



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes

City Council

Tuesday, May 12, 2026

11:30 AM

Council Chambers

A. Mayor Paulette Guajardo to call the meeting to order.

Mayor Guajardo called the meeting to order at 11:35 a.m.

B. Invocation to be given by Pastor Brian Hill with First Baptist Church.

Pastor Brian Hill with First Baptist Church gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Adam Copeland, senior at Annapolis Christian Academy.

Adam Copeland, senior at Annapolis Christian Academy, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca 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 Zaroni, Deputy City Attorney Buck Brice and City Secretary Rebecca Huerta

Present: 9 - Council Member Roland Barrera, Council Member Carolyn Vaughn, Council Member Gilbert Hernandez, Council Member Sylvia Campos, Mayor Paulette Guajardo, Council Member Mark Scott, Council Member Kaylynn Paxson, Council Member Everett Roy, and Council Member Eric Cantu

E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 2)

1. [26-0639](#) National Beach Safety Week, May 18 - May 25 (Parks and Recreation)

Director of Parks and Recreation Robert Dodd and Beach Rescue Superintendent Ana Tortorello presented information on National Beach Safety Week, May 18 - 25. Beach Safety Week Kickoff will be held on May 17 from 11:00 a.m. to 3:00 p.m. at Windward Beach.

2. [26-0640](#) 49th Annual Beach to Bay Relay Marathon, May 16, 2026

City Manager Peter Zaroni announced the 49th Annual Beach to Bay Relay Marathon, May 16, 2026, which honors Armed Forces Day.

Race Director of Beach to Bay Relay Marathon Doug McBee thanked the mayor, council and staff for their support.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment. The following individuals spoke: Ron Woods, Corpus Christi, TX, Julia Garcia, Corpus Christi, TX, Loyce Woods, Corpus Christi, TX, Mark Tapia, Corpus Christi, TX, Hope Castaneda, Corpus Christi, TX, Macy Winchester, Corpus Christi, TX, Alejandro Chavera, Corpus Christi, TX, Susie Saldana, Corpus Christi, TX, Lisa Gerdes, Corpus Christi, TX, Eddie Flores, Corpus Christi, TX, Jared Suarez, Corpus Christi, TX, Adam Rios, Corpus Christi, TX, Zachary Bornstein, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Trevor Slowik, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Melinda De Los Santos, Corpus Christi, TX, Ajit David, Corpus Christi, TX, Sean Merritt, Corpus Christi, TX, Taylor Johnson, Corpus Christi, TX, Tracy Joehnk, Corpus Christi, TX, Nishy George, Corpus Christi, TX, and Doug Allison, Corpus Christi, TX.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 3 - 15)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 11, 13, and 14 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 11, 13, and 14, seconded by Council Member Vaughn. The motion carried by the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

3. [26-0716](#) Approval of the May 5, 2026 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

4. [26-0323](#) Ordinance approving a lease estoppel to the ground lease with Dlugosch III, LLC (DBA The Texan Stores) at the Corpus Christi International Airport, acknowledging the ground lease and consenting to the Ground Lease Estoppel Certificate and Agreement; authorize execution of all documents necessary and

related to the agreement; and provide for an effective date.

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

Enactment No: 033924

5. [26-0653](#) An Ordinance by the City Council of the City of Corpus Christi, Texas authorizing the issuance of "City of Corpus Christi, Texas General Improvement Bonds, Series 2026", for the third issuance of bonds from the Bond 2022 authorization and the first issuance of bonds from the Bond 2024 authorization, in a cumulative amount not to exceed \$115,000,000, within set parameters; levying a continuing direct annual ad valorem tax for the payment of the Bonds; delegating the authority to the City Manager, Deputy City Manager, Director of Finance and Procurement, and certain other authorized officials to approve and execute documents relating to the issuance, sale and delivery of the Bonds; authorizing the execution of related engagement agreements with the City's Financial Advisors and Bond Counsel; and providing for an effective date.

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

Enactment No: 033925

6. [26-0654](#) An Ordinance by the City Council of the City of Corpus Christi, Texas authorizing the issuance of its Utility System Senior Lien Revenue Improvement and/or Refunding Bonds in one or more series (as designated by purpose and series) for water, wastewater, stormwater, and gas utility improvements in an amount not to exceed \$500,000,000 and refinancings in an amount not to exceed \$113,175,000, within set parameters; making provisions for the payment and security thereof by a first and prior lien on and pledge of the net revenues of the City's utility system on a parity with certain currently outstanding utility system revenue obligations; stipulating the terms and conditions for the issuance of additional revenue bonds on parity therewith, and resolving other matters incident and related to the issuance, sale, and delivery of one or more series of bonds, including the approval and distribution of one or more official statements pertaining thereto; authorizing the execution of one or more paying agent/registrar agreements, one or more escrow agreements, and one or more purchase contracts; complying with the requirements imposed by the letter of representations previously executed with the Depository Trust Company; delegating authority to the City Manager, Deputy City Manager, Director of Finance and Procurement, and certain other authorized officials to approve and execute documents relating to the issuance, sale and delivery of each series of Bonds; authorizing the execution of any necessary engagement agreements with the City's Financial Advisors and Bond Counsel; and providing for an effective date.

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

Enactment No: 033926

7. [26-0657](#) Public Hearing and Ordinance ratifying the FY 2026 Annual Action Plan (AAP)

submitted to HUD on August 15, 2025, and approving the FY 2026 AAP's Substantial Amendment No. 1; accepting \$160,098.00 of funding from the Ed Rachel Foundation for qualified programs; awarding \$20,000.00 to Rising Tide Ministries' Safe at Home Program, \$20,000.00 to Rising Tide Ministries' Wave Academy, and \$50,000.00 to Habitat for Humanity's Critical Repair Program from the General Fund; appropriating \$160,098.00 in the General Fund; and amending the FY 2026 Operating Budget.

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

Enactment No: 033927

Consent - Contracts and Procurement

8. [26-0206](#) Motion authorizing execution of a four-year co-operative purchase agreement with EGSW LLC of San Antonio, in an amount of \$933,240.00, for the purchase of Micro-Solve, a preventative grease and odor solution utilized at wastewater treatment plants and lift stations, with FY 2026 funding in the amount of \$116,655.00 from the Wastewater Fund.

This Motion was passed on the consent agenda.

Enactment No: M2026-041

9. [26-0436](#) Resolution authorizing a five-year service agreement with Hach Company of Loveland, Colorado, in an amount up to \$1,609,255.50 for annual preventative maintenance and instrument calibration services at the O.N. Stevens Water Treatment Plant, the Water Quality Testing Offices, the Water Utilities Lab, and Wastewater Treatment Plants for Corpus Christi Water, with FY 2026 funding of \$231,101.00 from the Water Fund and \$32,491.00 from the Wastewater Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033928

10. [26-0582](#) Resolution authorizing execution of a one-year service agreement with Pure Technologies, of Linthicum Heights, Maryland, for an amount of \$340,549.50, for in-service treated water leak detection and mapping of Laguna Madre Crossing and Port Aransas Pipelines, with FY 2026 funding from the Water Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033929

11. [26-0340](#) Motion authorizing execution of a one-year service agreement, with three one-year options, with Eurofins Environment Testing South Central, LLC, of Leola, Pennsylvania, with an office in Corpus Christi, in an amount up to \$232,725.00, with a potential up to \$930,900.00 if the options are exercised, for chemical testing and analysis of water and wastewater samples for Corpus Christi Water, with FY 2026 funding of \$25,800.00 from the Water Fund and \$90,562.00 from the Wastewater Fund.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann responded to Council questions.

Council Member Campos moved to approve the motion, seconded by Council Member Barrera. This Motion was passed and approved with the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

Enactment No: M2026-042

12. [26-0073](#) Motion authorizing execution of a one-year supply agreement, with two one-year options, with G.P. Transport, Inc., of Gregory in an amount up to \$842,975.00, with a potential up to \$2,530,425.00 if the options are exercised, for the purchase of backfill materials needed for water line repairs for Corpus Christi Water, with FY 2026 funding of \$562,317.00 from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2026-043

13. [26-0672](#) Motion authorizing execution of two three-year service agreements for temporary staffing with AG|CM of Corpus Christi and ND Global Consulting Services Inc. of McKinney, Texas, in an amount up to \$3,000,000.00 each, to provide support needed with Capital Improvement Program projects located citywide for the Engineering Services Department, with FY 2026 funding of \$1,501,382.00 from the Engineering Services Fund.

Director of Engineering Services Jeff Edmonds, Director of Finance Sergio Villasana, and Director of Operations for South Texas of AG|CM Kendra Hickman responded to Council questions.

Council Member Hernandez moved to amend the motion to only approve the contract with AG|CM and postpone the agreement with ND Global Consulting Services, Inc. of McKinney, Texas until more information on their qualifications is received, seconded by Council Member Cantu and passed unanimously.

Mayor Guajardo opened public comment.

Janson Abraham, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Barrera moved to amend the motion to authorize execution of one three-year service agreement for temporary staffing with AG|CM of Corpus Christi, in an amount up to \$6,000,000.00, seconded by Council Member Cantu and passed unanimously.

Council Member Barrera moved to approve the motion as amended, seconded by Council Member Cantu. This Motion was passed as amended and approved with the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

Enactment No: M2026-044

Consent - Capital Projects

14. [26-0684](#) Motion awarding a construction contract to Bonco, LLC, of Driscoll, Texas, for the Asset Management Service Center Secure Enclave project for installation of a 8,700 LF new heavy-duty chain-link fence and motorized access points in an amount not to exceed \$1,272,770.00, located in Council District 3, with FY 2026 funding available from the City Facilities CIP fund.

Director of Engineering Services Jeff Edmonds, Interim Director of Asset Management Juan Rivera, and Assistant Director of CCW – Finance & Administration Kamil Taras responded to Council questions.

Council Member Barrera moved to approve the motion, seconded by Council Member Cantu. This Motion was passed and approved with the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

Enactment No: M2026-045

General Consent Items

15. [26-0637](#) Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, for the FY 2024 & 2025 Building Resilient Infrastructure and Communities (BRIC) grant program for funding in the amount of \$3,375,000.00 for the Allison Wastewater Treatment Plant Backup Generator Project with a cash match of \$1,125,000.00 from the Wastewater Capital Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033930

Consent - First Reading Ordinances

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 2:02 p.m. Executive Session Items 21-24 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:40 p.m.

K. PUBLIC HEARINGS: (ITEM 16)

16. [26-0536](#) Zoning Case No. ZN9181, America Alfa Group, LLC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Interim Director of Development Services Yvette Wallace responded to Council questions.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Roy moved to approve the ordinance, seconded by Council Member Barrera. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Council Member Barrera, Council Member Vaughn, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Nay: 1 - Council Member Hernandez

Abstained: 0

L. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 17 - 19)

17. [26-0736](#) One-Reading ordinance awarding a Construction Manager-At-Risk (CMAR) contract to Reytec Construction Resources, Inc. of Houston, Texas for pre-construction services, purchase of long-lead items and initiation of construction for the force main installation for the Reclaimed Water for Industrial Use Project in an amount up to \$16,194,400.00; and amending the FY 2026 Capital Budget, with FY 2026 funding available from Water Capital Fund.

City Manager Peter Zanoni, Chief Operating Officer of Corpus Christi Water Nick Winkelmann, and Regional Director of Ardurra Dan Leyendecker responded to Council questions.

Mayor Guajardo opened public comment.

Joshua Fraedrick, Corpus Christi, spoke.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Cantu. This Ordinance was passed on emergency and approved with the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

Enactment No: 033931

18. [26-0651](#) Ordinance approving policies to be implemented during Level 1 Water Emergency.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: summary; Level 1, baseline usage, curtailment, and allocations; baseline water use and curtailment percent for CCW residential customers; recommendation on baseline water use for CCW residential; baseline water use and curtailment percent for CCW commercial customers; baseline water use and curtailment percent for CCW wholesale customers; baseline water use and curtailment percent for CCW large volume customers; projected customer class curtailment; surcharge structure (monthly); city swimming pools and splash pads for summer operations; and car washing.

City Manager Peter Zanoni and COO Winkelmann responded to Council questions.

Mayor Guajardo moved to amend the ordinance at the top of page 8 of the ordinance, letter "e" as follows: to allow vehicle and boat washing with the use of a hand-held hose with a positive shut-off nozzle, seconded by Council Member Scott and passed unanimously.

Council Member Campos moved to amend the ordinance on page 4 (5)(a)(1) to strike from the last sentence as follows: "such as the Inner Harbor Seawater Desalination Treatment Facility," seconded by Council Member Hernandez and passed unanimously.

Mayor Guajardo opened public comment.

Dan Herrington, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Susie Saldana, Corpus Christi, TX, and Steve Indrelunas, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Hernandez moved to approve the ordinance as amended, seconded by

Council Member Barrera. This Ordinance was passed on first reading as amended and approved with the following vote:

Aye: 7 - Council Member Barrera, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

Nay: 2 - Council Member Vaughn and Council Member Cantu

Abstained: 0

19. [26-0738](#) Per Council Policy 16.d., we are requesting that the following item be placed on the next available City Council agenda, which is May 12, 2026, for discussion and possible action regarding revisions to the city's utility payment arrangements policies for seniors aged 65 and older and veterans with the goal of making payments more accessible and affordable to prevent disruption of essential water service, **as requested by Council Members Eric Cantu, Carolyn Vaughn, and Gil Hernandez.**

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topic: payment arrangements for utility bills.

City Manager Peter Zanoni, COO Winkelmann, Utility Billing Office Manager Margaret Morin, and Executive Director of Mission 911 Lauren Cargill responded to Council questions.

No action was taken.

M. BRIEFINGS: (ITEM 20)

20. [26-0641](#) Water Supply Update

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: discussion topics; past 7 days observed rainfall; Lake Corpus Christi improvement; Western Surface Water Supply Lake Corpus Christi and Choke Canyon Reservoir; Eastern Surface Water Supply; Evangeline Groundwater Project permit and contractual update; Nueces Groundwater Program; Brackish Ground Water Treatment project overview; wastewater reuse project overview; Inner Harbor Desalination project overview; Harbor Island Seawater Desalination project overview; Barney Davis Seawater Desalination project overview; CC Polymers/Aquatech Seawater Desalination project overview; projected delivery of new water sources; and water conservation plan.

COO Winkelmann responded to Council questions.

N. EXECUTIVE SESSION: (ITEMS 21 - 24)

21. [26-0712](#) 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 rules and regulations of state of Texas, EPA, TCEQ, TWDB, Texas Railroad Commission, Federal Energy Regulatory Commission, other regulatory entities, and legal rights, property rights, and contracts related to purchase, lease, storage and/or sale of property rights for natural gas, including potential underground gas storage facilities and/or reservoirs near the Agua Dulce Hub and/or County Road 87 and/or County Road 22 and/or County Road 20, and **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned rights to real property because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, including, but not limited to, potential consideration of authorization to enter agreement(s) for the purchase of the property or property(ies) at and/or adjacent to locations (if any) described herein.

This Item passed after executive session.

The following motion was considered:

Motion authorizing execution of (1) a Real Estate Sales Contract with Thomas Joe Smith for the purchase of approximately 112 acres of land near County Road 87 and County Road 22 near the Agua Dulce Hub, in Nueces County, Texas in an amount not to exceed \$1,066,850 and (2) a Real Estate Sales Contract with Midnight Sun INC VI for the purchase of approximately 2,909 acres of land near County Road 87 and County Road 20 near the Agua Dulce Hub, in Nueces County, Texas in an amount not to exceed \$23,277,520 for the purpose of the CCGAS Underground Gas Reservoir Project that has been on the Capital Improvement Plan since 2021.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Scott moved to approve the motion, seconded by Council Member Barrera. This Motion was passed and approved with the following vote:

Aye: 9 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Abstained: 0

Enactment No: M2026-046

22. [26-0740](#) **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 personnel matters of the Corpus Christi - Nueces County Public Health District.

This E-Session Item was discussed in executive session.

23. [26-0748](#) **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 *Ajit David v. City of Corpus Christi et al*, City Ordinance 24-0256; Ordinance authorizing an agreement between the Type B Corporation and Elevate QOF LLC, for a total incentive amount not to exceed \$2,000,000 for Homewood Suites by Hilton at the corner of N Chaparral Street and Lomax Street; the contract between the Type B Corporation and Elevate QOF, LLC related to the foregoing; potential extensions thereto and performance thereunder, and updates on litigation in other cases, **as requested by Council Members Sylvia Campos, Kaylynn Paxson, and Gil Hernandez.****

This Item passed after executive session.

City Manager Peter Zanoni and Deputy City Attorney Buck Brice responded to Council questions.

The following motion was considered:

Motion determining an event of default for misleading material representations made to the Type B Corporation under the business incentive agreement between the Corpus Christi B Corporation and Elevate QOF, LLC for the development of a hotel and retail project.

Council Member Paxson moved to table this item until May 19, hold an executive session, and address representatives from Elevate QOF before executive session, seconded by Council Member Scott. The motion failed with the following vote: Council Members Campos, Paxson, and Scott voting "yes," Council Members Barrera, Cantu, Hernandez, and Vaughn voting "no," and Mayor Guajardo and Council Member Roy, "abstained."

Mayor Guajardo opened public comment.

Susie Saldana, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Sandy Fernandez, Corpus Christi, TX, and Ajit David, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

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

Aye: 5 - Council Member Vaughn, Council Member Hernandez, Council Member Campos, Council Member Paxson and Council Member Cantu

Nay: 2 - Council Member Barrera and Council Member Scott

Abstained: 2 - Mayor Guajardo and Council Member Roy

Enactment No: M2026-047

24. [26-0642](#) **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 rules and regulations of state of Texas, EPA, TCEQ, TWDB, Texas Railroad Commission, San Patricio County Groundwater Conservation District, and legal rights, property rights, and/or contracts related to purchase and/or sale of groundwater, including water rights in property accessing the Evangeline Aquifer in San Patricio County adjacent and/or near US Highway 181, US Highway 77, US Highway 77 Business, Highway 89, and/or the Aransas River, and other sources, and **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned rights to real property because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, including, but not limited to, potential consideration of authorization to enter agreement(s) for professionals for services related to these property rights, interlocal agreements and other agreements with government entities near the aforementioned property(ies) and/or the purchase of the property or property(ies) at and/or adjacent to locations (if any) described herein and/or modified groundwater rights purchase and sale agreement(s) with Evangeline Laguna, L.P. and related entities for groundwater rights in San Patricio County.

This E-Session Item was discussed in executive session.

O. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned the meeting at 8:18 p.m.