



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, April 9, 2024

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

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

Mayor Guajardo called the meeting to order at 11:40 a.m.

**B. Invocation to be given by Pastor Greg Hood, REACH Ministries.**

Pastor Greg Hood, REACH Ministries, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Addison Hamano-Friday at Veterans Memorial High School.**

Addison Hamano-Friday, Veterans Memorial High School, 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, City Attorney Miles Risley and City Secretary Rebecca Huerta

**Present:** 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Everett Roy, Council Member Jim Klein, and Council Member Sylvia Campos

**E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-3)**

**1. [24-0465](#) Retirement Recognition of Billy Delgado, Emergency Management Coordinator**

City Manager Peter Zaroni recognized the retirement of Emergency Management Coordinator Billy Delgado for serving 34 years with the City. Jace Johnson will serve as the Interim Emergency Management Coordinator.

**2. [24-0466](#) National Association for the Advancement of Colored People - Corpus Christi (NAACP) Overview and presentation of 2023 President's Award, Presented by Jeremy Coleman, NAACP President**

National Association for the Advancement of Colored People (NAACP) President Jeremy Coleman presented information on the following topics: NAACP founded in 1909; major legal campaigns of the NAACP-Supreme Court of the United States; theory of change; Corpus Christi NAACP history; Corpus Christi NAACP programs and community impact; strategic goals from operational to community; 54th Annual MLK Jr. Freedom Fund Gala; gas giveaway; and Thanksgiving community lunch.

Mr. Coleman presented the 2023 President's Award to Firefighter Cadet Joe Brunemeier and Assistant to the City Manager Sony Peronel.

A Council Member and Mr. Coleman discussed the following topic: a free community dental health screening will be held in August.

3. [24-0555](#) Update on the City of Corpus Christi's two 1/8 cent sales tax venue renewals, to include Stakeholder and Community Engagement Plan

City Manager Peter Zanoni presented information on the following topics: potential reuse-1/8 cent; city owned properties in the SEA District; term; timeline; stakeholder engagement; community engagement and survey; and 2024 election.

Council Members and City Manager Zanoni discussed the following topics: the importance of including specific language for the use of this proposed sales tax; to ensure that all school districts in the area are included as a stakeholder; and a request for a workshop to focus solely on Type A sales tax discussion.

#### **F. PUBLIC COMMENT**

Mayor Guajardo opened public comment.

Shawn Flanagan, 4218 Herndon St., expressed concern about public comment procedures and in opposition to COVID-19 vaccines.

John Weber, 609 Naples St., presented information about Open Meetings Act Training.

Susie Saldana, 4710 Hakel Dr., expressed concern about large water consumers protesting rate increases.

Deborah Williamson, 25 Rock Creek Dr., spoke in opposition to the mRNA COVID-19 vaccines.

Samuel Fryer, 2222 Cardinales Lane and Bette Cranford, 3802 Wilmont Dr., spoke about First Amendment rights.

John Hendricks, 622 Texas Ave., expressed concern about city hiring practices.

Jonathan Martinez, 101 N. Shoreline Blvd., spoke about prohibiting smoking at City parks.

Jack Gordy, 5518 Lipas St., spoke about illegal signs and the Highway Beautification Act.

Shirin Delsooz, 6030 Tapestry Dr., presented information about plastic reduction in the City.

Marie Lucio, 4899 CR 30, Robstown, TX, spoke about industries taking water from the City.

Myra Alaniz, 4695 FM 1889, Robstown, TX, spoke in opposition to Avina Clean Hydrogen.

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

**H. EXPLANATION OF COUNCIL ACTION:**

**I. CONSENT AGENDA: (ITEMS 4 -12)**

**Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Items 9, 10, and 11 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 9, 10, and 11, seconded by Council Member Suckley. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

**4. [24-0536](#) Approval of the March 26, 2024 Regular Meeting Minutes**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

**5. [24-0415](#) Ordinance authorizing the acceptance of \$1,867.26 from the State of Texas - Law Enforcement Officer Standards and Education for firearms training and ammunition for five arson investigators for the Corpus Christi Fire Department; and appropriating funds in the amount of \$1,867.26 to the FY 2024 Fire Grants Fund.**

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

Enactment No: 033338

6. [24-0412](#) Ordinance accepting \$54,134.93 from the State of Texas - Law Enforcement Officer Standards and Education for training courses and training-related travel for approximately 18 full-time sworn police officers for the Corpus Christi Police Department; and appropriating \$54,134.93 in the FY 2024 Police Grants Fund.

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

Enactment No: 033339

7. [24-0469](#) Ordinance amending the Capital Improvement Program to add the Art Museum of South Texas HVAC Improvements Project; appropriating \$3,500,000.00 from the unreserved fund balance in the Seawall Fund; and amending the FY 2024 Operating and Capital Budgets.

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

Enactment No: 033340

*Consent - Contracts and Procurement*

8. [24-0354](#) Motion authorizing execution of a one-year supply agreement with two one-year option periods with Life-Assist, of Rancho Cordova, California, for emergency medical services medications in an amount up to \$131,891.89 and a total amount up to \$395,675.67 if both one-year option periods are exercised, with FY 2024 funding in the amount of \$54,954.95 from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2024-047

*General Consent Items*

9. [24-0387](#) Resolution to revise City Council Policies Section 1 to allow Council Members use of a City Phone paid by the City and Section 2 to limit City Council travel expenses in the months of October through December in an election year to one-quarter of the annual budgeted amount.

Mayor Guajardo referred to Item 9.

A Council Member and City Secretary Rebecca Huerta discussed the following topic: the purpose of this item is to allocate the council budget fairly in an election year. A Council Member wished to clarify that budget provision applied to the Mayor and Council Members, not just the Council Members.

Council Member Hernandez moved to amend the Resolution to include the word "Mayor" in Section 2, seconded by Council Member Hunter and passed unanimously.

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

Council Member Hunter. This Resolution 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 Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

Enactment No: 033341

10. [24-0556](#) Resolution authorizing the submission of a grant application for the FY 2023 Staffing for Adequate Fire and Emergency Response grant in the amount of \$16,359,579.25 from the Department of Homeland Security's Federal Emergency Management Agency for salaries and benefits over a three-year period for 78 additional firefighters that would potentially be added over two years for the Corpus Christi Fire Department for our four-person staffing plan.

Mayor Guajardo referred to Item 10.

Council Members, City Manager Peter Zaroni, Fire Chief Brandon Wade, and Assistant Budget Director Amy Cowley discussed the following topics: the grant funds would provide funding salaries and benefits for 78 additional firefighters over the next three years; the City's goal is to achieve four-person staffing for all frontline fire companies; this item will help reduce overtime by limiting vacant positions; no department needs to sacrifice anything to maintain this staffing level after grant ends; and there is no retention issue with the Corpus Christi Fire Department.

Council Member Pusley moved to approve the resolution, seconded by Mayor Guajardo. This Resolution was passed and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Abstained:** 0

Enactment No: 033342

11. [24-0530](#) Resolution of the City Council of Corpus Christi, Texas authorizing a letter of support by the City of Corpus Christi to the Foreign Trade Zone (FTZ) Manager at the Port of Corpus Christi, Grantee of FTZ #122, for an application to the U.S. Foreign-Trade Zones Board (FTZB) requesting designation as a subzone, which would result in City property tax exemptions with no further Council action, owned and operated by Cimbar Resources, Inc, for their site located at 322 Manning Road in Corpus Christi, Texas.

Mayor Guajardo referred to Item 11.

Randy Almaguer with the Economic Development Corporation said staff was requesting two minor amendments to the resolution.

Council Member Barrera moved to amend the resolution to change \$200 million to \$2 million in the first paragraph, and strike the word "mine" in the second paragraph, seconded by Council Member Hunter and approved with the following vote: Mayor Guajardo, Council Members Barrera, Campos, Hernandez, Hunter, Pusley, Roy and Suckley voting, "Aye"; and Council Member Klein "Abstained".

Council Member Barrera moved to approve the resolution as amended, seconded by Council Member Hunter. This Resolution was passed as amended and approved with the following vote:

**Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy and Council Member Campos

**Abstained:** 1 - Council Member Klein

Enactment No: 033343

12. [24-0535](#) Motion to extend the Tax Increment Reinvestment Zone #6 - Barisi Village second reading requirement an additional 90 days to July 8, 2024, to allow for action to be taken by another taxing entity.

This Motion was passed on the consent agenda.

Enactment No: M2024-048

**J. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:56 p.m. Executive Session Items 15, 17 and 18 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 4:17 p.m.

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

**L. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 13)**

13. [24-0459](#) Motion authorizing a lease agreement between Flint Hills Resources and the City of Corpus Christi with City payment to Flint Hills Resources from the current \$0.00 per year to \$60,000 per year, or \$5,000 per month for 3,413.93 square feet of space for the Corpus Christi Police Department Calallen Police substation, located at 1925 Tuloso Road, Council District 1.

Mayor Guajardo referred to Item 13.

Police Chief Mike Markle stated this motion authorizes a lease agreement between the City and Flint Hills Resources (FHR) for the Corpus Christi Police Department's (CCPD) substation located at 1925 Tuloso Road. The police department has been in this building since 2008 free of charge.

Council Members, Chief Markle, and City Manager Peter Zanoni discussed the following topics: drug funds will cover the cost of this lease until 2028; FHR has been paying the utility bill since 2008; FHR intends to sell the property but agreed to this lease to allow time for the West Guth substation to be completed; and a concern about the ongoing petition with Flint Hills and the Public Utility Commission of Texas.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

**Aye:** 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy  
**Nay:** 2 - Council Member Klein and Council Member Campos  
**Abstained:** 0

Enactment No: M2024-049

**M. BRIEFINGS: (ITEM 14)**

14. [24-0464](#) Texas Municipal League (TML) Mid-Year Conference Briefing, Presented by Ryan Skrobarczyk, Director of Intergovernmental Relations

Mayor Guajardo referred to Item 14.

Director of Intergovernmental Relations Ryan Skrobarczyk presented information on the following topics: TML midyear conference; Texas Economic Development and Tourism (EDT); economic strength; State of Water; disaster and emergency management; legislative session update; and TML annual conference.

Council Members and Director Skrobarczyk discussed the following topics: the Texas Water Fund could possibly be used for the Mary Rhodes Pipeline repairs; and the SWIFT funds are reserved for the State Water plan projects.

**N. EXECUTIVE SESSION: (ITEMS 15-18)**

Mayor Guajardo referred to Executive Session Items 15, 17 and 18. The Council went into Executive Session at 1:56 p.m. The Council returned from Executive Session at 4:17 p.m.

15. [24-0537](#) 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, industrial district agreements, and Chapters 42, 43 and 212 of the Texas Local Government Code, rates for water sold to entities outside the City limits and petitions for limitation of said rates, the Public Utility Regulatory Act (PURA), Texas Water Code 13.043 and associated regulations, and a petition filed by some outside City limits ratepayers with the Public Utility Commission of Texas appealing the decision of the City of Corpus Christi to increase its water rates effective January 1, 2024, 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 professional services agreements and amendments thereto with attorneys and other consultants to assist in defending against the aforementioned petition

This E-Session Item was discussed in executive session.

16. [24-0486](#) 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 regulations, legal rights, and contracts related to surface water from the Nueces River and other sources, groundwater from the Evangeline Aquifer and other sources, desalination, legal restrictions on and permits required for the provision of water, regulations and contracts of water conservation and improvement districts and groundwater conservation districts (including, but not limited to Nueces County Water Conservation and Improvement District #3 and the San Patricio Groundwater Conservation District), TCEQ and EPA regulations related to water, state and federal regulations related to construction of water-related infrastructure, state restrictions on rates and charges for utilities, statutory restrictions on the issuance of debt and governmental contracting, and potential authorization of contracts for attorneys and consultants to assist in matters related to water.

This E-Session Item was withdrawn.

17. [24-0495](#) **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 the following sections and topics of the City's Unified Development Code, 1.11.3., 8.5. et seq. (Trust Funds), 8.5.1. et seq. (Water Trust Fund), 8.5.2. et seq. (Wastewater Trust Fund), **and Texas Local Government Code Chapter 395** (Financing Capital Improvements Required By New Development In Municipalities, Counties, And Certain Other Local Governments)

This E-Session Item was discussed in executive session.

18. [24-0557](#) **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 the potential value and/or acquisition



of properties at, adjacent, and/or near 4909 Kostoryz Road & 3115 McArdle Road in Corpus Christi and the placement of public safety facility locations; and **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned areas of real property and other potential public safety facility locations 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 and settlement of eminent domain proceeding for property(ies) at and/or adjacent to the aforementioned locations.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion to authorize the execution of all documents necessary to purchase property at and adjacent to 4909 Kostoryz Road and 3115 McArdle Road and settle eminent domain proceedings for said properties, including City of Corpus Christi, Texas vs. Michel Ifergan, LLC, and obtain all interests therein, in an amount not to exceed \$700,000.

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

**Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

**Nay:** 1 - Council Member Hernandez

**Abstained:** 0

Enactment No: M2024-050

**O. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 5:13 p.m.