



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, January 11, 2022

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:40 a.m.

B. Invocation to be given by Deacon Michael Mantz, Diocese of Corpus Christi.

Deacon Michael Mantz, Diocese of Corpus Christi, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Olivia Rocha, Collegiate High School Student.

Angela Padilla, TAMUCC student, 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 Ruth Bocchino 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 K. Risley and Assistant City Secretary Ruth Bocchino.

Present: 9 - Mayor Paulette M. Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Billy A. Lerma, Council Member John Martinez, Council Member Ben Molina, Council Member Mike Pusley, and Council Member Greg Smith

E. Proclamations / Commendations

1. [22-0110](#) Proclamation declaring January 17, 2022 as "Big Brothers Big Sisters of the Texas Coastal Bend International Mentoring Day" .
Proclamation declaring January 2022 as " National Human Trafficking Prevention and Awareness Month".
Proclamation declaring January 2022 as "School Board Recognition Month".

The Proclamations were presented.

F. PUBLIC COMMENT

Mayor Guajardo opened the public comment period.

The following citizens spoke in support of short term rentals: Doreen Kinkel, 15405 Grass Cay Ct.; Brian Banks, 2605 Summer Ridge Dr.; Karen Carden, 6838 Aswan Dr.; Suzanne Taylor, 5413 Pressler; and Brian Morales, 5040 Maylands Dr.

Paula Breighton, 15226 Caravel Dr., spoke regarding reinstating virtual public comment.

Tony Jimenez, 7002 Ridge Stone Dr., Chris Craig, 5222 Pepper Mill Dr., and Robert Goodman, 5218 Pepper Mill Dr., spoke regarding removing 5G cell tower on corner of Ridge Stone Dr. and Peppermill Dr.

Errol Summerlin, 1017 Diomedea, Portland, TX, spoke regarding desalination.

John Weber, 609 Naples St., spoke regarding complaints of methane gas.

The following citizens submitted written public comments which are attached to the minutes: Maria Alexander, 6008 Ocean Dr.; David Segrest, 407 Claremore St.; Teresa Recore, 15010 Leeward Dr.; Melissa Beebe, 14721 Whitecap Blvd.; Douglas Cottingham, 14721 Whitecap Blvd.; Lena May, 14225 Sea Pines; David Lalor, 15425 Fortuna Bay Dr.; RoxAnne Schlabach, 122 Whiteley Dr.; Cliff Schlabach, 122 Whiteley Dr.; Peggy Chaves, 114 Whiteley Dr.; Sherri Schlather, 3550 Green Valley Rd.; Kelly Geers, 3938 Surfside Blvd.; Erin Wilson, 221 Thelma Dr.; Micah Morgan, 5417 Gun Cay; Angie & Clarissa de la Garza, 4213 Gulfbreeze Blvd.; Chris Steinbruck, 421 Glenoak Dr.; Elisa Gonzalez, 2732 South Padre Island Dr.; Maria Speth, 3105 E. Claire Dr.; David Galan, 7914 Pruet Dr.; Daniel Haskit, 3938 Surfside Blvd.; Lauren Oakes, 6919 Gunder Ave.; John Dunne, 6919 Gunder Ave.; Julie Rogers, 710 Furman Ave.; Lydia Ponce, 837 1/2 Milwood Ave.; Sylvia Campos, 4410 Fir; Jay Williamson, 230 Whiteley Dr.; and Jason Page, 3515 Floyd St.

G. CONSTRUCTION CONTRACT FOR JUNIOR BECK DRIVE (ITEM 2)

2. [22-0046](#) Motion awarding a construction contract to Reytec Construction Resources, Inc., Corpus Christi, TX, for the reconstruction of Junior Beck Drive from Bear Lane to Dead End and the construction of Junior Beck Drive from Dead End to Old Brownsville Road with new concrete pavement and utility improvements in an amount of \$4,888,569.75, located in City Council District 3, with FY 2022 funding available from the Economic Development Administration Grant, Streets Bond 2018, Storm Water, Wastewater, Water, and Gas Funds.

Mayor Guajardo referred to Item 2.

Director of Engineering Jeff Edmonds stated that this item awards a construction contract to Reytec Construction Resources for the reconstruction of Junior Beck Drive.

Council Members and Nueces County Commissioner Joe A. Gonzalez spoke in support of this construction project.

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

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: M2022-001

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

Mayor Guajardo referred to City Manager's comments.

a. Major Policy Issues for 2nd Quarter of FY 2022

City Manager Zanoni reported on the Major Policy Issues for the 2nd Quarter of FY 2022. The top policy issues include the following: short term rentals; municipal court backlog; dockless scooters; emergency services district; City's health department transition; community enrichment fund; design standards manual update; local preference; La Volla Creek; marina master plan; historic preservation plan; water gardens renovation; homeless shelter; American Bank Center; impact fees; FY 22 bond development; seawater desalination; and redistricting.

b. 36th Annual MLK Commemorative Walk and Day of Service Events

City Manager Zanoni recognized January 17, 2022 as the 36th Annual MLK Commemorative Walk and Day of Service Event held at 11:00 a.m. at the Nueces County Courthouse.

c. Citywide Pothole Repair Update

City Manager Zanoni reported on the Citywide pothole repair update. Council has approved \$1.4 million in emergency funding. The effort will be accomplished by relying on private sectors to address the potholes within 30 to 45 days.

City Manager Zanoni and a Council Member discussed the following topics: a request to look into different methods and materials of filling potholes.

d. Recap of Packery Channel Restoration Project

City Manager Zanoni reported on the Packery Channel Restoration Project. FEMA provided \$13.5 million and the City will match \$1.5 million from the Island TIRZ funds for an 18 month restoration project.

e. Staff Announcements:

- 1. Sarah Munoz, Deputy Director of Public Works**
- 2. Gabriel Ramirez, Interim Director of Utilities**

City Manager Zanoni stated that Sarah Munoz has been named Deputy Director of Public Works and Gabriel Ramirez is the Interim Director of Water Utilities.

f. COVID-19 Update by Annette Rodriguez, Public Health Director

Public Health Director Annette Rodriguez provided an update on COVID-19: Omicron variant of concern; Nueces County COVID-19 -cases; age breakdown for January cases; Nueces County COVID-19 daily cases; Nueces County COVID-19 weekly cases; Nueces County COVID-19 deaths; hospitalizations/ICU; total vaccines administered; total boosters administered; vaccine daily numbers; Nueces County vaccination rates; COVID-19 drive-thru testing; COVID vaccination clinics; COVID vaccination off-site clinics; CC-NCPHD phone bank; new CDC guidelines; CDC updates; and monoclonal antibodies.

Council Members and Director Rodriguez discussed the following topics: the Omicron peak will occur around January 30, 2022; the average length of illness is about five days; the Merck and Pfizer pills are very limited; and the boosters provide 75 to 80% protection against Omicron.

I. BOARD & COMMITTEE APPOINTMENTS:

- 3. [22-0052](#)** Corpus Christi Aquifer Storage and Recovery Conservation District (3 vacancies)
Crime Control & Prevention District (1 vacancy)
Parks and Recreation Advisory Committee (1 vacancy)

Corpus Christi Aquifer Storage and Recovery Conservation District:

Michael Murphy (Reappointed)

Jeffrey Edmonds (Reappointed)

Sharon Lewis (Reappointed)

The following officers were appointed:

Dan McGinn (President)

Sharon Lewis (Vice President)

Jeffrey Edmonds (Secretary)

Crime Control & Prevention District:

Joseph Kramer (Appointed)

Parks and Recreation Advisory Committee:
Thomas Cronnon (Appointed)

J. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 4 - 14)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 8, 11, 13 and 14 be pulled for individual consideration.

A motion was made by Council Member Pusley, seconded by Council Member Smith to approve the Consent Agenda with the exception of Items 8, 11, 13 and 14. The motion carried by the following vote:

Aye: 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

4. [22-0051](#) Approval of the December 14, 2021 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

5. [21-1644](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to remove the Planning Commission from historic designation review process and to identify grounds for undue hardship the Board of Adjustment may consider for a variance (Planning Commission and Staff recommend Approval)

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

Enactment No: 032638

6. [21-1554](#) Zoning Case No. 1021-03, SRPC Properties, LLC.: (District 2) Ordinance rezoning property at or near 1645 14th Street from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032639

7. [22-0002](#) Ordinance revising the Infill Housing Incentive Program Guidelines as authorized by Article II, Chapter 20 of the City of Corpus Christi Code of Ordinances;

authorizing a two-year agreement with the Corpus Christi B Corporation to provide Type B affordable housing funding in the amount of \$1,000,000 for costs related to the Infill Housing Incentive Program; appropriating \$500,000 from The Type B Fund; and amending the operating budget.

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

Enactment No: 032640

Consent - Contracts and Procurement

8. [21-1727](#) Motion authorizing the purchase of playground units and shade structures for 14 City parks as included in Bond 2020, from PlayCore Wisconsin, Inc. dba GameTime through the Omnia Partners Cooperative for a total amount of \$459,744.20 with funding available through the Bond 2020 Fund.

Mayor Guajardo referred to Item 8.

A Council Member and Assistant City Manager Andrea Gardner discussed the following topics: a Council Member's desire to ensure that there is a timeline to install the playground equipment.

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

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: M2022-002

9. [21-1652](#) Resolution authorizing a two-year service agreement, with three additional one-year options, with M & S Tree Service, LLC, of Taft, Texas, for palm tree trimming services in an amount not to exceed \$267,592.00 and a potential amount not to exceed \$668,980.00 if the options are exercised, with FY 2022 funding of \$133,796.00 from the General Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032641

10. [21-1725](#) Motion authorizing a one-year supply agreement with two one-year option periods, in an amount not to exceed \$87,577.00 and a potential amount not to exceed \$262,731.00 if option periods are exercised, for calcium hypochlorite for the City Warehouse with Chemrite, Inc., of Buford, Georgia, with FY 2022 funding in the amount of \$58,384.67 available in the Stores Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-003

11. [21-1736](#) Motion authorizing the purchase of 22 school zone flashing beacons and 43 flashing LED signs from Consolidated Traffic Controls, Inc., of Arlington, Texas in the amount of \$152,357.00 for installation by the Public Works Department, with FY 2022 funding available through the Streets Fund.

Mayor Guajardo referred to Item 11.

A Council Member and Director of Public Works Rolando Mata discussed the following topics: Public Works Department will be installing 22 school zone flashing beacons, along with 43 flashing LED signs; the goal is to minimize fatalities of pedestrians and cyclists; and these improvements should be completed by September 2022.

Council Member Molina made a motion to approve the motion, seconded by Council Member Lerma. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

Enactment No: M2022-004

12. [22-0028](#) Motion authorizing a three-year service agreement with Roland Mendiola dba National Auto Glass of Corpus Christi, Texas, for windshield repairs and replacements to fleet vehicles for Asset Management in an amount not to exceed \$225,000.00, with FY 2022 funding in an amount not to exceed \$56,250.00 available through the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-005

Consent - Capital Projects

13. [21-1530](#) Motion awarding a construction contract to Associated Construction Partners, Ltd, Boerne, Texas, for the citywide Lift Station Repairs at the Wooldridge & Morgan Lift Stations, located in Council Districts 3 and 5, in an amount of \$5,524,493.00, with FY 2022 funding available from the American Rescue Plan Act.

Mayor Guajardo referred to Item 13.

A Council Member and Interim Director of Water Utilities Gabriel Ramirez discussed the following topics: the odor issues at the Wooldridge Lift Station were due to the air relief valves that needed to be fixed and have been replaced; and pumps and piping will be replaced as well.

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

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

Enactment No: M2022-006

14. [22-0042](#) Motion awarding a construction contract to JE Construction Services, LLC, Corpus Christi, TX, to perform concrete and asphalt pavement repairs and improvements at the Cefe F. Valenzuela Landfill scale house in an amount of \$1,351,403.00 and authorize staff to negotiate and administratively execute a Change Order #1 up to an amount of 25% of the contract value to have all pavement structures done in concrete, with FY 2022 funding available from the Solid Waste Certificate of Obligation Fund.

Mayor Guajardo referred to Item 14.

A Council Member, Director of Solid Waste David Lehfeldt and Director of Engineering Jeff Edmonds discussed the following topics: a Council Member's desire to use concrete for pavement repairs as opposed to asphalt.

Council Member Hernandez made a motion to approve the motion, seconded by Council Member Lerma. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

Enactment No: M2022-007

L. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:54 p.m. Executive Session Items 25 and 26 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 4:10 p.m.

M. PUBLIC HEARINGS: None

N. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 15)

15. [21-1663](#) Briefing on Short Term Rental Policy Development and Ordinance amending Chapter 5 of the Corpus Christi Code to require a permit for the operation of short-term rentals; and providing for publication.

Mayor Guajardo referred to Item 15.

Assistant City Manager Andrea Gardner presented information on the following topics: policy development strategy; phase 1-registration ordinance; phase 2-land use and zoning analysis; short term rentals; Island STR units; proposed ordinance modifications; STR implementation; STR permit workflow; code enforcement sting - pilot program; pilot program conclusion; and pilot program sums.

Council Members, Assistant City Manager Gardner, City Manager Peter Zaroni, City Attorney Miles Risley and Assistant Director of Development Services Michael Dice discussed the following topics: March 15th is the deadline for owners to register their short-term rentals (STR); single family districts are not permitted to have short-term rentals for less than 30 days; the intent of the sting operation is to stop illegal activity; the City does not enforce Homeowner Association (HOA) regulations; the stakeholder advisory group will be a balanced committee of individuals that are STR owners, those who represent the tourist industry, and those who have had issues with STR's; and STR's located in Flour Bluff, Padre Island and Mustang Island that are operating in a single family district for less than 30 days will not be issued a permit.

Mayor Guajardo opened public comment.

The following citizens spoke in support of short-term rentals: Robert Suggs, 402 Carmel Parkway; Curtis Hanna, 425 Jester St.; Amanda Bliss, 4422 Marie St.; Gabriel Vega, 4026 Keywest; Denise Villagran, 434 Carmel Parkway; Albert Vega, 6325 Oso Parkway; Jason Page, 3515 Floyd St.; James Vanlanen, 3915 Amadas Dr.; Meagan Furey, 13718 Captain Kidd Dr.; Dusty Gordon 14854 Aquarius St.; Tanya Land, 2921 Newport Dr.; and Ryan Moore, 1718 Karen Dr.

The following citizens spoke in opposition of short-term rentals: Matthew Protzeller, 13850 Halyard Dr.; Frank Stover, 13817 Longboat Dr.; Tom Cable, 13750 Three Fathoms Bank Dr.; Robert Algood, 15629 Three Fathoms Bank Dr.; Joe Walsup, 14126 Bounty Ave.; Marvin Jones, 15217 South Padre Island Dr.; and Holly Edwards, 14917 Canadian Mist Dr.

Mayor Guajardo closed public comment.

Council Member Smith made a motion to amend the ordinance as provided to Council, seconded by Council Member Barrera and passed unanimously.

Council Member Smith made a motion to approve the ordinance as amended, seconded by Council Member Barrera. This Ordinance was passed on second reading as amended and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 032642

O. FIRST READING ORDINANCES: (ITEMS 16 - 19)

16. [21-1647](#) Zoning Case No. 1021-06, Walker Holdings and Development, LLC.: (District 1) Ordinance rezoning property at or near 3202 Interstate 69 from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District. (Planning Commission and Staff recommend Approval)

This Item was postponed.

17. [22-0038](#) Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement with IHS Consultants, LP to construct off-site sanitary sewer improvements for a planned commercial development, Park Springs IHS, Blk 1, Lots 1-3, located on River Hill Dr and south of Northwest Boulevard (FM 624), with a completion date of 24 months; transferring \$30,400.30 from the Wastewater Trunk System Trust Fund to the Wastewater Collection Line Trust Fund; and appropriating \$87,463.77 from the No. 4220-21801 Wastewater Collection Line Trust Fund to reimburse the Developer per the agreement. (District 1)

Mayor Guajardo referred to Item 17.

There were no comments from the Council.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Smith. This Ordinance was passed on first reading and approved with the following vote:

Aye: 6 - Mayor Guajardo, Council Member Hernandez, Council Member Lerma, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 3 - Council Member Barrera, Council Member Hunter and Council Member Martinez

Abstained: 0

18. [22-0118](#) Ordinance authorizing an amendment of the current contract with Sinister, LLC to maintain the monthly rent rate of \$100 for the first option year of the City owned property located at 1401 Leopard Street for a parking lot.

Mayor Guajardo referred to Item 18.

There were no comments from the Council or the public.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the

following vote:

Aye: 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Lerma, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 2 - Council Member Hunter and Council Member Martinez

Abstained: 0

19. [22-0056](#) Ordinance appropriating \$71,940 from the unreserved fund balance of the Tax Increment Reinvestment Zone No. 3 Fund for incentives under the Streetscape and Safety Improvement Program; and amending the Fiscal Year 2022 operating budget.

Mayor Guajardo referred to Item 19.

There were no comments from the Council or the public.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Smith. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

P. BRIEFINGS: (ITEMS 20 - 22)

20. [22-0074](#) Briefing on Municipal Court's Action Plan to Address Backlog of Ordinance Citations as developed in coordination with the Chair of the Municipal Court Committee and the City Manager.

Mayor Guajardo referred to Item 20.

Municipal Court Director Gilbert Hernandez and Presiding Judge Gail Loeb presented information on the following topics: presentation overview; purpose; background; municipal court-judicial staffing; increase in number of cases for ordinance violations; increase in number of people with ordinance violations; increase in the three most common code violations; increase in the three most common animal violations; comparison of people who appeared remote vs. in-person; hearing start dates; comparison of scheduling court dates pre-COVID and COVID; plan for addressing ordinance violations; plan for addressing ordinance violations January 18-21, 2022; Ordinance Dockets at American Bank Center January 18-21, 2022; plan for addressing ordinance violations January 25 - February 4, 2022; Ordinance Dockets January 25 – February 4, 2022; plan for addressing ordinance violations February 7-11, 2022; Ordinance Dockets February 7-11, 2022; 2022 warrant roundup; jury trials; American Bank Center Trials and Hearings; and Municipal Court Building.

Council Members, Municipal Court Director Hernandez and Judge Loeb discussed the following topics: full-time judges will be presiding over these dockets; and Council Members' concerns about the inefficiency of the municipal court administrative process.

21. [22-0053](#) Briefing on 2022 9% Low-income Housing Tax Credit Resolution of Support, Resolution of No Objection, Resolution of Objection or no City Council action process.

Mayor Guajardo referred to Item 21.

Assistant Director of Neighborhood Services Jennifer Buxton presented information on the following topics: low income housing tax credits; LIHTC timeline; low income housing tax credits; 2022 city application for resolutions; and concerted revitalization plan points.

Council Members and Assistant Director Buxton discussed the following topics: no competitive criteria is required.

22. [22-0142](#) Briefing on Proposed Policy changes to the City Ordinance that governs Dockless Scooters in the City

Mayor Guajardo referred to Item 22.

Director of Finance Heather Hurlbert presented information on the following topics: dockless scooter history/timeline; current operators; FY 21 scooter deployment; most frequented areas FY 2020; most frequented areas FY 2021; downtown survey; comparative analysis; recommended ordinance amendments; proposed fee structure; recommended ordinance amendments; estimated revenues and spending plan; licensing; and next steps.

Council Members and Director of Finance Hurlbert discussed the following topics: a Council Member would rather see the \$29,000 for the clean team put towards improving downtown sidewalks; and only 300 scooters can be parked on the seawall, but there will be additional parking available for scooters in other areas.

APPEALS OF A DECISION OF THE BUILDING STANDARDS BOARD: (ITEMS 23 - 24)

23. [21-1755](#) Appeal of the Building Standards Board's order to demolish the dilapidated/substandard structure located at 1301 N. Water Street and owned by 8058 MKII LLC.

Mayor Guajardo referred to Item 23.

Requestor, Ryan Joseph, 201 S. Chapparral St., stated that in May of 2021 code enforcement informed him that his building had been broken into. Mr. Joseph uses this building as storage for his lawn equipment. Mr. Joseph is requesting more time to remove this building.

The City requests that the Appellant remove the building within 30 days.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Pusley made a motion to approve the resolution thereby upholding the Building Standards Board's order to demolish the dilapidated/substandard structure located at 1301 N. Water Street and owned by 8058 MKII LLC, seconded by Council Member Lerma. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Pusley and Council Member Smith

Abstained: 1 - Council Member Molina

Enactment No: 032643

24. [21-1756](#) Appeal of the Building Standards Board's orders to demolish the dilapidated/substandard structure identified as Building 1, Building 2 (also known as 2711 Mary Street) and Building 3 (also known as 2709 Mary Street) located at 2713 Mary Street and Building 1 and Building 3 (also known as 1017 Winnebago Street) located at 924 Waco Street; all structures owned by Marksman Brothers Investments Corpus Christi LLC.

Mayor Guajardo referred to Item 24.

Neither the Requestor nor a representative were present.

City Attorney Miles Risley stated that these five properties are owned by the Markman Brothers. The notices were sent out by certified mail to the property owner.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Lerma made a motion to approve the resolution thereby upholding the Building Standards Board's order to demolish the dilapidated/substandard structure identified as Building 1, Building 2 (also known as 2709 Mary Street) located at 2713 Mary Street and Building 1 and Building 3 (also known as 1017 Winnebago Street) located at 924 Waco Street; all structures owned by Markman Brothers Investments Corpus Christi LLC, seconded by Council Member Molina. This Resolution was passed and approved with the following vote:

Aye: 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Absent: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 032644

Q. EXECUTIVE SESSION: (ITEMS 25 - 26)

Mayor Guajardo referred to Executive Session Items 25 and 26. The Council went into Executive Session at 2:05 p.m. The Council returned from Executive Session at 4:07 p.m.

25. [22-0054](#) **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 parts of Emergency Services Districts in the territorial limits of Corpus Christi and Texas Health and Safety Code Chapter 775.**

This E-Session Item was discussed in executive session.

26. [22-0096](#) **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 Corpus Christi-Nueces County Public Health District, various lawsuits, including, but not limited to, *John F. Smith v. Nueces County Texas and/or Corpus Christi-Nueces County Public Health District*, other legal issues related to the personnel, structure, and/or operation of said district, Texas Health and Safety Code Chapter 121, the *Cooperative Agreement to Operate a Public Health District* and amendments, reformations, and attachments thereto, other laws and regulations governing public health districts, members and membership in the public health district, grants to the members of the public health district, and any potential actions that may be performed pursuant to the aforesaid statutes, agreement(s), and regulations.**

This E-Session Item was passed after executive session.

The following motion was considered:

Motion to authorize the City Manager to execute an amendment to the "Reformed Cooperative Agreement to Operate a Public Health District" to provide for a 30-day extension (from January 18, 2022 to February 17, 2022) to the City's Withdrawal from the Public Health District to allow for further negotiations between the City and Nueces County concerning issues related thereto.

Council Member Martinez made a motion to approve the motion, seconded by Council

Member Lerma. 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith


Abstained: 0


Enactment No: M2022-008


R. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned the meeting at 8:00 p.m.

Written Public Comment for January 11, 2022


1		Public Comment & Input Form
Date of Meeting	1/11/2022	
Name	Maria Alexander	
Address	Street Address: 6008 ocean drive City: Corpus Christi State / Province: Texas Postal / Zip Code: 78412	
Topic	Short term rental	
Agenda Item Number	21-1663	
Describe Feedback:	Short term rentals provide affordable rentals for tourists who plays a vital part in our economy. Restrictions will be devastating to tourism industry.	

2		Public Comment & Input Form
Date of Meeting	1/11/2022	
Name	David Segrest	
Address	Street Address: 407 Claremore St City: Corpus Christi State / Province: tx Postal / Zip Code: 78412	
Topic	STR regulations	
Agenda Item Number	public hearing	
Describe Feedback:	I have had a Short Term Rental within the Corpus Christi city limits for 3+ years with Airbnb. During this time tenure I have had over 353 guests, 0% cancellation, 0% negative feedback from Guests as well as neighbors, continuing to keep rules and regulations of quiet hours from 10pm-6am daily as well as an overall 4.9% rating with Airbnb for hosting out of 5%. With this rental we have been able to hire a cleaning crew part time which has been beneficial to them as well due to flexibility for cleaning as well as safety of them as well as our guests during Covid. We have been very safe with guests, limiting interactions but always being onsite and available via phone and text. This has helped to bring that extra income back into the city and allowing those that want the comfort of home and their pets being able to be with them on vacation.	
Uploads:	Screen Shot 2022-01-07 at 2.37.11 PM.png	
Provide an email to receive a copy of your submission.	mybrowndog09@gmail.com	

3		Public Comment & Input Form
Date of Meeting	1/11/2022	
Name	Melissa Carey	
Address	Street Address: 410 Waverly Drive City: Corpus Christi State / Province: tx Postal / Zip Code: 78412	
Topic	STR regulations	
Agenda Item Number	public hearing	


Describe Feedback: I have been an Airbnb Super Host for the past 2 years. I have a separate apartment on my property and being a single family home and occupied I hoped this would be a way to make ends meet during this economy. I opened up the 400 sq ft for short term and have been grateful to have more long term than short term but during this time I have maintained and above average rating hosting 237 stays within the last 2 years, keeping my 4.9% rating and super host status even during the pandemic when some wanted to travel but ensure the time between guests followed CDC guidelines. I also have quiet times for my residence and guests 11pm-6am CST for standard "quiet hours" which keeps things normal for an older neighborhood. I have had 0 issues with guests, 0 negative remarks or comments from neighbors with most of them reaching out during holidays, summer and during Covid as these homes aren't equip for "guests" being built in the 40's and 50's and having 2 bedrooms or sometimes 3/1.

Provide an email to receive a copy of your submission. mybrowndog09@yahoo.com

4  **Public Comment & Input Form**

Date of Meeting 1/11/2022
Name Teresa Recore
Address Street Address: 15010 Leeward Dr
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term Rental
Agenda Item Number None
Describe Feedback: Short-term rentals on Padre Island contribute a great deal to the local economy. They provide increased tax revenue, guests spend money at local shops and support restaurants, and it increases jobs in tourism. With the immense growth of the short-term rental industry, see the benefits without limiting the potential for the local economy.

Provide an email to receive a copy of your submission. sathunder30@yahoo.com

5  **Public Comment & Input Form**

Date of Meeting 1/11/2022
Name Melissa Beebe
Address Street Address: 14721 Whitecap BLvd
Street Address Line 2: 328
City: corpus christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term rentals
Agenda Item Number STR

Describe Feedback: I am advocating for allowing STR in Corpus Christi for a number of reasons. Short term rentals bring a lot of tourist and visitor business to Corpus Christi all year long, even during the winter. To limit or eliminate this kind of traffic would be devastating to Corpus Christi businesses, especially restaurants. As owners of the STR's, we advocate their usage of local restaurants, bars, shopping, tours, grocery, etc. Also, I have chosen to invest in 2 STR rental properties because I believe in Corpus Christi and what we have to offer. Most importantly, this is my only source of income. It would be very difficult for me to go and find employment in order to live given my age and health challenges. STR only does great things for our area. Without the amount of tourism STR's bring in, many business would perish. Eliminating STR would be a personal devastating blow to me.

Provide an email to receive a copy of your submission. melissabeebe@comcast.net

6



Public Comment & Input Form

Date of Meeting 1/7/2022
Name Douglas Cottingham
Address Street Address: 14721 Whitecap Blvd Unit 366
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418

Topic Regulations on short term rentals STR
Agenda Item Number 21-1663

Describe Feedback: As a owner of a short term rental, we have registered our location, as required, with the state and the county. Prior to Air BnB and VRBO collecting and paying the required hotel tax, we paid it personally each quarter. We understand not all home owners that rent their home out, register their homes to avoid the tax. We feel a one time registration fee is acceptable, not a yearly fee. If these fees are required will hotels/motels, bed and breakfast and resorts be required to register and pay fees also. All of these locations provide a service to tourists which brings in tourist dollars to Corpus Christi and North Padre Island. With COVID it has been a struggle for all to pay the high taxes, mortgages, insurance an other bills. To add another fee will be a hardship on the businesses that bring in your tourist dollars. Respectfully, Doug and Beth Cottingham

Provide an email to receive a copy of your submission. cma@skybeammail.com

7




Public Comment & Input Form

Date of Meeting 1/11/2021
Name Lena May
Address Street Address: 14225 Sea Pines
City: Corpus corpus
State / Province: Tx
Postal / Zip Code: 78418

Topic Airbnb Short Term Rentals
Agenda Item Number Not sure


Describe Feedback: I have used the long term rental option on Airbnb last summer. Two students in a research program through the National Park stayed in my place for 3 months. Housing in PINS was destroyed during Hurricane Hanna. We do not have enough hotels or housing options close to the park. Also, many elderly retired people want to find short term rentals from the colder climates for health reasons during the winter months. I've also had traveling nurses inquire about a 3 month rental, which is a service to our community during COVID times. My neighborhood is not in the HOA, so there is not a reason why Airbnb should be shutdown. Do not send our city backwards by disallowing this service. People will find a way to rent using another avenue. Work with Airbnb to collect the proper taxes if this is your main concern.

Provide an email to receive a copy of your submission. lanaamay@gmail.com

8  **Public Comment & Input Form**


Date of Meeting 1/10/2022
Name David Lalor
Address Street Address: 15425 Fortuna Bay Drive
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term Rentals on North Padre Island
Agenda Item Number 21-1663
Describe Feedback: I am against requiring STR's in multifamily housing to obtain a permit. Virtually all condominium's have very strict rules & regulations that must be followed by all owners, and usually have an on-site property manager to enforce rules. Also, AirBnB already directly pays occupancy taxes to the city of CC on behalf of STR's. So requiring additional permits does nothing but add a further tax on STR owners in multifamily units which are already paying high HOA fees and high property taxes!

Provide an email to receive a copy of your submission. 5thhamer@gmail.com

9  **Public Comment & Input Form**


Date of Meeting 1/11/2022
Name RoxAnne Schlabach
Address Street Address: 122 Whiteley Dr.
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term Rentals
Agenda Item Number 21-1663
Describe Feedback: Mayor and City Counsel members, I am very much in favor of the ordinance on short term rentals. I live in an area of Flour Bluff where we have been bombarded with short term rentals within the last decade and the problem seems to be getting worse. The problems we have encountered, such as drunken parties, litter, lewd behavior, noise, is not what we and our neighbors bought into when we made the investment to purchase our homes. PLEASE!! Help keep residential neighborhoods of Corpus Christi a wonderful place to live

Provide an email to schlabach0@aol.com receive a copy of your submission.

10  **Public Comment & Input Form**


Date of Meeting 1/11/2022
Name Cliff Schlabach President Laguna Madre Cove Property Owner Assoc.
Address Street Address: 122 Whiteley Dr.
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term Rentals
Agenda Item Number 21-1663
Describe Feedback: Mayor & City Council, The Laguna Madre Cove subdivision located in the SE corner of Flour Bluff has seen a steady increase in short term rentals since 2014 and it's devastated our once quiet peaceful neighborhood. Within a 200 ft. radius of my home there are four short term rentals with one located as close as sixty feet from my back door. Our neighborhood is zoned RS 6 yet there are more and more short term rentals popping up in our neighborhood every day. Until you have a short term rental located next to your home you really can't imagine the chaos that it causes with all the late night partying, loud music, increased traffic, bright lights, people urinating outside in plain view of the residents and the general disrespect shown to the people that reside in the neighborhood. Myself and the residents of the Laguna Madre Cove subdivision fully support the passage of the new Short Term Rental Ordinance and very much look forward to restoring peace and quiet to our beautiful neighborhood.

Provide an email to schlabach0@aol.com receive a copy of your submission.

11  **Public Comment & Input Form**

Date of Meeting 1/11/2022
Name Peggy Chaves
Address Street Address: 114 Whiteley Dr.
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418
Topic Short Term Rentals
Agenda Item Number 21-1663
Describe Feedback: I am in support of the new short term rental ordinance that you will be voting on Tuesday.

Provide an email to chavestaps@gmail.com receive a copy of your submission.

12  **Public Comment & Input Form**

Date of Meeting 1/11/2022
Name Sherri Schlather
Address Street Address: 3550 Green Valley Rd.
City: Cibolo
State / Province: TX


Postal / Zip Code: 78108

Topic Short term rentals

Agenda Item Number General public comment

Describe Feedback: Good afternoon, I am a short term renter and also enjoy staying at short term rentals over hotels. I know there are issues that need to be addressed and corrected. Please do not hurt those of us that are following the rules and provide a wonderful place for traveling guest. Thank you for your consideration. Sherri

Provide an email to receive a copy of your submission. cibolo_aggs@yahoo.com

13  **Public Comment & Input Form**

Date of Meeting 1/11/2022

Name Kelly Geers

Street Address: 3938 Surfside Blvd, Unit 3124


Address City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78402

Topic STR Regulations

Agenda Item Number n/a

Describe Feedback: STR in the north beach area has brought a lot of revenue to the area. People love vacationing in north beach as it has most if not all amenities available at a reasonable cost for families. People love to come to the US Lexington, the aquarium, and many other available activities in the area. North Beach is close to Port Aransas for full beach access, fishing and many restaurants to chose from. Visitors to the area have come back again and again. We would not want to lose the ability to have STR for these people and deifinately would not want to have to pass along fees to our guests. All rentals that go through Air BNB, VRBO, Vacasa etc collect all appicable taxes and fees for the hosts. Keeping STR available is viable for the area and as North Beach continues to grow, STR are the sure way to keep the economy growing. Thank you

Provide an email to receive a copy of your submission. kigeers@hotmail.com

14  **Public Comment & Input Form**

Date of Meeting 1/11/2022

Name Erin Wilson

Street Address: 221 Thelma Dr.

Address City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78418

Topic STR Regulations

Agenda Item Number n/a

Describe Feedback:

As the short term rentals are on the upcoming city council agenda, I would like to express my opinion. We live near Bluff Landing in Flour Bluff and purchased our home in 2004. This was a peaceful neighborhood consisting of mainly retirees that had the atmosphere of neighbor helping neighbor. Around 2015, the neighborhood dramatically changed. As residents passed away and homes were put on the market, more new owners were using these properties as short term rentals. This has changed the dynamic of the whole neighborhood. It is now commonplace for late night parties coupled with anything and everything you can imagine. Loud music at night and beyond, drunk short term rental residents using yards as bathrooms. On two occasions, people pounding on my door confusing my property with their location etc. I understand that tourism is valued in this city but if the short term rentals continue to be under regulated, this city will lose the charm that was once the thing that attracted tourists in the first place. Also, as a resident of Corpus Christi, we deserve to have a structured approach to handling this ongoing and growing problem. I appreciate the opportunity to express my concern. Sincerely, Erin Wilson

Provide an email to receive a copy of your submission.

eflanigin@yahoo.com

15 

Public Comment & Input Form

Date of Meeting

1/11/2022

Name

Micah Morgan

Address

Street Address: 15417 Gun Cay

City: corpus christi

State / Province: Texas

Postal / Zip Code: 78418

Topic

STR permit

Agenda Item Number

21-1663 STR ord


Describe Feedback:

My business partner, Derrick Katzer and I sought out and purchased a condo in March of 2021. We were informed that much of the island was zoned in the RS district and we could not short term rent due to City ordinances. Because of the ordinances our purchase options were limited. We are clearly baffled by the initial passing of new ordinances that are unclear and undefined and the council members are preparing to vote again on January 11, 2022 additional rules and regulations. The Policy Development Strategy is outlined to seemingly created another department which taxpayer dollars would have to fund and tax those legally able to currently operate STR's. However, most of the city councilmembers discussion was concerning "Party Houses". I learned that \$50,000 was appropriated to seek and shut down the illegal activity of renting RS zoned properties and that \$0 (ZERO) dollars have been spent. I ask that the city council abort this ludicrous wasting of taxpayer dollars.

Provide an email to receive a copy of your submission.

micah@qi2llc.com

Written Public Comment for January 11, 2022

1  **Public Comment & Input Form**

Date of Meeting 1/11/2022

Name Angie & Clarissa de la Garza


Address Street Address: 4213 Gulfbreeze Blvd
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78402

Topic Short-term Rental Regulations

Agenda Item Number 15

Describe Feedback: See attachment

Uploads: [North Beach Cottages Letter to City Council.pdf](#)

 Provide an email to receive a copy of your submission. c2a3@icloud.com

2  **Public Comment & Input Form**

Date of Meeting 1/11/2022

Name Chris Steinbruck


Address Street Address: 421 Glenoak Dr
City: Corpus Christi
State / Province: Texas
Postal / Zip Code: 78418

Topic Short Term Rental

Agenda Item Number 21-1554

Describe Feedback: My husband and I, (Chris and Roxann Steinbruck) live, love, and serve the Flour Bluff community. We see the potential that our quaint, fishing community has. In the last several years we have purchased several neglected, vacant, dilapidated homes. We invested our time and money into these homes to make them beautiful places that visitors can relax and enjoy. We check all the ratings of the guest who come and if they have a poor rating, we simply call Airbnb and have their booking canceled. This ensures that not only are our homes taken care of, but our neighbors and community are respected as well. Not only do they enjoy our homes, but they love our dining and entertainment recommendations. We have even had guest ask if we would be willing to sell our cottages! We have had the best experience using Airbnb to host our guests. We have several fishing guides that we refer guests to, and they refer our homes to their clients.

Provide an email to receive a copy of your submission. chrisrus50@yahoo.com

3  **Public Comment & Input Form**

Date of Meeting 1/11/2022

Name Elisa Gonzalez

Address Street Address: 2732 South Padre Island Dr, 150
City: Corpus Christi
State / Province: TX
Postal / Zip Code: 78415

Topic Access to public input

Agenda Item Number 22-0110

Describe Feedback:

I am submitting this public comment to express my immense disappointment that the City Council is not allowing virtual public input for the meeting tomorrow. I think this is irresponsible on the part of the Council. Just over this last Saturday and Sunday, the number of Covid-19 cases reported were 1,802. It's unconscionable that City Council would require exposure to others in order to submit public comments. It is deliberately making it impossible for me to give input except through this generalized form. Until Covid is over, virtual input should be allowed for all City Council meetings. The website states: "The Council wants to assure that any citizen may speak in support or against any item on the Agenda and encourages the expression of all views before action is taken." Yet by your lack of accessibility to meetings you are directly contradicting that. Please change your policies to allow virtual public attendance to your meetings. Thank you, Elisa Gonzalez

Provide an email to receive a copy of your submission.

gonzalez.elisagonzalez@yandex.com

4



Public Comment & Input Form

Date of Meeting

1/11/2022

Name

Maria Speth

Address

Street Address: 3105 E. Claire Dr.

City: Phoenix

State / Province: AZ

Postal / Zip Code: 85032

Topic

Short Term Rentals Policy Development

Agenda Item Number

15

Describe Feedback:

I am writing to note my objections to the proposed change in the ordinance. I live in Phoenix AZ and own a condo on Windward Dr. on the Island. We offer short term rentals when we are not using it. I believe that the permit proposal should be rejected. It appears from reading the proposal that one of the main purposes is to help to catch owners of single-family homes who are not supposed to be offering short term rentals. It puts the financial and administrative burden of enforcing the existing ordinance on those of us who are following the ordinance. It also charges the same amount of fees and time commitment to one person who owns one condo as it does for mega companies who own or operate dozens of properties. Finally, the proposal assumes that one size fits all. For example, it. requires every unit to have a carbon monoxide alarm even if the unit has no carbon based fuels nearby. It also requires a posted evacuation plan even for one-room units that directly access the outdoors.

Provide an email to receive a copy of your submission.

mariaspeth@cox.net

5



Public Comment & Input Form

Date of Meeting

1/11/2022

Name

David Galan

Address

Street Address: 7914 Pruet Dr

City: Corpus Christi

State / Province: TX

Postal / Zip Code: 78414

Topic

Short Term Rentals

Agenda Item Number

N/A

Describe Feedback:

I am voicing a concern on the subject of short term rentals in Corpus Christi. It has been brought to my attention that city officials are looking to sanction or stop the use of short term rentals in our city. This is devastating news to me as my wife and I have just opened up our condo in the south side of town to short and long term rentals through Air Bnb. Over the past 3 months we have enjoyed hosting guests from all over looking to visit our wonderful city. Many of our guests have looked to Air Bnb rentals for vacationing, living while in property transition, visiting family, or just looking for a place to accommodate their pets as well as family. I do not agree with or understand why city officials would want to tamper with such a business as it provides yet another Avenue for our city to attract visitors and boost or city's economy. Air Bnb has a clear and concise plan to provide guests with the best experience while upholding house rules to ensure safety and tranquility.

Provide an email to receive a copy of your submission.

dgalan59@yahoo.com

6



Public Comment & Input Form

Date of Meeting

1/11/2022

Name

Daniel Haskit

Address

Street Address: 3938 Surfside Blvd
Street Address Line 2: Unit 1238

Topic

City: Corpus Christi

State / Province: TX

Postal / Zip Code: 78402

Agenda Item Number

Short Term Rentals within city limits

21-1663

Describe Feedback:

Dear Counsel, Re: Possible rule changes regarding Short Term Rentals of privately owned and administered condos and properties within the jurisdiction of the City of Corpus Christi. This type of lodging is being taxed and regulated already. The tax burden is being paid for by your citizens who own the units as well as additional taxes being paid by the guests that we bring to stay in and enjoy our great city. I implore you, do Not lay additional regulations and fees on us. As private owners, we do not need any new services that are not already being provided to us and our guests and we should not be expected to pay any new fees for such unwarranted services. We do not need additional regulations limiting us either. Things are going just fine for us and our guests. As Owners of these rental units, we attract many visitors and much revenue into the city of Corpus Christi. Please do NOT regulate us out of business. Best Regards, Capt. Daniel Haskit Villa Del Sol Condo Owner

Provide an email to receive a copy of your submission.

dhaskit@mac.com

7



Public Comment & Input Form

Date of Meeting

1/11/2022

Name

Lauren Oakes

Address

Street Address: 6919 Gunder Avenue

City: Middle River

State / Province: Maryland

Postal / Zip Code: 21220

Topic

STR regulations

Agenda Item Number

City Council Meeting

Describe Feedback:

To Greg Smith & whom it else concerns, I am not being represented as a citizen in your district by wanting to potentially rezone MY property. My husband is 16.5 years into serving the United States Coast Guard & this is a way for myself to bring in income for our family. Respectfully, no one has my neighborhoods best interest at hand more than I. I make sure to vet my renters & implement rules & regulations for them while in my home, not only to respect my property but also respect the neighborhood & residents. I have security cameras to keep an eye on everything, a neighbor & family who help me. I hope the pandering stops & we are able to move forward with this as a progressive city who wants their citizens to do well. Do not take away this livelihood from your citizens. I'm all about doing this correctly & without causing a ruckus for my neighbors. Honestly, my property has never looked better since it is constantly up kept & we have a place to stay when my husband takes leave.

Provide an email to receive a copy of your submission.

laurenoakes7@gmail.com

8



Public Comment & Input Form

Date of Meeting

1/11/2022

Name

John Dunne

Address

Street Address: 6919 Gunder Avenue
City: Middle River
State / Province: Maryland
Postal / Zip Code: 21220

Topic

STR regulations

Agenda Item Number


City Council Meeting

Describe Feedback:


Hello, My name is John Dunne. I live at 6622 hunt drive, Corpus Christi, Texas, 78413. First, I would like to thank the Mayor, the Council, and the City staff for taking up this controversial issue regarding STRs. Unfortunately, I am traveling back to Corpus Christi and I am unable to be here in person. As some of you may remember, I worked as a staff member in the Texas Legislature a couple of years ago that represented Corpus Christi. I understand a lot of the complaints against STRs. I personally would never want to live to next a house that was always partying, left a bunch of mess, and took up parking in the streets. However, STRs are and have been in cities to help visitors have another option of their type of stay. They have had a huge positive impact on cities by being very pro-business, contributing to local businesses, and helping maintain the quality of the home. I agree that regulations are needed to put in place to help raise the standads of the STRs. We have too many unregulated STRs that are running freely causing disruptions in great neighborhoods. I know a lot of us owners and managers of STRs would like to see that these issues are addressed and regulated. We do not want parties, which are against the rules of the STR websites, we do not want to take up street parking, and we want clean and attended to lawns with no trash on them. Our line of work is dependent on having our STRs in the best shape. My personal motto is "if it is not good enough for my family, it is not good enough for my guests." It is with that motto that I was able to attain "Superhost"


status with Airbnb. An achievement for maintaining a 4.8-star rating or better that is rated by the guests who stay with us. I have had the honor of hosting a minimum of 200 people since I have started 2 years ago. As an STR operator, I make it my duty to be their local guide to ensure they have the best experience they can. Some of the many reasons that guests are choosing to come to Corpus Christi and staying in STRs are for more privacy than other alternatives, having a fully furnished kitchen and pantry for their use, being able to stay in one home with their family rather than scattered rooms, and to minimize contact to help reduce the spread of the COVID-19 virus, which we all know is on the rise again. They are coming to Corpus Christi to visit the beaches, eat at the local seafood restaurants, visit family, attend weddings, work at jobs, and sadly, even attend funerals. People are coming to Corpus Christi. They should not have their options and availability limited. Now, more than ever, small local business needs their and our help. I have seen this council and past council start to move forward. Corpus Christi is usually lagging behind the times because for some reason, people here do not like change. It is because of this mentality that Corpus Christi has the reputation it does. Growing up, my peers vowed to never come back to Corpus. Why? "Corpus never changes, Corpus cannot have nice things, they are resistant to change -so why bother." These comments are what caused great people, brilliant minds to leave our city only to come back to visit family and see that only minor things have changed. I look forward to the implementation of an agreeable ordinance. We are for better business practices of STRs, more transparency of STRs, and we want to see that STRs are run legally, safely, and fairly. I would ask the Mayor, Council, and staff to consider the approval of a few of the single family zoned STRs in the restricted areas to continue to operate during this oversight period. There are top rated hosts in the areas who will have their business halted for 180 days. This ordinance will cause them to lose their superhost status if they have to cancel reservations which would be detrimental to their business and status they worked hard for. Again, Thank you for your time and consideration. John Dunne


Provide an email to john.pa.dunne@gmail.com receive a copy of your submission.

9 	Public Comment & Input Form
Date of Meeting	1/11/2022
Name	Julie Rogers
Address	Street Address: 710 Furman Ave City: Corpus Christi
	State / Province: TX
	Postal / Zip Code: 78404
Topic	Public Health
Agenda Item Number	N/A
Describe Feedback:	Our current risk level for COVID-19 community transmission is in Level 4: Extreme Risk. Extreme Risk is put into place when there is an uncontrollable spread of the virus or healthcare capacity is critical. We have both scenarios occurring. At Level 4, attending indoor events, is not recommended for anyone, vaccinated or not – this includes going to in person public comment for City Council meetings. I do not understand why the City allows some meetings and public comment/input to be held virtually but not all meetings. You cannot be selective about meetings or democracy ever but especially during a pandemic. This was an opportunity to model good behavior and set a standard and example of how to conduct business during a public health crisis. The City should want to encourage public comment/input. We have the capacity to do phone in public comment since we have done it before. It just appears like you did not want to do it. Show me differently if this is not true.

Provide an email to rogersjuliet@gmail.com receive a copy of your submission.

10		Public Comment & Input Form
Date of Meeting	1/11/2022	
Name	Lydia Ponce	
Address	Street Address: 837 1/2 Milwood Ave	
	City: Venice	
	State / Province: CA	
	Postal / Zip Code: 90291	
Topic	Public Engagement	
Agenda Item Number	all of the agenda items	
Describe Feedback:	<p>Dearest Corpus Christi City Council, The pandemic requires people to stay put - the best viable solution was to have the public call in. Perhaps the public comment hit to close to the truth and it was necessary to your change in public comment access policy? The City Council is not willing to allow Public Comment via cell phone? When was this decided and voted on? Transparency much? Your attempt to insult the public as "against growth... or assess the pipeline further out into the ocean" regarding desalination waste was a poor attempt to characterize the public. You don't know who the people are and you really do not listen. Sad that you do not care or will continue to have perfunctory meetings and check off the box that requires you to hear people in person, putting them and yourselves in harms way... Covid virus and variants much? Reinstate the public comment access - for the love of the people...</p>	
Provide an email to receive a copy of your submission.	venicelydia@gmail.com	

11		Public Comment & Input Form
Date of Meeting	1/11/2022	
Name	Julie Rogers	
Address	Street Address: 710 Furman Ave	
	City: Corpus Christi	
	State / Province: TX	
	Postal / Zip Code: 78404	
Topic	Redistricting	
Agenda Item Number	N/A	
Describe Feedback:	<p>The City is in the process of drawing new district maps. Many people do not even know this yet. We need fair political maps and here is how we achieve them: Any redistricting process should include specific timelines for the steps leading to a redistricting plan and full disclosure throughout the process with public hearings on the plan proposed for adoption. Redistricting must be accomplished in an open, unbiased manner with citizen participation and access at all levels and steps of the process. However, there is nothing posted on our City website about the redistricting process. Census 2020 data has not been published on the website nor have the new Nueces County precinct maps. Please update the website and let the public know what is happening with this very important redistricting process that only happens every ten years. Let the public participate in the process. Give us an update during a City Council meeting of where we are at now like you do with other projects and issues.</p>	
Provide an email to receive a copy of your submission.	rogersjuliet@gmail.com	

12 	Public Comment & Input Form
Date of Meeting	1/11/2022
Name	Sylvia Campos
Address	Street Address: 4410 Fir
	City: Corpus Christi
	State / Province: TX
	Postal / Zip Code: 78411
Topic	Public Comment
Agenda Item Number	Public Comment
Describe Feedback:	<p>It appears that our Mayor and City Council are not starting the New Year with a goal of transparency. Guidelines for proper input from the community are once again being thwarted. I am referring to you insisting that public comments be made in person. It is hard enough to get involved, give input and time to public policy. I am asking that you get on Zoom and or other platform that will allow the public for direct input at a safe and cooperative fashion. In the past phone calls have been allowed, that at least gives a human voice to the particular subject at hand. Please do the right thing and give Democracy a Chance.</p>
Provide an email to receive a copy of your submission.	campossylvia87@gmail.com

Sarah Brunkenhoefer

From: Rebecca Huerta
Sent: Sunday, January 9, 2022 9:04 PM
To: Sarah Brunkenhoefer
Cc: Ruth Bocchino
Subject: Fwd: [EXTERNAL]Short term rentals

Public comment.

Rebecca L. Huerta, TRMC, CMC
City Secretary

Begin forwarded message:

From: Jay Williamson <jaybird_2@att.net>
Date: January 9, 2022 at 11:48:40 AM CST
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: schlabach0@aol.com
Subject: [EXTERNAL]Short term rentals

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will NEVER ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Hello Rebecca! I'm Jay Williamson and I live at 230 Whiteley Dr in the Bluff with my wife Sammie. I would like to share my feelings about short term rentals in a home owners neighborhood. I spent my entire career in real estate and property management. I know from my experience that short term rentals have a negative effect on property values. Thanks for listening and I hope to meet you in the future!

Sent from my iPhone

Aly Berlanga

From: Jason Page <jasondavidpage@gmail.com>
Sent: Tuesday, January 11, 2022 11:28 AM
To: CitySecretary
Subject: Short Term Rentals

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Jason Page
3515 Floyd Street

I know that today's meeting will likely be full of people and not everybody will be able to get up to speak so I wanted to send my comments likely should I not be able to speak in person.

I believe that the city has all the other regulations in place required to regulate short-term rentals in multifamily, two family, as well as single family residential zoned areas. The concerns that most people have regarding short-term rentals and having loud tenants and causing a nuisance, are already addressed by existing city regulations.

I am in support of the current ordinance proposed and hope that phase two is implemented as soon as possible so that those people who have property and RS zoned areas will be able to apply for and get a permit.

The residents on Padre Island who are extremely outspoken about the issue are all under a property owners association where if they so choose, could prohibit short-term rentals within their own neighborhoods without affecting the rest of the city of Corpus Christi.

Thank you for your time,

Jason Page