)     Ordinance amending the lease with the Art Community Center of Corpus Christi, Inc. (Art Center) to expand the current premises from Cooper's Alley to Lomax Street, for construction of new facilities and

capital projects with costs of the project to be borne solely by the Art Center, including maintenance of the parking lots, landscaping, and new facilities to the Art Center, including maintenance of the parking lots, landscaping, and new facilities to the Art Center; and providing for severance, publication, and an effective date. (6 votes required)

**Sponsors:** Economic Development

*Consent - Capital Projects*

12.     [24-1683](#)     Motion awarding a construction contract to PM Construction & Rehab, LLC, Pasadena, Texas, for Citywide Wastewater Indefinite Delivery Indefinite Quantity (IDIQ) FY2024 project in an amount not to exceed \$9,000,000.00 for a one-year term, with two one-year renewal options to be administratively authorized for a total amount not to exceed \$27,000,000.00, located Citywide, with FY 2025 funding available from the Wastewater Capital Fund. (6 votes required)

**Sponsors:** Corpus Christi Water, Engineering Services and Contracts and Procurement

*General Consent Items*

13.     [24-1580](#)     Resolution authorizing the submission of a grant application for the FY 2024 Edward Byrne Memorial Justice Assistance Grant Program in the amount of \$186,309.00 for the Corpus Christi Police Department; and authorizing an Interlocal Agreement with Nueces County for the distribution of Justice Assistance Grant Program funds in the amount of \$93,154.00 to Nueces County and \$93,155.00 to the City of Corpus Christi should the grant be awarded. (6 votes required)

**Sponsors:** Police Department

14.     [24-1592](#)     Resolution authorizing the submission of a grant application to Flint Hills Resources for the 2024 Helping Heroes Grant Program in the amount of \$4,000 to be used to support the Corpus Christi - Nueces County Local Emergency Planning Committee in purchasing 125 Shelter-in-Place kits.

**Sponsors:** Fire Department

15.     [24-1595](#)     Resolution authorizing the submission of a grant application to The Coastal Bend Community Foundation for their 2024 Annual Grant in the amount of \$7,500.00 for the purchase of approximately 840 smoke detectors and 120 carbon monoxide detectors for the Corpus Christi Fire Department's Fire Prevention Smoke and Carbon Monoxide Detector Program.

**Sponsors:** Fire Department

16.     [24-1711](#)     Resolution authorizing the submission of an application to the American Society for the Prevention of Cruelty to Animals (ASPCA) for the FY 2024-2025 National Shelter Grants Initiative in the amount of \$94,634.00 to replace a split system air conditioning unit for the cattery

building and to repair all damaged kennel partitions in two of the five kennel buildings. (6 votes required)

**Sponsors:** Animal Care Services

17.     [24-1515](#)     Motion authorizing eight Corpus Christi B Corporation Small Business Assistance Agreements with the following entities for one year: LiftFund, Inc., Service Corps of Retired Executives (SCORE), Texas A&M University - Corpus Christi, and five with Del Mar College for a total amount not to exceed \$1,076,700.00 to assist small businesses within the City of Corpus Christi to create jobs and investment. (6 votes required)

**Sponsors:** Economic Development

18.     [24-1699](#)     Motion authorizing "Veterans Memorial Parkway" as the honorary street name for Cimarron Boulevard, from Yorktown Boulevard to Saratoga Boulevard, and the installation of signs that bear the honorary street name.

**Sponsors:** Public Works/Street Department

*Consent - First Reading Ordinances*

19.     [24-1619](#)     Ordinance authorizing acceptance of a grant in an amount of \$59,609.00 from the State of Texas, Criminal Justice Division for Violence Against Women Program with a cash match of \$24,719.82 and in-kind match of \$6,960.00; transferring \$24,719.82 from the General Fund to the Police Grants Fund; appropriating \$84,328.82 into the Police Grants Fund; and authorizing one full-time civilian employee as a Victim Case Manager. (6 votes required)

**Sponsors:** Police Department

20.     [24-1579](#)     Ordinance authorizing the acceptance of a grant in the amount of \$318,816.56 from the State of Texas under the Victims of Crime Act for salaries and benefits for five civilian positions for the Corpus Christi Police Department's Victim Assistance Program, with a cash match of \$61,624.14 and in-kind services of \$18,080.00; and appropriating \$318,816.56 in the Police Grants Fund; and authorizing five full-time employees. (6 votes required)

**Sponsors:** Police Department

21.     [24-1516](#)     Ordinance authorizing a three-year lease with Elizondo Tennis Foundation, a Texas non-profit corporation, to lease the Al Kruse Tennis Center and the HEB Tennis Center, with two one-year renewal options, in consideration for a monthly percentage of net revenue to the City of 15% in year one, 20% in year two, and 25% in year three, or minimum monthly rent payments of \$2,500.00 in year one, \$2,625.00 in year two, and \$2,765.25 in year three, whichever is greater. (6 votes required)

**Sponsors:** Parks and Recreation Department and Finance & Procurement

**K. RECESS FOR LUNCH**

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

**L. PUBLIC HEARINGS: (ITEMS 22 - 25)**

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

- 22.**     [24-0653](#)     Ordinance annexing Clarkwood Estates subdivision, an 87.57-acre tract of land located at the northwest corner of Clarkwood Road (Farm to Market Highway (FM) 2292) and County Road (CR) 36 per owner petition; rezoning 84.71 acres from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; annexing an abutting 1.254-acre or 2,590-linear foot section of the CR 36 right-of-way per State law; providing for a penalty not to exceed \$2,000 and publication, and approving the related service plan. (6 votes required)

**Sponsors:** Planning and Community Development Department

- 23.**     [24-1573](#)     Zoning Case No. ZN8435, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multifamily Apartment Tourist District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)

**Sponsors:** Development Services

- 24.**     [24-1575](#)     Zoning Case No. ZN8441, MPM Development, LLC. (District 1). Ordinance rezoning a property at or near 11202 Haven Drive from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)

**Sponsors:** Development Services

- 25.**     [24-1688](#)     One reading ordinance designating 127.72 acres within the jurisdiction of the City of Corpus Christi as a tax increment financing district to be known as "Tax Increment Reinvestment Zone No. 6, City of Corpus Christi, Texas," pursuant to petition by owners of Barisi Village properties; setting a maximum city financial participation and a maximum contribution; and establishing a board of directors for the reinvestment zone. (6 votes required)

**Sponsors:** Economic Development and City Manager's Office

**M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 26 - 31)**

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

- 26.**     [24-1689](#)     Resolution authorizing an Interlocal Agreement with Nueces County regarding contribution of increment to the Reinvestment Zone No. 6,

City of Corpus Christi, Texas tax increment fund for the 20 year period ending December 31, 2044. (6 votes required)

**Sponsors:** Economic Development and City Manager's Office

27.     [24-1680](#)     Resolution directing the City's Planning Department to prepare a service plan for the annexation of properties in Industrial Districts No. 1, 2, and 4 in Nueces County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025; and authorizing an Agricultural Development Agreement with owners of ag-exempt property within Industrial Districts No. 1, 2, and 4. (6 votes required)

**Sponsors:** Planning and Community Development Department

28.     [24-1681](#)     Resolution directing the City's Planning Department to prepare a service plan for the annexation of properties in Industrial Districts No. 5, 6, 7, and 8 in San Patricio County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025; and authorizing an Agricultural Development Agreement with owners of ag-exempt property within Industrial Districts No. 5, 6, 7, and 8. (6 votes required)

**Sponsors:** Planning and Community Development Department

29.     [24-1514](#)     Ordinance authorizing an agreement between the Corpus Christi B Corporation (Type B) and Del Mar College Foundation Inc., for the equipment needed for five different programs for enhanced skills training effective upon signature of the City Manager or designee: appropriating funds in the amount of \$1,897,870.00 from the Type B Economic Development Fund. (6 votes required)

**Sponsors:** Economic Development

30.     [24-1337](#)     One Reading Ordinance authorizing the issuance and sale of the City of Corpus Christi, Texas, Special Assessment Revenue Bonds, Series 2024 (Whitecap Public Improvement District No.1 Improvement Area #1 Project) in the amount of \$20,700,000; approving the 2024 annual update to the service and assessment plan and assessment roll for Whitecap Public Improvement District No. 1; and approving and authorizing related agreements. (6 votes required)

**Sponsors:** Economic Development

31.     [24-1687](#)     Motion authorizing a construction contract to Zachry Construction Corporation, San Antonio, Texas, for the Wesley Seale Dewatering System & Spillway Gates Rehabilitation project in an amount not to exceed \$25,493,495.00, located outside the City limits, with FY 2025 funding available from the Water CIP Capital Funds. (6 votes required)

**Sponsors:** Corpus Christi Water, Engineering Services and Contracts and Procurement

**N.     EXECUTIVE SESSION: (ITEMS 32 - 33)**

*PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when*

*authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.*

32.     [24-1682](#)     **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 industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., rates for utilities, actions for limitation of rates, Texas Water Code § 13.043 and associated statutes and regulations, and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospects(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations, and authorizing preparation of service plans for areas to be considered for annexation.
33.     [24-1739](#)     **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 construction contracts, including, but not limited to, progressive design build procedures and the legal status of the City's discussions with entities proposing on the City's Inner Harbor Desalination Plant Project and the legal status of discharge, water rights, and Corps of Engineers permits for desalination activities on or near Corpus Christi Bay, and other potential water sources and regulatory and financing matters related to the aforementioned matters

O.     **ADJOURNMENT**