



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes

### City Council

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Tuesday, March 17, 2026

11:30 AM

Council Chambers

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**A. Mayor Paulette Guajardo to call the meeting to order.**

Mayor Guajardo called the meeting to order at 11:41 a.m.

**B. Invocation to be given by Bishop C.E. Richardson Sr. with Calvary First Baptist Church.**

Bishop C.E. Richardson Sr. with Calvary First Baptist Church gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Briana Suri Perez, senior at Foy H. Moody High School.**

Briana Suri Perez, senior at Foy H. 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:** 8 - Council Member Roland Barrera, Council Member Carolyn Vaughn, Council Member Gilbert Hernandez, Mayor Paulette Guajardo, Council Member Mark Scott, Council Member Kaylynn Paxson, Council Member Everett Roy, and Council Member Eric Cantu

**Absent:** 1 - Council Member Sylvia Campos

**E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEM 1)**

**1. [26-0347](#) 85th Police Academy Graduation and Spring 2026 Fire Leadership Promotions**

City Manager Peter Zanoni introduced the 85th Police Academy graduates, and announced the promotions of several firefighters.

**F. PUBLIC COMMENT**

Mayor Guajardo opened public comment. The following individuals spoke: Mariah Boone, Corpus Christi, TX, Bradley Bartilson, Corpus Christi, TX, David Ainsworth, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Gail Anderson, Corpus Christi,

TX, Carrie Meyer, Corpus Christi, TX, Susie Saldana, Corpus Christi, TX, Jeff Rode, Corpus Christi, TX, Sondra Meyer, Corpus Christi, TX, Sadie Lopez, Corpus Christi, TX, Darrell McGuire, Corpus Christi, TX, Julie Trevino, Corpus Christi, TX, Fatimah Guerra-Rachidy, Corpus Christi, TX, Miriam Guerra-Rachidy, Corpus Christi, TX, Alejandro Chavera, Corpus Christi, TX, Scott Barraza, Nueces County, TX, Mark Muenster, Corpus Christi, TX, Chris Cueller, Robstown, TX, Jason Followell, Aransas Pass, TX, Marilena Garza, Corpus Christi, TX, Henry Williams, Corpus Christi, TX, Dr. Etienne Rosas, Brownsville, TX, Michael Miller, Corpus Christi, TX, Trey Cranford, Nueces County, TX, Peter Davidson, Corpus Christi, TX, Gloria Mounger, Corpus Christi, TX, Jason Hale, Corpus Christi, TX, Dale Switalla, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Jim Klein, Corpus Christi, TX, Andrew Gonzalez, Corpus Christi, TX, Sean Merritt, Corpus Christi, TX, Robert Harvey, Nueces County, TX, James Perkins, Corpus Christi, TX, and Alberto Zertuche, Corpus Christi, TX.

The following individuals submitted a written public comment which is attached to the minutes: Rebecca Schoffstall, Corpus Christi, TX, Sandra Garcia, Corpus Christi, TX, Don Honeycutt, Corpus Christi, TX, and John Weber, Fair Oaks, CA.

**G. BOARD & COMMITTEE APPOINTMENTS: (ITEM 2)**

2. [26-0389](#) Animal Care Advisory Committee  
Building Standards Board  
Construction Trade Advisory & Appeals Board  
Landmark Commission  
Corpus Christi Aquifer Storage & Recovery Conservation District (Confirmation of Officers)

Animal Care Advisory Committee:  
Appointed: Karin S. Christopher

Building Standards Board:  
Reappointed: Lindsay R. Clark, Chic G. Henderson, and Carlos Martinez

Construction Trade Advisory & Appeals Board:  
Reappointed: Saul S. Esquivel, Ty J. Gentry, Brandon Harper, and Tommie A. Lee Sr.  
Appointed: Gary K. Adams (Architect) and Nathan Smart (Master Plumber)

Landmark Commission:  
Appointed: Sondra K. Meyer

Corpus Christi Aquifer Storage & Recovery Conservation District:  
Confirmation of Officers: Dan McGinn (President), Billy Mahaffey (Vice President), and Jeffrey Edmonds (Secretary)

**H. EXPLANATION OF COUNCIL ACTION:**

**I. CONSENT AGENDA: (ITEMS 3 - 12)****Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Items 7, 8 and 11 were pulled for individual consideration.

Council Member Roy moved to approve the consent agenda with the exception of Items 7, 8 and 11, seconded by Council Member Barrera. The motion carried by the following vote:

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

**3. [26-0371](#) Approval of the February 24, 2026 Regular Meeting Minutes.**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

**4. [25-2025](#) Ordinance authorizing the acceptance of two grant awards for a total amount of \$5,000.00 from the ONEOK Emergency Responder Grant Program for funding toward the purchase of three new HAZMAT training suits, two new drone dropper systems, six new drone landing pads, two additional drone batteries for the Corpus Christi Fire Department and 131 additional emergency weather radios for the Local Emergency Planning Committee; and appropriating \$5,000.00 into the Fire Grants Fund.**

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

Enactment No: 033883

**5. [26-0156](#) Ordinance annexing a 1.00-acre tract of land located along the southside of FM 43, east of CR 47 and west of SH 286 per petition by the landowner, BRBG Investments, LLC; approving the related service plan; adding the annexed area to City Council District 3; seeking removal of annexed territory from Emergency Services District; rezoning the 1.00 acres from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District; and providing for a penalty not to exceed \$2,000 and publication.**

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

Enactment No: 033884

*Consent - Contracts and Procurement*

6. [26-0282](#) Resolution authorizing a three-year service agreement with eLynx Technologies, LLC, of Tulsa, Oklahoma, in an amount up to \$307,125.00 for monitoring, support, and maintenance services and the purchase of expansion equipment for the web-based Supervisory Control and Data Acquisition (SCADA) system used by the Gas Operations Department, with FY 2026 funding of \$102,375.00 from the Gas Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033885

*Consent - Capital Projects*

7. [26-0281](#) Motion awarding a construction contract to KJM Commercial, Inc. dba as Victory Building Team of Corpus Christi for the Whitecap Wastewater Treatment Plant Operations & Control Center in an amount not to exceed \$3,658,500.00, located in Council District 4, with FY 2026 funding available from the Wastewater Capital Fund.

City Manager Peter Zanoni, Director of Engineering Services Jeff Edmonds, and Director of Water System Infrastructure Wesley Nebgen responded to Council questions.

Mayor Guajardo opened public comment.

Rachel Caballero, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Paxson moved to approve the motion, seconded by Council Member Scott. This Motion was passed and approved with the following vote:

**Aye:** 7 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

**Absent:** 2 - Council Member Campos and Council Member Cantu

**Abstained:** 0

Enactment No: M2026-021

8. [26-0201](#) Motion authorizing Change Order No. 2 with SR Trident, Inc., of Gregory, Texas for the Peoples Boardwalk Project in an amount of \$703,179.80 for a total contract amount not to exceed \$6,797,367.90 to address sinkhole conditions under Peoples Street, separation of Harrison's Landing from the City's Boardwalk structure and underground debris, located in Council District 1, with FY 2026 funding available from the Seawall Capital Improvement Fund.

Director of Engineering Services Jeff Edmonds responded to Council questions.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Vaughn moved to approve the motion, seconded by Council Member Scott. This Motion was passed and approved with the following vote:

**Aye:** 7 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

**Absent:** 2 - Council Member Campos and Council Member Cantu

**Abstained:** 0

Enactment No: M2026-022

*General Consent Items*

9. [26-0229](#) Resolution accepting a grant in the amount of \$243,191.00 from the State of Texas Governor's Homeland Security Grants Division for Operation Stonegarden (drug and human trafficking) for overtime, fringe benefits, one replacement police vehicle, and fuel/maintenance for the Corpus Christi Police Department.

This Resolution was passed on the consent agenda.

Enactment No: 033886

*Consent - First Reading Ordinances*

10. [26-0184](#) Ordinance accepting and appropriating \$100,000.00 from the Texas Department of Transportation for the FY 2026 Routine Airport Maintenance Program (RAMP) Grant to fund airport maintenance at the Corpus Christi International Airport; appropriating the RAMP Grant of \$100,000.00 into the Airport Grant Fund with a cash match of \$11,111.11 from the FY 2026 Operating Budget.

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

11. [26-0279](#) Ordinance accepting a payment of \$75,000.00 from the Corpus Christi Housing Authority to support procurement of professional services to develop a Housing Needs Assessment and Toolkit; appropriating \$75,000 into the Corpus Christi Housing Finance Corporation Fund; and amending the FY 2026 Operating Budget.

The new Chief Executive Officer of Corpus Christi Housing Authority Rhen Bass

introduced himself to the council and thanked the City for supporting the housing needs.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

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

**Aye:** 7 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

**Absent:** 2 - Council Member Campos and Council Member Cantu

**Abstained:** 0

12. [26-0376](#) Ordinance approving a project and financing plan as recommended and adopted by the Board of Directors for Tax Increment Reinvestment Zone Number Seven, City of Corpus Christi; making various findings related to such plan; providing a severability clause; and providing an effective date.

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

**J. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 2:52 p.m. Mayor Guajardo reconvened the meeting at 3:30 p.m.

**K. PUBLIC HEARINGS: (ITEMS 13 - 15)**

13. [26-0143](#) Zoning Case No. ZN8771, Jason Luby (District 2). Ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Interim Director of Development Services Yvette Wallace presented information on the following topics: zoning and land use; public notification; analysis and recommendation; special permit conditions; and site images.

City Manager Peter Zanoni and Interim Director Wallace responded to Council questions.

Mayor Guajardo opened the public hearing.

Mr. Garcia, Corpus Christi, TX, Alma Munoz, Corpus Christi, TX, and Jason Luby,

Corpus Christi, TX, spoke.

Mayor Guajardo closed the public hearing.

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

**Aye:** 7 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

**Absent:** 2 - Council Member Campos and Council Member Cantu

**Abstained:** 0

14. [26-0313](#) Ordinance amending the Unified Development Code (“UDC”), §8.5 to revise water and wastewater trust fund administration, fees, and reimbursement procedures; §8.4 UDC to revise participation agreements; and providing for publication.

Interim Director of Development Services Yvette Wallace presented information on the following topics: background; summary; impact fees; Capital Improvements Advisory Committee (CIAC) recommendations on impact fees; trust funds; CIAC recommended trust fund amendments; comparison of current trust fund fees and CIAC proposed impact fees; key differences; and consideration.

City Manager Peter Zanoni, Interim Director Wallace, and Chairman of CIAC Moses Mostaghasi responded to Council questions.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Hernandez moved to approve option 2 amending the Unified Development Code and keeping trust funds, seconded by Council Member Paxson. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

15. [26-0392](#) Resolution setting a public hearing on May 12, 2026, to consider the possible adoption of water, wastewater, stormwater, and roadway impact fees for the City of Corpus Christi and its extraterritorial jurisdiction (no action is needed on this

item if Council direction is to remain on Trust Funds 26-0313).

No action was taken.

**L. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 16 - 22)**

16. [26-0385](#) One-Reading ordinance amending certain terms in Ordinance 033784 authorizing execution of a Groundwater Rights Purchase and Sale Agreement with Evangeline/Laguna, LP.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topic: background and staff recommendation.

City Manager Peter Zanoni and COO Winkelmann responded to Council questions.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: 033887

17. [26-0391](#) One-Reading ordinance authorizing Amendment No. 2 to the Construction Manager-At-Risk (CMAR) contract with Garney Companies, Inc. of Kansas City, Missouri for construction services in the amount of \$187,876,831.00, for a total contract amount of \$373,266,623.00; Surface Use Agreements with R.H. Welder Heirs, Ltd, Oakes David Edwards, III Son's Trust 1976A, Jason S. Edwards Son's Trust 1976A, Estate of Oakes David Edwards, Jr, Hamilton-Ingelside Limited, E-H Partnership, Ltd and Diana Welder Hamilton Ranch Partnership, Ltd for a total amount up to \$11,947,397.00; and a Contribution-in-Aid-of-Construction Agreement with American Electric Power, Texas (AEP) for \$8,953,223.00 for the Evangeline/San Patricio Co. Groundwater Program; amending the FY 2026 Capital Budget; and establishing the City's intent to reimburse itself for the prior lawful expenditure of funds relating to any capital expenditures from the proceeds of one or more series of tax-exempt or taxable obligations to be issued by the City in an aggregate amount not to exceed \$294,000,000.00, with FY 2026 funding available from

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Water Capital Fund.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: one-reading ordinance authorizing; Evangeline Groundwater Project-project overview; actions to date; Garney CMAR amendment No. 2; contribution-in-aid-of-construction with AEP, surface use agreements, and reimbursement resolution; fiscal impact and staff recommendation; and production delivery.

City Manager Peter Zanoni and COO Winkelmann responded to Council questions.

Mayor Guajardo opened public comment.

Susie Saldana, Corpus Christi, TX, Jason Hale, Corpus Christi, TX, and Trey Cranford, Nueces County, TX, spoke.

Mayor Guajardo closed public comment.

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

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: 033888

18. [26-0415](#) Motion authorizing a professional services contract with Spheros Environmental Group Parent Inc. of Round Rock, TX for Far Field Modeling throughout the Corpus Christi Bay System in an amount not to exceed \$298,210.00, with FY 2026 funding from Water Capital Fund.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: background; and project details and staff recommendation.

City Manager Peter Zanoni, COO Winkelmann, Regional Director of Spheros Environmental Group Parent Inc. Jordan Furnans, and Far Field Modeling Committee Member Jason Hale responded to Council questions.

Mayor Pro Tem Roy opened public comment.

Jason Hale, Corpus Christi, TX, Julian Hernandez, Corpus Christi, TX, and Trey Cranford, Nueces County, TX, spoke.

Mayor Pro Tem Roy closed public comment.

Council Member Hernandez moved to approve the motion, seconded by Council Member Vaughn. This Motion was passed and approved with the following vote:

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: M2026-023

19. [26-0396](#) Motion to Authorize City Staff to Collaborate with CPS Energy to Develop Options for Seawater Desalination at the Barney Davis Power Plant.

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: Barney Davis Power Plant; and considerations from CPS Energy.

City Manager Peter Zanoni, COO Winkelmann, and Director of Intergovernmental Relations Ryan Skrobarczyk responded to Council questions.

Mayor Guajardo opened public comment.

Jordan Furnans, Round Rock, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Paxson moved to approve the motion, seconded by Council Member Vaughn. This Motion was passed and approved with the following vote:

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: M2026-024

20. [26-0417](#) Resolution revising the City Council meeting schedule for calendar year 2026.

City Secretary Rebecca Huerta stated the purpose of this item is to cancel the regular meetings on March 31 and April 28 and replace them with Council water planning workshops from 10:00 a.m. to 2:00 p.m.

City Manager Peter Zanoni responded to Council questions.

Mayor Guajardo opened public comment.

Julian Hernandez, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the resolution, seconded by Mayor Guajardo. This Resolution was passed and approved with the following vote:

**Aye:** 6 - Council Member Barrera, Council Member Vaughn, Mayor Guajardo, Council Member Scott, Council Member Roy and Council Member Cantu

**Nay:** 2 - Council Member Hernandez and Council Member Paxson

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: 033889

21. [26-0420](#) Resolution amending the City's federal and state legislative agendas reflecting the City's diversified water supply strategy.

Director of Intergovernmental Relations Ryan Skrobarczyk stated the purpose of this item is to amend the City's federal and state legislative agendas reflecting the City's diversified water supply strategy.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Hernandez moved to approve the resolution, seconded by Council Member Paxson. This Resolution was passed and approved with the following vote:

**Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Mayor Guajardo, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

**Absent:** 1 - Council Member Campos

**Abstained:** 0

Enactment No: 033890

22. [26-0064](#) Briefing on annual operations of Foresight Corpus Christi Golf, LLC and ordinance authorizing the third amendment to the Lease Agreement with Foresight Corpus Christi Golf, LLC, for the Gabe Lozano and Oso Beach Golf Centers to extend the current term of the lease by 10 years to end in 2041, with two five-year mutual renewals; and providing for publication. (28-day delay required between readings)

Director of Parks and Recreation Robert Dodd presented information on the following

topics: summary; proposed amendment; and recommendation.

Chief Operating Servant and Partner of Foresight Corpus Christi Golf, LLC Edward Miller presented information on the following topics: recent infrastructure improvement; financial highlights; operational highlights; golf instruction; and customer satisfaction results.

City Manager Peter Zanoni, Director Dodd, Mr. Miller, and Founder and President of Foresight Corpus Christi Golf, LLC Dan Pedrotti responded to Council questions.

Mayor Guajardo opened public comment.

Julian Hernandez, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

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

**Aye:** 6 - Council Member Barrera, Council Member Vaughn, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy

**Nay:** 1 - Council Member Hernandez

**Absent:** 2 - Council Member Campos and Council Member Cantu

**Abstained:** 0

#### **M. BRIEFINGS: (ITEMS 23 - 24)**

##### **23. [26-0401](#) Briefing on updates to the City's Water Supply Dashboard**

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: water supply dashboard; Nueces Groundwater project; Evangeline San Patricio groundwater project; current dashboard; changing conditions from previous water supply dashboard baseline scenario; Scenario A: 4 MGD Eastern Well Field; Scenario B: 10 MGD Eastern Well Field by April 1; Scenario C: Western Well Field Bed & Banks by July 2026; Scenario D: Western Well Field Bed & Banks by May 2026; Scenario E: Evangeline; and level 1 water emergency.

COO Winkelmann responded to Council questions.

##### **24. [26-0349](#) Water Supply Update**

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: discussion topics; National Weather Service Update; Surface Water Supply-Lake Texana; Lake Corpus Christi and Choke Canyon Reservoir; Nueces Groundwater Program; Water Quality in Eastern Well Field arsenic data; water quality in

Lake Corpus Christi; Well Field Monitoring Program; containerized brackish water treatment plant-project scope; permitting meetings with TCEQ; brackish groundwater reverse osmosis; Evangeline Groundwater Project-construction; permit and contractual update; wastewater reuse project overview; and Inner Harbor Seawater Desalination Project Overview.

COO Winkelmann responded to Council questions.

**N. EXECUTIVE SESSION: (ITEM 25)**

25. [26-0350](#) **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 rules and regulations of state of Texas, EPA, TCEQ, TWDB, Texas Railroad Commission, San Patricio County Groundwater Conservation District, and legal rights, property rights, and/or contracts related to purchase and/or sale of groundwater, including water rights in property accessing the Evangeline Aquifer in San Patricio County adjacent and/or near US Highway 181, US Highway 77, US Highway 77 Business, Highway 89, and/or the Aransas River, and other sources, and **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned rights to real property because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, including, but not limited to, potential consideration of authorization to enter agreement(s) for professionals for services related to these property rights, interlocal agreements and other agreements with government entities near the aforementioned property(ies) and/or the purchase of the property or property(ies) at and/or adjacent to locations (if any) described herein and/or modified groundwater rights purchase and sale agreement(s) with Evangeline Laguna, L.P. and related entities for groundwater rights in San Patricio County.

This E-Session Item was withdrawn.

**P. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 9:13 p.m.

Monday, March 16, 2026

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting** Tuesday, March 17, 2026

**Name** Rebecca Schoffstall

**Address** PO BOX 3571  
Corpus Christi, Texas, 78463

**Please select the Board, Committee, or governing body that your comments are directed to:**

**Are you a resident of Corpus Christi?**

**What district do you reside in?**

**Topic** Inner Harbor Desalination

**Agenda Item Number** Public Comment

### Comment

Please see my attached letter to our City Council.

**Upload supporting images or documents.**



Dear Council - March 17, 2026\_2584.docx

**Provide an email to receive a copy of your submission.** mrs8170@aol.com

Dear Council,

It is my understanding that this emergency meeting is taking place because of the governor's recent comments regarding our water crisis. He was stern, even menacing when threatening to have the state micromanage our affairs. But he was inauthentic. He said Corpus Christi residents deserve to have water coming out of their faucets, but we are not his top priority. He is beholden not to us, but to the oil companies which have donated more than \$25 million to his election campaigns. His performative anger is on their behalf, not ours.

I urge council not to get caught up in the farcical, backroom political games that take place at the higher levels of our government. Corpus Christi's city council should focus on the needs of our community as a first, second and third priority. First being the residents, second being our environment, third being our industrial partners. In that order.

Remember why we are in this situation: an unprecedented drought. Our lakes are running dry. Why? Climate change. What is the largest driving force behind climate change across the globe? The burning of fossil fuels. And now the refineries are hastening the evaporation of our water by draining our surface-level supply with excessive use, and without paying their fair share.

And those are just the oil and gas industry's scientifically proven environmental offences. We are not yet certain of the further negative impacts that an inner harbor desalination plant might have on our biosystem, and we can't be until the far-field modeling is complete. It would be irresponsible to agree to building any desalination plant without credible evidence of its legitimacy. We cannot skip crucial steps just because the governor's billionaire cronies are getting antsy.

I believe the council should put its faith in city manager Peter Zanoni to deliver alternative options to the inner harbor desalination plant. He has already worked hard to get other council-approved projects up and running. He's shown adaptability and determination. Patience is hard to have in the face of political pressure from state and federal officials, but I ask that you have the composure to wait for the permits for the approved groundwater projects and for further developments on the Evangeline Groundwater Project.

Once those programs are on a path to completion, we can breathe a sigh of relief and begin pursuing more sensible locations for desalination. Be assured: Voting no on inner harbor desalination does not mean saying no to desalination as a concept.

Desal is an inevitable, integral part of diversifying our city's future water portfolio, but the current plan is flawed and would harm Hillcrest neighbors, our environment and your voter-vested position as an autonomous governing body. Do not cave on inner harbor desalination. Do not allow politicians who care more about their pocketbooks than the people to silence the voices of your constituents.

Sincerely,

Rebecca Schoffstall

District 2

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[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

|                                                                                                  |                                                 |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Date of Meeting</b>                                                                           | Tuesday, March 17, 2026                         |
| <b>Name</b>                                                                                      | Sandra Garcia                                   |
| <b>Address</b>                                                                                   | 2418 Viola Ave<br>Corpus Christi, TX, 77=8415   |
| <b>Please select the Board, Committee, or governing body that your comments are directed to:</b> | <input type="button" value="City Council"/>     |
| <b>Are you a resident of Corpus Christi?</b>                                                     | <input type="button" value="Yes"/>              |
| <b>What district do you reside in?</b>                                                           | <input type="button" value="District 2"/>       |
| <b>Topic</b>                                                                                     | Zoning Case No. ZN8771, Jason Luby (District 2) |
| <b>Agenda Item Number</b>                                                                        | 13                                              |

### Comment

I reside at 2418 Viola, one of seven property owners whose certified formal protest letter is in the official record. I oppose Zoning Case ZN8771 in its entirety including the CN-1/SP designation.

CN-1/SP on a residential street does not eliminate the incompatibility of vehicle service. It transfers the enforcement burden onto the neighborhood. §5.2.15 requires screening walls, enclosed repair operations, chemical containment, and suppression of noise perceptible beyond the property line. These are ongoing operational standards, not one-time conditions. Viola Avenue residents would bear the practical burden of monitoring and reporting violations in perpetuity.

The appropriate location for a use requiring this level of mitigation is a commercial corridor, CG-1 or CG-2, not a neighborhood residential street.

I request denial of all lots and incorporation into the permanent ZN8771 record.

Sandra B. Garcia, 2418 Viola Ave, Corpus Christi TX 78415, c/o Herbert A. Garcia, 713-517-9333

**Upload supporting images or documents.**



ZN8771\_Opposition\_Email.docx



ZN8771\_Photo\_Exhibit.docx

**Provide an email to receive a copy of your submission.**

herbertagarcia@gmail.com

## **ZN8771 — Viola Avenue Rezoning**

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*Opposition on Record | March 17, 2026 City Council Vote*

March 17, 2026

**To:**

Mayor Paulette Guajardo  
Members of the Corpus Christi City Council  
Peter Zaroni, City Manager  
Miles Risley, City Attorney  
Yvette Wallace, Interim Director, Development Services  
Andrew Dimas, Assistant Director, Land Development

**Re: Zoning Case No. ZN8771 — 2409 Viola Avenue and adjacent properties  
Corpus Christi, TX 78415**

Dear Mayor, Council Members, City Manager, City Attorney, and Development Services Staff:

I write on behalf of myself and six neighboring property owners whose certified formal protest letter is in the official ZN8771 record. We oppose this rezoning in its entirety, including the CN-1/SP compromise proposed by city staff.

Attached to this correspondence is a six-photograph exhibit documenting the residential character of Viola Avenue, the active commercial storage violations on the subject lots, the adjacent non-conforming vehicle operation already encroaching on the city-owned alley, and the direct abutment of the Luby lots to residential homes on Archer Street. Each photograph is captioned with the applicable UDC citation it supports. In addition, the homes on Archer Street abut the South side of the Luby lots and have no buffer or screening of any kind.

Any vehicle service operation would place noise, traffic, and chemical hazards immediately on all adjacent residences.

The CN-1/SP compromise does not resolve the incompatibility — it relocates it. Under UDC §5.2.15, vehicle service permitted in CN-1 still requires screening walls, enclosed repair operations, chemical containment, and suppression of noise, vibration, heat, and glare perceptible beyond the property line. These are ongoing operational standards, not one-time conditions. On a residential street with no commercial corridor infrastructure, the practical burden of monitoring and reporting violations falls permanently on the surrounding RS-6 property owners.

The appropriate location for a use requiring this level of mitigation is a commercial corridor — CG-1 or CG-2 on an arterial street — not Viola Avenue.

**The owner applied for CG-1.** Under UDC §4.5.1, the General Commercial districts are intended “particularly along arterial streets where a general mixture of such activity now exists.” Viola Avenue is not an arterial street. It is a local residential street in an RS-6 neighborhood. Planning Commission correctly recommended denial on this basis.

We respectfully request denial of all four lots and incorporation of this correspondence and the attached photo exhibit into the permanent ZN8771 record.

Respectfully,

**Sandra B. Garcia**

On behalf of myself and six neighboring property owners  
2418 Viola Ave, Corpus Christi, TX 78415

c/o Herbert A Garcia, [herbertagarcia@gmail.com](mailto:herbertagarcia@gmail.com), 713-517-9333

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## **ZN8771 — Viola Avenue Rezoning | Photo Exhibit**

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*The following photographs document the residential character of Viola Avenue, the existing condition of the subject lots, and the adjacent non-conforming commercial use. All images support denial of ZN8771 in its entirety.*

**Photo 1 — Viola Avenue — Narrow Local Residential Street**



View looking East along Viola Avenue. Luby subject lots are across the street from the neighboring homes. The street is unpaved at the shoulders, lacks curb and gutter infrastructure, and is flanked entirely by RS-6 residential properties. Viola Avenue is a local residential street — not an arterial corridor.

UDC §4.5.1: General Commercial districts are intended "particularly along arterial streets where a general mixture of such activity now exists." Viola Avenue meets none of these criteria.

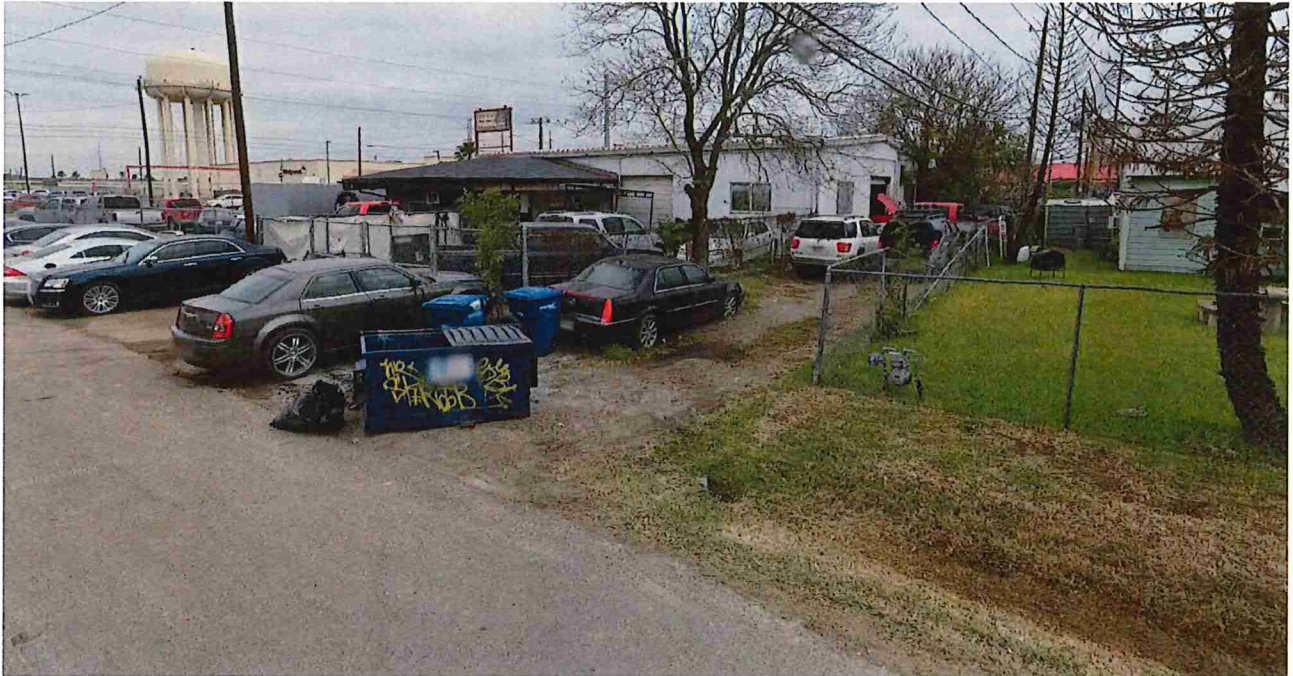
**Photo 2 — View Toward Ayers — Luby Corner Lot and Adjacent Auto Operation**



Looking northwest toward Ayers Street. The Luby corner lot (2409 Viola shown) is visible on the left. The existing auto repair/sales business is on the right. The Luby lots sit directly between residential homes and this encroaching commercial use. The narrow residential street cannot support the commercial traffic volume this designation would invite.

*UDC §4.5.1: CN-1 Neighborhood Commercial provides "pedestrian access to adjacent residential areas." The use proposed here is vehicle-traffic dependent, not pedestrian-scale.*

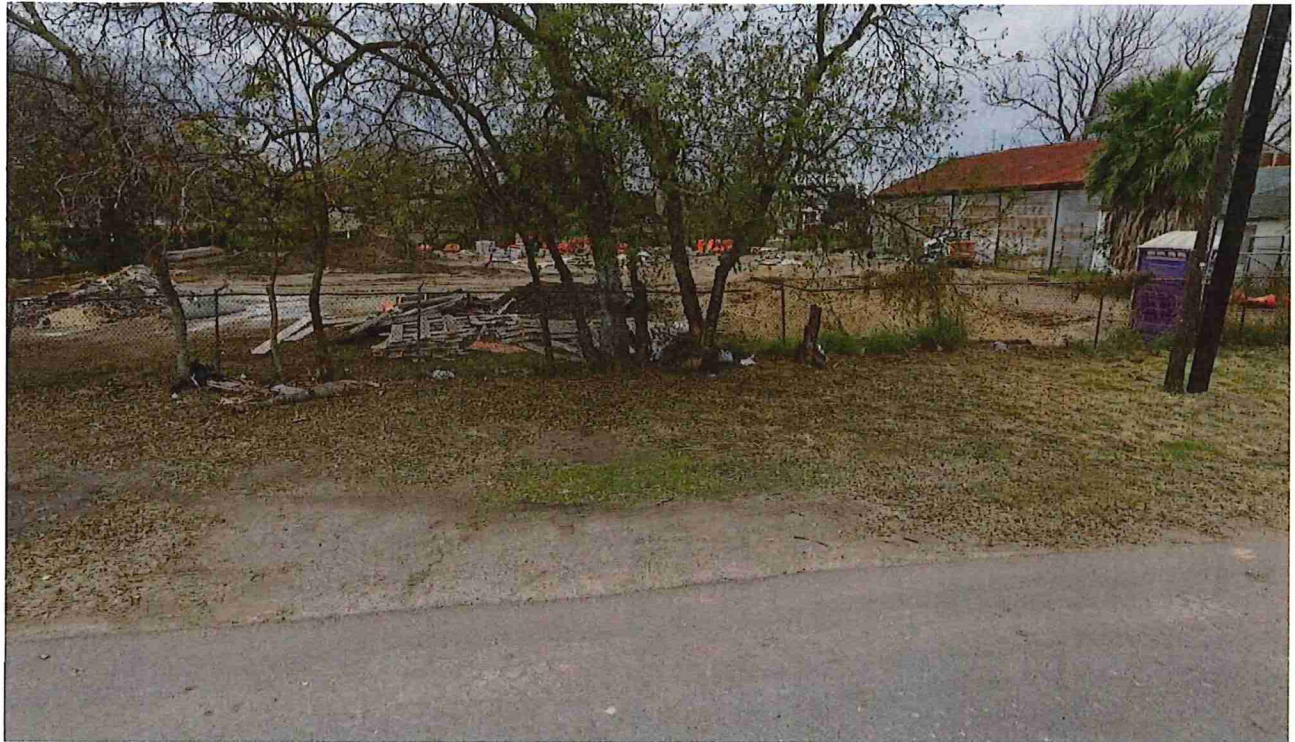
**Photo 3 — Adjacent Car Sales and Repair Facility — Encroachment on City Alley**



Close-up view of the vehicle sales and repair operation adjacent to 2410 Viola Ave. Vehicles are staged on the lot and along the city-owned alley. Trash, a dumpster, and debris are visible. This is the existing condition the proposed rezoning would replicate across all four Luby RS-6 lots with no screening wall, enclosed repair bay, or chemical containment currently in place.

*UDC §5.2.15 requires screening walls, enclosed repair operations, chemical containment, and noise/vibration suppression as ongoing standards. On a residential street, monitoring and enforcement of these standards falls permanently on the neighbors.*

**Photo 4 — Luby Property from 2418 Viola — Active UDC Violations**



View of the Luby subject property from 2418 Viola Ave (Sandra B. Garcia residence). Construction materials, orange safety barriers, stacked pallets, and a portable toilet are clearly visible — active commercial storage on RS-6-zoned lots. Similar use is occurring now, before any rezoning has been approved, demonstrating the owner's disregard for the current RS-6 designation.

*UDC §4.3.2 Table 4.3.2: Commercial storage is not a permitted use in RS-6. City Code §1.7: "No land or structure may be used or altered, except for a purpose permitted in the zoning district in which it is located."*

**Photo 5 — Viola Avenue Looking East — January 2022 (Google Street View)**



Google Street View, January 2022. View looking East along Viola Avenue. The North/Northeast corner of the Luby property is on the right partially blocked by the row of trees. The image predates this rezoning application and documents the residential character of the street and neighborhood. Note the Luby lot at directly adjacent to a residence. Single-family homes line both sides of the street with no existing commercial corridor infrastructure.

Source: Google Street View, January 2022 — 2425 Viola Ave, Corpus Christi TX. Documents pre-application residential conditions of record.

**Photo 6 — Luby Lots Directly Abutting Residential Homes on Archer Street**



View South looking past the Luby subject lots toward the residential homes directly abutting the property on Archer Street. Orange construction materials, stacked debris, and a portable toilet are visible on the RS-6 lots in the foreground. Active commercial storage in violation of current zoning. The homes on Archer Street are immediately adjacent with no buffer, screening wall, or separation of any kind. Any vehicle service or sales operation on the Luby lots would place noise, traffic, chemicals, and visual blight directly on these residential properties.

*UDC §5.2.15 requires a 6-foot solid visual barrier between any vehicle service establishment and adjacent residential zoning. No such barrier exists. The homes on Archer Street abut the property directly. UDC §4.5.1: General Commercial is intended for arterial corridors — not lots that share a boundary with single-family residences.*

Friday, March 13, 2026

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting**

Friday, March 13, 2026

**Name**

Don Honeycutt

**Address**

5518 Lipes Blvd #409, Corpus Christ TX 78413  
CORPUS CHRISTI, TX, 78413

**Please select the Board, Committee, or governing body that your comments are directed to:**

City Council

**Are you a resident of Corpus Christi?**

Yes

**What district do you reside in?**

District 5

**Topic**

Incompetent city Mayor and Council. I had so sorry that I voted for this Mayor and city council member. They will never get my vote again. I grew up most of my life in this city and have seen many councils and mayors over those 90 years about all of those less the time I spent in the Air Force and Texas A&M. You hire people who know what they are doing and then ignore their expertise, example the previous water director who left knowing that you were not listening. Every current proposal except the Desal is finite. So that kicks the bucket down the road. Call and emergency meeting and wait 28 days to convene???????

**Agenda Item Number**

Water Issues

**Comment**

Incompetent city Mayor and Council. I am so sorry that I voted for this Mayor and my city council member. They will never get my vote again. I grew up most of my life in this city and have seen many councils and mayors over those 90 years. Almost all of those. less the time I spent in the Air Force and Texas A&M. You hire people who know what they are doing and then ignore their expertise, example the previous water director who left knowing that you were not listening. Every current proposal except the Desal is finite. That just kicks the bucket down the road. Call an emergency meeting and how

unimportant this water is. Already wasted 7 months on the Desal.

**Provide an email to receive a copy of your submission.** [honeycuttdon2@gmail.com](mailto:honeycuttdon2@gmail.com)

# Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

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[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

## Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

**Date of Meeting** Tuesday, March 17, 2026

**Name** John Weber

**Address** 10523 Fair Oaks Blvd  
Far Oaks, CA, 95628

**Please select the Board, Committee, or governing body that your comments are directed to:** City Council

**Are you a resident of Corpus Christi?** No

**Topic** Item 18, amendment to motion

**Agenda Item Number** Item 18, amendment to motion

### Comment

Please read all attached documents. Please consider a motion to remove Hazen and Sawyer as a subcontractor based on the evidence provided in the attachments. Also, as a way to save money and save time. Thank you!

**Upload supporting images or documents.**

-  Committe Members scores.pdf
-  Evaluation Committee scores.pdf
-  City memo.pdf



Written 3.17.26.pdf



Hazen RFQ.pdf

**Provide an email to receive a copy of your submission.** js\_weber@hotmail.com

# SOQ Scoring Results

Compiled Results from Committee Members

➤ Results Based on Total Average Score

| Respondent       | Minimum Qualifications Criteria | Score |
|------------------|---------------------------------|-------|
| Hazen and Sawyer | Pass                            | 76.88 |
| Spheros          | Pass                            | 86.94 |

➤ Results Based on Category Average Score

| Respondent       | Firms' Experience | Team Experience | Quality Control Process |
|------------------|-------------------|-----------------|-------------------------|
| Hazen and Sawyer | 33.65             | 35.53           | 7.71                    |
| Spheros          | 39.24             | 39.53           | 8.18                    |

# SOQ Scoring Results

Compiled Results from Evaluation Committee

➤ Results Based on Total Average Score

| Respondent       | Minimum Qualifications Criteria | Score        |
|------------------|---------------------------------|--------------|
| Hazen and Sawyer | Pass                            | <b>85.00</b> |
| Spheros          | Pass                            | <b>86.40</b> |

➤ Results Based on Category Average Score

| Respondent       | Firms' Experience | Team Experience | Quality Control Process |
|------------------|-------------------|-----------------|-------------------------|
| Hazen and Sawyer | 33.80             | 38.80           | 7.40                    |
| Spheros          | 39.40             | 38.80           | 8.20                    |

There is a question that has been raised on whether or not the City hired Hazen & Sawyer to perform a far field study for Corpus Christi Bay. Please see the following response.

The City Attorney's Office retained Hazen & Sawyer (formerly Aqua Strategies) in August 2023 as a consulting expert for the TCEQ Inner Harbor Discharge Permit application.

Hazen only advised the City's attorneys and helped prepare for a potential contested case hearing on the City's Inner Harbor Desalination discharge permit.

Hazen reviewed each of the existing far filed models--SUNTANS, EFDC+, Mass Balance--that existed at the time.

Hazen did NOT produce a far field report

During the March 5, 2026 Far-field Committee meeting the scoring of the two competing proposals was shared. Screen shots from the recorded video attached. The Committee members scored Spheros 86.94 and Hazen and Sawyer 76.88. The Evaluation committee scored Spheros 86.40 and Hazen and Sawyer 85.00 according to the presentation. Obviously Spheros was the top scoring contractor. City staff decided to hire both contractors to do the work instead of the winning contractor. The stated reason was the scoring was so close. The scoring from the Committee members wasn't close at all. Only the scoring of the Evaluation committee was close. I don't believe this has ever been done before, that the winner and loser were both hired. This questions the reasoning behind the decision. Even Committee members gave overwhelming negative feedback regarding hiring both contractors.

On page D-9 of the Hazen and Sawyer RFQ (attached) it states under "Hazen's Similar Projects" under the title "EFDC+ Far Field hydrodynamic & Salinity Modeling, Corpus Christi, TX", that "Using an estuary modeling approach, our team verified available water, tide, weather, and operations information and created scenarios that reflected both typical and "what-if" operating conditions across the system." It also states "As the study progressed, we incorporated additional facility information and refined how withdrawals and discharges were represented, allowing the City to see the combined ("cumulative") picture as well as the contribution of individual facilities, for historical, current, and future conditions." Key Team Members are listed as Tim Osting-Project Manager and Angshuman Saharia-Modeler. Original Contract Completion: 2025.

Committee members used this information for scoring purposes. This was the most similar project that Hazen and Sawyer had completed and likely helped their losing scoring numbers be higher. The problem is, according to a City memo addressed to the "Mayor and Council" (attached), it was a lie. The City memo states "the City Attorney's Office retained Hazen and Sawyer (formerly Aqua Strategies) in August 2023 as a consulting expert for the TCEQ Inner Harbor Discharge Permit application." "Hazen reviewed each of the existing far filed models--SUNTANS, EFDC+, Mass Balance--that existed at the time. "Hazen did NOT produce a far field report."

Hazen and Sawyer lied saying they completed "far-field" modeling for the City in 2025. According to the memo they only reviewed modeling and it was completed 2 years earlier than Hazen and Sawyer stated in the RFQ. Providing false information to make your RFQ proposal look more credible are grounds for disqualification. Because they provided false information, they should not be allowed to be a sub-contractor of the main contractor. The City should amend the motion to not include Hazen and Sawyer and remove \$12,500 from the contract (\$5k coordination fee and the \$7.5k subcontractor fee). This should also speed up the process removing the need to coordinate with Hazen and Sawyer. Spheros is more than qualified to do any work subcontracted to Hazen and Sawyer.

It is also concerning that no due diligence was done regarding the proposal. If due diligence was done, staff would have flagged the false statements on Hazen and Sawyer's proposal. Also note, this firm has very close ties with the Water Department. Over just the last 2 years Hazen and Sawyer has been involved in multiple projects with the City that have amounted to approximately \$12,375,700. Five projects involving the Greenwood Wastewater plant for \$4,615,600, two projects

involving the O.N. Stevens plant totaling \$2,812,600, the Chorine project for \$4,417,600 and the Fluoride project for \$529,900. Obviously they have conflicts of interests with the millions of dollars of work they are doing for the City.

In conclusion, please amend item 18 to remove Hazen and Sawyer and the \$12.5k earmarked for coordination and subcontractor fees related to Hazen and Sawyer. A reasonable person would want to pay less money and get results faster. Having Hazen and Sawyer be part of the modeling questions the validity of any results. Thank you.

## Hazen's Similar Projects

Hazen has completed several projects that closely match the scope and technical needs of this far-field desalination modeling effort. Our experience includes bay-wide hydrodynamic and salinity studies in Texas coastal systems, cumulative effects evaluations of multiple discharges, and long-term salinity analyses to support water supply and planning decisions. These projects reflect our hands-on approach to building and calibrating system-scale models using observed data and applying them to real operational and regulatory questions. Together, they demonstrate a practical understanding of the Corpus Christi Bay system and the type of analysis needed to support this study.

### EFDC+ Far Field Hydrodynamic & Salinity Modeling, Corpus Christi, TX

Hazen supported the City with a bay-wide study to understand how existing and proposed withdrawals and discharges could influence overall salinity conditions in and around the Inner Harbor, across Corpus Christi Bay, and in Nueces Bay. Using an estuary modeling approach, our team verified available water, tide, weather, and operations information and created scenarios that reflected both typical and “what-if” operating conditions across the system. The team assembled a comprehensive database comprised of user withdrawals (diversion) and return flows (discharges) along with reported concentrations in discharges and maximum permitted concentrations. The work helped the City to understand current and future salinity conditions across locations, understand ranges of potential salinity change over time, and identify areas that would benefit from added monitoring. As the study progressed, we incorporated additional facility information and refined how withdrawals and discharges were represented, allowing the City to see the combined (“cumulative”) picture as well as the contribution of individual facilities, for historical, current, and future conditions.

#### Client/Owner & Contact

City of Corpus Christi

#### Key Team Members

- Tim Osting - Project Manager
- Angshuman Saharia - Modeler

#### Status and Schedule for Completion

- Project Status: Completed
- Original Contract Completion: 2025
- Final Completion: 2025