



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, October 31, 2023

11:30 AM Corpus Christi Regional Transportation Authority, 602 N.
Staples St., 2nd Floor Board Room (Rm. 210)

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

Mayor Guajardo called the meeting to order at 11:33 a.m

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

Bishop C.E. Richardson Sr., 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 Melody Salinas, Junior at Miller High School.

Melody Salinas, Junior at Miller 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.

Assistant City Secretary Stephanie Box 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 Assistant City Secretary Stephanie Box

Note: Council Member Campos arrived at 11:47 a.m.

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

D. SECURITY BRIEFING

Assistant City Secretary Stephanie Box provided a security briefing.

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

1. [23-1677](#) FY 2023 Fourth Quarter Infrastructure Management Plan Update

Director of Public Works/Street Operations Ernesto De La Garza presented information on the following topics: timeline for rapid pavement program (RPP); program highlights

(FY 22-old approach versus FY 23 new approach); RPP residential highlights; completed RPP projects; Blucher St.-District 1; Kinney St.-District 1; Austin St.-District 2; Citation Dr.-District 3; Hartack Circle-District 3; Bay Bean Dr. District 4; Bueno Vista Dr.-District 4; Las Palmas Dr.-District 4; Pepper Mill Dr.-District 5; Smokewood Dr.-District 5; and Sun Wood Dr.-District 5; FY 2022 and 2023 RPP update; and FY 2024 RPP update.

Council Members, City Manager Zanoni, and Director De La Garza discussed the following topics: Council Members thanked staff for their efforts in getting streets repaired; whether there is a more efficient way of getting streets improved; the process of prioritizing streets; a Council Member's concern with underground utilities; the infrastructure design manual sets design standards for City streets; the importance of keeping the Infrastructure Management Plan (IMP) maps updated; and the City is working to fully staff two IMP crews, along with six private sector contractors to perform work on streets.

2. [23-1697](#) 2023 Walk to End Alzheimer's on Saturday, November 11

City Manager Peter Zanoni announced the 2023 Walk to End Alzheimer's on Saturday, November 11 at Waters Edge Park at 9:00 a.m.

3. [23-1715](#) Corpus Christi Police Athletic League Update

Corpus Christi Police Officer Ronald Zirbes presented information about the Corpus Christi Police Athletic League (PAL).

A Council Member and Officer Zirbes discussed the following topics: a Council Member's request for the success rate of this program and whether the crime prevention control funds can assist with this organization.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Shawn Flanagan, 4218 Herndon St., expressed concern that certain adult books should not be available at public libraries.

John Weber, 609 Naples St., expressed concern about the Public Information Act.

Maggie Peacock, 1773 Ennis Joslin Rd., spoke in opposition to desalination.

The following citizens spoke in support of Item 23, Barisi Village Development: Steve Gomez, 6630 Clarion Dr., John Hardie, 6709 Pharaoh Dr., Robert Furgason, 1334 Sandpiper Dr, Steve Moody, 6717 Pharaoh Dr., and Gail Sutton, 6806 Pharaoh Dr.

Victoria Holland, 235 Ohio Ave., expressed concern that public libraries contain political advertisements and certain adult books.

John Hendricks, 622 Texas Ave., spoke about protecting city cemeteries.

Joe Benavides, 410 Atlantic St., thanked the Mayor, City Council, and staff for their dedication to the City.

G. BOARD & COMMITTEE APPOINTMENTS:

4. [23-1728](#) Nueces County Appraisal District (2 vacancies)

Mayor Guajardo referred to Item 4.

Nueces County Appraisal District:

Reappointed: Deven S. Bhakta (Place 3) and Gerardo "Jerry" Garcia (Place 4)

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA:

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 9, 11, 14 and 17 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 9, 11, 14 and 17, seconded by Council Member Klein. The motion carried by the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

5. [23-1734](#) Resolution appointing members for places 3 and 4 on the Board of Directors of the Nueces County Appraisal District.

This Resolution was passed on the consent agenda.

Enactment No: 033199

6. [23-1735](#) Approval of the October 17, 2023 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

7. [23-1603](#) Ordinance accepting a \$100,000 donation from the Cheniere Foundation and amending the operating budget for FY 2023-2024 to increase expenditures for Homeless Services; and authorizing an agreement with the Coastal Bend

Center for Independent Living to provide services to persons with disabilities who are homeless.

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

Enactment No: 033200

8. [23-1407](#) Ordinance approving a one-year lease with the Instituto de Cultura Hispanica for Lichtenstein House at 1616 N. Chaparral Street, in consideration of monthly rental payments of \$400 a month.

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

Enactment No: 033201

9. [23-1565](#) Zoning Case No.0723-06, Costa Blue 914 S. Port Series (District 1). Ordinance rezoning property at or near 914 South Port Avenue from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 9.

Council Members and Director of Development Services Al Raymond discussed the following topic: a Council Member expressed concern about having a childcare facility in an industrial area.

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

- Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos
- Nay:** 1 - Council Member Pusley
- Abstained:** 0

Enactment No: 033202

10. [23-1582](#) Zoning Case No. 0823-03, Corpus Christi Spohn Health System Corp. (District 1). Ordinance rezoning property at or near 1314 3rd Street from the "RM-1/SP" Multi-Family District with a Special Permit to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)

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

Enactment No: 033203

11. [23-1375](#) Ordinance authorizing a professional services contract with Freese and Nichols, Corpus Christi, to perform engineering services for the United States Bureau of

Reclamation Title XVI Desalination Construction Grant Program in an amount not to exceed \$220,517.00, appropriating \$220,517.00 from the unreserved fund balance in the Drought Surcharge Exemption Fund; and amending the FY 2024 Operating Budget.

Mayor Guajardo referred to Item 11.

Council Members and Interim Corpus Christi Water Chief Operating Officer Drew Molly discussed the following topics: the Bureau of Reclamation has a document that addresses what they need to evaluate the feasibility study; and two grant opportunities are available.

Mayor Guajardo opened public comment.

John Weber, 609 Naples St., spoke in opposition to this contract.

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

Enactment No: 033204

Consent - Contracts and Procurement

12. [23-1575](#) Motion authorizing execution of a six-month service agreement with Pro Tech Mechanical, Inc., of Corpus Christi, through the BuyBoard Cooperative, for an amount not to exceed \$91,627.00 to replace a boiler and expansion tank at the Corpus Christi International Airport, with funding from the Airport Operating Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-161

13. [23-1641](#) Motion authorizing execution of a one-year supply agreement, with two one-year options, with O'Reilly Auto Enterprises, LLC, dba O'Reilly Auto Parts, through the Sourcwell Cooperative, in an amount not to exceed \$80,000.00 and a potential amount of \$240,000.00 if options are exercised, to purchase auto parts for Asset Management - Fleet, with FY 2024 funding of \$74,000.00 from the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-162

General Consent Items

14. [23-1323](#) Resolution directing the City's Planning Department to prepare a service plan for the annexation of County Road (CR) 22 from CR 51 to CR 43.

Mayor Guajardo referred to Item 14.

Council Member Klein pulled this item to vote no.

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

Aye: 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy

Nay: 2 - Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033205

Consent - First Reading Ordinances

15. [23-1618](#) Ordinance authorizing acceptance of grant funds in an amount of \$116,500.00 from the Office of the Governor Homeland Security Grants Division for the Corpus Christi Police Department to provide funding for overtime and retirement funds for four sworn officers eligible under the FY 2024 Local Border Security Program Grant; and appropriating funds in the amount of \$116,500.00.

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

16. [23-1628](#) Ordinance authorizing the acceptance of a grant from the Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, in an amount of \$227,389.00 for the FY 2023 Edward Byrne Memorial Justice Assistance Grant program for the Corpus Christi Police Department; and appropriating \$227,389.00 in the Police Grants Fund with \$113,694.00 to be distributed to Nueces County based on an interlocal agreement and the remaining \$113,695.00 to be used by the City.

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

17. [23-1714](#) Ordinance approving the amended Tax Increment Reinvestment Zone #3 Project & Financing Plans, which includes language regarding revitalization and cleaning of the Zone and the creation of a new Rooftop Activation incentive program; appropriating \$1,944,727.00 from the TIRZ #3 fund balance for additional program expenses recommended by the Downtown Management District; and amending the operating budget, all as approved by the Board of Directors of Reinvestment Zone Number Three, City of Corpus Christi, Texas on

September 19, 2023

Mayor Guajardo referred to Item 17.

A Council Member and Assistant City Manager Heather Hurlbert discussed the following topic: the purpose of this item is to approve the amended Project & Financing Plan and to amend the operating budget.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:26 p.m. Mayor Guajardo reconvened the meeting at 2:12 p.m.

K. PUBLIC HEARINGS:

18. [23-1541](#) Resolution authorizing the location of Calallen Police Substation at the West Guth Park, located in Council District 1.

Mayor Guajardo referred to Item 18.

Council Members, City Manager Peter Zaroni, and Director of Engineering Services Jeff Edmonds discussed the following topic: this is a good news item in that it represents the Northwest area of the City.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033206

L. INDIVIDUAL CONSIDERATION ITEMS:

19. [23-1539](#) Ordinance authorizing an Amended Interlocal Cooperation Agreement with Del Mar College District for a 50-year renewable lease of 14 acres of Del Mar property to serve as the location for the City's new Police Training Academy and a new City Police Substation along Yorktown Boulevard in exchange for the lease of a 1.2-acre City tract located at the corner of Rodd Field Road and Yorktown Boulevard. (28-day delay required between readings)

Mayor Guajardo referred to Item 19.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Hunter. 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 Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy and Council Member Campos

Abstained: 1 - Council Member Klein

20. [23-1640](#) Motion authorizing an Amendment to the Agreement for the City-Operated Corpus Christi-Nueces County Public Health District (CC-NCPHD), identifying Nueces County membership contributions for FY 23-24 of \$1,765,296 for Public Health Services with such contributions renewing annually, providing annual negotiation for additional contributions, and commencement of a Sunset review by October 1, 2024.

Mayor Guajardo referred to Item 20.

A Council Member and City Manager Peter Zanoni discussed the following topic: this item is consistent with the budget in the amount of \$1,765,296 which is \$80,000 less than the requested amount.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: M2023-163

21. [23-1658](#) Resolution amending the City's Program Guidelines for Housing Development Fee Waivers for property sold to Non-Qualifying Homebuyers to expand eligibility of the types of zoning; increase the home sale price limit; inclusion of Accessory Dwelling Units; and change the name of the program.

Mayor Guajardo referred to Item 21.

Director of Planning and Community Development Dan McGinn presented information on the following topics: infill housing fee waivers program; revised program guidelines; and zoning.

Council Members, City Manager Zanoni, and Director McGinn discussed the following topics: a Council Member's request that these homes be available for anyone to rent; to consider incentives for first responders; and the goal of this program is for single family infill development.

Mayor Guajardo opened public comment.

CEO of Thanksgiving Homes and Corpus Christi Housing Authority, Gary Allsup, stated that Thanksgiving Homes has completed about 110 homes across the community with about 12 more under construction.

Mayor Guajardo closed public comment.

Council Member Pusley moved to approve the resolution, seconded by Council Member Hernandez.

Council Member Pusley moved to amend the resolution to remove Accessory Dwelling Units, remove that it has to be rented out by a Corpus Christi housing authority tenant, and include that a unit can't be used for short-term rental, seconded by Council Member Hunter and approved with the following vote: Mayor Guajardo, Council Members Barrera, Hernandez, Hunter, Klein, Pusley, Roy, Suckley voting "yes", and Council Member Campos voting "no".

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

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

Nay: 1 - Council Member Campos

Abstained: 0

Enactment No: 033207

22. [23-1664](#) Ordinance authorizing an agreement between the Corpus Christi B Corporation and Corpus Christi PATCH, Inc., for the securing and stabilizing of The Ritz Theatre effective upon signature of the Type B President; appropriating funds in the amount of \$230,000.00 from the Type B Economic Development Fund; and amending the budget.

Mayor Guajardo referred to Item 22.

Compliance Officer of Corpus Christi Regional Economic Development Corporation Randy Almaguer and Executive Director for Corpus Christi PATCH Cheryl Votzmeyer Rios presented information on the following topics: who we are; mission; the vision; Ritz updates; Ritz rehab team; OTJ work; secretary of interior's standards for the treatment of historic properties; and immediate funding needs.

Council Members, Mr. Almaguer, and Ms. Votzmeyer Rios discussed the following topics: the \$230,000 funding is for weatherproofing of the Ritz Theatre; the total project cost to restore the Ritz Theatre is approximately \$25 million; and a request for more historical background of the Ritz.

Mayor Guajardo opened public comment.

Executive Director of Downtown Management District Alyssa Barrera Mason, spoke in support of the Ritz Theatre.

Mayor Guajardo closed public comment.

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

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Abstained: 0

M. BRIEFINGS:

23. [23-1755](#) Briefing on Developer Proposed Tax Increment Reinvestment Zone for the Barisi Village Development

Mayor Guajardo referred to Item 23.

Assistant City Manager Heather Hurlbert presented information on the following topics: overview; proposed development; proposed phases; requested projects; phase 1; phase 2; phase 3; phase 4; phase 5; requested contributions; estimated captured values; and next steps.

Council Members, City Manager Zanoni, Assistant City Manager Hurlbert, and Developers Jeff Blackard and Johnny Gonzalez discussed the following topics: this Tax Increment Reinvestment Zone (TIRZ) is developer initiated; TIRZ are created for economic development; more than one taxing entity participates in a TIRZ which lasts about 20 years; a Council Member's concern that portions of this project may cover part of a Native American burial ground; phase 3 may include condominiums; the City's contribution would be \$44 million through the TIRZ; what will the economic impact be in ten years; and the City will not be responsible for any infrastructure for this development.

N. EXECUTIVE SESSION: (NONE)

O. ADJOURNMENT

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