



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, October 22, 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 11:33 a.m.

B. Invocation to be given by Pastor Kenneth Pinckley with Arlington Heights Christian School.

Pastor Kenneth Pinckley with Arlington Heights Christian School gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Kayla Rea Calamaco, 12th grader Calallen High School.

Kayla Rea Calamaco, 12th grader at Calallen 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: (ITEMS 1 - 2)

1. [24-1606](#) Appointment of Chief Wade to the Texas Commission on Fire Protection

City Manager Peter Zanoni announced Fire Chief Brandon Wade's appointment to the Texas Commission on Fire Protection.

2. [24-1741](#) TML Post - Conference Legislative Updates

Director of Intergovernmental Relations Ryan Skrobarczyk presented information on the following topics: The Texas Municipal League (TML); TML annual conference; TML

annual conference education; TML legislative outlook session; TML municipal policy development process; and TML legislative agenda development.

Council Members, City Manager Peter Zaroni, and Director Skrobarczyk discussed the following topic: concerns that property rights are being eliminated, as well as the reduction in local authority.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

John Weber, 609 Naples St. and Jason Hale, 211 Leming Ave., presented information in opposition to desalination.

The following individuals advocated for a BMX track at Salinas Park: Laurie Lyng, 16130 Jessamine St., Adam Rios, 7301 Tangled Ridge Court, and Michele Gaines, Robstown, TX.

Robin Sanders, 730 Avondale Dr., expressed concern about criminals in neighborhood parks.

Stephen Klepper, 317 Sunset Ave., spoke about the City's lack of transparency.

Alycia Kasperitis, 6262 Weber Rd., spoke on behalf of the Coastal Bend Homebuilders Association and commended Development Services for their leadership.

Carrie Meyer, 4401 Gulfbreeze Blvd. and Bob Catalano, 201 Surfside Blvd., spoke in support of Item 3, the North Beach revitalization update.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. BRIEFINGS: (ITEM 3)

3. [24-1738](#) North Beach Revitalization Update

Mayor Guajardo referred to Item 3.

Director of Engineering Services Jeff Edmonds presented information on the following topics: highlighted projects; North Beach drainage improvements; design of North Beach Eco Park; elevate and reconstruct Beach Avenue and Gulf Spray Avenue; North Beach Gulf Spray Avenue pedestrian/bike access; Texas State Aquarium expanded parking lot; North Beach restroom and parking; North Beach nonstructural fill dirt management policy; Puerto Del Sol RV Park; demolition-Villa Del Sol building; new Fajitaville Restaurant; Texas State Aquarium Wildlife Rescue Center; trash can replacements; North Beach sand movements; and Hotel De Ville.

Council Members, City Manager Peter Zaroni, Assistant City Manager Neiman Young, and Director Edmonds discussed the following topics: the plans and specifications for the Eco Park are incorporated into the bid for the drainage plan; a concern about the connectivity for the pedestrian/bike trail; whether state funding can assist with the canal project; stability status of the USS Lexington; projects on North Beach would be eligible with Proposition F, which is on the ballot; and to consider utilizing the City's grant writer to work on similar projects.

I. EXPLANATION OF COUNCIL ACTION:

J. CONSENT AGENDA: (ITEM 4 - 13)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 7 and 8 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 7 and 8, seconded by Council Member Roy. 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. [24-1755](#) Approval of the October 15, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

5. [24-1619](#) Ordinance authorizing acceptance of a grant in an amount of \$59,609.00 from the State of Texas, Criminal Justice Division for Violence Against Women Program with a cash match of \$24,719.82 and in-kind match of \$6,960.00; transferring \$24,719.82 from the General Fund to the Police Grants Fund; appropriating \$84,328.82 into the Police Grants Fund; and authorizing one full-time civilian employee as a Victim Case Manager. (6 votes required)

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

Enactment No: 033493

6. [24-1579](#) Ordinance authorizing the acceptance of a grant in the amount of \$318,816.56 from the State of Texas under the Victims of Crime Act for salaries and benefits for five civilian positions for the Corpus Christi Police Department's Victim Assistance Program, with a cash match of \$61,624.14 and in-kind services of \$18,080.00; and appropriating \$318,816.56 in the Police Grants Fund; and

authorizing five full-time employees. (6 votes required)

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

Enactment No: 033494

7. [24-1516](#) Ordinance authorizing a three-year lease with Elizondo Tennis Foundation, a Texas non-profit corporation, to lease the Al Kruse Tennis Center and the HEB Tennis Center, with two one-year renewal options, in consideration for a monthly percentage of net revenue to the City of 15% in year one, 20% in year two, and 25% in year three, or minimum monthly rent payments of \$2,500.00 in year one, \$2,625.00 in year two, and \$2,765.25 in year three, whichever is greater. (6 votes required)

Mayor Guajardo referred to Item 7.

A Council Member and Assistant Director of Finance and Procurement Josh Chronley discussed the following topic: a Council Member expressed concern about the procurement process.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Campos. This Ordinance was passed on second reading 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: 033495

8. [24-0653](#) Ordinance annexing Clarkwood Estates subdivision, an 87.57-acre tract of land located at the northwest corner of Clarkwood Road (Farm to Market Highway (FM) 2292) and County Road (CR) 36 per owner petition; rezoning 84.71 acres from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; annexing an abutting 1.254-acre or 2,590-linear foot section of the CR 36 right-of-way per State law; providing for a penalty not to exceed \$2,000 and publication, and approving the related service plan. (6 votes required)

Mayor Guajardo referred to Item 8.

Council Members discussed the following topics: a concern with the uncontrolled development in that it may contribute to the rising utility rate; and to ensure drainage issues are addressed.

Council Member Roy moved to approve the ordinance, seconded by Council Member Barrera. 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 Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy

Nay: 2 - Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033496

9. [24-1573](#) Zoning Case No. ZN8435, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multifamily Apartment Tourist 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) (6 votes required)

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

Enactment No: 033497

10. [24-1575](#) Zoning Case No. ZN8441, MPM Development, LLC. (District 1). Ordinance rezoning a property at or near 11202 Haven Drive from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (6 votes required)

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

Enactment No: 033498

11. [24-1514](#) Ordinance authorizing an agreement between the Corpus Christi B Corporation (Type B) and Del Mar College Foundation Inc., for the equipment needed for five different programs for enhanced skills training effective upon signature of the City Manager or designee: appropriating funds in the amount of \$1,897,870.00 from the Type B Economic Development Fund. (6 votes required)

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

Enactment No: 033499

Consent - Capital Projects

12. [24-1692](#) Resolution rejecting the bids of IECON, Inc. and Taknek, LLC as non-responsive and authorizing a construction contract with H&S Constructors, Inc, Corpus Christi, TX as the lowest responsive, responsible bidder in the amount of \$12,174,975.00 for the Mary Rhodes Pipeline Phase 1 System Improvements Project for improvements to the booster pump stations located at Bloomington, Texas and Woodsboro, Texas associated with the Mary Rhodes Pipeline (MRP) raw water delivery system, with FY 2025 funding available from the Raw Water Capital Fund. (6 Votes Required)

This Resolution was passed on the consent agenda.

Enactment No: 033500

13. [24-1686](#) Motion awarding a construction contract to DGS General Construction Group, LLC, Corpus Christi, TX, for the Littles-Martin House project in an amount not to exceed \$458,900.57 for building envelope rehabilitation exterior and improvements, located in Council District 1 with FY 2025 funding available from the Community Development Block Grant (CDBG) Program. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-161

K. **RECESS FOR LUNCH: (NONE)**

L. **PUBLIC HEARINGS: (ITEMS 14 - 16)**

14. [24-1732](#) Resolution authorizing a Developer Participation Agreement with MPM Development, LP to reimburse the developer up to \$846,528.72 for the City's share of the cost to construct Lady Alexa Drive and Natasha Lane with Roller Compacted Concrete for the King's Landing Unit 5 subdivision. (District 3) (6 votes required)

Mayor Guajardo referred to Items 14 and 15.

Interim Director of Development Services Michael Dice presented information on the following topics: Participation Agreement for Street Infrastructure Improvements; location map; total cost estimate; and staff's recommendation.

Council Members, City Manager Peter Zanoni, Assistant City Manager Neiman Young, and Interim Director of Development Services Michael Dice discussed the following topics: quarterly inspections and improvements are being performed on these streets; this agreement is for a seven year pilot process; and the developer is responsible for the maintenance of the streets for ten years.

Mayor Guajardo opened the public hearing.

Moses Mostaghassi with MPM Development, stated he is an advocate for concrete streets and his company does quarterly inspections with Engineering Services.

Mayor Guajardo closed the public hearing.

Council Member Pusley moved to approve Items 14 and 15, seconded by Council Member Hernandez. These Items were passed 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

Enactment No: 033501

15. [24-1596](#) Ordinance authorizing a Wastewater Trunk System Construction and Reimbursement Agreement up to \$440,829.12 with MPM Development to construct a required wastewater trunk system related to King's Landing Unit 6 subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$440,829.12 to reimburse the developer in accordance with the agreement. (District 3). (6 votes required)

See Item 14.

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

16. [24-1700](#) Ordinance authorizing a Wastewater Collection Line Construction Reimbursement Agreement ("Agreement") up to \$14,476.00 with Devonshire Custom Homes, Inc ("Developer") to construct off-site wastewater improvements for a planned residential development, Westwood Heights Unit 4, located on Sunny St, south of Leopard Street, and appropriating \$14,476.00 from the Wastewater Collection Line Trust Fund to reimburse the developer per the agreement (District 1). (6 votes required)

Mayor Guajardo referred to Item 16.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Roy moved to approve the ordinance, seconded by Council Member Pusley. 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

M. RECESS TO THE CORPUS CHRISTI INDUSTRIAL DEVELOPMENT CORPORATION MEETING: (ITEM 17)

Mayor Guajardo recessed the City Council meeting to the Corpus Christi Industrial Development Corporation meeting at 1:22 p.m.

17. [24-1613](#) Meeting of the Corpus Christi Industrial Development Corporation to amend the deed from the Texas General Land Office for Salinas Park to allow construction of Fire Station #10 within the boundaries of the park and to convey the 91.70 acres of Salinas Park to the City of Corpus Christi.

This meeting was held.

N. RETURN TO CITY COUNCIL MEETING

Mayor Guajardo reconvened the City Council meeting at 1:38 p.m.

O. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 18)

18. [24-1684](#) Resolution casting votes for candidate(s) for the Nueces County Appraisal District Board of Directors

Mayor Guajardo referred to Item 18.

City Secretary Rebecca Huerta stated the Council will determine how to allocate the City's 1,100-vote entitlement among the candidates. The Council may vote for one or more candidates on the ballot.

Council Members, City Secretary Huerta, and Director of Intergovernmental Relations Ryan Skrobarczyk discussed the following topics: Gabriele Hilpold was nominated by Nueces County; some school districts have submitted their vote, but Corpus Christi Independent School District will be voting on October 28; and the City will be one of the first entities to vote.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Pusley moved to allocate 200 votes to Susie Sullivan and 900 votes to Deven S. Bhakta, seconded by Council Member Hernandez. This Resolution was passed and approved with the following vote:

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

Nay: 1 - Council Member Barrera

Abstained: 0

Enactment No: 033502

P. EXECUTIVE SESSION: (NONE)

Q. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 1:48 p.m.



Tuesday, October 22, 2024

Public Comment & Input Form

For City Council Meetings

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[Access Online Services](#)

To continue submitting a **Public Comment for City Council Meetings**, click Next below.

Public Comment & Input Form

For City Council Meetings

Date of Meeting Tuesday, October 22, 2024

Name John Weber

Address 609 Naples St
Corpus Christi, TX, 78404

Are you a resident of Corpus Christi?

What district do you reside in?

Topic Statement of fact

Agenda Item Number Public comment

Comment

Please see attached. Thank you.

Upload supporting images or documents.

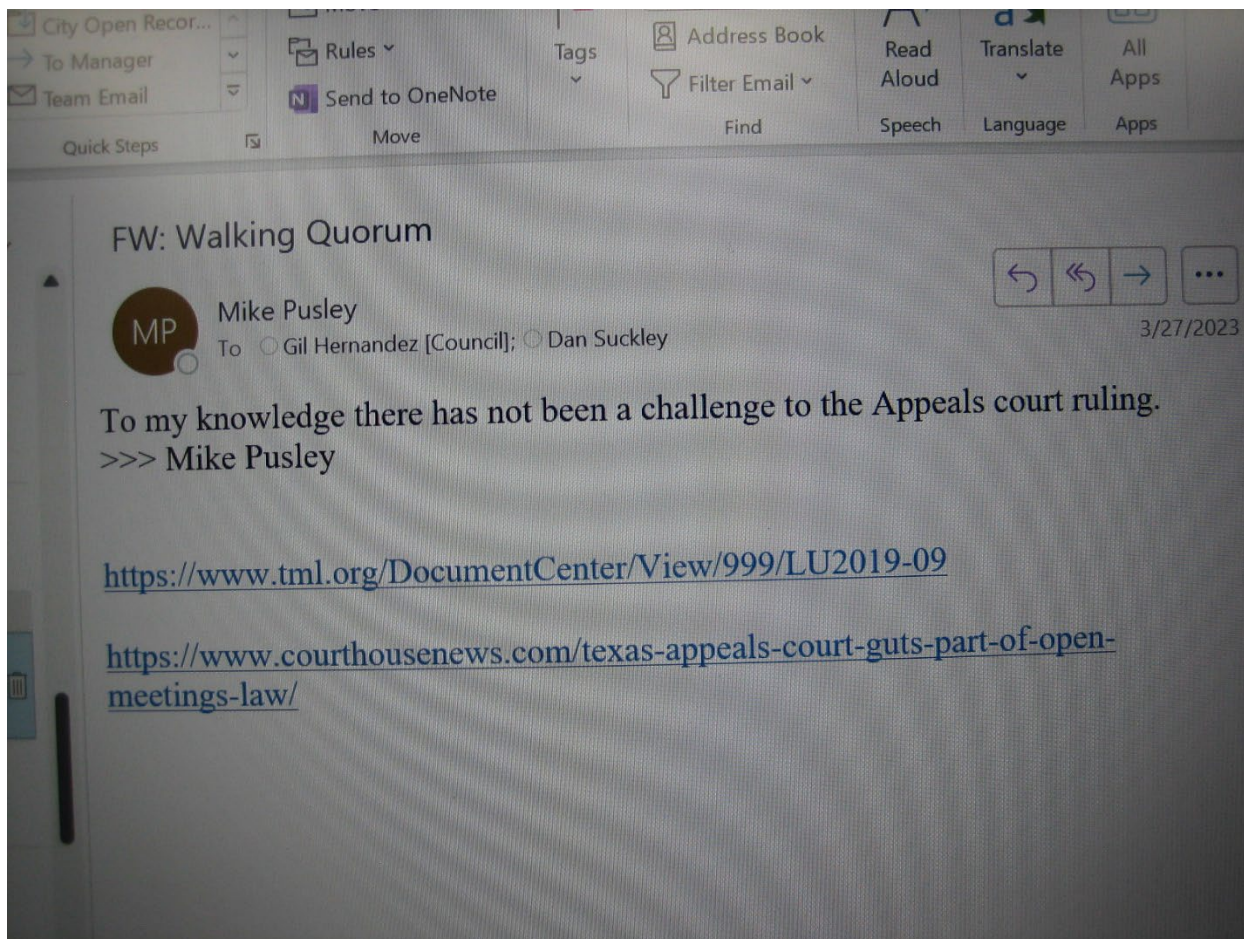


10.22.24 written.docx

Provide an email to receive a copy of your submission. js_weber@hotmail.com

I would like to make an undisputable statement of fact. On November 22, 2023 I submitted the below request along with others to the City. On December 21, 2023 I inspected the documents at the City Hall in the legal department. Below the screen shot of the request, I post copies of some photos I took that day. None of this is made up. All of these are factual documents that the City allowed me to inspect in accordance with the Texas Public Information Act. If a council member wishes to make a "statement of fact" it should be factual and backed up by evidence. Thank you. Please let me know if you have any questions.

removed by sender.	City of Corpus Christi City Secretary Public Information Request
E-mail:	[REDACTED]
Name	John Weber
Company/Organization:	self
Address	MAILING ADDRESS: [REDACTED] CITY: Corpus Christi STATE: TX ZIP: 78404
Phone:	[REDACTED]
DESCRIPTION OF INFORMATION REQUESTED: (Describe the records as precisely as you can, and if possible, list the City department(s) that possess the records)	I wish to inspect electronic records. Texts messages and emails sent and received from Mike Pusley, from all his personal and government electronic devices with Dan Suckley, or Gil Hernandez, or Michael Hunter. Thank you.
Date Range:	02-01-2023
Date Range:	03-28-2023





CP



Councilman Mike >

Fri, Feb 24 at 1:37 PM

Sorry I missed your call. I'm in a meeting, will call you back in a few minutes



Sat, Feb 25 at 3:15 PM

How did the meeting go with MH?

He sounded supportive, I sent him the latest mou and he is supposed to call me back after he reads it.

Thu, Mar 2 at 6:20 PM

Having dinner will call you shortly.



Accessibility: Investigate

Councilman Mike >

Tue, Mar 14 at 12:02 PM

Dan - we have to get Gil to tone the MOU down or it will meet stiff opposition from even those who support the idea. As with everything Gil gets way to far into the weeds. At this point I would have a hard time supporting it.

Agreed

Pulling back up at bank when y'all are ready.

Fwd: Port City MOU Draft



Mike Pusley

To: Gil Hernandez [Council]; Dan Suckley

3/15/2023

You forwarded this message on 3/15/2023 9:56 PM.



PortCityMOU2CORPUS-#349649-v1-City_Port_MOU_Desal_Projects.docx
28 KB

Jimmy Welder's version.

Kind regards,

Mike Pusley

Corpus Christi City Council

From: David Engel <davidpengel@hotmail.com>

Sent: Wednesday, March 15, 2023 5:44:22 PM

To: Mike Pusley <mike.pusley@cctexas.com>

Cc: Charlie Zahn <cwzjr@centurytel.net>; gabe.guerra <gabe.guerra@klebergbank.com>

Subject: [EXTERNAL]Port City MOU Draft

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3:17 PM
12/21/2023

City Open Recor...

To Manager

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Tags

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Translate

Language

All Apps

Apps

Quick Steps

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MOU Version 8b



Gil Hernandez [Council]

To  Mike Pusley

Cc  Dan Suckley;  Dan Suckley

 You forwarded this message on 11/7/2023 8:47 PM.

 Draft MOU-8b.docx
32 KB

 Port Mou agenda memo 2.docx
21 KB

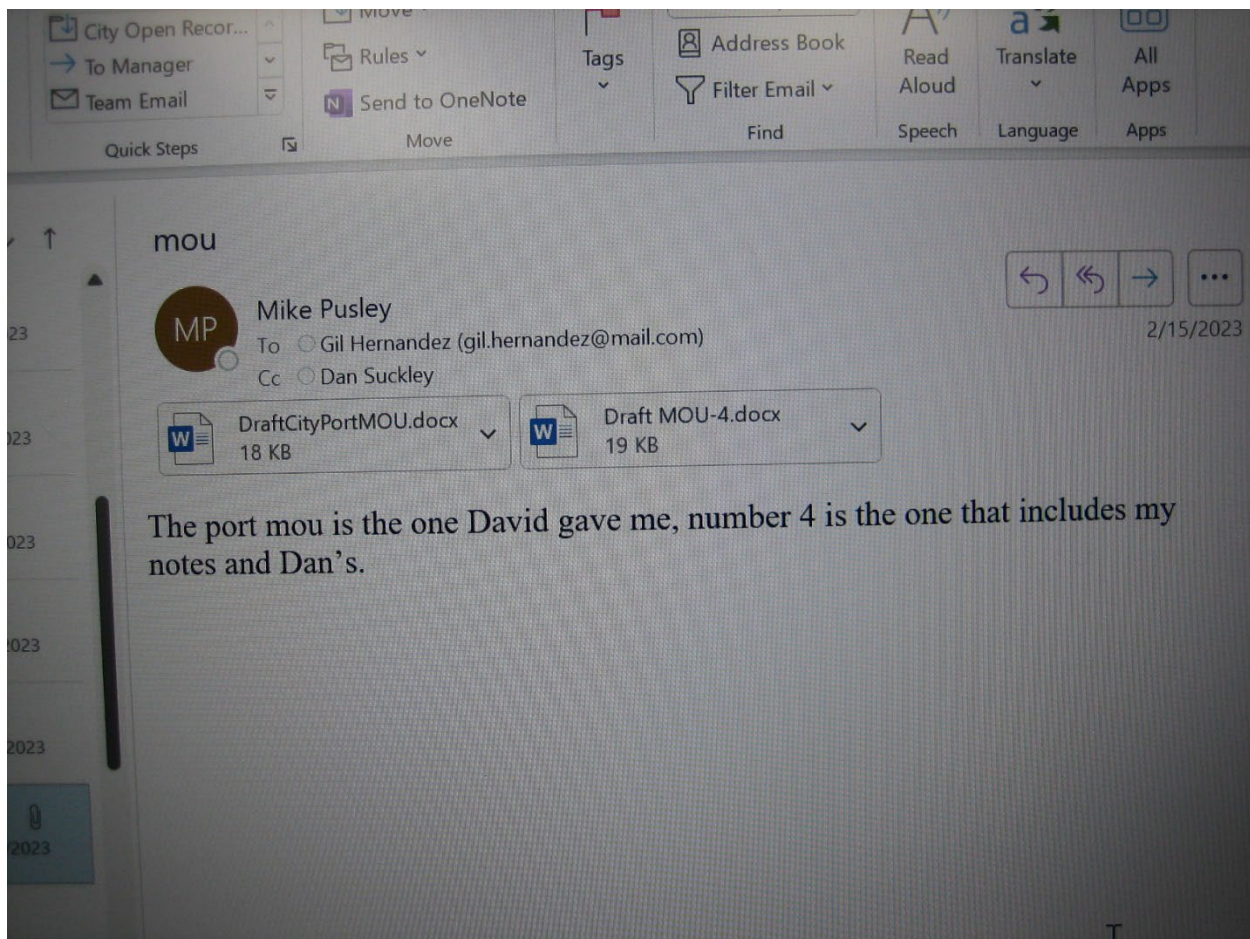
See attached.

Gil Hernandez

City Council Dist. 5

Email: gil.hernandez@cctexas.com





Date ▾ ↑

15/2023

13/2023

2/9/2023

2/7/2023

2/7/2023


2/7/2023

2/1/2023

Fwd: MOU



Mike Pusley
To ○ Dan Suckley

 You forwarded this message on 2/9/2023 5:14 PM.




DraftCityPortMOU.docx
18 KB



Draft MOU-2.docx
18 KB

Kind regards,
Mike Pusley
Corpus Christi City Council

From: Mike Pusley <mike.pusley@cctexas.com>
Sent: Thursday, February 9, 2023 2:13:43 AM
To: Mike Pusley <mike.pusley@cctexas.com>
Subject: MOU

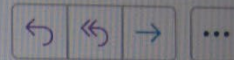
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RE: Draft MOU 6B



Dan Suckley <dsuckley@americanbank.com>

To: Gil Hernandez [Council]; Mike Pusley



2/21/2023

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Looks good Gil. My only comment isshould we add "alternative"?

This partnership between the Port and the City will extend to any alternative or future desalination plant(s).



Dan Suckley

Senior Commercial Lending Officer - Team Leader

5120 S. Padre Island Dr. Corpus Christi, TX 78411

dsuckley@americanbank.com | www.americanbank.com

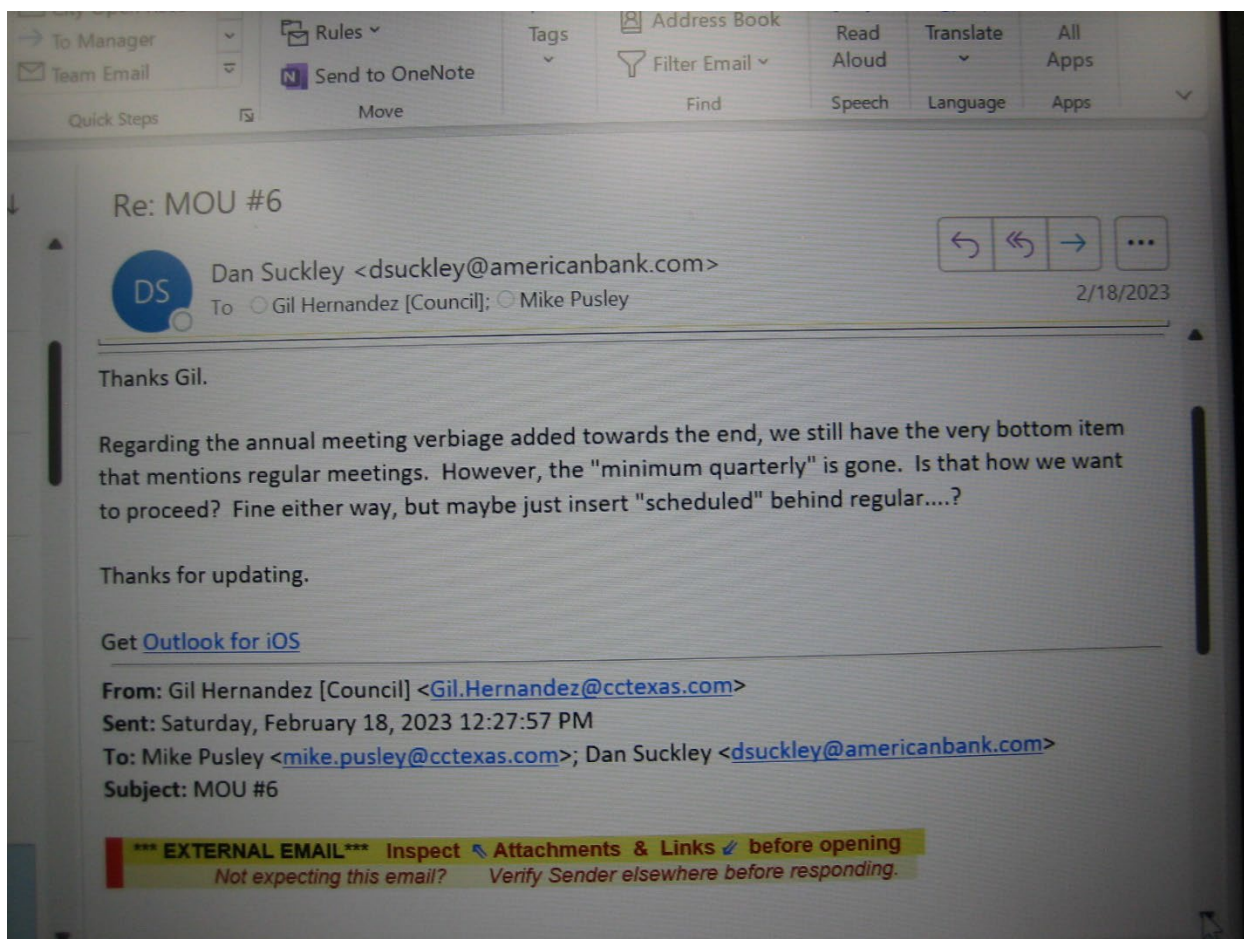
O: +1 (361) 653-5330 | M: +1 (361) 960-4077

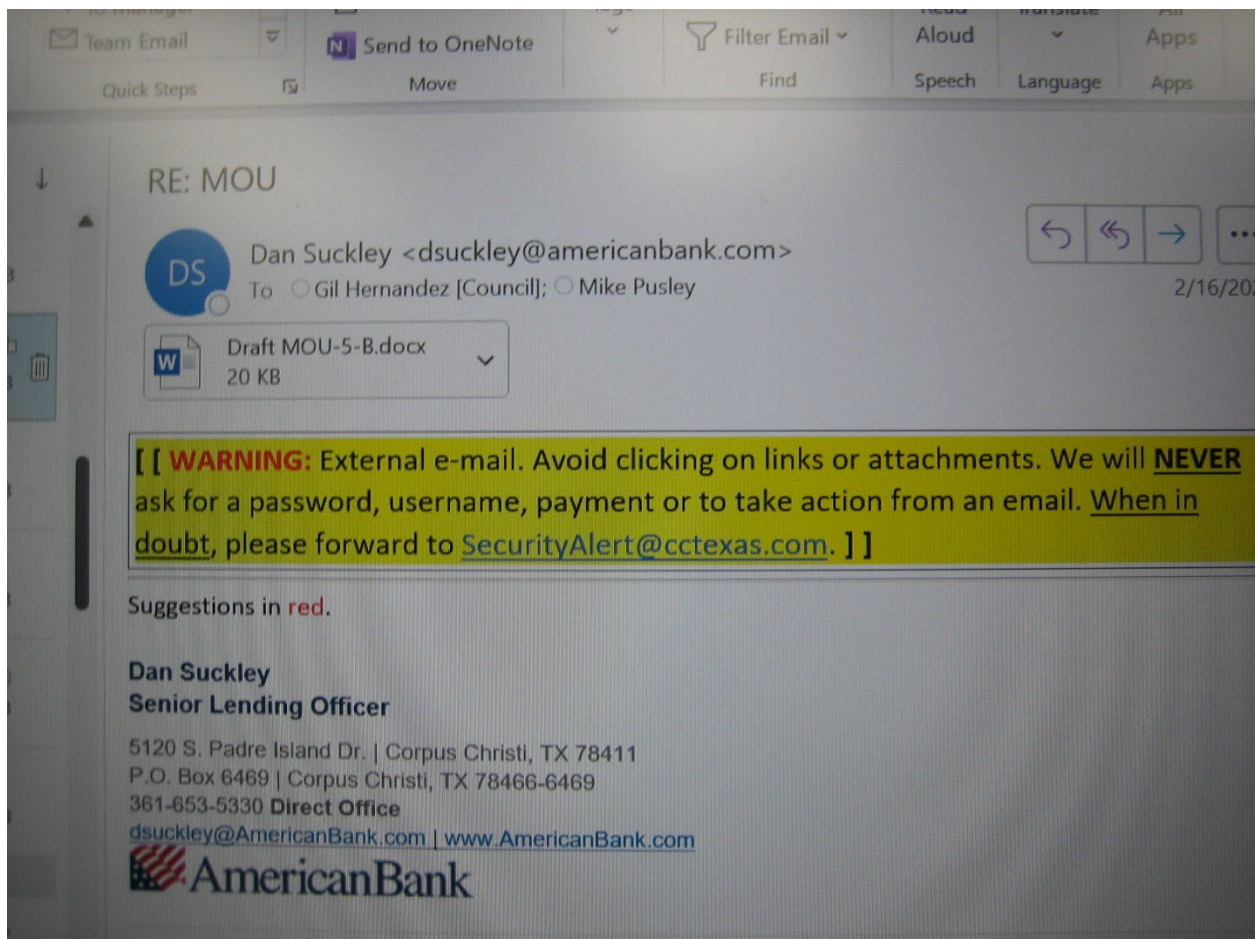
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[EXTERNAL]MOU Draft



Dan Suckley <dsuckley@americanbank.com>

To: Mike Pusley

2/10/2023



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16 KB

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Mike,

I went ahead and added my comments into the document in **RED**. Please feel free to "wordsmith" or add/delete as necessary.

I look forward to seeing Gil's ideas as well.

Have a great weekend.

Dan

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3:28 PM

