



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, March 29, 2022

11:30 AM

Council Chambers

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 11:33 a.m.

B. Invocation to be given by Deacon Jesse Hinojosa, Diocese of Corpus Christi.

Deacon Jesse Hinojosa, Diocese of Corpus Christi, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Lindsey Guerra, Foy H. Moody High School Student.

Lindsey Guerra, Foy H. Moody High School Student, 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 Zanoni, City Attorney Miles K. Risley and City Secretary Rebecca Huerta

Note: Council Member Smith arrived at 12:10 p.m.

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

- [22-0607](#) Proclamation declaring March 31, 2022 as "Grow Local Farmers' Market 10th Anniversary"
Proclamation declaring April 9, 2022 as "Earth Day Bay Day"
Proclamation declaring April 10, - April 16, 2022 as "National Dog Bite Prevention Week"
Proclamation declaring April 3-9, 2022 as "National Library Week"
Commendation for Dynamo Coastal Bend Soccer Team.

The Proclamations and Commendation were presented.

F. PUBLIC COMMENT

Mayor Guajardo opened the public comment period.

The following citizens spoke regarding redistricting on Item 12: Shawn Flanagan, 4218 Herndon St.; Tim Dowling, 8107 Villefranche Dr.; Art Norman, 6501 Macarena Dr.; Kathryn Oler, 1400 Ocean Dr.; and Julie Rogers, 710 Furman Ave.

Alisha Cowan, 3725 Holland Dr., spoke in opposition to Item 25.

Tim Teas, 4737 Mount Vernon, spoke regarding 5G Towers.

Christopher Phelan, 3806 Kingston Dr., spoke regarding Items 25 and 26.

The following citizens submitted written public comments which are attached to the minutes: John Weber, 609 Naples St.; Mariah Boone, 710 Ponder St.; and Elida Castillo, 131 Laredo St.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor Guajardo referred to City Manager's comments.

a. Second and Third Quarter Forecast and Policy Issues

City Manager Zaroni reported on the Second and Third Quarter Forecast as follows: the FY 2023 budget; capital budget; proposed Bond 2022 program; hurricane season preparation and tourism plan; North Beach; White Water wastewater treatment plant; new municipal court judge will be appointed on April 1, 2022; new Parks Director; Water Gardens contract; parklet ordinance; installation of trees; infrastructure management plan; trust fund policy; historic preservation plan; community enrichment fund; Bill Witt Park Master Plan; new reverse alert campaign; 311 system; desalination land purchase agreement; tourism public improvement district; and the short-term rental ordinance.

b. Announcement of City Hiring Event on Tuesday, April 5, 2022

City Manager Zaroni reported on the City Hiring Event that will be held on Tuesday, April 5, 2022 at American Bank Center from 9:00 a.m. to 2:00 p.m., with over 15 departments recruiting. Police civilian positions will also be available.

c. Recognition of Wes Nebgen, Assistant Director in Water Utilities for Achieving a Class A Water License

City Manager Zaroni recognized Assistant Director of Water Utilities Wes Nebgen for achieving a Class A water license. City Manager Zaroni also recognized three other team members of Water Utilities, including Interim Director of Water Utilities Gabriel Ramirez, Water Plant Manager William Creech and Water Quality Manager Crystal

Ybanez.

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

J. CONSENT AGENDA: (ITEMS 2 - 23)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda and asked if a Council Member would like to pull an item for individual consideration. Council Members requested that Items 14, 20 and 21 be pulled for individual consideration. Mayor Guajardo asked if anyone else would like to pull an item. After a long pause, no Council Member or person from the audience requested that an item 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 14, 20 and 21. 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

2. [22-0600](#) Approval of the March 22, 2022 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

3. [22-0442](#) Ordinance accepting \$20,031.30 from the State of Texas - Law Enforcement Officer Standards and Education Account for training of full-time sworn and civilian personnel and travel-related expenses; and appropriating \$20,031.30 for FY 2022 in the Police Grants Fund.

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

Enactment No: 032703

4. [22-0380](#) Zoning Case No. 0122-06, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032704

5. [22-0381](#) Zoning Case No. 0122-01, Javier De la Garza: (District 1) Ordinance rezoning property at or near 2407 Mary Street from the "RM-1" Multifamily District to the

“RS-4.5” Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032705

6. [22-0382](#) Zoning Case No. 0122-05, Land Majestic, LLC.: (District 4) Ordinance rezoning property at or near 302 Graham Road from the “RM-1” Multifamily District to the “RV” Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032706

7. [22-0502](#) Ordinance amending the Unified Development Code (UDC) to rename the Community Enrichment Fund to the Park Development Fund, eliminate the Park Development Fee, replace the calculation for a Fee in Lieu of Land to a flat fee of \$462.50 per dwelling unit with annual CPI fee adjustment beginning on January 1, 2024, and allow for existing and future Community Enrichment Fund expenditures within applicable Area Development Zones.

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

Enactment No: 032707

8. [22-0324](#) Ordinance authorizing a Real Estate Sales Contract to sell 0.89 acres located along the Kostoryz/Carroll Drainage Channel to the Corpus Christi Independent School District (C.C.I.S.D.) in an amount of \$50,000.00, located in Council District 3, with FY 2022 funds to be deposited into the Streets Fund.

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

Enactment No: 032708

9. [22-0312](#) Ordinance authorizing a 5-year lease agreement with Landry’s Seafood and Steak House - Corpus Christi Inc. to operate a restaurant on Peoples Street T-Head with monthly payments of \$7,950 through March 2023; \$8,427 through March 2024; and \$9,000 through March 2027, or 2.75% of monthly gross sales, whichever is greater, with effective date of April 1, 2022.

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

Enactment No: 032709

10. [22-0274](#) Ordinance authorizing a five-year lease, with one five-year renewal option, with NavyArmy Community Credit Union to provide two automatic teller machines (ATMs) in the terminal at the Corpus Christi International Airport in exchange for payment of \$1,000 monthly (\$500 per ATM).

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

Enactment No: 032710

11. [22-0286](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate the Revised Notice of Award of a grant contract for the Women, Infants and Children Nutrition Program (WIC) in the amount of \$113,000 for the contract period October 1, 2021, through September 30, 2022, subject to appropriations from Health and Human Services Commission.

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

Enactment No: 032711

12. [22-0508](#) Ordinance approving the redistricting of the City's single-member City Council districts and establishing new district boundary lines for Corpus Christi City Council elections, based on the 2020 Census data.

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

Enactment No: 032712

13. [22-0563](#) Ordinance amending Corpus Christi Code to add section 55-40 to authorize the Building Official to disconnect utility services for revocation of certificate of occupancy or for failure to remedy a violation of code resulting in a danger to the life, health, or safety of the public or the occupants of a building; and providing for publication.

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

Enactment No: 032713

Consent - Contracts and Procurement

14. [22-0379](#) Motion authorizing a three-year service agreement with two one-year options with HUB International, Texas Inc., for benefits consulting services for the City's health plans and benefits programs in an amount not to exceed \$87,500 per year in the initial three-year agreement for a total of \$262,500.00 and a potential amount not to exceed \$445,454.00 which includes a 3% increase each option year if the options are exercised, with FY 2022 funding of \$43,750.00 available from the Other Employee Benefits Fund.

Mayor Guajardo referred to Item 14.

Director of Human Resources Eyvon McHaney presented information on the following topics: summary; RFP evaluation; benefits management; and staff recommends approval.

Council Members, Assistant Director of Finance and Procurement Josh Chronley, Director of Human Resources McHaney and Representative of HUB International, Texas Inc. Julian Fontana discussed the following topics: a Council Member believes that better benefits and more affordable insurance choices need to be made available for City

employees; a concern about stop loss insurance; and the wellness credit helped develop the fitness center.

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

Aye: 8 - Mayor Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 1 - Council Member Barrera

Enactment No: M2022-040

15. [22-0392](#) Motion authorizing a two-year supply agreement, with two one-year options with International Dioxide Inc. of North Kingstown, Rhode Island for the purchase of 25% Sodium Chlorite Solution for an amount not to exceed \$1,452,000.00 for the initial 2 years and a potential amount not to exceed \$3,353,250.00 for a four-year term which includes a 3% increase each option year if the option periods are exercised, with FY 2022 funding of \$363,000.00 available from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-041

Consent - Capital Projects

16. [21-0910](#) Motion awarding a Design/Build Contract to SpawGlass Contractors Inc., Corpus Christi Texas, and authorizing the design phase services for the design of new restrooms, parking lot and park amenities at Surfside Park in North Beach for a total amount of \$196,522.00, located in Council District 1, with FY 2022 funding available from the Park and Recreation Bond 2020 Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-042

17. [22-0390](#) Motion authorizing Amendment No. 1 to a professional services contract with LNV, Inc., Corpus Christi, TX, to provide design, bid, and construction phase services for the Williams Lift Station Force Main in an amount of \$511,830 for a total contract value not to exceed \$695,120, located in City Council District 4 and 5, with FY 2022 funding available from Wastewater Capital Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-043

18. [22-0486](#) Motion awarding a construction contract to CSA Construction, Inc., Houston, Texas, for Whitecap Wastewater Treatment Plant Improvements in an amount of \$12,284,000 for the Total Base Bid Plus Additive Alternate No. 1, located in Council District 4, with Wastewater Capital Fund. The total estimated

construction budget available for this project for the FY 2022 and FY 2023 is \$9,570,000. Based on the bids received the construction cost of the project is \$12,284,000. The remaining shortfall of funds in an amount of \$2,714,000 will be allocated with the FY 2023 Wastewater Capital Fund and the budget for the project will be increased.

This Motion was passed on the consent agenda.

Enactment No: M2022-044

19. [22-0537](#) Motion authorizing Amendment No. 1 to a professional services contract with Hanson Professional Services Inc., Corpus Christi, TX to design and prepare construction documents for additional waterline replacement for the Nueces Bay Blvd. & Poth Lane Waterline, in an amount of \$69,906.75, for a total contract value not to exceed \$498,311.75, located in Council District 1, with FY 2022 funding available from the Water Capital Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-045

20. [22-0538](#) Motion awarding a professional services contract to Freese and Nichols, Inc., Corpus Christi, Texas, to provide design, bid and construction administration phase services for the Wesley Seale Dam Crest Gate Rehabilitation and Dewatering System projects, in an amount of \$2,053,094.00, with funding available from the Water Capital Fund. The total design budget available for these project is \$2,907,000. The fiscal impact for FY 2022 is an amount of \$2,053,094.00 with funding available from the Water Capital Fund.

Mayor Guajardo referred to Item 20.

Council Members, Director of Engineering Services Jeff Edmonds, Assistant Director of Finance and Procurement Josh Chronley and Interim Director of Water Utilities Gabriel Ramirez discussed the following topics: a Council Member's concern about the competitive solicitation process; and how the dewatering system works.

Council Member Lerma made a motion to approve the motion, seconded by Council Member Hernandez. 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: M2022-046

General Consent Items

21. [22-0566](#) Motion approving a contract with Hunden Strategic Partners in an amount not to exceed \$91,000 for services to determine the future needs of the American

Bank Center and feasibility of a Conference Center Hotel.

Mayor Guajardo referred to Item 21.

Director of Finance Heather Hurlbert presented information on the following topics: background; and recommendation.

Council Members, City Manager Peter Zaroni, Chairman of Visit Corpus Christi Johnny Philipello discussed the following topics: a Council Member suggests that the task force consider making the Water Garden a Conference Center Hotel; Hunden Strategic Partners was selected due to their extensive experience in creating hotel conference centers throughout the nation; and the timeline for Hunden Partners to produce a report is 10 weeks.

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

Aye: 8 - 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: 1 - Mayor Guajardo

Enactment No: M2022-047

22. [22-0327](#) Resolution authorizing an electricity power purchase agreement for the City of Corpus Christi with a term not to exceed 10.5 years and a total expenditure not to exceed \$57,000,000.00, subject to future annual budget appropriations; and authorizing the City Manager to execute the agreement.

This Resolution was passed on the consent agenda.

Enactment No: 032714

23. [22-0598](#) Resolution authorizing an agreement with Grindline Skateparks, Inc. to perform repairs for Cole Park Skatepark in an amount not to exceed \$70,000 through the General Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032715

K. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:52 p.m. Executive Session Item 34 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:30 p.m.

L. PUBLIC HEARINGS: (ITEMS 24 - 26)

24. [22-0404](#) Zoning Case No. 0222-01, Thanksgiving Homes: (District 2) Ordinance rezoning

property at or near 1422 Shely Street from the “CG-2” General Commercial District to the “RS-TH” Townhouse District. (Planning Commission and Staff recommend Approval).

Mayor Guajardo referred to Item 24.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis; and planning commission and staff recommend approval.

Council Members and Director Raymond discussed the following topics: a Council Member thanked Thanksgiving Homes for providing affordable housing; and there should not be any issues in the future with respect to industrial development.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Molina 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

25. [22-0406](#) Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the “IH” Heavy Industrial District to the “RV” Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval).

Mayor Guajardo referred to Item 25.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis and recommendation; and planning commission and staff recommend approval.

Council Members, Director Raymond and Administrator of Development Services Andrew Dimas discussed the following topics: Heavy Industrial (IH) zoning allows for welding shops, refineries, retail, some offices, but does not allow for any type of residential use; and the buffer between IH and RV is 50 feet.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Hernandez. 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

26. [22-0405](#) Zoning Case No. 0222-02, SCI Wireless & Tillman Infrastructure: (District 2) Ordinance rezoning property at or near 5007 Everhart Road from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit. (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 26.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; public notification; staff analysis and recommendation; special permit conditions; existing location v. proposed location; and planning commission and staff recommend approval.

Council Members, Director Raymond and Administrator of Development Services Andrew Dimas discussed the following topics: the City Code has been upgraded to meet the latest design standard; staff is looking into upgrading the wind requirements to 145 mph; and a Council Member's concern with the closeness of the tower to other buildings.

Mayor Guajardo opened the public hearing.

Greg Ferris on behalf of SCI Wireless & Tillman Infrastructure spoke regarding the physics of the tower construction.

Mayor Guajardo closed the public hearing.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Hernandez. 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

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 27 - 28)

27. [22-0485](#) Ordinance disannexing a 75.58-acre tract from a 114.8-acre continuous parcel of land currently divided by the City limit boundary; amending the boundaries of Industrial District No. 2 to include the disannexed area; and approving Industrial District Agreement No. 110B with Bootstrap Energy LLC.

Mayor Guajardo referred to Item 27.

Assistant City Manager Andrea Gardner presented information on the following topics: legal description: Industrial District (ID) #2; Industrial District No. 2; Bootstrap Energy: who we are, what we do; phase 1 project summary; phase 1 preliminary layout; phase 2 project summary; infrastructure investment; Corpus Christi site benefits; 300 MW substation locations; project requests of the City: phase 1-located in ID#2; project requests of the City: phase 2-located in city limits outside ID#2; default terms; project jobs/phase; estimate property taxes-land per NCAD; revenue projections: Bootstrap Energy proposal; summary of financial analysis; and staff recommendation.

Council Members, Assistant City Manager Gardner, President and CEO of Corpus Christi Regional Economic Development Corporation Iain Vasey and City Attorney Miles Risley discussed the following topics: a Council Member's concern about charging the Industrial Districts 100%, but not providing any services; in 2015, council gave direction to disannex and put future properties into the Industrial District Agreements (IDA); and no city infrastructure costs are associated with this development.

Mayor Guajardo opened public comment.

Council Members and Founders of Bootstrap Energy Matt Held and Steve Quisenberry discussed the following topics: Bootstrap Energy is paid and contracted by ERCOT to shut off power; E-waste is electronic waste like computers; and this is a great opportunity for the Tuloso Midway School District that has had challenges because of the location of the pipelines.

Council Member Barrera made a motion to approve the Ordinance, seconded by Council Member Pusley.

Council Member Martinez made a motion to amend the Ordinance to include the new Industrial District Agreement 110B, seconded by Council Member Lerma and passed unanimously.

Council Member Martinez made a motion to approve the Ordinance as amended, seconded by Council Member Hernandez. This Ordinance was passed on first reading 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

28. [22-0546](#) Resolution authorizing the execution of an Industrial District Agreement (IDA) 110 with Bootstrap Energy LLC for the Corpus Christi Energy Park.

Mayor Guajardo referred to Item 28.

Council Member Barrera made a motion to approve the Resolution, seconded by Council Member Molina.

Council Member Martinez made a motion to amend the Resolution to include the new Industrial District Agreement 110, seconded by Council Member Lerma and passed unanimously.

Council Member Martinez made a motion to approve the Resolution as amended, seconded by Council Member Lerma. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

Enactment No: 032716

N. FIRST READING ORDINANCES: (ITEM 29)

29. [22-0509](#) Ordinance authorizing acceptance and appropriation of a donation in the amount of \$100,000 from NextEra Energy and authorizing the City of Corpus Christi Gas Department to provide gas pipe plumbing services to eligible low-income city residents.

Mayor Guajardo referred to Item 29.

There were no comments from the Council or 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

O. BRIEFINGS: (ITEM 30)

30. [22-0396](#) Briefing on Public Improvement Districts as an Economic Development Tool, review of Corpus Christi Public Improvement District policy, and initial overview of the Whitecap Preserve Project in City Council District 4.

Mayor Guajardo referred to Item 30.

Partner with Norton Rose and Fulbright Stephanie Leibe presented information on the following topics: Public Improvement Districts (PID); introduction; PID overview; PID authorized improvements; PID creation, assessments, and administration; working group members; duties of city team; PID-weighting benefits and challenges; and additional funding.

Co-Founder and Managing Partner of P3 Works Mary Petty presented information on the following topics: Whitecap Preserve; Whitecap preserve property location; Whitecap preserve proposed development map; TIRZ #2 map (red) with property location; PID/TIRZ request-Whitecap preserve; timeline for project to proceed; and PID vs. MMD vs. Chapter 380.

Council Members, Ms. Leibe, Ms. Petty and Director of Finance Heather Hurlbert discussed the following topics: there are no impacts on the bonding capacity or bond rating; the PID cannot reimburse for existing improvements; and there are no conflicts with the TIRZ boundaries.

P. EXECUTIVE SESSION: (ITEMS 31 - 34)

Mayor Guajardo referred to Executive Session Items 31 and 34. The Council went into Executive Session at 1:52 p.m. The Council returned from Executive Session at 3:30 p.m.

31. [22-0514](#) **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 potential disannexation, industrial district agreements, and/or development agreement(s) with entities that are considering the construction, expansion, and/or ownership of potentially industrial facilities (including, but not limited to, Bootstrap Energy, LLP), agreements pursuant to Chapters 42 and/or 212 of the Texas Local Government Code, and pursuant to Texas Government Code § 551.087 to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning said business prospect(s).**

This E-Session Item was withdrawn.

32. [22-0515](#) **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 City Council's redistricting obligations and potential litigation related thereto.

This E-Session Item was withdrawn.

33. [22-0591](#) **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 purchase of electricity, power purchase agreement(s), long-term purchasing agreements, and Chapters 252 and 271 of the Texas Local Government Code.

This E-Session Item was withdrawn.

34. [22-0609](#) **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 Texas Pollutant Discharge Elimination System permit process, Texas laws and rules of the Texas Commission of Environmental Quality and the U.S. Environmental Protection Agency related to discharge permits, intake permits, desalination, and other permits related to water treatment, and administrative procedures related thereto.

This E-Session Item was discussed in executive session.

Q. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 5:38 p.m.

Sarah Brunkenhoefer

From: CitySecretary
Sent: Tuesday, March 29, 2022 8:15 AM
To: Sarah Brunkenhoefer
Subject: FW: [EXTERNAL]Public Input: 03-29-2022 - John Weber

FYI

Thank you,
Mariah Mannino
Office of the City Secretary
City of Corpus Christi
361-826-3105

From: Jotform <noreply@jotform.com>
Sent: Monday, March 28, 2022 9:34 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-29-2022 - John Weber

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.

<input type="checkbox"/>	Public Comment & Input Form
Date of Meeting	03-29-2022
Name	John Weber
Address	Street Address: 609 Naples St City: Corpus Christi State / Province: TX Postal / Zip Code: 78404
Topic	IDA No. 110B for Bootstrap Energy LLC
Agenda Item Number	22-0546 number 28
Describe Feedback:	Please see attached document. Thank you.
Uploads:	City Crypto.docx

Provide an email to
receive a copy of your
submission.

js_weber@hotmail.com

Dear Mayor, City Council, and City Manager,

In reading all the information regarding IDA No. 110B for Bootstrap Energy LLC I am wondering how many of you have spent a close to a thousand hours researching cryptocurrencies as I have. Straight up cryptocurrencies are a zero-sum game or a greater fool's game, with attributes of multi-level marketing and a Ponzi scheme combined. This type of operation should receive zero incentives, subsidies, or tax breaks from the city, which in effect comes from the city taxpayers. Cryptocurrency mining provides the least number of jobs per kilowatt hour of energy consumed of any industrial process. In the Bootstrap Energy presentation, it lists 35 jobs per site at a 300-megawatt load per site. This is an enormous amount of electricity which will force electricity rates up for all other electricity users. It is also likely that Bootstrap will have an uninterrupted power supply agreement so in times of strain on the grid they will continue to receive power while citizens power is cut off. Of course, they will likely sign an agreement to cut their power demand in times of crisis but only if they are paid to do it. This payment will be made indirectly by the other ratepayers.

In looking at Bootstrap Energy LLC's website it is lacking substance regarding past projects, company leadership, finances, and provides a link to LinkedIn to view all "2 employees". It lists a suite in Dallas as their location. This should raise eyebrows at the very least.

Besides being the biggest waste of electricity ever invented cryptocurrency mining creates massive amounts of e-waste. How will this e-waste will be disposed of and will taxpayers by subsidizing this as well? [Bitcoin's growing e-waste problem - Digiconomist](#)

Most all experts in the field of computer science agree that cryptocurrencies have no value. They have no earning and provide no dividends. They only have value in what a greater fool will pay for them. At some point when there aren't any more greater fools the prices will collapse. Please check out this lecture to just one of the many computer science experts, regarding cryptocurrencies. [Computer Security 161 Cryptocurrency Lecture - YouTube](#)

In summary, cryptocurrencies provide no value, use an enormous amount of electricity without producing any usable goods, raise electricity rates for all other ratepayers, provide hardly any jobs, create tons of e-waste, and pump tons of CO2 into the atmosphere associated with the energy generation required to run their operations. Please contact me with any questions.

Regards,

John Weber

Mariah Mannino

From: Jotform <noreply@jotform.com>
Sent: Tuesday, March 29, 2022 10:38 AM
To: CitySecretary; Norma Duran
Subject: [EXTERNAL]Public Input: 03-29-2022 - Mariah Boone

Follow Up Flag: Follow up
Flag Status: Completed

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Public Comment & Input Form

Date of Meeting 03-29-2022

Name Mariah Boone

Address Street Address: 710 Ponder Street
 City: Corpus Christi
 State / Province: Tx
 Postal / Zip Code: 78404

Topic Please vote against 22-0563 which would increase homelessness

Agenda Item Number 13

Describe Feedback: Please vote against ordinance 22-0563 which would authorize disconnection of utility services for failure to remedy a violation of code.

I realize that it can be hard to get property owners to respond to code violations but this method will put many people out of their homes and increase the city's homeless population. More citizen-friendly cities solve this issue by passing ordinances that allow the cities to make emergency repairs and bill the property owner. That addresses the problem without making people homeless.

We need solutions that do not keep happening on

the backs of vulnerable citizens. Please vote no on
22-0563.

Mariah Mannino

From: Jotform <noreply@jotform.com>
Sent: Tuesday, March 29, 2022 11:01 AM
To: CitySecretary; Norma Duran
Subject: [EXTERNAL]Public Input: 03-29-2022 - Mariah Boone

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Public Comment & Input Form	
Date of Meeting	03-29-2022
Name	Mariah Boone
Address	Street Address: 710 Ponder Street City: Corpus Christi State / Province: Texas Postal / Zip Code: 78404
Topic	Vote against corporate welfare
Agenda Item Number	25,26 27+28
Describe Feedback:	Please vote against Industrial District Agreement 110. No new IDAs should be approved, especially not for polluters who will require so much energy when the grid is not adequately supporting household energy for our citizens at present. It is time to end the corporate welfare and make sure industry pays its taxes like the rest of us. Please vote no on this IDA.

Mariah Mannino

From: Jotform <noreply@jotform.com>
Sent: Tuesday, March 29, 2022 11:40 AM
To: CitySecretary; Norma Duran
Subject: Public Input: 03-29-2022 - Elida Castillo

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Public Comment & Input Form

Date of Meeting	03-29-2022
Name	Elida Castillo
Address	Street Address: 131 Lerdo St City: Taft State / Province: TX Postal / Zip Code: 78390
Topic	Industrial Agreement #110
Agenda Item Number	22-0485
Describe Feedback:	Dear Mayor Guajardo and Councilmembers, I am submitting my comments in opposition to the proposed deal with Bootstrap Energy LLC. The proposed project would be detrimental to the area because cryptomining data centers consume excessive amounts of electricity. The demand would create higher electrical bills for locals when we are already paying high utility bills, along with stressing a fragile electrical grid. Also, the uncertainty with crypto does not mean long-term security so to invest public lands in this would be asinine. Speak to residents where there are data centers and they will tell you about the high costs, noise pollution, and waste created by these data centers. This is 21st century technology the city should be

selling itself out to. Please reconsider this deal and
vote NO!

Thank you.

Provide an email to
receive a copy of your
submission.

ecastillo@lcv.org