



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 Zaroni, 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.