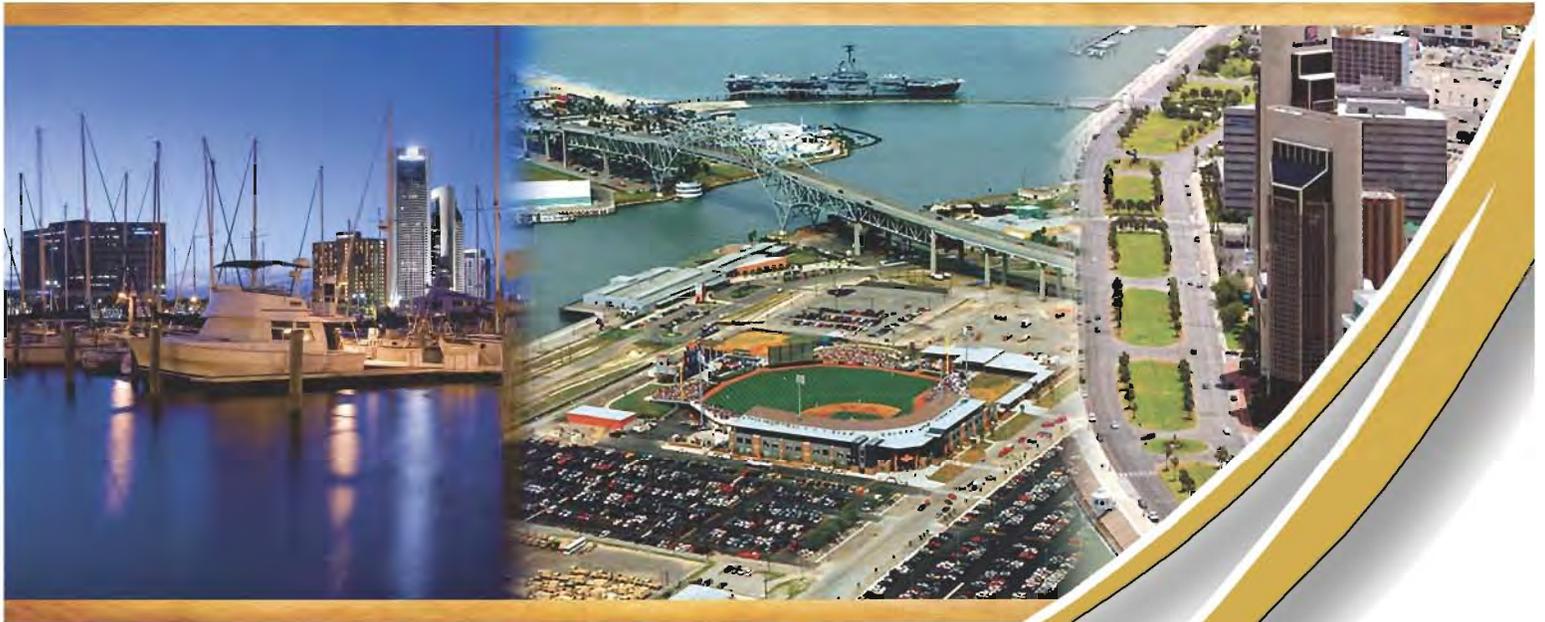


City Manager's Report

June 9, 2016



CITY COUNCIL INFORMATION TRANSMITTAL
June 9, 2016

The Following Council Action Requests Are Attached:

- Collier Pool Part B- Cost per square foot 4
- Local Catering Services at the American Bank Center 5

Good News Are Attached:

- Covered Parking Project- CCIA 7
- Bond Rating Upgrade 9

Memorandums Or Items Of Information Enclosed:

- High Grass and Mowing Schedule 10
- Upcoming Public meetings & Events 11
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CITY COUNCIL ACTION REQUESTS (CCARS)
As of June 8, 2016

Ref. No.	Date Requested	Action Request	Staff Assigned	Current Status	Est. Completion Date
1.	Magill 5/31/16	Provide a timeline in the next discovery presentation for the Carport Regulations that allows for a long lead time for this item.	Mark Van Vleck	Working	6/15/16
2.	Vaughn 5/31/16	Provide a memo to Council that includes the price per square footage for the Building planned to be built in Part B for the Collier pool.	Jay Ellington	Enclosed	6/8/16
3.	Vaughn 5/31/16	Provide a memo to Council that addresses the question of whether teenagers who need to do community service can be utilized in the Parks, picking up trash, or other activities that will benefit the city.	Jay Ellington	Working	6/21/16
4.	Magill 5/23/16	Provide a memo to Council that explains the Communication plan for the strategic looks at the City water system and how we address issues during crises and the action plan afterwards.	Margie Rose	Working	6/15/16
5.	McIntyre 5/17/16	Provide a Memo to Council that includes Operational changes that have taken place since last September, suggested capital improvement needs, and capital improvements in process regarding the water boil for the City. Include also the dates for expected completion of the elevated storage tanks project.	Mark Van Vleck	Working	6/22/16
6.	McIntyre 5/17/16	Provide a memo to Council that discusses the concern of local catering services regarding the American Bank Center.	Jay Ellington	Enclosed	6/8/16
7.	Mayor 5/10/16	Bring forward to Council an Affordable Housing plan before the next Tax Foreclosure Sale is presented to Council.	Jay Ellington	Working	10/5/16
8.	Magill 4/26/16	Provide Council with a list of the vacant general fund positions that will remain vacant for the remainder of the fiscal year.	Margie Rose	Working	6/15/16
9.	Vaughn 4/26/16	Provide a memo to Council that discusses the reasons for the revenue shortfall from Municipal Court	Margie Rose	Working	6/22/16
10.	McIntyre 4/19/16	Provide a memo to Council Members that includes preliminary information to initiate the Discover Discuss and Decide process related to a possible Public Safety Building to house CDC, Police Station, and Fire Administration. Include a proposed timeline for future discussions.	Jay Ellington	Working	6/21/16
11.	Magill 3/29/16	Bring forward a revised Taxi Cab ordinance that deregulates Taxi businesses and provides a level playing field for Taxi companies in relation to Transportation Network Companies.	Jay Ellington	Working	6/14/16



INFORMAL STAFF REPORT

MEMORANDUM

To: Margie C. Rose, Acting City Manager *MR*

Thru: E. Jay Ellington, Interim Assistant City Manager *E. Jay Ellington*

From: Stacie Talbert Anaya, Interim Director, Parks and Recreation *ST*

Date: June 6, 2016

Subject: CCARS – Collier Pool Part B – Cost per square foot

Issue/Problem:

At the May 31, 2016 City Council meeting, Councilwoman Vaughn inquired about the cost per square foot of the Collier Pool Part B project. Additionally, Councilman Magill inquired about the commencement of design for the West Guth Pool Improvements.

Background & Findings:

The construction contract for Collier Pool Part A including the construction of the pool and pump house was awarded on April 12. Construction on this portion is set to begin this month.

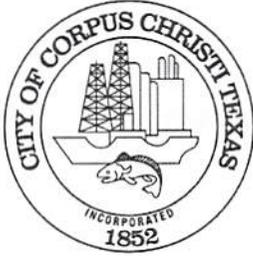
The agenda item before the City Council is a motion authorizing the City Manager to execute a construction contract with Cruz Maintenance & Construction for \$598,874 for the construction of the restrooms, showers, covered deck, entry desk, lifeguard equipment room/office and the connectivity to the parking lot.

Conclusion:

The total square footage of the building (Package B) is 2371; the cost per square foot is therefore \$253.

This calculation does not take into consideration that the \$598,874 includes site improvements to the parking lot, new concrete stairs, and new ADA access to the building. The concrete work associated with the ADA improvements includes a 260 square foot concrete ramp, 2,360 square feet of new concrete sidewalks, and 34 linear feet of new concrete retaining walls.

It is anticipated that the design phase activities for the West Guth Pool and Park improvements will commence within 2 to 3 weeks.



INFORMAL STAFF REPORT

MEMORANDUM

To: Margie Rose, Acting City Manager 
From: E. Jay Ellington, Interim Assistant City Manager 
Date: May 26, 2016
Subject: CCARS Memo - Local Catering Services at the American Bank Center

Issue/Problem

At the May 17, 2016 City Council meeting, Mr. Malcolm Deshields expressed concerns regarding local catering services at the Convention Center, one of three facilities at the American Bank Center. Mr. Deshields concerns included claims that the City's Operator is pursuing an extension of exclusive rights for the property, and a violation of state law for sale of alcohol at the facility.

Background & Findings

The 2012 Operations and Management Agreement for the American Bank Center between the City of Corpus Christi and SMG (the Agreement), gives SMG certain duties and rights related to operations and management of the three facilities collectively called the American Bank Center -- the Arena, Convention Center, and Selena Auditorium. The Agreement provides SMG with the authority to hire a concessionaire to manage the food and beverage services. SAVOR is SMG's *concessionaire*. Savor is a wholly-owned subsidiary of SMG. Under the Agreement, the *Concessionaire* (SAVOR) shall manage any or all food services **except** for outside catering (at the Convention Center).

Per the Agreement, for events at the Convention Center, at the request of the *Licensee* holding an event, an *Outside Caterer* may provide services for the single event. However, the *Outside Caterer* must be approved by SMG and enter into an *Outside Catering Agreement* with SMG. SMG has been routinely handling this process for Outside Catering, without issue, since the first day of operations at the ABC.

While the terms of the Agreement are clear, there appears to have been some recent confusion over a designation of "Public Entertainment Facility (PEF)." In November 2015, SMG and TABC Staff requested the City designate the American Bank Center as a "Public Entertainment Facility (PEF)." Per Section 108.73 of the Alcohol Beverage Code (Code):

"Public entertainment facility" means an arena, stadium, automobile race track, amphitheater, auditorium, theater, civic center, convention center, or similar facility that is primarily designed and used for live artistic, theatrical, cultural, educational, charitable, musical, sporting, nationally sanctioned automobile racing, or entertainment events. The term does not include a facility the primary purpose of which is the sale of food or alcoholic beverages, including a bar, nightclub, restaurant, hotel, bowling alley, pool hall, or dance hall, or a facility that derives 75 percent or more of the facility's annual gross revenue from the on-premise sale of alcoholic beverages."

City Staff was willing to provide the requested letter because all three of the ABC facilities all meet the requirements above, and because it was represented to City Staff that providing the letter would help to streamline the permitting and licensure processes for events at which alcohol is served. The local, regional and state TABC offices have provided conflicting information, however, regarding whether TABC now considers the PEF designation as having additional implications. This was not communicated to City Staff. The City had no intention of providing a document that did anything more than state that the ABC meets the definition of PEF. The City had no intent to provide documentation that would support an "exclusive license" – to which Mr. Deshields appears to have been referring at the Council meeting. Our legal staff was unable to find any rule that equates PEF designation with exclusive rights, in the chapter we were referred to by the local and regional offices, *Chapter 108 - Advertising* of the Alcohol Beverage Code (Code), or anywhere else in the Code.

Finally, Mr. Deshields also mentioned issues related to what party could hold alcoholic beverage permits and licenses in facilities funded by tax-exempt bonds. Mr. Deshields may have been referring to an earlier tension in alcohol and bond law that no longer exists. While years ago the City had to contract with a third party nonprofit to hold the permits and licenses, City Staff worked to get that state law changed. The Texas Legislature passed a bill that amended the Texas Alcoholic Beverage Code in 2009. Today, the City's contractual structure related to the service of alcohol at the American Bank Center is no longer seen as a violation of the Code. More specifically, that the City's facility manager SMG or its concessionaire Savor would hold the permits and licenses under the terms of their agreement -- a fixed fee agreement – is not a violation of the Code's requirement of an independent concessionaire or its prohibition on subterfuge ownership.

Preliminary FAQs:

Does the City grant SMG exclusive rights to provide food and beverage services at the Arena, Convention Center (Center), and Selena Auditorium (Auditorium)?

No. Only at the Arena. Local or *Outside Caterers* are allowed to provide services at the Convention Center and Auditorium.

Is SMG trying to obtain permits and licenses from the local Texas Alcoholic Beverage Commission (TABC) offices that, if granted, would effectively make SMG/Savor the only entity able to sell alcohol at all three facilities -- the Arena, Center or Auditorium?

No. SMG, in an attempt to streamline the process for obtaining permits and licenses for the Center and Auditorium (SA), inquired with TABC about obtaining a

single issuance of the necessary permits and licenses for all 3 facilities, instead of having to repeatedly apply for "temporary" permits and licenses several times a year, per event, for events held at the Center and Auditorium. In this process, unbeknownst to either the City or SMG, it seems the local TABC office (but perhaps not the regional or Austin offices) may place special significance on this type of a request, related the terms of Public Entertainment Facility (PEF) and "single permit holder."

Will Outside Caterers continue to be able to provide Foodservices at the Center and Auditorium?

Yes. There are no changes. SMG only has exclusive rights as to the Arena, and that will not change. Outside Caterers have a right to provide Foodservices at the Center and Auditorium if requested, and that will not change.

Conclusion

While the Agreement authorizes SMG to undertake activities to manage the facility, it does not authorize SMG to be an exclusive provider of alcohol in the Convention Center. In fact, the Agreement requires SMG to allow Outside Caterers.

Since this subject arose, City Staff has met with SMG and had conversations with local, regional and state TABC offices to clarify the requirements of the Code and any recent changes in the rules promulgated by the Texas Alcoholic Beverage Commission. The state office has agreed to help resolve the confusion. Based on these conversations, Staff anticipates the TABC offices we spoke with will arrive at a consensus and be able to provide a resolution to any permitting and licensing issues affecting the ABC within the next 30 days.



INFORMAL STAFF REPORT

MEMORANDUM

To: Margie C. Rose, Acting City Manager *MR*

Thru: E. Jay Ellington, Interim Assistant City Manager *E. Jay Ellington*

From: Fred Segundo, Director of Aviation *Fred Segundo*

Date: June 8, 2016

Subject: Covered Parking Project – Corpus Christi International Airport

Issue/Problem

As a result of weather events including high winds, the fabric on the covered parking fabric sustained three substantial tears. Based on cost and remaining economic life of the fabric, Airport Staff is recommending total replacement of the fabric rather than partial repairs.

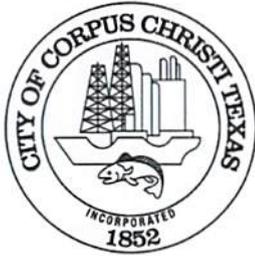
Background & Findings

The Covered Parking Lot structure at Corpus Christi International Airport was installed during the summer of 2004 at a contract price of \$1,143,095 by Sun Port International now known as USA Shade & Fabric. The Covered Parking Lot provides shade for airport customer's vehicles with 321 available slots. The Covered Lot annually generates approximately \$800,000 of revenue and is a popular feature for customers particularly during the summer months.

On March 29, 2016, City Council gave final approval for a contract to replace the canopy fabric on the covered parking structure at Corpus Christi International Airport. Airport Staff planned the work between Spring Break and Summer travel seasons to minimize disruptions to customers. Work began on March 29th and was projected for completion on May 27th, prior to Memorial Day weekend. As a result of several weather events and a slight delay in material delivery, the re-opening was delayed one week.

Conclusion

The west-side covered lot was opened on June 3rd providing 233 spaces. On Tuesday, June 7th, the east-side lot was opened with the remaining 98 spaces becoming available. We believe the timing and phasing of the project minimized disruption and inconvenience to our customers.



INFORMAL STAFF REPORT

MEMORANDUM

To: Margie C. Rose, Acting City Manager *MR*

From: Constance P. Sanchez, Director of Financial Services *CPS*

Date: June 6, 2016

Subject: Bond Rating Upgrade

Issue

Standard & Poor's Ratings Services (S&P) raised its rating on the City of Corpus Christi's general obligation debt to "AA" from "AA-".

Background & Findings

On June 8, 2016, we were notified that the City of Corpus Christi received a bond rating upgrade by S&P on its general obligation debt to "AA" from "AA-". Their outlook remains stable. Finance staff had been conducting bond rating calls this week with each of the three agencies (S&P, Fitch, and Moody's) in connection with the refunding of its general obligation bonds. While S&P gave us an upgrade, Fitch reaffirmed its "AA" rating, and we are currently waiting to hear the results from Moody's.

According to the S&P report, the upgrade was due in part to "very strong management, with strong financial policies and practices" under S&P's financial management assessment methodology. Strong budgetary performance and very strong budgetary flexibility were also cited, as were very strong liquidity and a strong "institutional framework" for Texas municipalities. This upgrade will help in keeping interest costs low as we go into the bond market to refinance our existing general obligation debt.

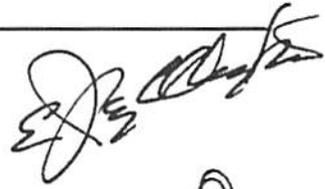
Conclusion

If you have any questions or need further information, please contact me by phone at (361) 826-3227 or by email at constancep@cctexas.com.



INFORMAL STAFF REPORT

MEMORANDUM

To: Margie C. Rose, Acting City Manager 
Thru: E. Jay Ellington, Interim Assistant City Manager 
From: Stacie Talbert Anaya, Interim Director, Parks and Recreation 
Date: June 8, 2016
Subject: High Grass and Mowing Schedule

Issue/Problem:

The City Manager requested an update on the status of high grass on city property.

Background & Findings:

Mowing operations have been slowed due to recent rains, saturated grounds and standing water in many of the parks and storm water areas. As a result, mowing crews have not been able to mow portions of parks and other city properties.

The Parks and Recreation Department follows the mowing cycle schedule listed below during regular weather patterns:

- Level A Parks : 7-10 days
- Level B Parks : 14-21 days
- Level C Parks: 21-24 days
- Level D Parks: 28-30 days
- Storm Water Areas: 4-6 weeks.

Conclusion:

If the dry weather pattern holds, the storm water mowing team will be back on schedule within two weeks and the park mowing team within one week. There will be areas that are out of compliance with the Code of Ordinances; these areas will be addressed first as mowing crews make their way through the park system.

Our mow crews have a supply of larvaecide and are treating areas with standing water to assist the efforts of Vector Control.



INFORMAL STAFF REPORT

MEMORANDUM

To: Mayor and Council

From: Margie C. Rose, Acting City Manager

Date: June 9, 2016

Subject: Upcoming Public Meetings and Events

For your convenience, attached is a calendar of upcoming public meetings and events, as submitted by City departments.

Please keep in mind that the City's Ethics Ordinance prohibits Council members from speaking before City boards, commissions, and committees, except on behalf of your own personal financial interest, in which case you are to immediately state so publicly to the board, commission or committee.

We hope this calendar will keep you informed about activities of interest taking place in your district and Citywide.

If you have any questions, please feel free to contact me.

June 8, 2016

Wednesday

5:00 PM - 6:00 PM

Parks and Recreation Advisory Committee -- City Hall, 3rd floor Conference Room

June 14, 2016

Tuesday

11:30 AM - 5:30 PM

COUNCIL MEETING -- Council Chambers

June 15, 2016

Wednesday

5:30 PM - 6:30 PM

Community Youth Development Program Steering Committee -- Juvenile Assessment Center, 615 Leopard Suite 105

June 21, 2016

Tuesday

11:30 AM - 5:30 PM

COUNCIL MEETING -- Council Chambers

June 22, 2016

Wednesday

1:30 PM - 2:30 PM

Board of Adjustment -- City Hall, Council Chambers

June 27, 2016

Monday

All Day

Transportation Advisory Committee -- City Council Chambers

June 28, 2016

Tuesday

11:30 AM - 5:30 PM

COUNCIL MEETING -- Council Chambers

July 5, 2016

Tuesday

10:30 AM - 11:30 AM

Library Board Room -- La Retama Central Library - 2nd Floor Board Room

July 7, 2016

Thursday

5:00 PM - 6:00 PM

Human Relations Commission -- City Council Chambers

**CITY OF CORPUS CHRISTI
SCHEDULED
CITY COUNCIL AGENDA ITEMS/POLICY ISSUES
As of June 9, 2016**

***Please note that this schedule may change at anytime due to scheduling conflicts and/or priority issues.**

- (T) – Indicates Tentative Scheduling

June 14, 2016

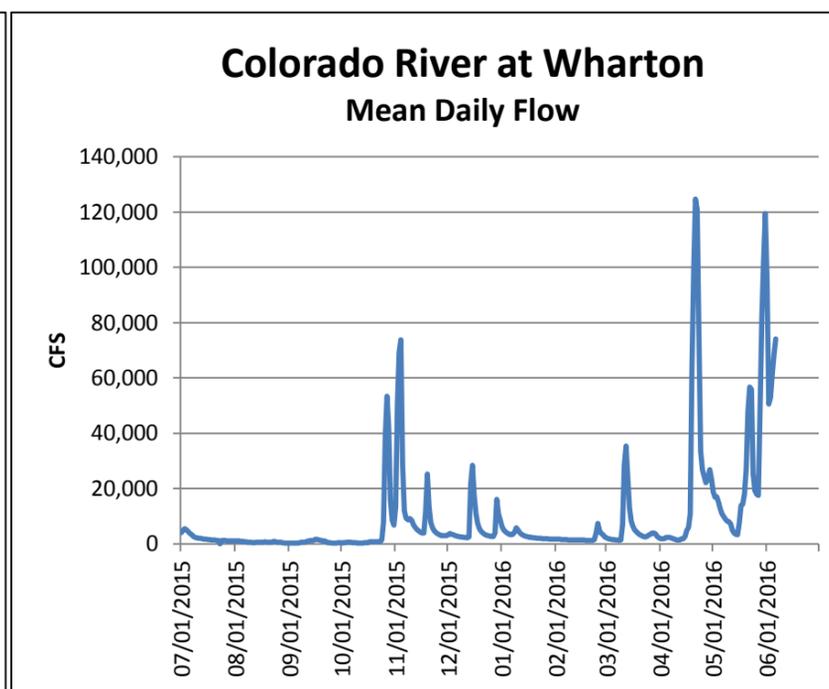
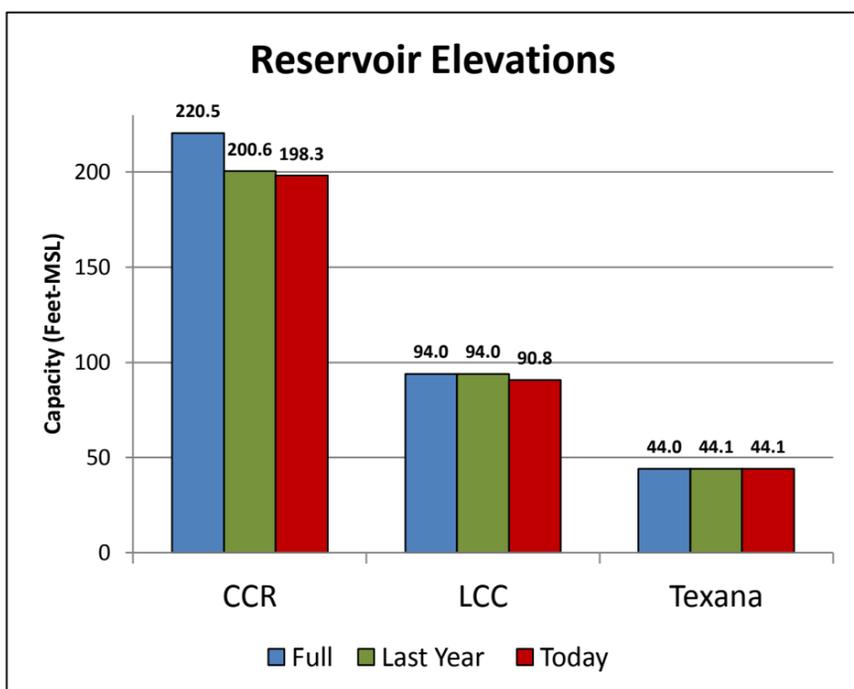
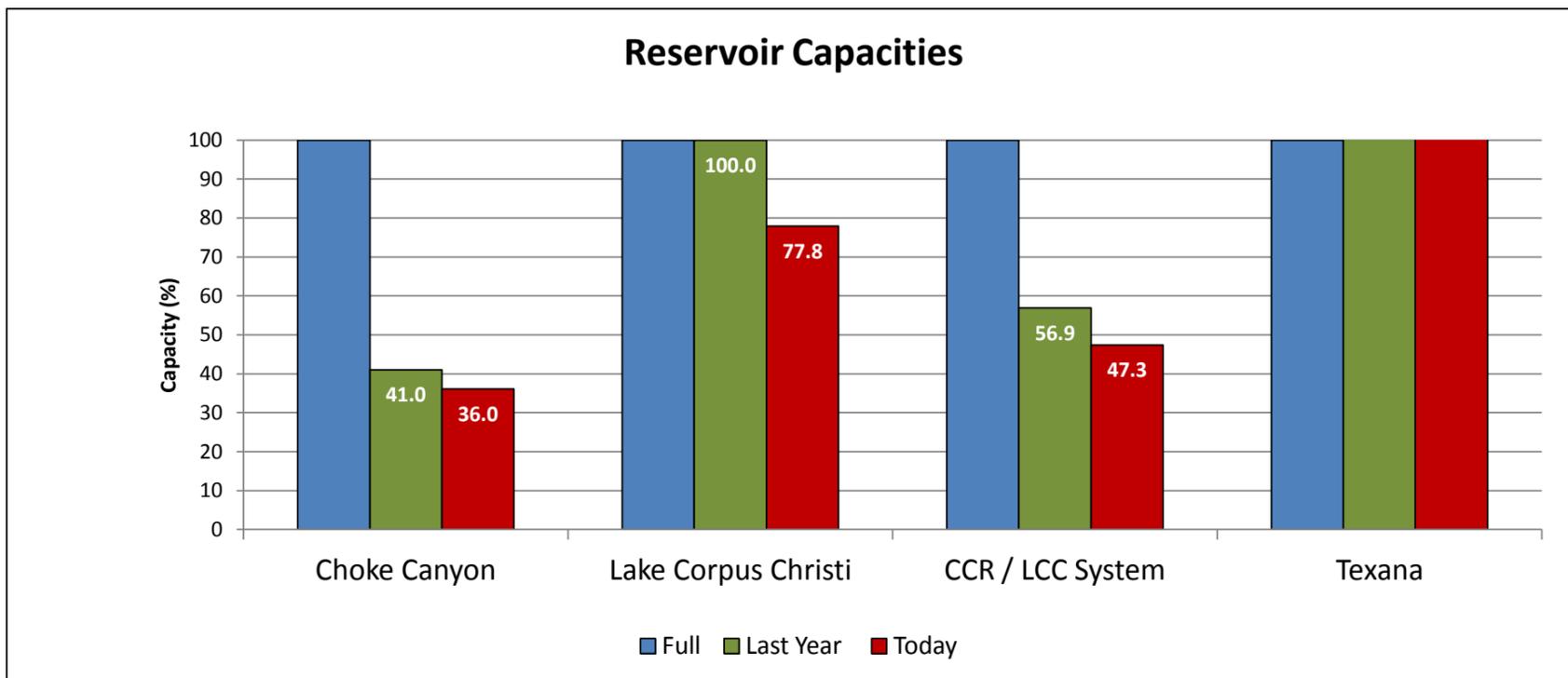
***Regular Meeting**

1. (16-0415) Motion authorizing the City Manager, or designee, to purchase two chemical vent hoods for replacement from Haldeman Homme, Inc., of Austin, Texas, at the Corpus Christi Police Department, Forensics Division, in accordance with Bid Event No. 84, based on an only bid for a total cost of \$88,215.00 for design, material and installation. Funds are available in FY 2015-2016.
2. (16-0570) Motion approving the lease of six trucks from PV Rentals, for the amount of \$65,880 based on a cooperative purchasing agreement with the Texas Local Government Purchasing Cooperative, dba BuyBoard, for a total amount of \$65,880 of which \$16,470 is required for the remainder of FY 2015-2016. The remaining contract balance will be funded through the FY2016-2017. The terms of the contract will be for one year with no extensions.
3. (16-0595) Beach Operation and Maintenance Funding Update
4. (16-0613) Motion approving the purchase of 30 Cabinet Assemblies with Cobalt Controllers and 5 individual Cobalt Controllers from Paradigm Traffic Signs, Houston, Texas based on a cooperative purchasing agreement with Texas Local Government Purchasing Cooperative, dba BuyBoard, for the amount of \$338,200.00. The Street Department has set aside funds in the FY 2015-16 for this procurement.
5. (16-0630) Ordinance authorizing the City Manager, or designee, to execute a ten – year Conduit Use Agreement with CenturyLink Communications, L.L.C., to install and maintain telecommunications services within city conduit located in Ocean Drive right-of-way between Alameda Street and Sand Dollar Blvd. in consideration of \$7,886.00 annual revenue payment, to be increased by 4% annually.
6. (16-0635) FY 2015 Comprehensive Annual Financial Report (CAFR)

7. (16-0639) Ordinance to adopt the fiscal year (FY) 2016-2017 Consolidated Annual Action Plan (CAAP), for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Programs. To authorize the City Manager or designee to submit the FY2016-2017 CAAP to the U.S. Department of Housing and Urban Development (HUD), and to amend if required by HUD. To authorize the City Manager or designee to execute all documents necessary to accept and appropriate upon receipt the grants from HUD into the Grant Fund No. 1059 for the approved FY2016-2017 CAAP projects and further to execute funding agreements and all other documents necessary to implement the FY2016-2017 CAAP with organizations of approved projects.
8. (16-0642) Ordinance amending the FY 2016 Capital Improvement Budget adopted by Ordinance No. 030621 to add Project No. E16265 Corpus Christi Aquifer Storage and Recovery (ASR) Feasibility Study; transferring \$611,700 into the newly created project; accepting a grant and appropriating anticipated revenues; authorizing the City Manager, or designee, to negotiate on subsequent City of Corpus Christi Aquifer Storage and Recovery Conservation District (District) contracts; and execute a Professional Services Contract with HDR Engineering, Inc. of Austin, Texas in the amount of \$601,980 for an ASR Feasibility Study.
9. (16-0670) Resolution of Authorization to execute the Notification for Additional Funding in 2016 (Street Maintenance Program) from the Regional Transportation Authority (RTA)
10. Presentation - Health Department Response to Zika Virus.
11. Presentation – Audit Briefing RTA

STATUS OF THE CHOKE CANYON / LAKE CORPUS CHRISTI / LAKE TEXANA RESERVOIR SYSTEM

As of: 06/07/2016



RESERVOIR STATISTICS											
Date	Choke Canyon Reservoir			Lake Corpus Christi			CCR/LCC Combined		Lake Texana		
	Elevation	Volume	% Capacity	Elevation	Volume	% Capacity	Volume	% Capacity	Elevation	Volume	% Capacity
FULL	220.5	695,271	100%	94.0	257,260	100%	952,531	100%	44.0	161,085	100%
06/07/2016	198.3	250,578	36.0%	90.8	200,267	77.8%	450,845	47.3%	44.1	162,101	100.6%
06/06/2016	198.0	246,772	35.5%	90.8	199,927	77.7%	446,699	46.9%	44.1	162,101	100.6%
05/07/2016	197.0	232,039	33.4%	90.2	190,297	74.0%	422,336	44.3%	44.2	163,121	101.3%
06/07/2015	200.6	284,917	41.0%	94.0	257,260	100.0%	542,177	56.9%	44.1	162,101	100.6%