



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

City Council

Tuesday, November 19, 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 11:31 a.m.

B. Invocation to be given by Pastor Greg Hood with REACH Ministries.

Pastor Greg Hood with REACH Ministries gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Anthony Castaneda, 12th grader from St. John Paul II High School.

Anthony Castaneda, 12th grader from St. John Paul II 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 Zaroni, 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: (ITEM 1)

1. [24-1906](#) Overview of City's New Police Training Academy and Ribbon Cutting Ceremony on Thursday, November 21, 2024

City Manager Peter Zaroni presented information on the following topics: police training academy; a look inside the academy; and ribbon cutting ceremony.

City Manager Zaroni introduced the cadets of the 84th Academy and recognized the President of Corpus Christi Police Officers Association Scott Leeton for his partnership.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

John Weber, Corpus Christi, TX, presented information about statement of facts and about a water conservation and drought contingency plan.

Joan Carrillo, Corpus Christi, TX, spoke about the placement of books in public libraries.

Susie Luna Saldana and Mark Muenster, Corpus Christi, TX, expressed concern about the stage 3 drought restrictions.

Aislu Engelke, Corpus Christi, TX, presented information about an atmospheric water generator.

Bob Catalano, Corpus Christi, TX, spoke in support of the new police cadets and concern about the high tides on North Beach.

Adam Rios, Corpus Christi, TX, spoke about civil discourse.

The following citizens spoke in support of Alice Upshaw-Hawkins maintaining her position on the Library Board: Nancy Vera, Corpus Christi, TX, Deanna King, Corpus Christi, TX, and Peggy Duran, Corpus Christi, TX.

The following citizen submitted a written public comment which is attached to the minutes: John Weber, Corpus Christi, TX.

G. SPECIAL CONSIDERATION ITEMS: (ITEMS 2 - 3)

2. [24-1761](#) One-reading Ordinance canvassing returns and declaring the results of the General Election held on November 5, 2024, in the City of Corpus Christi for the purpose of electing the Mayor and eight Council Members; and of the Special Elections on that same date for the adoption of six propositions.

Mayor Guajardo referred to Item 2.

Mayor Guajardo read the results of the General Election and of the Special Elections for the adoption of six propositions held on November 5, 2024.

There were no comments from the Council.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Klein. This Ordinance was passed on emergency and approved with the following vote:

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

Absent: 1 - Council Member Suckley

Abstained: 0

3. [24-1762](#) One-reading Ordinance ordering a runoff election to be held on December 14, 2024, in the City of Corpus Christi for the election of Mayor and Council Member District One and Council Member District Four, designating polling place locations, enacting provisions incident and relating to the subject and purpose of this ordinance.

Mayor Guajardo referred to Item 3.

City Secretary Rebecca Huerta presented information on the following topics: positions; early voting; election day voting; and staff's recommendation.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

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

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

Absent: 1 - Council Member Suckley

Abstained: 0

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. BRIEFINGS: (ITEM 4)

4. [24-1801](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update

Mayor Guajardo referred to Item 4.

President and CEO of Corpus Christi Regional Economic Development Corporation (CCREDC) Mike Culbertson presented information on the following topics: mission statement; Corpus Christi MSA housing report; sales tax collections allocations; employment by sector for selected month/Corpus Christi; MSA unemployment rates; BRE report; Type A/B overview; 2024 business attraction trade shows; CCREDC project pipeline; and area projects net taxable value.

Council Members and Mr. Culbertson discussed the following topics: approximately 12 to 15 industries are being recruited to Corpus Christi; and hydrogen is being explored as a clean energy source for powering vehicles and generating electricity through fuel cells.

J. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 5 - 19)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 7 and 19 were pulled for individual consideration.

Council Member Roy moved to approve the consent agenda with the exception of Items 7 and 19, seconded by Council Member Klein. The motion carried by the following vote:

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

Absent: 1 - Council Member Suckley

Abstained: 0

5. [24-1902](#) Approval of the November 12, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

6. [24-1768](#) Ordinance authorizing the acceptance of grant funds in an amount of \$120,500.00 from the Office of the Governor Homeland Security Grants Division for the Corpus Christi Police Department to provide funding for overtime and retirement for four sworn officers eligible under the FY 2025 Local Border Security Grant Program; and appropriating \$120,500.00 into the FY 2025 Police Grants Fund. (6 votes required)

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

7. [24-1800](#) Ordinance increasing the Corpus Christi B Corporation's Fiscal Year 2024-2025 (FY 2025) operating budget by \$221,284.00 for economic development services to fund a portion of the annual services commitment to Corpus Christi Regional Economic Development Corporation; appropriating \$221,284.00 from the unreserved balance of the Type B Fund; and amending the FY 2025 Operating Budget. (6 votes required)

Mayor Guajardo referred to Item 7.

A Council Member and Assistant City Manager Heather Hurlbert discussed the following

topic: a request for a legal opinion whether a member of the Type B Board can apply as a representative to the Economic Development Corporation (EDC).

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

Aye: 6 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy
Nay: 3 - Council Member Hernandez, Council Member Klein and Council Member Campos
Abstained: 0

8. [24-1753](#) Zoning Case No. ZN8420, Trans National Business Development Corporation submitted by Karl Schlatter: (District 2) Ordinance rezoning property located at or near 314 Clifford Street from the "RS-6" Single Family 6 District to the "RS-6/H" Single Family 6 District with a Historic Overlay. (Landmark Commission and Staff Recommend)(6 votes required)

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

9. [24-1754](#) Zoning Case No. ZN8419, YC Texas Hotel LLC submitted by Baldev Johal: (District 1) Ordinance rezoning property located at or near 601 North Water Street from the "CBD" Commercial District to the "CBD/H" Commercial District with a Historic Overlay. (Landmark Commission and Staff recommend approval) (6 votes required)

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

Consent - Contracts and Procurement

10. [24-1722](#) Motion authorizing the execution of a one-year service agreement, with two one-year option periods, with Doggett Heavy Machinery Services, of Corpus Christi, Texas, for offsite repairs of John Deere construction equipment for the Asset Management Department for an amount up to \$140,000.00, with a potential total amount up to \$420,000.00 if both one-year option periods are exercised, with FY 2025 funding in the amount of \$116,600.00 from the Fleet Maintenance Fund. (6 votes required)

This Motion was passed on the consent agenda.

11. [24-1558](#) Motion authorizing execution of a one-year service agreement, with two one-year options, with Advance Paving and Construction, LLC, of Corpus Christi in an amount not to exceed \$186,225.00, with a potential amount up to \$558,675.00 if options are exercised, to perform worksite restoration services for Corpus Christi Water, with FY 2025 funding of \$186,225.00 from the Water Fund. (6 votes required)

This Motion was passed on the consent agenda.

12. [24-1586](#) Motion authorizing the execution of a one-year service agreement, with two one-year options, with Hilario O. Ortega Jr., dba A Plus Janitorial and Mowing Services, of Corpus Christi in an amount not to exceed \$66,999.92, with a potential amount up to \$200,999.76 if option years are exercised, for seawall clean-up services for Parks & Recreation, with FY 2025 funding of \$61,416.59 from the General Fund. (6 votes required)

This Motion was passed on the consent agenda.

Consent - Capital Projects

13. [24-1694](#) Motion authorizing a professional services contract with CP&Y, Inc. dba STV Infrastructure, San Antonio, Texas, to provide design, bid, and construction phase services for the Calallen Elevated Storage Tank - Pressure Plane Project in an amount not to exceed \$2,450,854.40, located in Council District 1, with FY 2025 funding available from the Water Capital Fund. (6 votes required)

This Motion was passed on the consent agenda.

14. [24-1785](#) Motion to award a construction contract to D&J Utility Services, LLC, Sinton, Texas, for the Greenwood Wastewater Treatment Plant Effluent Pumping Improvements project in an amount not to exceed \$112,000.00, located in Council District 3, with FY 2025 funding available from the Golf Center Fund. (6 votes required)

This Motion was passed on the consent agenda.

15. [24-1817](#) Motion awarding a construction contract to Rockin'h Ranch Services, LLC of Alice, TX for the Dr. H.C. Dilworth Park Pavilion project in an amount not to exceed \$202,754.50 for the installation of a new steel pavilion building structure with exterior light fixtures located in Council District 2 with funding available from FY 2024 Community Development Block Grant (CDBG) Program Funds. (6 votes required)

This Motion was passed on the consent agenda.

Consent - First Reading Ordinances

16. [24-1803](#) Ordinance amending the FY2024 - 2025 Capital Budget to include Bond 2024 Propositions A, B, C and D; appropriating \$140,411,197 to the Capital Budget, and amending the Capital Improvement Program by adding 38 Bond 2024 Program projects. (6 votes required)

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

17. [24-1197](#) Ordinance approving 10-year renewal of the existing lease agreement with Padre Island Yacht Club of a lease of 2.89 acres of City property located near Whitecap Wastewater Treatment Plant and amending the lease to provide a

new 5-year option to renew, in consideration of quarterly lease payments the greater of \$2,500 per quarter or 5% of gross income from slip rentals and membership fees; and providing for publication and an effective date. (28-day delay required between readings) (6 votes required)

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

18. [24-1822](#) Ordinance authorizing execution of an assignment for the remaining year of the 5-year ground lease with Haas-Anderson Construction, Ltd. to Longyards Development LLC for 3.89-acres out of a 25.06-acre tract formerly known as the Hala Pit Landfill located next to the City of Corpus Christi Vehicle Impound Yard on Greenwood Drive in the amount of \$9,600.00 per year from October 1, 2024, to September 30, 2025; and authorizing a new 5-year lease with Longyards Development LLC for a fee of \$10,000.00 per year from October 1, 2025 to September 30, 2030. (6 votes required)

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

19. [24-1794](#) Ordinance approving Addendum No. 1 to Lease Agreement with Corpus Christi Baseball Club, L.P., providing for Type A funding in an amount not to exceed \$137,260.00 on a reimbursement basis to make certain capital improvements to the Whataburger Field property in accordance with Major League Baseball Requirements, as approved by the Type A Board on October 21, 2024. (6 votes required)

Mayor Guajardo referred to Item 19.

Council Members, Assistant City Manager Heather Hurlbert, and Director of Economic Development Arturo Marquez discussed the following topics: the City's total investment with the Corpus Christi Hooks since 2005; the Hooks have invested money into Whataburger Field for improvements; and the original funding for the Hooks came from the Type A sales tax.

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

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

Nay: 1 - Council Member Hernandez

Abstained: 0

L. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:22 p.m. Executive Session Items 21 and 22 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:43 p.m.

M. PUBLIC HEARINGS: (NONE)**N. INDIVIDUAL CONSIDERATION ITEMS: (NONE)****RECESS TO STATE AND FEDERAL LEGISLATIVE AGENDA WORKSHOP: (ITEM 20)**

Mayor Guajardo recessed the City Council meeting to the State and Federal Legislative Agenda Workshop at 2:43 p.m.

20. [24-1836](#) State and Federal Legislative Agenda Development for the 89th Legislature and the 119th Congress

Mayor Guajardo referred to Item 20.

Director of Intergovernmental Relations Ryan Skrobarczyk, Partner with Hance Scarborough David Pore, and Partner and General Counsel with Focused Advocacy Snapper Carr presented information on the following topics: city legislative agenda process; purpose of agendas; city consultants in Washington D.C.; 2024 election results; impact of D.C. political shift; legislative outlook; federal and state policy consideration matrix: support; oppose; federal legislative agenda: support for military communities; environment and utilities; homelessness and affordable housing; education and economic development; disaster assistance and emergency management; city consultants in Austin, TX; state government outlook; 89th session Corpus Christi delegation; state legislative agenda: preserve local decision making; Port of Corpus Christi; public safety; support for military communities; Texas Windstorm Insurance Association; environment and utilities; and education and economic competitiveness.

Council Members, Director of Intergovernmental Relations Skrobarczyk, Legislative Consultant with Hance Scarborough Larry Meyers, and Chief Operating Officer of Corpus Christi Water (CCW) Drew Molly discussed the following topics: no lead has been found in the water, however free lead testing kits are available to the community through CCW; whether there are any Texas representatives on the Armed Services Committee in the House or Senate; and if any federal grants are available for infrastructure.

RETURN TO CITY COUNCIL MEETING

Mayor Guajardo reconvened the City Council meeting at 3:48 p.m.

O. EXECUTIVE SESSION: (ITEMS 21 - 22)

Mayor Guajardo referred to Executive Session Items 21 and 22. The Council went into Executive Session at 1:22 p.m. The Council returned from Executive Session at 2:43 p.m.

21. [24-1904](#) Executive session briefing pursuant to Texas Government Code §

551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to SOAH Docket No. 473-24-19854, PUC Docket No. 56427, *Petition by Outside City Ratepayers Appealing the Water Rates of the City of Corpus Christi*.

This E-Session Item was discussed in executive session.

22. [24-1905](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to a requested assignment of a *Chapter 380 Incentive Agreement with Air Products LLC*, industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., 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.

P. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 4:01 p.m.