



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 15, 2022

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Paulette M. 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 Pastor Rick Barrera, Believe Church.

Pastor Rick Barrera, Believe Church, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Julia Gilliam, Flour Bluff Student.

Julia Gilliam, Flour Bluff student, 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 K. Risley and City Secretary Rebecca Huerta.

Present: 8 - Mayor Paulette M. Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Billy A. Lerma, Council Member John Martinez, Council Member Ben Molina, Council Member Mike Pusley, and Council Member Greg Smith

Absent: 1 - Council Member Michael Hunter

E. Proclamations / Commendations

- [22-0271](#) Commendation for Julia Gilliam 2021 Student Heroes Award Recipient for State Board of Education District 2.
Commendation for Flour Bluff High School Football Team State Semifinalist.
Proclamation Declaring City-Wide Bluesday Tuesday Honoring Texas A&M University-Corpus Christi Homecoming.
Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.

The Commendations, Proclamation and Swearing-In Ceremony were held.

F. PUBLIC COMMENT

Mayor Guajardo opened the public comment period.

Edalio Salinas, 7026 Ridge Stone Dr., spoke regarding removing the 5G Tower from his neighborhood.

Tim Dowling, 8107 Villefranche Dr., spoke regarding the redistricting process.

The following citizen submitted a written public comment which is attached to the minutes: Julie Rogers, 710 Furman Ave.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor Guajardo referred to City Manager's comments.

a. STORM WATER FEE IMPLEMENTATION PROGRESS REPORT

City Manager Zanoni reported that the storm water fee took effect on January 1, 2022.

Assistant Director of Public Works Gabriel Hinojosa presented information on the following topics: communication plan; public works customer service; storm water improvements; and customer resources.

Council Members, Assistant Director Hinojosa and City Manager Zanoni discussed the following topics: Council Members' belief that this is a complex plan and difficult to explain to concerned citizens; staff has been reduced to five full-time staff members due to the low call volume; in response to a Council Member's question, staff stated that during a rainfall, 50% of water infiltrates the residential ground and 50% goes to infrastructure; Council Members' concerns about residential impervious cover; a Council Member's request for the City's website to be updated to better explain how the plan works; and a Council Member's request to obtain a software program that can compare the breakdown of costs on current and past bills.

b. STREETS INFRASTRUCTURE MANAGEMENT PROGRAM QUARTERLY UPDATE

City Manager Zanoni reported on the street infrastructure and pothole initiative. There are 310 total street projects with 98 projects complete. \$4.5 M will be distributed equally among the 5 districts for residential neighborhood streets. \$8 M will go back into the utility revenue fund. A list of infrastructure projects will be given to Governor Abbott on March 1, 2022.

Council Members, City Manager Zanoni and Deputy Director of Public Works Sarah Munoz discussed the following topics: \$1.4 M was funded only to augment the City crews; Reytec Construction has a limited amount of spray patchers; and street

maintenance projects require extensive flatwork, so staff is working on a Request for Qualification (RFQ) to get a contractor to do the curb and gutter work, while the City does the streets.

c. "REVIVE THE DRIVE" OCEAN DRIVE REHABILITATION PROJECT UPDATE

City Manager Zanoni stated that the Ocean Drive Rehabilitation project should be complete by summer.

d CITY AUDITORS OFFICE - STAFF PAY RANGES UPDATE

City Manager Zanoni reported that the Audit Committee approved pay grade adjustments for four positions, but did not discuss the pay range for the City Auditor. The City Auditor reports to the City Council. The Audit Committee recommends that Human Resources look at the pay ranges for the three vacant positions of Senior Auditor, Auditor, and Audit Service Associate.

J. CONSENT AGENDA: (ITEMS 2 - 19)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 17, 18 and 19 be pulled for individual consideration.

A motion was made by Council Member Barrera, seconded by Council Member Molina to approve the Consent Agenda with the exception of Items 17, 18 and 19. The motion carried by the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

2. [22-0277](#) Approval of the February 8, 2022 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

3. [22-0165](#) Ordinance authorizing acceptance of a grant in an amount of \$233,030.00 from State of Texas, Criminal Justice Division for the Paul Coverdell Forensic Sciences Improvement Grant for the purchase of a new laboratory information management system for the Forensic Services Division; and appropriating \$233,030.00 in the Police Grants Fund.

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

Enactment No: 032664

4. [22-0169](#) Ordinance authorizing an Interlocal Agreement with Nueces County for one year for the City to receive from Nueces County grant funding in the amount of \$75,672.50 for reimbursement of overtime and undercover surveillance equipment for the Red Cord Initiative Program (Prostitution Crimes Reduction Program); and appropriating \$75,672.50 into the Police Grants Fund.

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

Enactment No: 032665

5. [22-0148](#) Ordinance authorizing the acceptance of \$7,500.00 from Enbridge Fueling Futures for rescue equipment to include rope, cord, harness, and other rescue materials for the Corpus Christi Fire Department's Technical Rescue Program; and appropriating \$7,500.00 into the Fire Grants Fund.

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

Enactment No: 032666

6. [22-0163](#) Zoning Case No. 1221-01, Gulfway Shopping Center: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District. (Planning Commission and Staff recommend Approval).

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

Enactment No: 032667

7. [21-1647](#) Zoning Case No. 1021-06, Walker Holdings and Development, LLC.: (District 1) Ordinance rezoning property at or near 3202 Interstate 69 from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032668

Consent - Public Safety First Reading Ordinances

8. [22-0199](#) Ordinance appropriating \$10,000 from the Auto Theft Prevention Grant program income into the Auto Theft Prevention Grant for the purchase of a replacement 2021 Ford F-150 crew cab vehicle.

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

9. [22-0151](#) Ordinance appropriating \$49,000 from the City of Corpus Christi-Nueces County Local Emergency Planning Committee Reserve Fund for community education programs and projects regarding hazardous chemical safety; and amending the FY 2022 Operating Budget by increasing expenditures in the Local Emergency Planning Committee fund by \$49,000.

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

Consent - Contracts and Procurement

10. [22-0269](#) Motion authorizing the purchase of one additional 2022 Bergkamp FP5 Patcher pothole truck from Doggett Freightliner of South Texas, LLC., of Houston for \$227,213.00, through the Texas Interlocal Purchasing System Cooperative, to be used for in-house pothole patching projects citywide by the Public Works Department, with FY 2022 funding available in the Vehicle & Equipment Replacement Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-022

11. [22-0117](#) Motion authorizing the purchase of nine replacement roll off containers from Wastequip Manufacturing Company, LLC., of Beeville, Texas through Sourcewell for \$99,096.00 to be used by Solid Waste Services, with FY 2022 funding available through the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-023

12. [22-0201](#) Resolution authorizing the execution of a service agreement for the purchase of servers, five years of support and parts warranty, and one year of licenses with Area Electronics Systems, Inc., dba DataON of Anaheim, California, in an amount not to exceed \$462,705.85 for Communications, Utilities, and Public Safety with funding through the Information Technology, PEG Cable, Wastewater, and Crime Control District Funds.

This Resolution was passed on the consent agenda.

Enactment No: 032669

General Consent Items

13. [22-0205](#) Resolution authorizing submission of grant application for \$20,000 to the State of Texas, Criminal Justice Division for funding available under the Rifle-Resistant Body Armor Grant Program for the purchase of 40 additional pieces of rifle resistant body armor for Corpus Christi Police Department officers.

This Resolution was passed on the consent agenda.

Enactment No: 032670

14. [22-0206](#) Resolution authorizing submission of a grant application for \$80,000.00 to the State of Texas under the FY 2023 Criminal Justice Grant Program for the purchase of 11 additional in-car video systems for the Corpus Christi Police Department.

This Resolution was passed on the consent agenda.

Enactment No: 032671

- 15. [21-1462](#) Resolution authorizing an amendment to the Interlocal Cooperation Agreement with Texas A & M University-Corpus Christi (TAMUCC) to budget from \$150,499 in FY 2021 to \$200,197 in FY 2022 and \$175,697 in FY 2023 for air quality monitoring service and extending the period of performance to December 31, 2023, with funding available in the No. 1071 Community Enrichment Grant Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032672

- 16. [22-0160](#) Motion authorizing an amendment to the interlocal agreement with Nueces County for improvements to West Haven Park to reflect the greater financial contribution from Nueces County as a result of the actual bid prices.

This Motion was passed on the consent agenda.

Enactment No: M2022-024

- 17. [22-0268](#) Motion authorizing the Second Amended and Restated Management Services Agreement between the Corpus Christi Area Convention and Visitors' Bureau ("VCC") and the City of Corpus Christi and approving VCC's amended bylaws.

Mayor Guajardo referred to Item 17.

Council Members, Chief Financial Officer Constance Sanchez and President and Chief Executive Officer of Visit Corpus Christi Brett Oetting discussed the following topics: a Council Member would like to change the language in the agreement presented to the City Manager; and the intent was to never bypass the Council regarding the changes in the bylaws.

Council Member Barrera made a motion to approve the motion, seconded by Council Member Smith.

Council Member Hernandez made a motion to amend the agreement in Section 10.8 to read: any changes to the bylaws must be presented to the City Manager "for review" and strike "for approval"; seconded by Council Member Barrera and passed unanimously.

Council Member Hernandez made a motion to approve the motion as amended, seconded by Council Member Lerma. This Motion was passed as amended and approved with the following vote:

- Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith
- Absent:** 1 - Council Member Hunter
- Abstained:** 0

Enactment No: M2022-025

18. [22-0278](#) Resolution in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Weber Lofts to be developed by Creative Urban Multifamily LLC.

Mayor Guajardo referred to Items 18 and 19.

A Council Member and Assistant Director of Neighborhood Services Jennifer Buxton discussed the following topics: a Council Member's concern that only two applicants applied for this funding.

Developer Jose Gonzales stated that the TDHCA application process allows you to reduce the number of units from the unit count at the pre-application and does not allow you to increase the units.

Council Member Hernandez made a motion to approve the resolution, seconded by Council Member Barrera.

Council Member Barrera made a motion to amend the resolution to reduce from 73-unit to a 58-unit multi-family development, seconded by Council Member Hernandez and passed unanimously.

Council Member Hernandez made a motion to approve the resolution as amended, seconded by Council Member Barrera. This Resolution was passed as amended and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: 032673

19. [22-0279](#) Resolution in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Commons at Oso Bay to be developed by Commons at Oso Bay, LLC.

Mayor Guajardo referred to Item 19.

There were no comments from the Council or the public.

Council Member Hernandez made a motion to approve the resolution, seconded by Council Member Pusley. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: 032674

K. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:57 p.m. Executive Session Item 27 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:53 p.m.

L. PUBLIC HEARINGS: (ITEM 20)

20. [21-1078](#) Ordinance adopting a new City of Corpus Christi Historic Preservation Plan, an element of the Plan CC Comprehensive Plan; and rescinding the former Corpus Christi Preservation Plan, adopted September 8, 1976.

This Item was postponed.

N. FIRST READING ORDINANCES: (ITEMS 21 - 26)

21. [22-0155](#) Ordinance declaring City property at 1401 Morgan Avenue as surplus property, authorizing the exchange of the surplus property for property located at 1525 Morgan Avenue and 1411 12th Street, and authorizing execution of a contract, deed, and any related documents necessary to complete the exchange and conveyance of the properties between the City of Corpus Christi and the Ed Rachal Foundation pursuant to a competitive bid.

Mayor Guajardo referred to Item 21.

Director of Engineering Services Jeff Edmonds stated that this item authorizes the City to exchange the property located at 1401 Morgan Avenue with property currently owned by the Ed Rachal Foundation located at 1525 Morgan Avenue.

Council Members stated that this is a good news item and thanked the Ed Rachal Foundation.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Molina made a motion 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

22. [21-0909](#) Ordinance awarding a construction contract to South Texas Building Partners, Inc, Corpus Christi, Texas, for the construction of a new storage facility for beach maintenance equipment at North Padre Island in the amount of \$1,699,558, appropriating \$260,242.41 in the State Hotel Occupancy Tax (SHOT) Fund, and amending the FY 2022 operating and capital budgets; located in Council District 4, with FY2022 funding available from Parks and Recreation Bond 2014, Parks and Recreation Bond 2018, and SHOT Funds.

Mayor Guajardo referred to Item 22.

Director of Engineering Services Jeff Edmonds stated that this item authorizes the construction of a 6,000 square foot beach maintenance facility on Commodores Road.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Barrera. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

23. [22-0272](#) Ordinance authorizing a License Agreement with T-Mobile West LLC for use of City property at Fire Station 16 on Mustang Island to operate a temporary antenna facility during Spring Break 2022 beginning March 1, 2022 to April 4, 2022 for a one-time fee of \$2,500, located in Council District 4, with FY 2022 revenues to be deposited to the General Fund.

Mayor Guajardo referred to Item 23.

Director of Engineering Services Jeff Edmonds stated that this ordinance authorizes a

lease agreement between the City and T-Mobile to place a temporary cell tower at Fire Station 16 for five weeks.

A Council Member and Director Edmonds discussed the following topics: the antenna will be 110 feet tall.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Lerma. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

24. [21-1432](#) Ordinance to authorize the execution of Amendment No. 1 to the Service Agreement for the Management of the Corpus Christi Museum of Science and History with Friends of the Museum of Science and History to increase City's payment from \$150,000 annually to \$500,000 annually for Fiscal Years 2022 and 2023 and providing for funds to be paid from Hotel Occupancy Tax Fund.

This Item was postponed.

25. [22-0270](#) Ordinance approving the addition of one full-time position to the budget of the Procurement Division of the Finance and Procurement Department for a Contract Manager as recommended by the City Audit Committee; amending the FY 2022 Operating Budget to increase the number of positions by one, with funding coming from the existing FY 2022 Procurement Operational Budget.

Mayor Guajardo referred to Item 25.

Director of Finance Heather Hurlbert stated that this request is to add a Contract Manager to assist with contracts.

Council Members stated that this is a great addition to the department.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Lerma made a motion 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

26. [22-0218](#) Ordinance approving a lease estoppel and amendment to the ground lease with MREIC Corpus Christi TX, LLC (“Tenant”) at the Corpus Christi International Airport to include language required for a merger and loan transaction by the Tenant; authorizing the City Manager to execute all documents necessary and related to the amendment and refinancing transaction; and providing for an effective date.

Mayor Guajardo referred to Item 26.

Deputy Director of Aviation Tyler Miller stated this request is in support of a merger of the leaseholder of a parcel of land.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Molina. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

P. EXECUTIVE SESSION: (ITEM 27)

Mayor Guajardo referred to Executive Session Item 27. The Council went into Executive Session at 1:57 p.m. The Council returned from Executive Session at 2:53 p.m.

27. [22-0167](#) **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 Corpus Christi-Nueces County Public Health District, various lawsuits, including, but not limited to, *John F. Smith v. Nueces County Texas and/or Corpus Christi-Nueces County Public Health District*, other legal issues related to the personnel, structure, and/or operation of said district, Texas Health and Safety Code Chapter 121, the *Cooperative Agreement to Operate a Public Health District* and amendments, reformations, and attachments thereto, other laws and regulations governing public health districts, members and membership in the public health district, grants to the members of the public health district, other legal issues related to the provision of health services in the local area, and any potential actions that may be performed pursuant to the aforesaid statutes, agreement(s), and regulations.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion to authorize the City Manager to execute the Amended Cooperative Agreement for City-Operated Corpus Christi-Nueces County Public Health District approved by the Nueces County Commissioners Court yesterday and distributed to City Council today.

Council Member Barrera made a motion to approve the motion, seconded by Council Member Pusley. This Motion was passed and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: M2022-026

Q. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 3:29 p.m.

Sarah Brunkenhoefer

From: CitySecretary
Sent: Tuesday, February 15, 2022 11:03 AM
To: Sarah Brunkenhoefer
Subject: FW: Public Input: 02-15-2022 - Julie Rogers

fyi

From: Jotform <noreply@jotform.com>
Sent: Tuesday, February 15, 2022 10:51 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 02-15-2022 - Julie Rogers

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Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	02-15-2022
Name	Julie Rogers
Address	Street Address: 710 Furman Ave City: Corpus Christi State / Province: TX Postal / Zip Code: 78404
Topic	Community Input for Redistricting
Agenda Item Number	N/A
Describe Feedback:	You made history last week by providing so many opportunities for community input during redistricting, and my family and neighborhood appreciate it. You are not only drawing new lines for district maps but new lines for democracy. When community is empowered, Corpus Christi really does shine like a sparkling city. I hope that redistricting will be a topic for City Manager updates until the process is over so people are aware and know what is happening. The website will be a very good resource but it needs to go live as soon as possible, especially since there is a

community input session scheduled for the day after the Council's redistricting workshop. The community needs to be able to review the draft illustrative maps before that CIS happens.