



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, July 27, 2021

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

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

Mayor Guajardo called the meeting to order at 11:38 a.m.

**B. Invocation to be given by Pastor Rick Barrera, Cornerstone Church.**

Pastor Rick Barrera, Cornerstone Church, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major.**

Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major, led the Pledge of Allegiance to the Flag of the United States and to 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 Paulette M. Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Billy A. Lerma, Council Member John Martinez, Council Member Ben Molina, Council Member Mike Pusley, and Council Member Greg Smith

**E. Proclamations / Commendations**

1. [21-0904](#) Proclamation declaring July 30, 2021 as the "Feria De Las Flores" Day.  
Proclamation declaring July 25-31, 2021 as the "Feria De Las Flores" Week.  
Commendation recognizing National Little League Minor Division Team.

Mayor Guajardo presented the proclamations and commendation.

**F. PUBLIC COMMENT**

Mayor Guajardo opened the public comment period.

Jack Gordy, 4118 Bray Dr., spoke regarding his request for public information.

Brian Watson, 5813 Hugo Dr., spoke about the United States Interagency Council on Homelessness and asked City Council to consider hiring a consultant to discuss the desalination plant.

Joe Kramer, 1820 Waldron Rd., thanked the Mayor and Council for their service to our City, and expressed his gratitude to Director of Public Works Richard Martinez and his staff for their work.

**G. CONFIRMATION OF POLICE CHIEF APPOINTMENT**

2. [21-0901](#) Motion confirming the City Manager's appointment of Mike Markle as Corpus Christi Chief of Police.

Mayor Guajardo referred to Item 2.

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

Immediately following the vote, a swearing-in ceremony was held.

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-147

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

Mayor Guajardo referred to City Manager's Comments.

**a. Presentation of the City of Corpus Christi's FY 2022 Proposed Annual Operating Budget and Capital Improvements Program Budget**

City Manager Zaroni presented the FY2022 Proposed Annual Operating Budget and Capital Improvements Program Budget as follows: FY 2022 proposed budget summary; budget transparency; budget development; FY 2022 total city budget: \$1.2 Billion; FY 2022 proposed budget general funds (with transfers); FY 2022 general fund budget: \$298.4 Million; general fund revenue growth over FY 2021 adopted budget; property taxable value growth and rate; \$121,500,760 FY 2021-2022 proposed budget street maintenance and reconstruction; 56% increase in streets for FY 2022; streets; police; fire; parks and rec; Type B fund; marina; Bayfront; neighborhood services; library; communication; auditor; solid waste; hotel occupancy tax (HOT); arena and convention center; development services fees; airport; water; wastewater; stormwater; stormwater 5-year program; stormwater improvements; gas; utility; net impact-\$0 (zero dollars);

senior, disabled and low income utility assistance program; employee health benefits in FY 2022; FY 2022 Capital Budget \$448.9 Million; FY 2022 budgeted positions; and next steps.

Council Members and City Manager Zanoni discussed the following topics: the community input meetings will last about an hour and a brief video of the budget will be provided; the American Rescue Plan funding is included in the budget; a Council Member's request for a separate workshop for the Capital Improvement Plan (CIP) budget; and a Council Member's request that calendar invitations be sent for all the budget input sessions.

**b. Covid-19 Update by Annette Rodriguez, Health Department Director**

Assistant Director of Public Health Luis Wilmot presented an update on COVID-19: Nueces County COVID-19 cases; COVID-19 weekly cases; hospitalizations/ICU; Delta Variant; and vaccine breakthrough cases in Nueces County.

A Council Member requested data information regarding the number of deaths related to the COVID-19 vaccination.

**c. Games of Texas Update by Neiman Young, Assistant City Manager**

Assistant City Manager Neiman Young presented information on the Summer Games of Texas 2021: July 29-August 1, 2021 sporting events; economic benefits; COVID-19 protocols; and sports schedule.

**d. Seawater Desalination Update by Mike Murphy, Chief Operating Officer**

Chief Operating Officer Michael Murphy presented an update on the desalination workshop. He said the desalination team is working on responses to questions from Mayor and City Council.

Council Members and Mr. Murphy discussed the following topics: a Council Member's request for an updated timeline; and the importance of right-sizing the plan with a thorough analysis.

**I. BOARD & COMMITTEE APPOINTMENTS:**

- 3.** [21-0840](#) Building Standards Board (2 vacancies)  
Marina Advisory Committee (6 Vacancies)  
Planning Commission (3 vacancies)  
Airport Zoning Commission (3 vacancies)

Mayor Guajardo referred to Item 3. The following board appointments were made:

Building Standards Board:  
Guate Garcia (Appointed)

Monica Pareso (Appointed)

Marina Advisory Board:

Richard E. Bell (Reappointed)

Robert Kelley (Appointed)

Don J. Dunlap (Appointed)

Paulo Salazar (Appointed)

John Murray (Appointed)

Alyssa M. Mason (Appointed)

Planning Commission and Airport Zoning Commission:

Michael M. Miller (Reappointed)

Sheldon Schroeder (Reappointed)

Kamran Zarghouni (Reappointed)

**J. EXPLANATION OF COUNCIL ACTION:**

**K. CONSENT AGENDA: (ITEMS 4 - 16)**

*Consent - Second Reading Ordinances*

4. [21-0843](#) Ordinance adopting the Fiscal Year 2021-2022 Consolidated Annual Action Plan (CAAP) for the Community Development Block Grant (CDBG) budget in the amount of \$2,784,119, the Emergency Solutions Grant (ESG) budget in the amount of \$235,265, and the HOME Investment Partnerships (HOME) budget in the amount of \$1,162,686 for a total of \$4,182,070 annual funding from the United States Department of Housing and Urban Development (HUD); authorizing the execution of all necessary documents to submit the CAAP; authorizing a staff complement of 13 positions; accepting and appropriating funding for the approved CAAP projects and authorizing the execution of funding agreements, amendments and other documents necessary to implement the FY 2021-2022 CAAP.

Mayor Guajardo referred to Item 4.

Workforce Housing Manager Jennifer Buxton presented information on the following topics: summary; HOME grants and loans; council requests for information grants; council requests for information loans; payments made by property; Palms at Blucher Park Unit configuration; Avanti Heritage Park Unit configuration; Council requests for information TG110; Palms at Blucher Park sources and uses; and staff recommends allocating \$1 million of HOME program to the Palms at Blucher Park.

Council Members, Housing Manager Buxton, City Manager Peter Zanoni, Representative for developer Ray Lucas with Lucas & Associates, and Interim Director of Neighborhood Services Tracey Cantu discussed the following topics: a Council Member's request for dates of the loans remaining balances; in response to a Council Member's question

regarding the final cost certification, Mr. Lucas stated that there are two CPA firms recognized by the investors that certify the cost certification and then the cost certification goes to the state to verify the results; all of the projects listed in this presentation except for Wayforward/Fishpond are 9% tax credits; TG110 has returned funds to the City in the amount of \$1 million dollars with the Village of Greenwood project because they received money from the Texas General Land Office; if the Palms at Blucher Park project does not go forward, then the tax credits go back to the City for the next eligible project; in order to be a competitor for the tax credits, the developer told the state that they will build 72 units; cities help to subsidize affordable housing, so this \$1 million dollars in HOME funds will help keep the units affordable; Prospera and TG110 are non-profits, so Prospera is willing to absorb anything above \$1 million dollars; 8 out of the 16 projects listed in the presentation have made repayments; and a few Council Members did not agree with the process used to select the recipient.

Council Member Barrera made a motion to amend the ordinance to include the \$1 million dollars in the HOME program, seconded by Council Member Pusley and approved with the following vote: Council Members Barrera, Pusley, Hunter, Smith and Molina voted - Aye; and Mayor Guajardo, Council Members Martinez, Lerma and Hernandez voted - No.

Council Member Barrera made a motion to approve the ordinance as amended, seconded by Council Member Pusley. This Ordinance was passed on second reading as amended and approved with the following vote:

**Aye:** 5 - Council Member Barrera, Council Member Hunter, Council Member Molina, Council Member Pusley and Council Member Smith

**Nay:** 4 - Mayor Guajardo, Council Member Hernandez, Council Member Lerma and Council Member Martinez

**Abstained:** 0

Enactment No: 032503

### **Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 4, 6, 8 and 12 be pulled for individual consideration.

A motion was made by Council Member Lerma, seconded by Council Member Pusley to approve the Consent Agenda with the exception of Items 4, 6, 8 and 12. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

5. [21-0658](#) Ordinance rejecting the apparent low bid of WLE, LLC. of Austin, Texas due to refusal to perform on a previous mowing contract providing similar services and

authorizing a three-year service agreement for mowing and grounds maintenance of Storm Water Group 5A1 for an estimated amount of \$204,540.00 with Dorame General Repair & Lawn LLC of Corpus Christi, Texas for the Public Works Department, with FY 2021 funding in an amount not to exceed \$11,363.33 available through the Storm Water Fund.

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

Enactment No: 032504

*Consent - Contracts and Procurement*

6. [21-0580](#) Motion authorizing a five-year service agreement with SWCA, Incorporated, dba SWCA Environmental Consultants, of San Antonio, Texas to provide permitting services, such as reporting, training, and compliance for the Texas Commission on Environmental Quality in an amount not to exceed \$104,879.00, with FY 2021 funding in an amount not to exceed \$6,992.00, available through the Water Fund.

Mayor Guajardo referred to Item 6.

A Council Member, Assistant Director of Public Works Gabriel Hinojosa and Director of Planning Daniel McGinn discussed the following topics: a Council Member's concern about the low bid and not having prior history with this company; and City Manager Peter Zanoni recommends tabling this item.

Council Member Hunter made a motion to table the item, seconded by Council Member Pusley. This Motion was tabled with the following vote:

- Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith
- Nay:** 1 - Council Member Hernandez
- Abstained:** 0

7. [21-0798](#) Motion authorizing a three-year service agreement with Allison Corp. dba Allison Flooring America of Corpus Christi, Texas, for an amount not to exceed \$696,100.00, for flooring repair and replacement for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$38,675.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-148

8. [21-0800](#) Motion authorizing a three-year service agreement with up to three one-year renewal options with Acclaim Energy, Ltd., in the amount of \$0.00030 based on a yearly average citywide consumption of 140,742,000 Kilo Watt Hours (kWh) for an estimated annual fee of \$43,000, and potential estimated amount of \$258,000.00, for power purchase consultant services to the City, effective upon

issuance of notice to proceed.

Mayor Guajardo referred to Item 8.

Director of Asset Management Charles Mendoza stated that there was a typo on the agenda which should read \$.00030 per Kilowatt hour (kWh) and not \$.00035; and the contract should say it expires December 2022, not December 2023.

Council Member Barrera made a motion to amend the motion to read "\$.00030 per Kilo Watt hour" instead of "\$.00035," seconded by Council Member Lerma and passed unanimously.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-149

9. [21-0807](#) Motion authorizing a three-year service agreement with A to Z Concrete and Fence LLC of Rockport, Texas, for an amount not to exceed \$814,355.00, for fencing repair and replacement services for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$45,250.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-150

10. [21-0644](#) Resolution authorizing a three-year service agreement with two one-year extension options with Vision Services Plan Insurance Company of Rancho Cordova, CA., to provide third-party administration of the City's fully insured vision care in an amount not to exceed \$486,381.00 for a three-year period, or \$810,635.00, if both one-year extension options are exercised, funded 100% by participating employees through payroll deduction.

This Resolution was passed on the consent agenda.

Enactment No: 032505

11. [21-0877](#) Motion authorizing a one-year extension to provide third-party administration of the City's self-funded employee health benefits, pharmacy, fully insured Life and Disability Income insurance for an estimated value of \$37,493,100, with Blue Cross Blue Shield of Texas, Caremark PCS Health, LLC., and Madison National Life Insurance Company, Inc., effective October 1, 2021 with funding requested in the FY 2022 Proposed Budget through the Health Benefits Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-151

*General Consent Items*

12. [21-0943](#) Motion to initiate the process for historic landmark designation for City Bakery, at or near 810 19th St. (District 1)

Mayor Guajardo referred to Item 12.

Barbara Handy of City Bakery stated that they have been in business for over 60 years and thanked the community for making this a historic landmark.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-152

13. [21-0921](#) Resolution Amending Financial Budgetary Policies Adopted by Resolution 032490 and Providing Financial Policy Direction on Preparation of the Annual Budgets.

This Resolution was passed on the consent agenda.

Enactment No: 032506

14. [21-0829](#) Motion authorizing a 16-month Streetlight Installation Agreement with AEP Texas to convert 523 existing light fixtures to LED light fixtures for the Ocean Drive Rehabilitation project in an amount of \$72,100.78 funded through the Street Bond 2018 Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-153

15. [21-0819](#) Motion authorizing the renewal of an agreement with the United Corpus Christi Chamber of Commerce to support the operations and activities of the South Texas Military Task Force during Fiscal Year 2021 in the amount of \$75,000.

This Motion was passed on the consent agenda.

Enactment No: M2021-154

16. [21-0891](#) Motion authorizing the City Manager, or designee, to execute the First Amendment to the Recycling Services Agreement with BFI Waste Services of Texas, L.P, doing business as Republic Services of Corpus Christi, and ratifying



the effective date of the amendment to be March 1, 2021.

This Motion was passed on the consent agenda.

Enactment No: M2021-155

**L. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:59 p.m. Mayor Guajardo reconvened the meeting at 2:38 p.m.

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

**N. INDIVIDUAL CONSIDERATION ITEMS: (NONE)**

**O. FIRST READING ORDINANCES: (ITEMS 17 - 18)**

17. [21-0881](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi, Texas Certificate of Obligations, Series 2021 related to Solid Waste and City Facilities improvements in an amount not to exceed \$18,500,000, within set parameters and according to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Director of Finance and Business Analysis and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 17.

Director of Finance Heather Hurlbert presented information on the following topics: this item contains two different delegation ordinances; the anticipated sale of these bonds will be at the end of August; and the ordinance delegates the authority to issue the bonds to the City Manager, Chief Financial Officer, or the Director of Finance to execute these transactions.

Mayor Guajardo asked for public comment.

There were no comments from the Council or the public.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

18. [21-0887](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi General Improvement Refunding Bonds, Series 2021, refunding various series in an amount not to exceed \$60,000,000, within set parameters and according

to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Finance Director and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 18.

Director of Finance Heather Hurlbert presented information on the following topics: this ordinance authorizes the ability to move forward with the refunding of the \$60 million within set parameters and according to the plan of finance.

A Council Member, Director Hurlbert and City Manager Zanoni discussed the following topics: the cost of bond issuance is less than 2%; and three bond rating interviews will be conducted this week.

Mayor Guajardo asked for public comment.

There were no comments from the public.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

**P. BRIEFINGS: (ITEM 19)**

- 19.** [21-0892](#) Director of Community Relations for Texas Oil and Gas Association, Matthew Garcia, to present a status update of the industry in Texas.

Mayor Guajardo referred to Item 19.

Director of Gas Operations Bill Mahaffey introduced Matt Garcia with the Texas Oil and Gas Association.

Director of Community Relations for Texas Oil and Gas Association Matt Garcia presented information on the following topics: the association's four focal points are legislation, regulation, judicial affairs and public industry affairs; the major issue was power loss; winter storm Uri; oil and natural gas industry is Hurricane ready; paid \$13.9 billion; 400,974 Texans employed; WTI price; Texas rig count; upstream jobs; new analysis; Texas fueling lives around the globe; Texas methane and flaring coalition; and flaring in Texas: June 2019 to November 2020.

A Council Member and Director Garcia discussed the following topics: Mr. Garcia will follow up with Council regarding when Texas reached the 99% of natural gas produced.

Q. **EXECUTIVE SESSION: None**

R. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 4:52 p.m.