



Meeting Minutes

City Council

Tuesday, August 15, 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 11:36 a.m.

B. Invocation to be given by Reverend Claudia M. Rush, Brooks AME Worship Center.

Reverend Claudia M. Rush, Brooks AME Worship Center, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jake Ryan Ortega, Junior at Moody High School.

Jake Ryan Ortega, Junior at Moody 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. [23-1266](#) Staff Announcement:
Ryan Skrobarczyk - Intergovernmental Relations Director
Doug Matthijetz - Deputy Fire Chief

City Manager Peter Zanoni introduced the new Intergovernmental Relations Director Ryan Skrobarczyk. He began with the City on July 24 with over ten years of experience in public policy. Ryan has over six years of experience with Texas House of Representatives and the Texas Senate.

City Manager Zanoni announced the new Deputy Fire Chief Doug Matthijetz. He has

been with the City's Fire Department for 33 years.

2. [23-1330](#) Parks and Recreation Advisory Committee Update by Dr. Alissa Mejia, Committee Chair

Parks and Recreation Advisory Committee (PRAC) Chair Dr. Alissa Mejia presented an update on the following topics: strategic plan and priorities; parks and recreation priorities; pedestrian and bicycle connectivity; communication; PRAC web page launch; PRAC playbook; Adopt-A-Park; erosion response plan; and further projects PRAC is tracking.

Council Members thanked Dr. Mejia for her service and leadership with Parks and Recreation.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Merida Forrest, 7114 Grape Arbor Dr., spoke in opposition to raising residential water rate increases and in support of raising industrial water rates.

Shawn Flanagan, 4218 Herndon St., spoke in opposition to an environmental and sustainability department.

Amanda Guerra, 6410 Windhollow Dr., spoke about the Municipal Court Director's budget report.

Blanca Parkinson, 10801 Silverton Dr., spoke about the lack of information for a drought contingency plan.

Linda Lindsey, 3002 Cedar Springs Rd., spoke about repurposing sales tax for parks.

Rachel Caballero, 522 Hancock, Ave., expressed her desire for no tax rate or utility rate increases, and a concern about how Certificates of Obligation are used.

Isabel Araiza, 326 Poenisch Dr., spoke about issues with the audio/visual technology and supports a water rate increase for high volume water users.

Randall Hicks, 3809 Walking Oaks Lane, spoke in support of the City repurposing Type A sales tax funding.

John Weber, 609 Naples St., spoke in opposition of rezoning Item 6 and in opposition to Items 15 and 16.

John LaRue, 426 Cape Lookout, spoke in support of the City repurposing Type A sales tax funding for airport services.

Samuel Aundra Fryer, 2222 Cardinales Lane, spoke in opposition to a sustainability

and resiliency department.

Marcus Sarate, 3126 Austin St., spoke in opposition of eliminating City Marshals.

Glenn Holland, 3905 Priscilla Dr., spoke in support of public safety and City Marshals, and to enforce harsher punishment for criminals.

Victoria Holland, 235 Ohio Ave., spoke about whether the City can support the Capital Improvement Plan.

Melissa Nucete, 6530 Peacock and Barbara Gennaway, 7022 Monalisa Circle, stated concern about euthanizing dogs and for the City to enforce spay and neuter ordinances.

Marlon and Mattie Chapman, 1617 Peabody Ave., spoke about the lack of response to a gas leak near their home.

Susie Saldana, 4710 Haket Dr., expressed disappointment about Council not attending a Feria de las Flores event.

Adam Rios, 7301 Tangled Ridge Court, advocated for the skateboarding community.

Al Arreola, 301 Louise Dr., spoke in support of Items 15 and 16 regarding the convention center proposition.

Jessica Palitza, 606 Hopper Dr., spoke in support of increasing water rates for high volume water users, and in support of a sustainability department.

Lois Huff, 5818 Saint Andrews Dr., spoke in support of increasing water rates for high volume water users and opposed to raising rates for residential users.

Eric Tunchez, 4437 Kirkwood Dr., spoke about a concern that water is shut off at several properties.

Jesse Gilbert, spoke in support of Items 15 and 16 regarding the convention center complex.

Michael Miller, 51 Camden Place, spoke regarding concern about the City sustaining a hotel/convention center.

Brittany Garcia, 3214 Brawner Parkway, spoke in support of increasing water rates for high volume water users and opposed to raising water rates for residential users.

Catherine Barnes, 520 S. Chaparral St., spoke about a concern with the proposed budget and the way Certificates of Obligation are used.

Encarnacion Serna, Portland, TX, spoke in opposition to desalination projects.

The following citizen submitted a written public comment which is attached to the minutes: Deven Bhakta, 40 E. Bar Le Doc Dr.

G. BUDGET RELATED ITEMS: (ITEM 3)

3. [23-1357](#) Resolution to consider a proposed ad valorem tax rate of no more than \$0.599774 per \$100 valuation for Fiscal Year (FY) 2024 and taking a record vote; setting the date for the City's proposed FY 2024 ad valorem tax rate public hearing and first reading ordinance on August 29, 2023, with adoption of the FY 2024 ad valorem tax rate on September 5, 2023.

Mayor Guajardo referred to Item 3.

Interim Director of Finance and Procurement Alma Casas stated that this item is to take a record vote on a rate not to exceed \$0.599774.

Council Members, City Manager Peter Zaroni, and Interim Director Casas discussed the following topics: the no-new revenue rate is \$.55838; and to be purposeful in educating others as to what this means.

Council Member Hernandez moved to approve the resolution, seconded by Council Member Suckley. This Resolution was passed 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 Campos

Nay: 2 - Council Member Hunter and Council Member Klein

Abstained: 0

Enactment No: 033125

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

J. CONSENT AGENDA: (ITEMS 4 - 13)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Item 7 was pulled for individual consideration.

Council Member Pusley moved to approve the consent agenda with the exception of Item 7, seconded by Council Member Barrera. 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. [23-1314](#) Approval of the August 3, 2023 Budget Workshop and August 8, 2023 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

5. [23-1180](#) Ordinance authorizing acceptance and future amendments of Women, Infant and Children's Nutrition Program (WIC) grant for \$1,172,131.00 from the Texas Department of State Health Services (DSHS); appropriating \$1,172,131.00 to provide funding for the WIC program for the period of October 1, 2023, through September 30, 2024; and authorizing thirteen grant positions.

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

Enactment No: 033126

6. [23-1190](#) Zoning Case No. 0623-04, Southern Builders Co LLC (District 2). Ordinance rezoning a property at or near 639 Del Mar Boulevard from the "RS-6" Single-Family 6 District to the "RS-TH" Townhouse District; Providing for a penalty not to exceed \$2,000 and publication.(Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TH" Townhouse District)

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

Enactment No: 033127

Consent - Contracts and Procurement

7. [23-1152](#) Motion authorizing execution of a three-year service agreement, with two one-year extensions, with Digitech Computer, LLC., of Chappaqua, New York, for emergency medical services (EMS) billing and collection services with payment for Texas Ambulance Supplemental Payment Program (TASPP) reporting, with the anticipated payment to be \$2,126,010.00 over the term and approximately \$3,603,205.00 if all options are exercised, with no funding required for FY 2023 and future funding subject to budget approval.

Mayor Guajardo referred to Item 7.

A Council Member commended the fire department and City leadership for their efforts on moving this program forward.

Council Member Hunter 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: M2023-116

8. [23-1123](#) Motion authorizing execution of a one-year service agreement, with two one-year options, with Herc Rentals Inc. of Atlanta, Georgia, with an office in Corpus Christi, through Omnia Partners Cooperative, in an amount not to exceed \$900,000.00, with a potential amount of \$2,700,000.00 if options are exercised, for the rental of heavy equipment for Corpus Christi Water, with FY 2023 funding of \$75,000.00 from the Water and Wastewater Funds.

This Motion was passed on the consent agenda.

Enactment No: M2023-117

9. [23-0662](#) Motion authorizing execution of Amendment No. 9 to the service agreement with USIO Output Solutions, Inc., of San Antonio for an amount not to exceed \$886,886.48, for a revised total amount of \$5,391,462.14, to provide additional utility bill printing and mailing services, with FY 2023 funds of \$221,722.00 from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-118

10. [23-1127](#) Motion authorizing execution of a five-year service agreement with Arbitrage Compliance Specialists, Inc., of Greenwood Village, Colorado, for \$83,470.00, to provide arbitrage compliance services, with no funding required in FY 2023 and funding in future fiscal years subject to budget approval.

This Motion was passed on the consent agenda.

Enactment No: M2023-119

11. [23-1299](#) Motion authorizing the execution of a five-year master lease-purchase financing agreement with JP Morgan Chase Bank, N.A., of Chicago, Illinois, for annual vehicle and machinery acquisitions of approximately \$19,164,137.81, with no funding required for FY 2023 and future funding subject to budget approval.

This Motion was passed on the consent agenda.

Enactment No: M2023-120

General Consent Items

12. [23-1300](#) Resolution approving the amended bylaws to include a provision for board

member absences for the Corpus Christi Business and Job Development Corporation (the "Corpus Christi Business and Job Development Corporation") as approved by the Board of Directors of the Corpus Christi Business and Job Development Corporation on July 17, 2023.

This Resolution was passed on the consent agenda.

Enactment No: 033128

13. [23-1301](#) Resolution approving the amended bylaws to include a provision for board member absences for the Corpus Christi B Corporation (the "Type B Corporation") as approved by the Board of Directors of the Corpus Christi B Corporation on July 17, 2023.

This Resolution was passed on the consent agenda.

Enactment No: 033129

K. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:43 p.m. Mayor Guajardo reconvened the meeting at 2:25 p.m.

L. PUBLIC HEARINGS: (ITEM 14)

14. [23-1290](#) Ordinance amending the Urban Transportation Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, upon application by MPM Development LP, to remove the southward extension of Sunny Drive, a proposed C1 Minor Residential Collector located between Starlite Lane and Haven Drive, and to remove a northwestward extension of Haven Drive, a proposed A2 Secondary Arterial located between the existing Haven Drive and Violet Road.

Mayor Guajardo referred to Item 14.

A Council Member would like to table this item to allow staff and the contractor more time to address some issues.

Council Member Roy moved to table this item, seconded by Council Member Hernandez. This Item was Tabled 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. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 15 - 17)

15. [23-1291](#) Resolution by the City Council of Corpus Christi, Texas designating and establishing the Convention Center Complex and certain City Parks as

projects authorized by Chapters 504 and 505 of the Texas Local Government Code; identifying a method for financing the project; and resolving other matters in connection therewith.

Mayor Guajardo referred to Item 15.

Assistant City Manager Heather Hurlbert presented information on the following topics: convention center project scope; estimated project investment; potential revenues; Type A repurposing; convention center complex defined by resolution; current Type A sales tax revenue seawall fund use; regional parks defined by resolution; location of each regional park; five mile radius for each regional park; proposition proposed ballot language; and recommendation.

Council Members, City Manager Zanoni, Assistant City Manager Hurlbert, and Bond Counsel Clay Binford with McCall, Parkhurst and Horton LLP discussed the following topics: the City's role in the convention center hotel complex is to maintain ownership of the land; the pros and cons of incentivizing airport funding; to be cognizant of what the City offers as an incentive; and the proposed \$200 million for the convention center complex came from the Hunden study and based on industry standards.

Mayor Guajardo opened public comment.

Ted Mandel, 15306 Key Largo Court, spoke in support of Type A funding at the airport, and would like to see more money spent on air service development.

Mayor Guajardo closed public comment.

Council Member Roy moved to approve the resolution, seconded by Council Member Campos. 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: 033130

16. [23-1265](#) One-reading ordinance calling a Special Election to be held in the City of Corpus Christi, Texas to repurpose two local sales and use taxes for financing the City's Convention Center Complex, Regional Parks, and Commercial / Industrial Streets and new destination flight options; making provision for the conduct of the election; and resolving other matters related to such election.

Mayor Guajardo referred to Item 16.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Campos and passed unanimously.

Council Member Barrera moved to amend the ordinance in Measure A to read, "the succeeding categories (2) and (3) and a meaningful amount (as annually determined by the City Council), but not more than 5%, applied to the succeeding category (4)," seconded by Council Member Roy and passed unanimously.

Council Member Roy moved to approve the ordinance as amended, seconded by Council Member Barrera and passed unanimously.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Campos. This Ordinance was passed on emergency 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

Enactment No: 033131

17. [23-1287](#) Resolution authorizing the City Manager or designee to execute all documents necessary to enter into an interlocal agreement with the Texas General Land Office to accept the donation of two beach access wheelchairs from the Texas General Land Office.

Mayor Guajardo referred to Item 17.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Hunter moved to approve the resolution, seconded by Council Member Suckley. 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: 033132

N. BRIEFINGS: (ITEM 18)

18. [23-1297](#) Corpus Christi Regional Economic Development Corporation (CCREDC)

Quarterly Update to City Council (The second quarter of 2023)

Mayor Guajardo referred to Item 18.

Corpus Christi Regional Economic Development Corporation (CCREDC) Chief Executive Officer (CEO) Mike Culbertson presented information on the following topics: mission statement; Corpus Christi M/A housing report; sales tax collections allocations; employment by sector for selected month/Corpus Christi; MSA unemployment rates; CCREDC project pipeline; area projects net taxable value; CCREDC 2021-2022 projects; and business attraction trade shows.

Council Members and CEO Culbertson discussed the following topics: a request for the number of licensed/certified special skilled careers throughout the City; the CCREDC provides databases, compliance, incentives, and economic modeling to San Patricio County; the amount of commercial building permits are similar to last year; and 25% of 16-24 year olds are unemployed or not in school.

O. EXECUTIVE SESSION: (NONE)

P. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 4:24 p.m.

Norma Duran

From: Jotform <noreply@jotform.com>
Sent: Tuesday, August 15, 2023 10:27 AM
To: CitySecretary; Norma Duran
Subject: [EXTERNAL]Public Input: 08-15-2023 - Deven Bhakta

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will NEVER ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]



Public Comment & Input Form

Date of Meeting 08-15-2023

Name Deven Bhakta

Address Street Address: 40 E Bar Le Doc Dr
 City: Corpus Christi
 State / Province: TX
 Postal / Zip Code: 78414

Topic Repurposing of Sales Tax

Agenda Item Number 23-1265

Describe Feedback: I am the CEO of ZJZ Hospitality Inc, a locally based hotel development company with over 30 developed hotels as well as the newest coming to downtown Corpus Christi. I currently serve as Chairman of the Board for Visit Corpus Christi and wanted to express my overwhelming support for the repurpose of sales tax to help unlock our cities potential. Quick history: I had just begun my appointment to the Texas Hotel and Lodging Association Board when legislation was passed adding Corpus Christi as an enterprise zone enabling the use of state HOT for convention center/hotel projects. At the time, like most hotel owners, I was skeptical of the success of such projects which had taken roots in Austin, Dallas, and Houston. After seeing the enormous success of these developments and many more across this country, my skepticism changed to optimism (Please see attached letter for remainder)

Uploads: [Deven Bhakta Letter of Support.pdf](#)

8/15/2023



Mayor Guajardo, Council, and Peter Zanoni

I am the CEO of ZJZ Hospitality Inc, a locally based hotel development company with over 30 developed hotels as well as the newest coming to downtown Corpus Christi. I currently serve as Chairman of the Board for Visit Corpus Christi and wanted to express my overwhelming support for the repurpose of sales tax to help unlock our cities potential. Quick history: I had just begun my appointment to the Texas Hotel and Lodging Association Board when legislation was passed adding Corpus Christi as an enterprise zone enabling the use of state HOT for convention center/hotel projects. At the time, like most hotel owners, I was skeptical of the success of such projects which had taken roots in Austin, Dallas, and Houston. After seeing the enormous success of these developments and many more across this country, my skepticism changed to optimism although my doubts still existed as the overall scope of the project proposed over the years was at times narrow thinking with no masterplan of a node of entertainment with restaurants bars and other entertainment. Over the past year, I've been extremely excited at the direction this project has taken and the support of our elected officials to develop the entire area which is the key to the long-term success of this project and erased any doubt of the validity and impact of a project like could make for our community. Secondly, the success of these types of developments hinges on access. With major highways to Houston, Austin, San Antonio and Dallas; our drive location is preferable to many, but we are also alienating a portion of our potential visitors with lack of airline variety and direct routes. In addition to the VCC Board, I have also been appointed the Chair of the Air Services Task Force for CCIA and our biggest goal is to bring more flight options to our visitors as well as our residents, many of which drive out of town DAILY to catch a flight outside of our airport. It is vital that part of this initiative, that air travel is also addressed and what better time than now with 2 grant programs at CCIAs' disposal which need some committed funds locally to activate. The economic impact of such a development would improve the lives of all Corpus Christi residents and the quality-of-life components we all seek; better schools, more jobs, better streets, and infrastructure would all see more funding because of this development. The support of the council to put this measure on the ballot would allow Corpus Christi to finally develop and become what it has always destined to be; a world class destination to work and play. Thank you for your time.

Sincerely

Deven Bhakta
ZJZ Hospitality Inc
President

Chairman – Visit Corpus Christi Board of Directors

Chairman – CCIA Air Services Task Force

• PO Box 61178 Corpus Christi, TX 78466 • 361-855-1549 Fax: 866-565-2143 • www.zjzhospitality.com

ZJZ HOSPITALITY INC