



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 21, 2023

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 11:34 a.m.

B. Invocation to be given by Rabbi, Naftoli Schmulker, Chabad Coastal Bend.

Rabbi Naftoli Schmulker, Chabad Coastal Bend, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Gianna Palacios, Senior at Richard King High School.

Gianna Palacios, Senior at Richard King 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 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:

1. [23-0389](#) Owner's Removal of Barge at Packery Channel Update - Neiman Young, Ph.D., Assistant City Manager

Assistant City Manager Neiman Young presented information on the Barge Removal at Packery Channel.

City Manager Peter Zanoni stated that this project is on schedule and within budget.

2. [23-0390](#) Effluent Water Commercial Reuse Program Update - Michael Murphy,

COO of Corpus Christi Water

Chief Operations Officer Michael Murphy presented information on the following topics: Oso Wastewater Treatment Facility; and communication plan.

Council Members, City Manager Peter Zanoni, Chief Operations Officer Murphy, and Director of Water System Infrastructure Wesley Nebgen discussed the following topics: the program start date is March 1st; a Council Member's request for a 90 day status update; a Council Member's concern about the Pharaoh Valley subdivision traffic on Nile Drive; the goal of the program is to minimize the amount of freshwater used; the effluent water will be chlorinated, although not required by TCEQ; industrial and commercial users can use this effluent water; and industry is willing to invest their own money to build infrastructure to use this water.

3. [23-0391](#) Bayside Area Development Plan Public Input Meeting on February 23, 2023

City Manager Zanoni announced that the Bayside Area Development Plan Community Open House will be held on Thursday, February 23 from 5:30 p.m. to 7:30 p.m. at Hamlin Middle School Cafeteria.

The Sherrill Park Master Plan will be held at the Art Center on Thursday, February 23 from 5:30 p.m. to 6:30 p.m. A special meeting with Parks and Recreation Advisory Committee will be held on Wednesday, March 1. The Master Plan will be brought to Council on March 7.

The TCEQ public meeting regarding the renewal of wastewater discharge permits for CC Polymers will be held at the Holiday Inn Airport on Thursday, February 23 from 7:00 p.m. to 9:00 p.m.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Eli McKay, 1008 Marguerite St., spoke about prioritizing a low barrier shelter for homeless persons.

Maggie Peacock, 7037 Islander Way, spoke in favor of creating a city environment and sustainability program and committee.

Armon Alex, 1610 La Joya St., spoke about the La Quinta oil spill.

Theresa Mader, 333 Katherine Dr., spoke in favor of Item 11, the rezoning request for Bien Mérité Cafe, Bakery, and Restaurant.

Garrett Dorsey, 2037 Sunnycrest, spoke about Development Services working well with the Builders Association and open communication is important.

John Weber, 609 Naples St., spoke regarding health and safety concerns with natural gas.

Julie Rogers, 710 Furman Ave., spoke in favor of tourism and diversifying the economy.

The following citizen submitted written public comments which are attached to the minutes: John Weber, 609 Naples St.

G. BOARD & COMMITTEE APPOINTMENTS:

4. [23-0322](#) Planning Commission / Airport Zoning Commission (2 vacancies)

Mayor Guajardo referred to Item 4.

Planning Commission / Airport Zoning Commission:
Appointed: Billy Lerma and Justin Hedrick

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 5 - 10)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Council Members pulled Items 8 and 9 for individual consideration.

A motion was made by Council Member Barrera, seconded by Council Member Campos to approve the Consent Agenda with the exception of Items 8 and 9. 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

5. [23-0323](#) Approval of the February 14, 2023 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

6. [23-0086](#) Ordinance appropriating \$937,072.64 from an increase in the Infectious Disease Prevention and Control Unit-COVID (IDCU-COVID) Grant Program administered by the Department of State Health Services (DSHS) for the period September 1, 2022, through July 31, 2024, for activities to provide COVID-19 epidemiologic and surveillance response activities and laboratory response

network activities.

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

Enactment No: 032989

Consent - Contracts and Procurement

7. [22-1968](#) Motion authorizing a one-year service agreement with Leeds Precision Instruments, Inc., of Minneapolis, Minnesota, through Texas SmartBuy Cooperative, for the purchase of a firearms comparison microscope and training for the Corpus Christi Police Department for \$77,429.70, with FY 2023 funding from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-025

Consent - Capital Projects

8. [23-0164](#) Motion authorizing Amendment No. 2 for a professional services contract with Hanson Professional Services Inc. to provide additional design for water and wastewater improvements for design, bid, and construction phase services for the Residential Street Rebuild Program in an amount of \$906,376.50 for a total amount not to exceed \$6,158,879.89, located Citywide, with Fiscal Year 2023 funding available from the Water, and Wastewater Funds.

Mayor Guajardo referred to Items 8 and 9.

Council Members, City Manager Peter Zaroni, Director of Engineering Services Jeff Edmonds, Director of Public Works Ernesto De La Garza, and Assistant City Manager Neiman Young discussed the following topics: regarding Item 8, the amendment will ensure that utility work and street improvements are designed under one engineering firm, making the process more efficient; regarding Item 9, the change order will add the city is working on migrating the in-house program and the Infrastructure Management Plan's (IMP) work to pavement type work; staff is in the process of updating the IMP and should be prepared to present the updated plan in April; residential street repair should be the city's number one priority; a Council Member's request to provide the status of a residential street project to the city's website; a request for a list of hot mix versus cold mix streets; Haas-Anderson has the capacity to the 11 residential streets to their workload; the 11 streets are the last remaining projects from the FY 2021 program; the bond programs are listed on the city's IMP website; and a Council Member's request for more information on fund allocations for all street improvement programs.

Council Member Hernandez made a motion to approve the motion, seconded by Council Member Barrera. 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: M2023-026

9. [23-0197](#) Motion authorizing the approval of Change Order No. 1 with Haas-Anderson Construction, LLC., Texas, for Infrastructure Management Program projects in an amount of \$2,510,043.95 for a total amount of \$12,550,219.75, located city-wide with funding available through the Street Preventative Maintenance Program (SPMP), Street, Storm Water, Water, Wastewater and Gas Funds.

See Item 8.

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: M2023-027

General Consent Items

10. [23-0327](#) Motion authorizing the Fourth Amended and Restated Management Services Agreement between the Corpus Christi Area Convention and Visitors' Bureau ("VCC") and the City of Corpus Christi, which includes amendments to the VCC bylaws.

This Motion was passed on the consent agenda.

Enactment No: M2023-028

J. RECESS FOR LUNCH: (NONE)

K. PUBLIC HEARINGS: (ITEM 11)

11. [23-0241](#) Case No. 0123-01 Bella Holdings, LLC: (District 2): Ordinance rezoning property at or near 3104 South Alameda Street, located along the east side of South Alameda Street, north of Glazebrook Street and south of Mc Call Street, from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District. (Planning Commission and Staff recommend approval of the rezoning request from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Office District).

Mayor Guajardo referred to Item 11.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Pusley made a motion to approve the ordinance, seconded by Council Member Hunter. 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 Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 032990

L. INDIVIDUAL CONSIDERATION ITEMS: (NONE)

M. RECESS TO CORPORATION MEETING: (ITEM 12)

Mayor Guajardo recessed the Council meeting for the corporation meeting at 1:11 p.m.

- 12. [23-0276](#)** Annual Board Meeting of the Corpus Christi Housing Finance Corporation (CCHFC) to elect officers, consider a resolution amending and reaffirming the Corpus Christi Housing Finance Corporation's Investment Policy and Investment Strategy, and consider an Inducement Resolution for \$17,625,000 in Multifamily Housing Revenue Bonds for a new 152-unit affordable housing multi-family development at Greenwood Drive and Gollihar Road.

This Board Meeting was held.

N. RECONVENE CITY COUNCIL MEETING:

Mayor Guajardo reconvened the Council meeting at 1:44 p.m.

O. BRIEFINGS: (NONE)

P. EXECUTIVE SESSION: (NONE)

Q. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 1:44 p.m.