



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, June 18, 2024

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:39 a.m.

B. Invocation to be given by Father Thomas Bartz with St. Nicholas Greek Orthodox Church.

Father Thomas Bartz with St. Nicholas Greek Orthodox Church gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Zena Garcia, 2nd grader at Rafael Galvan Elementary School.

Zena Garcia, second grader at Rafael Galvan Elementary 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 Zanoni, 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. [24-0969](#) Overview of Major City Initiatives in Development

This presentation was postponed.

2. [24-0724](#) 2nd Quarter Finance and Budget Report

City Manager Peter Zanoni presented the following: presentation overview, general fund revenues, general fund expenses, FY 2024 budget initiatives (all funds), HOT tax revenue, Water Fund Revenues and Expenses, Wastewater fund revenues and expenses, Capital Improvement Program and 2nd quarter summary, next steps.

City Manager Zanoni and Council Members discussed the following: the full report will be placed on the City's website and distributed to council members; an updated on the Bond 2022 projects will be provided in July; and a few road projects around the Harbor Bridge from Bond 2018 are outstanding but in progress now that the City knows the new bridge footprint.

3. [24-1018](#) Video Highlight of Cole Park Splash Pad and Playground

City Manager Peter Zanoni introduced the video highlights of the ribbon cutting of the Cole Park Splash Pad and Playground.

Council members and City Manager Zanoni thanked all those involved who contributed to the project.

F. PUBLIC COMMENT

Shawn Flanagan, 4218 Herndon St, spoke on suggestions for the city budgeting process and against items 6 and 17.

John Weber, 609 Naples St, talked about types of records in the Public Information Act and how they are held.

Blanca Parkinson, 10801 Silverton, spoke about desalination plant concerns & concerns about industrial water consumption.

Isabel Araiza, 326 Poenisch Dr., spoke about water usage by industrial and residential customers.

Sally Gill, 302 Catalina Place, spoke about the City's drought contingency plan, asked the City to delay moving into Stage 3 and to incorporate Lake Texana levels into reservoir calculations.

Patricia (Gail) Anderson, 409 Grant Pl, spoke against items 6 and 17.

Rukmini Surnedi, 7829 Lovain, advocated for a ban on smoking and vaping in all city parks.

Jason Hale, 4421 Hamlin, requested updated documents for the Inner Harbor desalination plant to be posted on the city's website.

Susie Saldana, 4710 Hackel, voiced her opinion on the Bond 2024 proposed projects for District 2 and supports vaccine choice.

Rachel Caballero, 522 Hancock, spoke about decorum, concerns with certain city expenses, and against desalination.

Lamont Taylor, 522 Hancock, supports item 20 and requested the facility be named the T.C. Ayers Aquatic Center.

Eli McKay, 1008 Margeurite St., opposes item 18, IDA discussions in executive session, supports the Casa Blanca project, and concerns with city employee wages.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 4 - 18)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 6, 10, 13 and 17 were pulled for individual consideration.

Council Member Klein moved to approve the consent agenda with the exception of Items 6, 10, 13 and 17, seconded by Council Member Campos. 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. [24-1017](#) Approval of the June 11, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

5. [24-0611](#) Ordinance accepting a grant from the State of Texas Governor's Homeland Security Grants Division for Operation Stonegarden (drug and human trafficking) for overtime, fringe benefits, one replacement Chevy Tahoe, and fuel/maintenance in the amount of \$228,898.00; and appropriating \$228,898.00 in the Police Grants Fund.

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

Enactment No: 033379

6. [24-0805](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate a grant contract for \$240,003.00, with a cash match of \$24,000.00, for the Public Health Emergency Preparedness (PHEP) Grant from the Texas Department of State Health Services (DSHS) to provide funding activities in support of the PHEP Cooperative Agreement from the Centers for Disease Control and Prevention (CDC) for the period of July 1, 2024, through June 30, 2025.

Mayor Guajardo referred to items 6 and 17.

Council members and Director of Public Health Departments Fauzia Kahn discussed the following topics: confirming the grants are in compliance with State laws related to COVID vaccines and this is a continuation of an existing grant.

Council Member Barrera moved to approve items 6 and 17, seconded by Council Member Campos. These items were passed and approved with the following vote:

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

Nay: 1 - Council Member Hunter

Abstained: 0

Enactment No: 033380

7. [24-0826](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6"/SP Single-Family 6 District with a Special Permit and the "CI" Intensive Commercial District to the "RM-2" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

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

Enactment No: 033381

8. [24-0838](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance rezoning a property at or near 4458 Church Street from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

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

Enactment No: 033382

9. [24-0626](#) Ordinance authorizing mid-year budget adjustments and amending the Operating and Capital Budgets, as applicable, for fiscal year 2023-2024 (FY 2024) in the manner and method stated for the following items: transferring \$400,000.00 from the TIRZ #2 Fund to the Capital Budget and appropriating for the design of Commodore Park; transferring \$108,256.88 from the unreserved fund balance in the Sewer Connection Fund to the Wastewater Capital Reserve Fund and appropriating to fund wastewater projects; appropriating \$370,000.00 from the unreserved fund balance in the Golf Center Fund to upgrade a water reuse pump station located at Greenwood Wastewater Treatment Plant; and appropriating \$243,734.00 from the unreserved fund balance in the Golf Center Fund for the Gabe Lozano Firefly and Practice Range Projects.

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

Enactment No: 033383

Consent - Contracts and Procurement

10. [24-0803](#) Motion authorizing the execution of a one-month service agreement with Fitness Superstore, Inc., of Benicia, California, for \$87,295.80, for the purchase, delivery, and installation of fitness equipment for the new Corpus Christi Police Training Academy, with funding from the 2022 CO Facility Maintenance CIP Fund.

Council members and Police Chief Markle discussed the following: bids from out of state and local suppliers; the local supplier bid was \$20,000 higher than the out of state supplier; and the winning bidder is an equipment manufacturer and not a re-seller.

Council Member Barrera moved 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 Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: M2024-088

11. [24-0667](#) Motion authorizing the execution of a one-year supply agreement, with two one-year options, with ACT Pipe & Supply, of Corpus Christi, in an amount not to exceed \$317,614.90. and a potential amount up to \$952,844.70 if options are exercised, for the purchase of brass service water fittings for the Corpus Christi Water Department, with FY 2024 funding of \$105,871.63 from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2024-089

Consent - Capital Projects

12. [24-0876](#) Motion awarding a construction contract to Epic Energy Services, LLC., Odem, Texas, in an amount not to exceed \$1,000,000.00 for the Indefinite Delivery/Indefinite Quantity Lifecycle Curb & Gutter Replacement to repair the damaged curb and gutter, associated concrete sidewalk and driveway apron projects located city-wide with FY 2024 funding available from Storm Water capital funds.

This Motion was passed on the consent agenda.

Enactment No: M2024-090

13. [24-0875](#) Motion awarding a construction contract to McDonald Municipal & Industrial, Houston, TX, for the Central Kitchen Generator project in an amount of \$352,469.00 to install a backup power generator at the Central Kitchen located at Del Mar College West Campus, located in Council District 3, with FY 2024 funding available from the Community Development Block Grant (CDBG) Program and General Fund.

Council members and Director of Parks and Recreation Robert Dodd discussed the following: this City facility has been on the Del Mar West Campus since approximately 2000; the City and Del Mar have an interlocal agreement for the Central Kitchen; and the possibility of moving the Central Kitchen to the Oso Campus.

Council Member Klein moved to approve the motion, seconded by Council Member Campos. 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 Roy and Council Member Campos

Abstained: 2 - Council Member Suckley and Council Member Klein

Enactment No: M2024-091

14. [24-0874](#) Motion awarding a construction contract to DLF Texas, Corpus Christi, TX, for the Ben Garza Park Gymnasium Locker Room Improvements project in an amount of \$420,049.87 for the Gymnasium Locker Room improvements including bathrooms, located in Council District 1 with FY 2024 funding available from the Community Development Block Grant (CDBG) Program and General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2024-092

General Consent Items

15. [24-0893](#) Resolution finding that AEP Texas Inc.'s requested increase to its electric transmission and distribution rates and charges within the city should be denied and requiring reimbursement of City rate case expenses

This Resolution was passed on the consent agenda.

Enactment No: 033384

16. [24-0964](#) Resolution exempting London Ranch Estates Subdivision, located on County Road 22 between County Road 51 and 49, from payment of wastewater lot or acreage fees under Section 8.5.2.G.1 of the Unified Development Code.

This Resolution was passed on the consent agenda.

Enactment No: 033385

Consent - First Reading Ordinances

17. [24-0479](#) Ordinance appropriating \$241,637.00 in the Health Grant Fund for an increase in the Immunization/Locals (IMM/LOCALS) Grant from the Department of State Health Services (DSHS) to operate an immunization program for children, adolescents, and adults, to include COVID 19 vaccines when requested by patients, utilizing four existing grant positions for the period September 1, 2024, through August 31, 2025; and appropriating related program income in the estimated amount of \$20,000.00 in the Health Grants Fund.

Refer to discussion in item 6.

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

Nay: 1 - Council Member Hunter

Abstained: 0

Enactment No: 033389

18. [24-0952](#) Ordinance authorizing the resale of three properties for \$48,000.00 which were foreclosed upon for failure to pay ad valorem taxes, of which the City shall receive \$9,761.80 in sale proceeds plus \$1,237.83 for partial payment of City paving and demolition liens.

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

Enactment No: 033390

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:25 p.m. Executive Session Items 27 and 28 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:50 p.m.

K. PUBLIC HEARINGS: (NONE)

L. INDIVIDUAL CONSIDERATION ITEMS: (19 - 21)

19. [24-0873](#) Motion awarding a construction contract to Mor-Wil, LLC., Mission, Texas, in an amount not to exceed \$19,279,571.99 for the La Volla Creek Drainage Improvements to construct the detention pond, and its supporting infrastructure, located in Council District 3, with FY 2024 funding available from the Storm Water Capital Fund and Grant Funding.

Director of Engineering Services Jeff Edmonds presented information on the following topics: Background, grants, La Volla Creek drainage improvements project, project location, phase II project, benefited areas, and La Volla Creek detention project timeline.

Council Members, Director Edmonds, and City Manager Peter Zanoni discussed the following topics: depth of pond; purpose is to temporarily detain water to slow water flow during a storm; City staff met with the contractor and are confident in their abilities to complete this project; Phase II of this project is moving along but need to coordinate with TxDOT and FEMA; a perimeter fence will surround the pond and there will be a walking trail around it; and this project has been in development for many years so Council is excited to see it going to construction.

Mayor Guajardo opened public comment. There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the motion, seconded by Council Member Pusley. 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 Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: M2024-093

20. [24-0960](#) Resolution authorizing a professional services contract with Kimley-Horn of Austin, Texas, deviating from the City's procurement policy, to provide design, bid, and construction phase services for the Hillcrest Aquatic Center in an amount up to \$600,000.00 located in Council District 1 with FY 2024 funding available from Park and Rec Bond 2014 proposition 2 funds, and amending the Capital Improvement Program.

Director of Engineering Services Jeff Edmonds presented information on the following topics: Project location, project rendering, project scope, and project schedule

Council Members, Director Edmonds, and Assistant City Manager Neiman Young discussed the following topics: the name of the facility has not been confirmed and will be discussed with the community association; concerns of putting this item on the Bond 2024 and it not passing; TxDOT still has to approve this project and that is expected to come in the next few months; if the Bond 2024 with this item does not pass, the City will re-engage in discussions with TxDOT on next steps; and there are other funding sources for the four other parks.

Mayor Guajardo opened public comment. There were no comments from the public.
Mayor Guajardo closed public comment.

Council Member Klein moved to approve the resolution, seconded by Council Member Roy. 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: 033386

21. [24-0983](#) Resolution authorizing a 380 incentive agreement with Corpus Christi Capital Group LLC and Corpus Christi Party Hotel LLC in the amount of up to \$5,000,000 over a 10 year period for the development of the Casa Blanca Village Apartments. The project will include up to 200 apartment units focused on workforce residences which will be income qualified and subject to HUD fair market rent limits.

Assistant City Manager Heather Hurlbert presented information on the following

topics: A I R development, demographic trends and housing market trends; AIR Development (Adaptive reuse, Infill, and Revitalization); Corpus Christi metropolitan statistical area trends; workforce and housing data; HUD workforce housing affordability; housing affordability; major employers; residential neighborhoods; project site; Casa Blanca Village apartments project concept; phase 1 concept plan; apartment unit concepts; amenities; proven developer: Al Rajabi; The Arlington Hotel renovation; project economics; project investment; developer request; taxable value and incentive payout schedule.

Council Members, Assistant City Manager Hurlbert, Redevelopment Officer Jason Alaniz, and Developer Al Rajabi discussed the following topics: clarifying how the incentive schedule works with tax rebates and General Fund; if owner wants to sell the properties, they would need approval from the City Manager or City Council; desire to have a long-term owner of this property; need for improvements to Corn Products Road; the developer is negotiating with the owner of the property that separates his two properties; project will start within the next six months; the developer has not sought any other funding incentives for various reasons; this contract is subject to annual budget appropriations; General Funds can be used for economic development; project completion is estimated in FY 2028 and Corn Products Road is on the IMP in 2027; and this project is a great opportunity to provide affordable housing and repurpose abandoned buildings.

Mayor Guajardo opened public comment.

Al Rajabi: project developer, is excited to be a part of this project and work with the City; he has worked with other cities on revitalization projects.

Robert Luna: developer's architect, evaluated project to ensure it was possible to complete; excited to bring this type of value to Corpus Christi.

Diya Liu: developer's financial advisor, proved the numbers out and believes the project will benefit the city by reducing crime and increasing tax revenue.

Mayor Guajardo closed public comment.

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

Aye: 6 - Mayor Guajardo, Council Member Barrera, Council Member Pusley, Council Member Suckley, Council Member Roy and Council Member Campos

Nay: 3 - Council Member Hernandez, Council Member Hunter and Council Member Klein

Abstained: 0

Enactment No: 033387

M. BRIEFINGS: (ITEMS 22 - 26)

22. [24-1019](#) Update Briefing and Action Plan for Mary Rhodes Pipeline

Chief Operating Officer of Corpus Christi Water Drew Molly, Director of Water Systems and Support Services Nick Winklemann, and HDR representative Jerry Snead presented information on the following topics: update briefing and proposed action plan; summary of condition assessment; interim proposed approach; next steps, and timeline.

Council Members, COO Molly, Director Winklemann, and Mr. Snead discussed the following topics: causes of pipeline blowouts over the last few years and prevention strategies; increasing the water supply from Lake Texana from 40 million gallons per day (MGD) to 43-55 MGD on Monday; the contractor determining the pump optimization plan is from Georgetown, Tx and they do this work for multiple water utilities; Mary Rhodes Pipeline operating schedule hasn't changed in 25 years; CCW will install monitors at certain points to determine how the pipeline is functioning; and this additional data will help CCW make better decisions.

23. [24-0955](#) Bond 2024 Project List Update

Assistant City Manager Neiman Young presented information on the following topics: Recent G.O. bond programs; bond 2024 program summary; and bond 2024 project adjustments.

Council Members, ACM Young, ACM Hurlbert, and City Manager Zanoni discussed the following topics: Type B will decide in July if they will fund some of these projects; Alameda Street reconstruction project; parking lot project with Texas State Aquarium; desire for more street and sidewalk projects in District 2 since it is one of the older parts of town; the need to better inform the public about the projects; Council voted last year to implement the Rapid Pavement Program and eliminate the street improvement fee and those decisions have consequences; and support for the public safety projects.

24. [24-0991](#) City Sales Tax Reauthorization Update

Assistant City Manager Heather Hurlbert presented information on the following topics: local sales tax; sample ballot language; and citizen survey.

Council members, ACM Hurlbert, and City Manager Zanoni discussed the following topics: the benefits of changing the sales tax from Type A to Type B; just over 1,000 people have completed so far and it is open until Sunday; the City has a responsibility to maintain existing facilities; importance of the projects including more than just the S.E.A district; and Council will need to make a final decision in four weeks.

25. [24-0882](#) Briefing/Update Regarding the Federal Sea Turtle Release Program at Padre Island National Seashore, presented by Eric Brunnermann, Padre Island National Seashore Superintendent

Eric Brunnermann, Padre Island National Seashore Superintendent presented information on the following topics: Padre Island National Seashore (PAIS); Kemp's

ridley sea turtle nesting sites; Kemp's Ridley sea turtles – eggs; hatchling releases; post 2020 viewing areas; interpretation at visitor center.

Council Members and Superintendent Brunnermann discussed the following topics: PAIS did not find evidence of negative economic impact due to fewer turtle releases; turtle releases demand a lot of extra staff and volunteer hours, which led to burnout; Dr. Shaver remains an advisor to the National Park Service on sea turtles and is involved locally with PAIS; there is not an attempt to eliminate the sea turtle program at PAIS; next sea turtle release is tentatively scheduled for this Saturday; and the PAIS social media pages were recently brought into compliance with federal guidelines.

26. [24-0164](#) Corpus Christi Museum of Science and History annual update presented by Karen Stevenson, President and CEO of the Corpus Christi Museum of Science and History

Corpus Christi Museum of Science and History President and CEO Karen Stevenson presented information on the following topics: Mission; vision & values; the city's assets; FMCCSH FY 2024 budget; CCMSH impacts; Leadership: Board of Directors; the FCCMSH's Partners; Accomplishments; institutional goal 1: manage the city of corpus Christi-owned assets; institutional goal 2: inspire discovery, exploration & innovation; exhibit innovations; this summer's educational and public programs; institutional goal 3: long-term institutional & organizational sustainability; regional & statewide admission fee analysis; and We promise...

Council Members and President Stevenson discussed the following topics: need for museums to stay relevant over time; museum and City staff recently completed an analysis of all mechanical, electrical and plumbing (MEP) systems; and improvements in Museum offerings are seen but still a lot of room to grow.

N. **EXECUTIVE SESSION: (ITEMS 27 - 28)**

Mayor Guajardo referred to Executive Session Items 27 and 28. The Council went into Executive Session at 1:25 p.m. The Council returned from Executive Session at 2:50 p.m.

27. [24-0921](#) **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, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., rates for utilities, actions for limitation of rates, Texas Water Code § 13.043 and associated statutes and regulations, 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, authorizing preparation of service plans for areas to be considered for annexation, and authorizing professional services agreements and amendments thereto with attorneys, engineers, and other consultants involved in the aforementioned actions

This E-Session Item was discussed in executive session.

28. [24-0922](#) **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 discussed in executive session.

O. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 7:00 p.m.