



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, January 14, 2025

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

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

Mayor Guajardo called the meeting to order at 12:01 p.m.

**B. Invocation to be given by Dr. Brian Hill with First Baptist Church.**

Dr. Brian Hill with First Baptist Church gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag to be led by Evelyn Higgins, 5th grader from Windsor Park Elementary School.**

Evelyn Higgins, 5th grader from Windsor Park Elementary 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:** 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Sylvia Campos, Council Member Everett Roy, Council Member Eric Cantu, Council Member Carolyn Vaughn, Council Member Mark Scott, and Council Member Kaylynn Paxson

**E. SPECIAL APPOINTMENTS: (ITEMS 1 - 2)**

**1. [25-0025](#) Mayoral Appointments to Audit Committee and Municipal Court Committee**

Mayor Guajardo appointed the following members to the Audit Committee:

Chair: Roland Barrera

Members: Sylvia Campos, Kaylynn Paxson and Mark Scott

Mayor Guajardo appointed the following members to the Municipal Court Committee:

Chair: Everett Roy

Members: Eric Cantu, Gil Hernandez and Carolyn Vaughn

2. [25-0026](#) Motion to approve the 2025 Mayor Pro Tem service schedule

Mayor Guajardo presented the 2025 Mayor Pro Tem schedule as follows:

1/14/2025 through 4/14/2025 - Sylvia Campos  
4/15/2025 through 7/14/2025 - Gil Hernandez  
7/15/2025 through 10/13/2025 - Mark Scott  
10/14/2025 through 1/12/2026 - Roland Barrera  
1/13/2026 through 4/13/2026 - Everett Roy  
4/14/2026 through 7/13/2026 - Carolyn Vaughn  
7/14/2026 through 10/12/2026 - Kaylynn Paxson  
10/13/2026 through End of Council term - Eric Cantu

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

Enactment No: M2025-001

**F. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 3 - 4)**

3. [25-0012](#) 2024 United Way Campaign Recap

This Presentation was postponed.

4. [25-0009](#) 39th Annual MLK Commemorative March

City Manager Peter Zanoni presented information on the 39th Annual MLK day of service events as follows: Prayer Breakfast and Swearing-In Ceremony, January 18 at 9:00 a.m.; NAACP Freedom Fund Gala, January 18 at 6:30 p.m.; MLK Interfaith Prayer Service, January 19 at 6:00 p.m.; Racial Justice Forum, January 20 at 10:00 a.m.; and MLK Commemorative March, January 20 at 12:00 p.m.

**G. PUBLIC COMMENT**

Mayor Guajardo opened public comment.

Stephen Klepper, Corpus Christi, TX, spoke about the City's lack of transparency.

The following citizens spoke in support of electing Ron Graban as the Community Member for TIRZ #4: Carrie Meyer, Corpus Christi, TX, Marian Elder, Corpus Christi, TX, Mayra Halm, Corpus Christi, TX, Barbara Johnson, Corpus Christi, TX, Tracy Jackson, Corpus Christi, TX, Bob Catalano, Corpus Christi, TX, Ariana Jones, Corpus Christi, TX, and Ron Graban, Corpus Christi, TX.

Marvin Jones, Corpus Christi, TX, spoke in support of electing Council Member Kaylynn Paxson as Chair for TIRZ #2.

The following citizens spoke in opposition to desalination: Ralph Ricardo, Corpus Christi, TX, Brendan Heselton, Corpus Christi, TX, Amanda Breland, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Ryan Hanisch, Corpus Christi, TX, Isabel Araiza, Corpus Christi, TX, Melissa Zamora, Corpus Christi, TX, Beatriz Alvarado, Corpus Christi, TX, Christina English, Corpus Christi, TX, Jose Gonzalez, Corpus Christi, TX, Jessica Palitza, Corpus Christi, TX, Eli McKay, Corpus Christi, TX, Ale Cota, Corpus Christi, TX, Aline Trejo-Chavez, Corpus Christi, TX, Mark Muenster, Corpus Christi, TX, Laramie Fain, Corpus Christi, TX, Chloe Torres, Corpus Christi, TX, Autumn Hensiek, Corpus Christi, TX, Guillermo Gallegos, Corpus Christi, TX, John Weber, Corpus Christi, TX, and Jason Hale, Corpus Christi, TX.

Susie Saldana, Corpus Christi, TX and Bob Paulison, Corpus Christi, TX, spoke in support of desalination.

Marilena Garza, Corpus Christi, TX, expressed concern about homelessness.

Adam Rios, Corpus Christi, TX, advocated for skate parks.

Robin Sanders, Corpus Christi, TX, spoke about municipal malfeasance.

Cheryl Martinez, Corpus Christi, TX, spoke about the misuse of the animal control program.

Humberto Almarez, Portland, TX, spoke about the Toby Globy Eco Action childhood curriculum.

#### **H. BOARD & COMMITTEE APPOINTMENTS: (ITEM 5)**

5. [24-2076](#) Reinvestment Zone No. 2 (Island) Board  
Reinvestment Zone No. 3 (Downtown) Board  
Reinvestment Zone No. 4 (North Beach) Board

Mayor Guajardo referred to Item 5.

Reinvestment Zone No. 2 (Island) Board:

Reappointed: Council Member Sylvia Campos and Commissioner John Marez

Appointed: Council Members Eric Cantu, Kaylynn Paxson, Mark Scott, Carolyn Vaughn and Commissioner Mike Pusley

Appointed: Council Member Kaylynn Paxson as Chair

Reinvestment Zone No. 3 (Downtown) Board:

Reappointed: Mayor Paulette Guajardo, Council Members Roland Barrera and Gil Hernandez

Appointed: Council Members Eric Cantu, Kaylynn Paxson, Mark Scott and Carolyn

Vaughn

Appointed: Council Member Everett Roy as Chair

Reinvestment Zone No. 4 (North Beach) Board:

Reappointed: Council Members Roland Barrera, Sylvia Campos, Gil Hernandez and  
County Judge Connie Scott

Appointed: Council Members Eric Cantu, Kaylynn Paxson, Mark Scott, Carolyn  
Vaughn and Community Member Ron Graban

Appointed: Council Member Carolyn Vaughn as Chair

**I. BRIEFINGS: (NONE)**

**J. EXPLANATION OF COUNCIL ACTION:**

**K. CONSENT AGENDA: (ITEMS 6 - 21)**

**Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Items 7, 8, 15 and 16 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 7, 8, 15 and 16, seconded by Council Member Klein. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

- 6. [24-2074](#)** Approval of the December 10, 2024 Regular Meeting, December 23, 2024 Special Meeting and January 7, 2025 Special Meeting Minutes

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

- 7. [24-2051](#)** Ordinance disannexing approximately 129.44 acres of land in between Interstate Highway 37 and Industrial District No. 1; amending the boundaries of Industrial District No. 1 to include the disannexed area; and approving Industrial District Agreement with Flint Hills Resources Corpus Christi, LLC, Koch Refining Co LP, and Osage Power Inc requiring payment in lieu of taxes in the amount of 100% of the ad valorem taxes that would be due if the property remained in the City.

Mayor Guajardo referred to Item 7.

Council Member Campos asked to pull this item to vote no.

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

**Aye:** 7 - Mayor Guajardo, Council Member Barrera, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson  
**Nay:** 2 - Council Member Hernandez and Council Member Campos  
**Abstained:** 0

Enactment No: 033550

8. [24-1975](#) Ordinance authorizing a three-year Joint Use Agreement with WellMed Charitable Foundation for operation and use of the Zavala Senior Center located at 510 Osage Street and Joe Garza Recreation Center located at 3204 Highland Avenue, with two one-year options.

Mayor Guajardo referred to Item 8.

Council Member Campos asked to pull this item to vote no.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Scott. 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 Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson  
**Nay:** 1 - Council Member Campos  
**Abstained:** 0

Enactment No: 033551

9. [24-1858](#) Zoning Case No. ZN8477, MPM Development LP (District 5). Ordinance rezoning a property at or near 6817 Brooke Road, from the "RM-2" Multifamily District 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: 033552

*Consent - Contracts and Procurement*

10. [24-1728](#) Motion authorizing the purchase of two replacement side mount 500-gallon pumper fire trucks from Metro Fire Apparatus Specialists, of Houston, through the HGACBuy Cooperative, for the Corpus Christi Fire Department in the amount of \$2,147,998.00, with FY 2025 funding from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-002

11. [24-1946](#) Motion authorizing execution of a one-year supply agreement, with two one-year options, with Ferguson Enterprises, LLC, of Newport News, Virginia, with an office in Corpus Christi, in an amount not to exceed \$76,328.44, with a potential amount up to \$228,985.32 if options are exercised, for the purchase of retainers, restraints, gaskets, and related supplies for the Corpus Christi Water Department, with FY 2025 funding of \$76,328.44 from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-003

*Consent - Capital Projects*

12. [24-1951](#) Motion awarding a construction contract to O&J Coatings, Inc., Hurst, Texas, for the rehabilitation of the filter media backwash elevated storage tank located at the O.N. Stevens Water Treatment Plant (ONSWTP) in an amount of \$432,100.00, with FY 2025 funding available from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-004

13. [24-2058](#) Motion authorizing a construction contract with Grace Paving and Construction, Inc. from Corpus Christi, Texas, for the reconstruction of Aaron Drive from Saratoga Blvd. to Summer Wind Drive with new asphalt pavement, 5-ft sidewalks, curbs, gutters, ADA-compliant curb ramps, signage, and utility improvements in an amount not to exceed \$3,840,880.73, located in Council District 5 with funding available from the 2022 Street Bond and FY2025 Storm Water, Wastewater, Water, and Gas funds.

This Motion was passed on the consent agenda.

Enactment No: M2025-005

14. [24-2070](#) Resolution authorizing a professional services contract with Halff Associates of Corpus Christi, TX, in an amount of \$927,701.00 for the design of Sand Dollar Avenue and Crowsnest, located in District 4, with FY 2025 funding available from the Tax Increment Reinvestment Zone #2 (Island TIRZ) Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033553

*General Consent Items*

15. [24-2093](#) Resolution authorizing an amendment to the Pilot Program for Roller Compacted Concrete Roadway Improvements and Participation Agreement

for Kings Landing Subdivision and authorizing an additional Participation Agreement with MPM Development, LP to reimburse the developer up to \$415,460.61 for the City's share of the cost to construct Lady Alexa Drive with Roller Compacted Concrete for the King's Landing Unit 9 subdivision with FY25 funding from the 1041 Street Maintenance fund. (District 3)

Mayor Guajardo referred to Item 15.

Council Members, City Manager Peter Zaroni, Director of Development Services Michael Dice, and Director of Public Works Ernest De La Garza discussed the following topics: the purpose of the Participation Agreement is to widen the roadway; the amendment to the Pilot Program would minimize road inspections and increase efficiency; a concern about transferring the risk to the City by eliminating bonding and insurance; and there are some structural failures on this road that the developer has corrected.

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

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

**Nay:** 1 - Mayor Guajardo

**Abstained:** 0

Enactment No: 033554

16. [24-2069](#) Resolution to accept the easements that dedicate the Michael J. Ellis Seawall on North Padre Island, located in District 4, to the City, and the City is taking on legal responsibility to maintain and repair the Seawall in accordance with Article X of the City Charter.

Mayor Guajardo referred to Item 16.

A Council Member and Director of Engineering Services Jeff Edmonds discussed the following topic: to ensure open communication with the district regarding future protection of the seawall.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

Enactment No: 033555

*Consent - First Reading Ordinances*

17. [24-2067](#) Ordinance authorizing the acceptance of a grant totaling \$32,016.60 from Gulf of Mexico Alliance for the 2024 Gulf Star Program Grant for the purchase of 13 new L3Harris inter-operational radios and related accessories for the Corpus Christi Fire Department's Office of Emergency Management; and appropriating \$32,016.60 in the FY 2025 Fire Grants Fund.

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

18. [24-2085](#) Ordinance authorizing the acceptance of a grant from the State of Texas, Criminal Justice Division, under the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program in the amount of \$39,993.25 for the purchase of 10 additional Panasonic in-car video systems for the Corpus Christi Police Department; and appropriating \$39,993.25 into the Police Grants Fund.

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

19. [24-2068](#) Ordinance authorizing the acceptance of a grant from the U. S. Department of Justice, Bureau of Justice Assistance, in the amount of \$186,309.00 for FY 2024 Edward Byrne Memorial Justice Assistance Grant Program for the Corpus Christi Police Department; and appropriating \$186,309.00 in the Police Grants Fund with \$93,154.00 to be distributed to Nueces County based on an interlocal agreement, and the remaining \$93,155.00 to be used by the City.

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

20. [24-2075](#) Ordinance authorizing acceptance of grant funds from the State of Texas, Criminal Justice Division, under the FY 2025 Body-Worn Camera Grant Program in the amount of \$106,017.00 for the purchase of 70 body-worn cameras and related equipment for the Corpus Christi Police Department; and appropriating \$106,017.00 in the Police Grants Fund with a cash match of \$35,339.00 from the Law Enforcement Trust Fund.

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

21. [24-2092](#) Ordinance authorizing the acceptance of grant from the American Society for the Prevention of Cruelty to Animals (ASPCA) under the 2024 National Shelter Initiative Grants - Animal Outcomes for \$94,634.00 with a City cash match of \$14,192.00 to replace a split-system air conditioning unit for the cattery building and to repair all damaged kennel partitions in two of the five kennel buildings; and amending the Animal Care Services Grant Fund.

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

**L. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:51 p.m. Executive Session Item 26 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:06 p.m.



**M. PUBLIC HEARINGS: (ITEMS 22 - 23)**

22. [24-2090](#) Ordinance authorizing a Wastewater Trunk Line Construction and Reimbursement Agreement up to \$77,285.28 with MPM Development, LP to construct a wastewater trunk line related to King's Landing Unit 9 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 \$77,285.28 to reimburse the developer in accordance with the agreement. (District 3).

Mayor Guajardo referred to Item 22.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Barrera moved to approve the ordinance, seconded by Council Member Hernandez. 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 Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

23. [24-2089](#) Zoning Case No. ZN8425, Judy Lynn Reuthinger (District 2). Ordinance rezoning a property at or near 4222 Avalon Street from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial 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 23.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Campos moved to approve the ordinance, seconded by Council Member Barrera. 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 Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

Abstained: 0

**N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 24 - 25)**

24. [24-2065](#) Motion authorizing a construction contract to Victory Building Team, Corpus Christi, Texas, for City of Corpus Christi Southside Police Substation in District 5, in an amount not to exceed \$5,880,000.00 with FY 2025 funding available from the Bond 2022 & Bond 2024 - Public Safety funds.

Mayor Guajardo referred to Item 24.

Director of Engineering Services Jeff Edmonds presented information on the City of Corpus Christi South Police Substation conceptual renderings.

A Council Member, City Manager Peter Zanoni, and Director of Engineering Services Jeff Edmonds discussed the following topic: the cost difference from this work site to the Northwest site was due to road structure.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo 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:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

Enactment No: M2025-006

25. [24-1197](#) Ordinance approving 10-year renewal of the existing lease agreement with Padre Island Yacht Club of a lease of 2.89 acres of City property located near Whitecap Wastewater Treatment Plant and amending the lease to provide a new 5-year option to renew, in consideration of quarterly lease payments the greater of \$2,500 per quarter or 5% of gross income from slip rentals and membership fees; and providing for publication and an effective date. (28-day delay required between readings)

Mayor Guajardo referred to Item 25.

Director of Water Systems and Support Services Nick Winkelmann stated this is an existing lease agreement in place with the Padre Island Yacht Club with a five year option to renew. The Yacht Club is located near the Whitecap Wastewater Treatment Plant.

Mayor Guajardo opened public comment.

There were no comments from the Council or the public.

Mayor Guajardo closed public comment.

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

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Campos, Council Member Roy, Council Member Cantu, Council Member Vaughn, Council Member Scott and Council Member Paxson

**Abstained:** 0

Enactment No: 033556

**O. EXECUTIVE SESSION: (ITEM 26)**

Mayor Guajardo referred to Executive Session Item 26. The Council went into Executive Session at 1:51 p.m. The Council returned from Executive Session at 3:06 p.m.

- 26. [25-0001](#) 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 the potential value, lease and/or acquisition of properties and/or associated easements and access for water wells near the Nueces River and Texas Government Code § 551.072 to discuss and deliberate the purchase, lease and/or value of property rights in the aforementioned areas of 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 the lease and/or purchase of property rights at and/or adjacent to the aforementioned locations.**

The following motion was considered:

Motion to authorize the City Manager to execute contracts with landowners for the lease of sites for wells to provide water to City, with a royalty based on CPI inflated 12 cents per 1000 gallons from 1984 leases with CPI clause, with advance royalties and surface damage clauses to be negotiated on each property, with a total expenditure of up to \$2,080,500 for the initial year of pumping up to 15mgd, subject to appropriation of funds for said purpose up to 5 years.

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

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

**Nay:** 1 - Council Member Vaughn

**Abstained:** 0

Enactment No: M2025-007

**P. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 3:55 p.m.