



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, October 29, 2024

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:30 a.m.

B. Invocation to be given by Pastor David Bendett with Rock City Church.

Police Chief Mike Markle gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Anthony Wilson, 12th grader from Flour Bluff High School.

Anthony Wilson, 12th grader from Flour Bluff High School, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zaroni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Present: 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Everett Roy, Council Member Jim Klein, and Council Member Sylvia Campos

E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 2)

1. [24-1766](#) Educational overview of the City's six propositions on the November 5 General Election ballot: A, B, C, D (Bond 2024), E, F (Sales Tax Reauthorization)

This Item was withdrawn by the City Manager.

2. [24-1767](#) Boards and Commissions Annual Report Process for Calendar Year 2024, Presented by Rebecca Huerta, City Secretary

City Secretary Rebecca Huerta presented information on the following topics: council policy 10.3.8; and process. The reason for the reports are for the boards to communicate goals and progress to Council, citizens use them to understand the purpose of the

boards, and Council and staff can use them to determine activity and influence. Sunset reviews are conducted every three years.

A Council Member and City Secretary Huerta discussed the following topic: changes are recommended for several boards of the current 28 boards.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Nicanor Lopez, 629 Sam St., expressed concern about gutters and a water meter leak.

Arlene Medrano introduced Steven Pierce, 1901 Lipan St., spoke about Habitat for Humanity.

Robin Sanders, 730 Avondale Dr., conveyed concern about public safety and loitering.

Daniel Resley, 2313 Louisville Dr., spoke about the City's utility billing issue.

Shirin Delsooz, 6030 Tapestry Dr., voiced concern about bike safety paths.

Alma Studer, Robstown, TX, communicated uncertainty about the sales tax proposition.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. BRIEFINGS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

J. CONSENT AGENDA: (ITEMS 3 - 10)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Item 4 was pulled for individual consideration.

Council Member Pusley moved to approve the consent agenda with the exception of Item 4, seconded by Council Member Barrera. The motion carried by the following vote:

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

Abstained: 0

3. [24-1781](#) Approval of the October 22, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

4. [24-1596](#) Ordinance authorizing a Wastewater Trunk System Construction and Reimbursement Agreement up to \$440,829.12 with MPM Development to construct a required wastewater trunk system related to King's Landing Unit 6 subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$440,829.12 to reimburse the developer in accordance with the agreement. (District 3). (6 votes required)

Mayor Guajardo referred to Item 4.

Council Member Klein asked to pull this Item to vote no.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on second reading 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: 033503

5. [24-1700](#) Ordinance authorizing a Wastewater Collection Line Construction Reimbursement Agreement ("Agreement") up to \$14,476.00 with Devonshire Custom Homes, Inc ("Developer") to construct off-site wastewater improvements for a planned residential development, Westwood Heights Unit 4, located on Sunny St, south of Leopard Street, and appropriating \$14,476.00 from the Wastewater Collection Line Trust Fund to reimburse the developer per the agreement (District 1). (6 votes required)

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

Enactment No: 033504

Consent - Contracts and Procurement

6. [24-1601](#) Motion authorizing the execution of a three-year service agreement with Southern Tire Mart, of Corpus Christi for mobile tire repair services for City fleet vehicles and equipment in an amount up to \$223,807.00, with FY 2025 funding of \$68,385.47 from the Fleet Maintenance Service Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-162

7. [24-1603](#) Motion authorizing execution of a three-year service agreement, with two one-year options, with Excel Pump & Machine, Inc., of Robstown, in an amount not to exceed \$1,599,980.00, with a potential up to \$2,666,633.33 if options are exercised, for maintenance and repairs to pumps at CCW facilities with FY 2025 funding of \$533,326.67 from the Water Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-163

8. [24-1555](#) Motion authorizing execution of a one-year cooperative service agreement, with two one-year options, with United Rentals (North America), Inc., of Stamford, Connecticut, with an office in Corpus Christi, through the Sourcewell Cooperative, in an amount not to exceed \$219,716.00, with a potential amount up to \$659,148.00 if options are exercised, for the rental of three 10-14 yard dump trucks and one 3/4 ton 4x4 crew cab pickup truck to be utilized by Public Works, with FY 2025 funding from the Storm Water Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-164

General Consent Items

9. [24-1720](#) Resolution approving the Council meeting calendar for calendar year 2025

This Resolution was passed on the consent agenda.

Enactment No: 033505

10. [24-1705](#) Resolution authorizing submission of a grant application to the U.S. Department of Energy's FY 2023-2024 Energy Efficiency and Conservation Block Grant Program for funding in the amount of \$322,260.00 to replace existing lighting with energy efficient lighting for the Corpus Christi International Airport and the Parks & Recreation Department.

This Resolution was passed on the consent agenda.

Enactment No: 033506

K. RECESS FOR LUNCH: (NONE)

L. PUBLIC HEARINGS: (ITEMS 11 - 14)

11. [24-1758](#) First public hearing on the annexation of properties in Industrial Districts No. 1, 2, and 4 in Nueces County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025.

Mayor Guajardo referred to Items 11 and 12.

Director of Planning & Community Development Dan McGinn presented information on the following topics: purpose; Industrial Districts 1, 2 & 4 in Nueces County; Industrial Districts 5, 6, 7 & in San Patricio County; and annexation schedule.

Council Members, Director McGinn, and City Attorney Miles Risley discussed the following topics: the purpose of these hearings is to begin the annexation process if a company chooses not to participate in executing new Industrial District Agreements (IDAs); and the industries must adopt the IDAs by December 10.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

12. [24-1759](#) First public hearing on the annexation of properties in Industrial Districts No. 5, 6, 7, and 8 in San Patricio County that have not executed a new 15-year Industrial District Agreement effective January 1, 2025.

See Item 11.

13. [24-1733](#) Resolution authorizing a Developer Participation Agreement with LSK Development, LLC to reimburse the developer up to \$267,118.47 for the construction of Oso Parkway within Azali Estates Unit 3 subdivision. (District 4). (6 votes required)

Mayor Guajardo referred to Items 13 and 14.

Interim Director of Development Services Michael Dice presented information on the following topics: participation agreement for City requested paving improvements; location map; total cost estimate; and staff's recommendation.

Council Members and Interim Director Dice discussed the following topics: these improvements will be paid for out of the Public Works budget; and a concern about the road's elevation near Oso Creek.

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 Items 13 and 14, seconded by Council Member Pusley. These Resolutions were 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: 033507

14. [24-1734](#) Resolution authorizing a Developer Participation Agreement with MPM Development, LP to reimburse the developer up to \$547,497.18 for the construction of Oso Parkway within Starlight Estates Unit 8 subdivision. (District 4). (6 votes required)

See Item 13.

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: 033508

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 15)

15. [24-1765](#) Consideration and approval of a resolution of the City Council of the City of Corpus Christi, Texas, accepting a petition to create the Mirabella Public Improvement District; calling for a public hearing under section 372.009 of the Texas Local Government Code for the creation of the Mirabella Public Improvement District within the extraterritorial jurisdiction of the City of Corpus Christi, Texas; to consider the feasibility and advisability of establishing the district; authorizing and directing the publication and mailing of notices of the public hearing; providing for a severability clause; and proving an effective date.

Mayor Guajardo referred to Item 15.

Director of Economic Development Arturo Marquez presented information on the following topics: Public Improvement District petition; local government code requirements; local government requirements; proposed development highlights; project location; next steps; and staff recommendation.

Council Members and Director Marquez discussed the following topics: Council Members spoke in support of this improvement; and to ensure the Navy is notified about this development.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Hernandez moved to approve the resolution, seconded by Council Member Hunter. 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: 033509

N. EXECUTIVE SESSION: (ITEM 16)

Mayor Guajardo referred to Executive Session Item 16. The Council went into Executive Session at 12:16 p.m. The Council returned from Executive Session at 2:18 p.m.

16. [24-1784](#) **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 potential purchase, lease, and/or value of water rights and water related properties, including, but not limited to areas along the Nueces River and/or the Mary Rhodes Pipeline, drought contingency provisions, TCEQ, EPA, PUC, and US Army Corps of Engineers requirements related to potential water sources, wells, treatment, sale, desalination, and/or reuse thereof, recoverability of costs in utility rates, appeals of rates, and **Texas Government Code § 551.072** to discuss and deliberate the purchase, lease or value of the aforementioned areas of real property and other areas related to the provision of water for the City.

This E-Session Item was discussed in executive session.

O. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 2:18 p.m.