



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, September 12, 2023

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 11:39 a.m.

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

Pastor David Bendett, Rock City Church, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Savannah Rose Cerda, Senior at Mary Carroll High School.

Savannah Rose Cerda, Senior at Mary Carroll 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. Proclamation declaring September 15 - October 15, 2023, as "National Hispanic Heritage Month"

Mayor Guajardo declared September 15-October 15, 2023 as "National Hispanic Heritage Month".

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

Assistant City Manager Heather Hurlbert presented information on the November 7, 2023 election Proposition A as follows: Type A expansion of allowable use; seawall; regional parks; location of each regional park; commercial and industrial streets; Corpus Christi International Airport; and convention center complex.

City Secretary Rebecca Huerta gave a brief update about the move to the Corpus Christi Regional Transportation Authority beginning Tuesday, September 19.

1. [23-1341](#) Overview and Update of the Sports Commission from Brett Oetting, President and CEO of Visit Corpus Christi and Joey Jewell, Executive Director of the Sports Commission

President and CEO of Visit Corpus Christi Brett Oetting introduced Executive Director of the Sports Commission Joey Jewell.

Executive Director Jewell presented information on the following topics: department structure and purpose; notable accomplishments; sports commission sales metrics FY 23; prospective business; and sports facility projects.

Council Members and Executive Director Jewell discussed the following topics: multiple sporting events are being evaluated to see whether the City can accommodate them; if a kiteboarding launch on the Bay is being considered; and the City needs a baseball complex in order to host a baseball tournament.

2. [23-1475](#) 21st Annual Conquer the Coast on Saturday, September 16, presented by Sam Longoria (Chairman of Conquer the Coast) and Al Arreola Jr. (President & CEO of the United Chamber of Commerce)

City Manager Peter Zanoni announced the 21st Annual Conquer the Coast on Saturday, September 16 at 7:00 a.m. at Whataburger Field.

President and CEO of the United Chamber of Commerce Al Arreola Jr. thanked City staff and all the sponsors for their support with this event.

3. [23-1486](#) Celebrating with Paul Bass, his retirement after more than 24 years with the City of Corpus Christi

City Manager Peter Zanoni announced the retirement of Assistant Director of Solid Waste Paul Bass. Paul's last day with the City will be September 22, 2023, after more than 24 years with the City of Corpus Christi.

G. PUBLIC COMMENT

Mayor Guajardo opened public comment.

John Hendricks, 622 Texas Ave., expressed concern about the lack of improvement to the New Bay View Cemetery and concern about short-term rentals.

Jesse Gilbert, Texas State Aquarium, 2710 N. Shoreline Blvd., spoke in support of Item 17.

Bridgette Baldwin, 1518 Howard St., expressed concern about receiving citations and warrants related to contractor's negligence.

Shawn Flanagan, 4218 Herndon St., spoke in opposition to Item 17.

Roy Garcia, 1216 12th St., expressed concern about neighborhood issues including theft, drugs, and homelessness.

John Weber, 609 Naples St., spoke about the lack of transparency and about not receiving a public information request in a timely manner.

Lamont Taylor, 522 Hancock Ave., spoke about including the Hillcrest neighborhood in discussions regarding Industrial District Agreements.

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

J. CONSENT AGENDA: (ITEMS 4 - 11)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Item 10 was pulled for individual consideration.

Council Member Suckley moved to approve the consent agenda with the exception of Item 10, 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

4. [23-1474](#) Approval of the September 5, 2023 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

5. [23-1342](#) Ordinance authorizing acceptance of a grant from the Executive Office of the President, Office of National Drug Control Policy, for overtime for two sworn officers and lease payments on two vehicles for the FY 2023 Texas Coastal Corridor High Intensity Drug Trafficking Area Initiative in an amount of \$45,640.00; and appropriating \$45,640.00 in the Police Grants Fund.

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

Enactment No: 033163

6. [23-1466](#) Ordinance accepting and appropriating two grant awards in the amount of \$1,000,000 and \$175,000 in funding from the Office of the Governor's Texas

Military Preparedness Commission Defense Economic Adjustment Assistance Grant (DEAAG) Program with matching contributions from the City totaling \$130,000 for the Perimeter Fencing Project at Naval Air Station Corpus Christi and acquisition of two portable solar-powered electric vehicle charging stations for the Corpus Christi Army Depot; and authorizing the purchase of two portable solar-powered electric vehicle charging stations from Beam Global of San Diego, California, via Federal GSA for \$171,740.48.

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

Enactment No: 033164

Consent - Contracts and Procurement

7. [23-1399](#) Resolution authorizing execution of a three-year supply agreement with Teleflex, LLC., of Morrisville, North Carolina, for the purchase of EZ-IO needles and drills for intraosseous infusion used by the Corpus Christi Fire Department's emergency medical services paramedics for a total amount not to exceed \$196,357.20, with FY 2024 funding available through the General Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033165

8. [23-0904](#) Motion authorizing the purchase of a new robotic camera system closed circuit television from Texas Underground, Inc., of Pearland, Texas, for \$91,760.00, with FY 2023 funding from the Storm Water CIP Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-135

9. [23-1250](#) Motion authorizing execution of a six-month service agreement, with one six-month option, with Jennifer Lee Gideon, dba Tortuga Cleaning Company, of Corpus Christi, in an amount not to exceed \$168,000.00 and a potential amount of \$336,000.00 if the option is exercised, for kennel cleaning services for Animal Care Services, with FY 2023 funding of \$28,000.00 from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-136

Consent - Capital Projects

10. [23-1446](#) Motion awarding a construction contract to Marshall Company, Ltd., Corpus Christi, Texas, for the Museum of Science and History electrical panel and equipment upgrades in an amount not to exceed \$747,965.00, located in Council district 1 with FY 2023 funding available from the Bond 2018 Proposition D Libraries and Cultural Facilities and 2021 Facility Maintenance

CO funds.

Mayor Guajardo referred to Item 10.

Council Members, City Manager Peter Zaroni, and Director of Engineering Services Jeff Edmonds discussed the following topics: clarification of the additional funding available from the 2018 Bond for this proposal; Certificates of Obligation were programmed in the 2021 budget to address facility needs for the Museum of Science and History; and this new equipment will be software controlled to assist with energy efficiencies.

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: M2023-137

Consent - First Reading Ordinances

11. [23-1424](#) Ordinance accepting and appropriating the FY 2022-2023 Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) grants, in the amount of \$197,798 for the General Set Aside fund and \$62,268 for the Youth Set Aside, totaling \$260,066 and authorizing agreements with the Nueces Center for Mental Health and Intellectual Disabilities (MHID) for the FY 2022-2023 funds; authorizing the acceptance and appropriation of the FY 2023-2024 Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) grants in the amount of \$154,196 for the General Set Aside fund, \$51,872 for the Youth Set Aside and \$64,104 for the Ending Homelessness Funds (EHF) totaling \$270,172 that will be awarded to a service provider through a competitive application process.

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

K. **RECESS FOR LUNCH: (NONE)**

L. **PUBLIC HEARINGS: (ITEMS 12 - 16)**

12. [23-1369](#) Zoning Case No. 0723-03, INKUEE 6P LLC (District 2). Ordinance rezoning property at or near 1801 South Staples Street from the "CG-2" General Commercial District to the "CI" Intensive Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Items 12 and 13.

Council Members and Director of Development Services Al Raymond discussed the following topics: Council Members stated this is a good news item; and to be aware of how the parking will impact this area.

Mayor Guajardo opened the public hearing on Items 12 and 13.

Carmen Hernandez, 610 Naples St., asked for clarification about what Intensive Commercial District means.

Mayor Guajardo closed the public hearing.

Council Member Campos moved to approve the ordinance, seconded by Council Member Pusley. 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

13. [23-1370](#) Zoning Case No. 0723-07, INKUEE 6P LLC (District 2). Ordinance rezoning property at or near 1800 South Staples Street from the "CG-2" General Commercial District to the "CI" Intensive Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval)

See Item 12.

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

14. [23-1270](#) Ordinance authorizing a Wastewater Trunk Line Construction and Reimbursement Agreement up to \$433,882.50 with MPM Development, LP to construct a required wastewater trunk line for the proposed residential and commercial development located off Yorktown Dr., southeast of Starry Rd. also known as Oso Creek Corner Subdivision; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$433,882.50 to reimburse the developer in accordance with the agreement. (District 5)

Mayor Guajardo referred to Items 14-16.

Director of Development Services Al Raymond stated that if these agreements are approved, the trust funds will be a negative \$2.3 million.

Mayor Guajardo opened the public hearing on Items 14-16.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

A Council Member and Director Raymond discussed the following topic: a Council Member's concern with the low elevation at this property.

Council Member Hernandez moved to approve the ordinance, seconded by Council Member Campos. 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

Nay: 1 - Council Member Klein

Abstained: 0

15. [23-1271](#) Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement agreement up to \$356,613.35 with MPM Development, LP to construct an off-site wastewater improvements for a proposed residential and commercial development located off Yorktown Dr., southeast of Starry Rd. also known as Oso Creek Corner Subdivision; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$356,613.35 to reimburse the developer in accordance with the agreement. (District 5)

See Item 14.

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

Nay: 1 - Council Member Klein

Abstained: 0

16. [23-1272](#) Ordinance authorizing a Water Arterial Transmission & Grid Main Construction and Reimbursement Agreement up to \$1,087,852.60 with MPM Development, LP to construct a 12-inch water arterial transmission grid main line for the proposed residential and commercial development located off Yorktown Dr., southeast of Starry Rd., also known as Oso Creek Corner Subdivision; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$1,087,852.60 to reimburse the developer in accordance with the agreement. (District 5).

See Item 14.

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

Nay: 1 - Council Member Klein

Abstained: 0

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 17)

17. [23-1394](#) Motion authorizing execution of Amendment No. 4 to the professional service agreement with Hunden Strategic Partners, Inc., for \$330,000.00, for a total revised amount not to exceed \$605,300.00, for continuing services regarding the future needs of the American Bank Center, the addition of a conference center hotel, and development of an entertainment district, with FY 2023 funding from the Hotel Occupancy Tax Fund.

Mayor Guajardo referred to Item 17.

Assistant Director of Economic Development Elsy Borgstedte stated that the City has been working with Hunden Partners for the American Bank Center renovation expansion project. This item would extend the agreement with the consultant for continuing services of the American Bank Center.

Council Members, City Manager Peter Zaroni, Assistant Director of Economic Development Elsy Borgstedte, and President and CEO Rob Hunden with Hunden Strategic Partners, Inc. discussed the following topics: a Council Member's concern that the American Bank Center's management has removed all local vendors; whether there are any restrictions that prevent the City from building a hotel; the City's goal is to partner with a developer who would build and manage the hotel; Hunden has completed a Master Plan and feasibility study; and a request for a more detailed explanation for the public about what they will be voting on in November 2023.

Mayor Guajardo opened public comment.

Rachel Caballero, 522 Hancock Ave., expressed concern that conventions are not held in Corpus Christi because there are no direct flights and that the City should not be managing any business.

President and CEO of Buccaneer Commission Johnny Philipello, stated that this item will allow Hunden to pursue the next steps to engage with the private sector.

Mayor Guajardo closed public comment.

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

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

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: M2023-138

N. BRIEFINGS: (NONE)

O. EXECUTIVE SESSION: (NONE)

P. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 2:04 p.m.