



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

City Council

Tuesday, January 9, 2024

11:30 AM Corpus Christi Regional Transportation Authority, 602 N.
Staples St., 2nd Floor Board Room (Rm. 210)

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:33 a.m.

B. Invocation to be given by Pastor Chip Blackshear, First Presbyterian Church of Corpus Christi.

Pastor Chip Blackshear, First Presbyterian Church 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 Tara Montelongo, Senior at Veterans Memorial High School.

Tara Montelongo, Senior at 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 Zanoni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Note: Council Member Pusley arrived at 12:36 p.m.

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. SECURITY BRIEFING

City Secretary Rebecca Huerta provided a security briefing.

F. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1-2)

1. [23-2037](#) 2023 United Way of the Coastal Bend Charitable Campaign Results and

Introduction of incoming CEO/President Stephanie Jordan

City Manager Peter Zaroni provided an update on the 2023 United Way of the Coastal Bend Charitable Campaign Results as follows: United Way of the Coastal Bend; 2023 campaign impact; and five-year campaign impact.

City Manager Zaroni introduced the incoming United Way CEO/President Stephanie Jordan. Stephanie has been with United Way for five years.

2. [24-0007](#) 38th Annual MLK 2024 Events Calendar Overview, presented by Nikela Pradier, President of Delta Sigma Theta Sorority Corpus Christi Alumnae Chapter

City Manager Peter Zaroni recognized the 38th Annual MLK Commemorative March on Monday, January 15 at 12:00 p.m.

President of Delta Sigma Theta Sorority Corpus Christi Alumnae Chapter Nikela Pradier presented information on the 38th Annual 2024 MLK Day of Service Events.

G. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Shawn Flanagan, 4218 Herndon St., spoke about inappropriate materials for children at public libraries, and Council to be commended for recent library board appointments.

Carrie Meyer, 4401 Gulfbreeze Blvd., spoke against the renovation at 4513 Gulfbreeze Blvd.

Pat Craig, 5925 Tapestry Dr., thanked Council for appointing her to the Library Board, and spoke about her vision for library use.

John Weber, 609 Naples St., expressed concern about new carwashes being built during drought restrictions.

Arturo Lima, 317 Peoples St. and Maggie Peacock, 1773 Ennis Joslin Rd., spoke in opposition to desalination.

Adam Rios, 7301 Tangled Ridge Court, stated that clear and coherent thoughts will lead to clear and coherent solutions; and advocated for skate parks.

Flo East, 1605 Yorktown Blvd., spoke about the 2024 Nueces County Livestock Show on January 20.

Day Manley, 6705 Pharaoh Dr., spoke in support of Item 22, the creation of Tax Increment Financing District TIRZ for Barisi Village.

Nick Colosi, 13561 Camino De Plata Court, spoke in support of Item 16, the Riley P.

Dog Park.

Jonathan Martinez, 5745 Skylark, encourages banning smoking of all kinds in all City parks.

Rachel Caballero, 522 Hancock Ave., expressed concern about the regional effects of the chemical spill in the Port of Victoria, and spoke in opposition to desalination.

Shirin Delsooz, 6030 Tapestry St., spoke about implementing protected bike paths similar to Austin, Texas.

Julie Rogers, 710 Furman Ave., expressed concern about shelter for unhoused neighbors in the community, and freedom of speech for library patrons.

Lydia Ponce, 837 1-2 Milwood Ave., spoke in opposition to desalination.

The following citizen submitted a written public comment which is attached to the minutes: Troy Owens, 543 South Bayberry Place.

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

J. CITY COUNCIL RETURN ITEMS: (ITEMS 3-4)

3. [23-1962](#) 23-1962 Appeal of the Building Standards Board's order to demolish dilapidated/substandard structure located at 1214½-20 N. Staples Street owned by Priscilla Tryon Cambric (Appellant presentation limited to 3 minutes)

Mayor Guajardo referred to Item 3.

Assistant Director of Development Services and Code Enforcement Tracey Cantu presented information on the following topics: Building Standards Board's timeline for 1214 1/2 - 1220 N. Staples St.; drone footage; 1214 1/2 - 1220 N. Staples St. appeal; case history; and 1214 1/2 - 1220 N. Staples St. pictures.

Assistant Director Cantu stated that this building is not secure and is a danger to the public. The Appellant has had sufficient time to repair the structure.

Matt Manning, counsel for Priscilla Tryon Cambric, asked Council to provide Ms. Tryon Cambric additional time to restore and preserve this building as a historical landmark.

Council Members, Assistant Director Cantu, and Mr. Manning discussed the following topics: an engineering report was provided in August 2023 and a partial fence was built; a concern about what is salvageable; the Council's goal is to encourage Code Enforcement to cleanup the City; and public safety issues need to be addressed.

Council Member Roy moved to direct the Appellant to secure the site within 14 days with a six-foot perimeter fence, secure the staircase, and secure all openings, as well as provide a structural engineering report within 60 days, seconded by Mayor Guajardo. The City Council's motion effectively amended the resolution for the BSB appeal. 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

4. [23-1919](#) Ordinance amending the Corpus Christi Code to amend Chapter 49 Streets and Sidewalks and Chapter 53 Traffic regarding requirements for performing work in the public right of way and placement of utilities; providing for properly restoring street surfaces that have been cut for utilities or other tie-ins and providing for penalty; providing for publication.

Mayor Guajardo referred to Item 4.

Assistant Director of Public Works Renee Couture presented information on the following topics: purpose; history; findings-cuts/patches on new streets; goals; recommendations; and staff recommends to approve ordinance amendments as presented.

Council Members, City Manager Peter Zanoni, and Director of Public Works Ernest De La Garza discussed the following topics: a desire to allow appellants to appeal a decision to City Council; utility owners will be primarily impacted with these new regulations; Home Builders Association concerns with sidewalks and driveway permits; this ordinance pertains to existing established subdivisions only; and the purpose of this ordinance is to protect streets.

Mayor Guajardo opened public comment.

David Loeb, 4771 Ocean Dr., offered context about the existing ordinance and expressed concern with the new ordinance.

Alycia Kasperitis, 5325 Yorktown Blvd., expressed concern about out of cost expenses for developers and Home Builders Association.

Mayor Guajardo closed public comment.

Council Member Hernandez made a motion to amend the Ordinance to add a paragraph in Section 49-40-6 as follows: "if a further denial is given, the appellant may thereafter file a written notice of appeal with the City Council within 5 business days of receipt of the Assistant City Manager's written decision. The appeal will be held at the City Council meeting within 20 business days of receipt of the written appeal", seconded by Council Member Suckley and passed with the following vote: Council Members Hernandez,

Hunter, Klein, Pusley, Roy and Suckley voting "Yes", and Council Members Barrera, Campos, and Mayor Guajardo, voting "No."

Council Member Hernandez moved to approve the ordinance as amended, seconded by Council Member Suckley. This Ordinance was passed on first reading as amended and approved with the following vote:

Aye: 5 - Council Member Hernandez, Council Member Pusley, Council Member Suckley, Council Member Roy and Council Member Klein

Nay: 4 - Mayor Guajardo, Council Member Barrera, Council Member Hunter and Council Member Campos

Abstained: 0

K. CONSENT AGENDA: (ITEMS 5-17)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 5, 8 and 11 were pulled for individual consideration.

Council Member Klein moved to approve the consent agenda with the exception of Items 5, 8 and 11, seconded by Council Member Suckley. The motion carried by 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

Absent: 1 - Council Member Hunter

Abstained: 0

5. [23-2043](#) Approval of the December 12, 2023 Regular Meeting Minutes

Mayor Guajardo referred to Item 5.

A Council Member suggested that Council Members should limit debate on an action item from ten minutes to three minutes.

Council Member Klein moved to approve the minutes, seconded by Council Member Hunter. The Minutes were 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

Consent - Second Reading Ordinances

6. [23-1901](#) Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial District to the "RS-TF" Two-Family 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.

7. [23-1695](#) Ordinance authorizing execution of Amendment #1 to the co-operative agreement with Vertosoft, LLC, for the renewal of OpenGov pavement management software and the purchase of OpenGov permitting and licensing management software for the Public Works Department through September 30, 2024, with three one-year options and a future auto-renewable term possible, in an amount not to exceed \$204,579.60, with a potential amount up to \$1,012,844.13 if options are exercised, with FY 2024 funding from the Streets Fund.

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

8. [23-1898](#) Ordinance authorizing the creation of a Corpus Christi B Corporation project, which includes the expenditure up to \$1,000,000.00 for an agreement with South Texas Military Housing, LP for the construction of a Chief of Naval Air Training Flag Officer quarters at Naval Air Station - Corpus Christi; appropriating \$1,000,000 from the unreserved fund balance of the Corpus Christi B Corporation Economic Development fund; and amending the budget.

Mayor Guajardo referred to Item 8.

A Council Member and Assistant City Manager Heather Hurlbert discussed the following topics: a Council Member's concern that other entities should be utilized to financially support these type of projects; and the South Texas Military Task Force provided the initial work on this project.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Hernandez. This Ordinance was passed on second reading and approved with the following vote:

Aye: 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Pusley, Council Member Suckley, Council Member Roy and Council Member Klein

Nay: 1 - Council Member Campos

Absent: 1 - Council Member Hunter

Abstained: 0

Consent - Contracts and Procurement

9. [23-1769](#) Motion authorizing the execution of a five-year service agreement with Alliance

Health Resources Mobile Division, of Corpus Christi, Texas, for drug and alcohol testing and occupational medical services for City of Corpus Christi Employees in an amount up to \$2,064,816.50, with FY 2024 funding of \$327,158.00 from the Other Employee Benefits Fund.

This Motion was passed on the consent agenda.

Consent - Capital Projects

10. [23-1857](#) Motion authorizing a construction services contract with Nueces Electric Cooperative (NEC), Texas, to extend and provide electric delivery infrastructure (pole and wires) to the Cefe Valenzuela Landfill Sector 2A Cell in an amount not to exceed \$104,744.98, located outside city limits, with FY 2024 funding available from Solid Waste capital funds.

This Motion was passed on the consent agenda.

11. [23-2052](#) Motion awarding a facilities multiple award construction contract to Barcom Construction, LLC of Corpus Christi, Texas, in a not to exceed amount of \$1,921,176.00 for the Gas Department Building Upgrades (Phase 2) project, located in Council District 1, with FY 2023 funding available from Gas Capital Fund.

Mayor Guajardo referred to Item 11.

Council Members, City Manager Peter Zanoni, and Director of Engineering Services Jeff Edmonds discussed the following topic: a request that staff provide procedures to Council for contracts that do not go through a procurement process for unforeseen circumstances.

Council Member Pusley moved to approve the motion, seconded by Council Member Hernandez. This Motion was 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

Absent: 1 - Council Member Hunter

Abstained: 0

General Consent Items

Consent - First Reading Ordinances

12. [23-1927](#) Ordinance authorizing the purchase of one additional response boat in the amount of \$81,228.78 from Boat Right Marine for the Corpus Christi Fire Department to be funded by the FY 2023 Texas Ambulance Supplemental Payment Program revenue; and appropriating \$200,054.01 from the General

Fund unreserved fund balance; and amending the FY 2024 Operating Budget by increasing expenditures in the Fire Department General Fund by \$200,054.01.

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

13. [23-2005](#) Ordinance appropriating \$20,000.00 from the unreserved fund balance of the Municipal Court Security Fund for courtroom security upgrades; and amending the FY 2024 operating budget.

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

14. [23-1904](#) Ordinance authorizing acceptance and future amendments of Medical Reserve Corps Grant for \$47,242.00 from the Department of State Health Services (DSHS); and appropriating \$47,242.00 in the Health Grant Fund to provide support to Medical Reserve Corps units until May 30, 2025.

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

15. [23-1943](#) Ordinance approving the amended Tax Increment Reinvestment Zone #3 Project & Financing Plans as approved by the Board of Directors of Reinvestment Zone Number Three, City of Corpus Christi, Texas on November 28, 2023, which expands eligibility under the Commercial Finish-Out Program.

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

16. [23-2022](#) Ordinance authorizing an amendment to the existing lease agreement with Riley P. Dog Park, Inc. for the use of the property located adjacent to the Whitecap Wastewater Treatment Plant for an additional three-year term with two additional one-year terms.

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

17. [23-2030](#) Ordinance authorizing a 30-foot-wide revocable pipeline easement to Houston Pipe Line Company, LP, to install a natural gas pipeline through the Cefe Valenzuela landfill in support of Solid Waste Department's new renewable energy program, located outside City limits.

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

L. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:37 p.m. Executive Session Item 24 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:29 p.m.

M. PUBLIC HEARINGS: (ITEMS 18-19)

18. [23-2010](#) Zoning Case No. 1123-01, Birdie Waldron LLC (District 4). Ordinance rezoning a property at or near 3409 Waldron Road from the "RS-6" Single-Family District to the "RS-6/SP" Single-Family District with a Special Permit; providing for a

penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 18.

Mayor Guajardo opened the public hearing.

There were no questions from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Barrera moved 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

19. [23-2011](#) Zoning Case No. 1123-02, Gulf-Hudson Holdings and Patsy A Brooks (District 1). Ordinance rezoning a property at or near 8159 Stillwell Lane from the "FR" Farm Rural District and the "IL" Light Industrial District to the "R-MH" Manufactured Home District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 19.

Mayor Guajardo opened the public hearing.

Jorge Fernandez, 8233 Leopard St., spoke in support of this rezoning for affordable housing.

Mayor Guajardo closed the public hearing.

Council Members and Planning Manager of Development Services Andrew Dimas discussed the following topics: the protection boundaries for this subdivision include buffer yards and maximum densities; and a Council Member's concern about the location of this property being in close proximity to industry.

Council Member Roy moved to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading 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

N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 20-22)

- 20. [23-1913](#)** Ordinance authorizing a Developer Participation Agreement with MPM Development, L.P. to reimburse the developer an amount not to exceed \$1,118,463.05 for the construction of a section of Oso Parkway related to the Oso Creek Corner subdivision located off Yorktown Boulevard and southeast of Starry Road; and amending the operating budget by transferring \$896,527.00 from the Public Works - Streets Fund (No. 1041) and \$221,936.05 from the Public Works - Storm Water Fund (No. 4300) to the Development Services Fund (No. 4670). (District 5).

Mayor Guajardo referred to Item 20.

Mayor Guajardo opened public comment.

There were no questions from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Suckley. 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

- 21. [23-2058](#)** Ordinance authorizing a Developer Participation Agreement with Braselton Development Company, Ltd. to reimburse the developer an amount not to exceed \$209,485.00 for the construction of stormwater infrastructure improvements related to the Saratoga Downs, Unit 4B subdivision located at the intersection of Lands Drive and Martin Street; and amending the operating budget by transferring and appropriating \$209,485.00 from the Public Works - Storm Water Fund (No. 4300) to the Development Services Fund (No. 4670). (District 3).

Mayor Guajardo referred to Item 21.

Mayor Guajardo opened public comment.

There were no questions from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Hernandez. This Ordinance was passed on first reading 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

Nay: 1 - Council Member Klein

Abstained: 0

22. [23-2062](#) Ordinance designating 127.72 acres within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing District to be known as "Reinvestment Zone Number Six, City of Corpus Christi, Texas" pursuant to petition by owners of Barisi Village properties; setting a maximum City financial participation of and a maximum City contribution of \$32,000,000; and establishing a Board of Directors for the Reinvestment Zone.

Mayor Guajardo referred to Item 22.

Council Members and Assistant City Manager Heather Hurlbert discussed the following topics: the City is waiting on commitment from Del Mar College or Nueces County in order to move forward with the second reading of this Ordinance; and this first reading does not expire.

Council Member Suckley moved to amend the ordinance to state that the first reading ordinance will expire after 90 days if no action is taken by another taxing entity, seconded by Council Member Pusley and passed unanimously.

Mayor Guajardo opened public comment.

Steve Moody, 6717 Pharaoh Dr., stated that the developer ensured him that finances are not an issue.

Jeff Rollins, McKinney, TX, asked for clarity about what is being voted on.

Mayor Guajardo closed public comment.

Council Member Suckley moved to approve the ordinance as amended, seconded by Council Member Pusley. 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 Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

O. BRIEFINGS: (ITEM 23)

23. [24-0008](#) Briefing on Changes to the Nueces County Appraisal District

Mayor Guajardo referred to Item 23.

Director of Intergovernmental Relations Ryan Skrobarczyk presented information on the following topics: Texas Legislature requires changes; current appointed Nueces County Appraisal District (NCAD) board of directors; 3 new publicly elected directors; 5 new appointed directors; 2024 deadlines for process with new appointed directors; estimate 2024 City of Corpus Christi vote entitlement; ranked list of eligible entities; Tax Assessor-Collector to become voting member; alter the total number of directors; and changes to the Nueces County Appraisal District under SB 2.

A Council Member and Director Skrobarczyk discussed the following topic: a Council Member agrees that adding three new publicly elected directors is a good idea.

P. **EXECUTIVE SESSION: (ITEM 24)**

Mayor Guajardo referred to Executive Session Item 24. The Council went into Executive Session at 1:37 p.m. The Council returned from Executive Session at 2:29 p.m.

24. [23-2019](#) **Executive session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning 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 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**

This E-Session Item was discussed in executive session.

Q. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 4:15 p.m.