



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes

City Council

Tuesday, June 30, 2026

11:30 AM

Council Chambers

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

Mayor Guajardo called the meeting to order at 11:44 a.m.

B. Invocation to be given by Pastor Greg Isaacs with Oso Creek Church.

Pastor Greg Isaacs with Oso Creek Church gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Erin Brownlee (5th grader) & Miles Brownlee (3rd grader) at Joseph T. Dawson Elementary School.

Erin Brownlee (5th grader) & Miles Brownlee (3rd grader) at Joseph T. Dawson 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 Zaroni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Note: Council Member Cantu arrived at 11:59 a.m.

Present: 9 - Council Member Roland Barrera, Council Member Carolyn Vaughn, Council Member Gilbert Hernandez, Council Member Sylvia Campos, Mayor Paulette Guajardo, Council Member Mark Scott, Council Member Kaylynn Paxson, Council Member Everett Roy, and Council Member Eric Cantu

E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEM 1)

1. [26-0887](#) Completion of Defense Economic Adjustment Assistance Grant Projects at NAS Corpus Christi, presented by Ryan Skrobarczyk, Director of Intergovernmental Relations.

Director of Intergovernmental Relations Ryan Skrobarczyk presented information on the following topics: Defense Economic Adjustment Assistance Grant Program (DEAAG); DEAAG process; DEAAG program in Corpus Christi; stakeholders and partner support

for grant applications; Naval Air Station Corpus Christi security fence replacement; and wastewater line replacement.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment. The following individuals spoke: Stephen Klepper, Corpus Christi, TX, Adam Rios, Corpus Christi, TX, Susie Luna Saldana, Corpus Christi, TX, Dolly Trolley, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Captain David Rowsey, Corpus Christi, TX, Melissa Zamora, Corpus Christi, TX, Monna Lytle, Corpus Christi, TX, Mark Muenster, Corpus Christi, TX, Armon Alex, Corpus Christi, TX, Miriam Guerra-Rachidy, Corpus Christi, TX, Fatimah Guerra-Rachidy, Corpus Christi, TX, Captain Dave Heasley, Corpus Christi, TX, Julian Hernandez, Corpus Christi, TX, Sierra Barnard, Corpus Christi, TX, Melinda De Los Santos, Corpus Christi, TX, Henry Williams, Corpus Christi, TX, Ely Rhea, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Jim Klein, Corpus Christi, TX, Sean Merritt, Corpus Christi, TX, Jared Suarez, Corpus Christi, TX, Alberto Zertuche, Corpus Christi, TX, Chloe Torres, Corpus Christi, TX, and Karelly Leal, Corpus Christi, TX.

The following individuals submitted a written public comment which is attached to the minutes: John Weber, Fair Oaks, CA, Damian Morales, Corpus Christi, TX, and Janet Newcomb, Corpus Christi, TX.

G. BOARD & COMMITTEE APPOINTMENTS: (NONE)

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 2 - 14)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 5, 7, 8, 9, and 13 were pulled for individual consideration. Item 14 was withdrawn by staff.

Council Member Barrera moved to approve the consent agenda with the exception of Items 5, 7, 8, 9, 13, and 14, seconded by Council Member Vaughn. The motion carried by the following vote

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

Abstained: 0

2. [26-0992](#) Approval of the June 23, 2026 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

3. [26-0730](#) Ordinance authorizing the City Manager to execute a one-year lease agreement with Alvest Equipment Services (USA), LLC for 96 square feet of storage space located in the terminal of the Corpus Christi International Airport, in consideration of a monthly lease payment of \$754.08.

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

Enactment No: 033953

4. [26-0342](#) Ordinance authorizing a Wastewater Trust Fund Reimbursement Agreement up to \$377,849.00 with V2 Ventures Partners, LLC to construct an off-site wastewater improvement for a proposed residential development located at the northeast intersection of Excelsior Boulevard and Rombs Street, also known as Oso Vista Subdivision and authorizing future appropriation of Wastewater Trust Fund revenue up to the \$377,849.00 to reimburse the developer in accordance with the agreement and Unified Development Code. (District 3).

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

Enactment No: 033954

5. [26-0734](#) Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). Ordinance rezoning a property at or near 2601 David Street from the "RS-6" Single Family 6 District to the "RS-TF" Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Council Member Paxson requested to pull this item to vote no.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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: 6 - Council Member Barrera, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Roy and Council Member Cantu
Nay: 3 - Council Member Vaughn, Council Member Hernandez and Council Member Paxson
Abstained: 0

Enactment No: 033955

6. [26-0865](#) Ordinance annexing a 5.240-acre tract of land located at the northeast corner of FM 2444 and SH 286 per petition by the landowner, Broadwalk Investments, LLC; approving the related service plan; adding the annexed area to City Council District 5; seeking removal of annexed territory from Emergency Services District; rezoning the 5.240 acres from the “FR” Farm Rural District to the “CG-2” General Commercial District; and providing for a penalty not to exceed \$2,000 and publication.

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

Enactment No: 033956

7. [26-0604](#) Ordinance amending the Roadway Master Plan of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 18-V (potential beach access road), a proposed C1 Collector located between SH361 and the beach, and providing for publication.

Interim Assistant City Manager (ACM) Ernie De La Garza presented information on the following topics: background; developer request; planning commission; and bird's eye view.

Interim ACM De La Garza responded to Council questions.

Mayor Guajardo opened public comment.

Julian Hernandez, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

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

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

Abstained: 0

Enactment No: 033957

8. [26-0938](#) Ordinance authorizing mid-year budget adjustments and amending the Operating and Capital Budgets, as applicable, for fiscal year 2025-2026 (FY 2026) to account for the reduction of positions, to revise Parking Meter Revenue, to revise revenue transferred from the Parking Improvement Fund to the General Fund, to revise Type A and Type B Sales Tax Revenue, and appropriate Type A and Type B Funds for Capital Projects.

Assistant Director of Human Resources Odette Cruz responded to Council questions.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

Abstained: 0

Enactment No: 033958

Consent - Contracts and Procurement

9. [26-0931](#) Motion authorizing Amendment No. 6 to the service agreement with NewGen Strategies and Solutions, LLC, for utility rate model development and consulting services for Corpus Christi Water in an amount up to \$184,687.00, with FY 2026 funding from the Water Fund.

Assistant Director of Corpus Christi Water Finance & Administration Kamil Taras, Principal Consultant at NewGen Strategies & Solutions Andy McCartney, and Chief Operating Officer of Corpus Christi Water Nick Winkelmann responded to Council questions.

Mayor Guajardo opened public comment.

Rachel Caballero, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

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

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

Abstained: 0

Enactment No: M2026-062

10. [26-0836](#) Resolution authorizing a one-year supply agreement, with two one-year options, with Aclara Technologies, LLC, of St. Louis, Missouri, in an amount up to \$3,110,850.00, with a potential up to \$9,806,954.63 if options are exercised, to purchase meter transmission units used by Corpus Christi Water, with FY 2026

funding of \$778,000.00 from the Water Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033959

11. [26-0749](#) Motion authorizing execution of a three-year service agreement with McMahan Services, Ltd., of Cuero, with an office in Corpus Christi, in an amount not to exceed \$322,200.00 for fire alarm and fire suppression services for the Asset Management Department, with FY 2026 funding of \$26,850.00 from the Facility Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2026-063

12. [26-0888](#) Motion authorizing execution of a service agreement with Firetrol Protection Systems, Inc., of Irvine, California, with an office in Corpus Christi, through the BuyBoard Cooperative, in an amount up to \$214,221.24 to complete Phase 2 of the access control system replacement project at the Corpus Christi International Airport, with FY 2026 funding from the Airport Fund.

This Motion was passed on the consent agenda.

Enactment No: M2026-064

General Consent Items

13. [26-0311](#) Resolution to approve the Capital Improvement Program submitted by the Art Community Center of Corpus Christi, Inc.

Executive Director of The Art Center of Corpus Christi Dianna Bluntzer Sherman and Interim Director of Planning and Economic Development Jennifer Buxton responded to Council questions.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

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

Abstained: 0

Enactment No: 033960

Consent - First Reading Ordinances

14. [26-0882](#) Ordinance authorizing a Wastewater Trust Fund Reimbursement Agreement up to \$2,280,573.90 with Mostaghasi George Development, LLC to construct a wastewater improvement for a proposed residential development located south of FM 43 and east of CR 43, also known as Caspian Subdivision Unit 1 and authorizing future appropriation of Wastewater Trust Fund revenue up to the \$2,280,573.90 to reimburse the developer in accordance with the agreement and Unified Development Code. (District 5).

This Item was withdrawn by staff.

J. **RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 2:05 p.m. Executive Session Items 24 and 26 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:59 p.m.

K. **PUBLIC HEARINGS: (ITEMS 15 - 18)**

15. [26-0870](#) Zoning Case No. ZN9183, Diego Vasquez (District 1). Ordinance rezoning a property at or near 321 Waco Street from the "CI" Intensive Commercial District to the "CI/SP" Intensive Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Interim Director of Development Services Yvette Wallace presented information on the following topics: zoning and land use; public notification; special permit conditions; and analysis and recommendation.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

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

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

Absent: 1 - Council Member Scott

Abstained: 0

16. [26-0794](#) Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Interim Director of Development Services Yvette Wallace presented information on the following topics: zoning and land use; public notification; site plan and deviations; and analysis and recommendation.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

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

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

Abstained: 0

17. [26-0533](#) Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Interim Director of Development Services Yvette Wallace presented information on the following topics: zoning and land use; public notification; land use and PUD deviations; floodplain and wetlands; PUD adjustment and renderings; and analysis and recommendation.

Interim Director of Development Services Wallace responded to Council questions.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

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

- Aye:** 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Mayor Guajardo, Council Member Scott, Council Member Paxson and Council Member Roy
- Absent:** 1 - Council Member Cantu
- Abstained:** 0

18. [26-0981](#) Public Hearing and Ordinance authorizing a Fifth Substantial Amendment to the City of Corpus Christi's Fiscal Year 2021/Program Year 2020 Annual Action Plan (AAP) reprogramming funds from FY2021/PY2020 for the Community Development Block Grant (CDBG) in the amount of \$203,970.83, authorizing the submission of the Fifth Substantial Amendment and the execution of funding agreements, amendments, and other documents necessary to implement the Fiscal Year 2021/Program Year 2020 AAP.

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 Vaughn. This Ordinance was passed on first reading and approved with the following vote:

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

L. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 19 - 21)

19. [26-0940](#) One-Reading ordinance authorizing Amendment No. 1 to the Construction Manager-At-Risk (CMAR) contract with Reytec Construction Resources, Inc. of Houston and Corpus Christi, Texas for Phase 2 construction services for the Reclaimed Water for Industrial Use Project in an amount up to \$91,337,222.00, establishing the Guaranteed Maximum Price (GMP) of \$107,531,622.00 for the total construction of the project, including the reclaimed water transmission main, Oso Water Reclamation Plant pump station and wet well, and associated infrastructure that will be completed in May 2027; amending the FY 2026 Capital Budget; and establishing the City's intent to reimburse itself for the prior lawful expenditure of funds relating to any capital expenditures from the proceeds of one or more series of tax-exempt or taxable obligations to be issued by the City in an aggregate amount not to exceed \$109,000,000.00, with FY 2026 funding available from Water Capital Fund.

Mayor Guajardo opened public comment.

Julian Hernandez, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Hernandez moved to approve the ordinance, seconded by Council Member Vaughn. This Ordinance was passed on emergency and approved with the following vote:

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

Absent: 1 - Council Member Cantu

Abstained: 0

Enactment No: 033961

20. [26-1016](#) Motion directing the City Manager to comply with City Ordinance Chapter 12 ½ and order the HR Department Director to comply with all document and material requests for the City Auditor's HR compliance audit A24-SP2, **as requested by Council Members Sylvia Campos, Kaylynn Paxson, and Gil Hernandez.**

Senior Auditor Jodiann Overton, Director of Human Resources Rebecca Castillo, Assistant Director of Human Resources Odette Cruz, City Manager Peter Zanoni, Deputy City Manager Michael Rodriguez, City Attorney Miles Risley, and Deputy City Attorney Buck Brice responded to Council questions.

Council Member Hernandez moved to amend the motion to add: "any questions of confidentiality should be referred to the city attorney. The city attorney shall provide response in writing to the city auditor for audit records," seconded by Council Member Campos and approved with the following vote: Council Members Barrera, Cantu, Campos, Hernandez, Paxson, Roy Scott, and Vaughn voting "yes," and Mayor Guajardo voting "no."

Mayor Guajardo opened public comment.

Rachel Caballero, Corpus Christi, TX, Susie Luna Saldana, Corpus Christi, TX, and Sondra Meyer, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment

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

Aye: 7 - Council Member Vaughn, Council Member Hernandez, Council Member Campos, Council Member Scott, Council Member Paxson, Council Member Roy and Council Member Cantu

Nay: 2 - Council Member Barrera and Mayor Guajardo

Abstained: 0

Enactment No: M2026-065

21. [26-1017](#) Motion to authorize staff to work with WSP for the execution of all documents necessary to apply for and accept the U.S. Bureau of Reclamation (BOR) Grant fund for the construction of the Inner Harbor Seawater Desalination Treatment Plant, **as requested by Council Members Mark Scott, Everett Roy, and Roland Barrera.**

Congressman Michael Cloud spoke.

Director of Intergovernmental Relations Ryan Skrobarczyk, Chief Operating Officer of Corpus Christi Water Nick Winkelmann, and Director of Finance Sergio Villasana responded to Council questions.

Mayor Guajardo opened public comment.

Julian Hernandez, Corpus Christi, TX, Isabel Araiza, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Henry Williams, Corpus Christi, TX, David Rowsey, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Susie Luna Saldana, Corpus Christi, TX, Armon Alex, Corpus Christi, TX, Bob Paulison, Corpus Christi, TX, Mark Muenster, Corpus Christi, TX, and Lamont Taylor, Corpus Christi, TX, spoke.

Mayor Guajardo closed public comment.

Council Member Barrera moved to approve the motion, seconded by Council Member Scott. This Motion failed with the following vote:

Aye: 4 - Council Member Barrera, Mayor Guajardo, Council Member Scott and Council Member Roy

Nay: 5 - Council Member Vaughn, Council Member Hernandez, Council Member Campos, Council Member Paxson and Council Member Cantu

Abstained: 0

M. BRIEFINGS: (ITEMS 22 - 23)

22. [26-0945](#) Animal Care Services Quarterly Update

Director of Animal Care Services Kathleen Chapa and Assistant Director of Animal Care Services Cynthia Martinez presented information on the following topics: overview; Citygate assessment FY 2026 progress report; background; implementation plan; fiscal year 2026 recommendations focus; overall progress; FY 2026 2nd Quarter intakes; outcomes; live release date; field activities; citations issued; spay and neuter services program overview; targeted areas; and utility bill inserts.

Director of Animal Care Services Chapa and Assistant Director of Animal Care Services Martinez responded to Council questions.

Roland Dominguez, Vice-Chair of Animal Care Advisory Committee, spoke.

23. [26-0946](#) Water Supply Update

Chief Operating Officer of Corpus Christi Water Nick Winkelmann presented information on the following topics: surface water supply; ongoing new water supply projects; and additional water supply projects.

N. **EXECUTIVE SESSION: (ITEMS 24 - 26)**

24. [26-0947](#) **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 rules and regulations of state of Texas, EPA, TCEQ, TWDB, Texas Railroad Commission, San Patricio County Groundwater Conservation District, and legal rights, property rights, and/or contracts related to purchase and/or sale of groundwater, including water rights in property accessing the Evangeline Aquifer in San Patricio County adjacent and/or near US Highway 181, US Highway 77, US Highway 77 Business, Highway 89, and/or the Aransas River, and other sources, and **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned rights to 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 professionals for services related to these property rights, interlocal agreements and other agreements with government entities near the aforementioned property(ies) and/or the purchase of the property or property(ies) at and/or adjacent to locations (if any) described herein and/or modified groundwater rights purchase and sale agreement(s) with Evangeline Laguna, L.P. and related entities for groundwater rights in San Patricio County.

This E-Session Item was discussed in executive session.

25. [26-0962](#) Executive Session pursuant to **Texas Gov't Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to personnel matters and the City Manager and **Texas Gov't Code § 551.074** (personnel matters) to deliberate the annual performance evaluation of a public officer or employee (including the City Manager).

Council Member Cantu moved to table this item, seconded by Council Member Paxson. This E-Session Item was tabled with the following vote:

- Aye:** 6 - Council Member Vaughn, Council Member Hernandez, Council Member Campos, Council Member Paxson, Council Member Roy and Council Member Cantu
- Nay:** 3 - Council Member Barrera, Mayor Guajardo and Council Member Scott
- Abstained:** 0

26. [26-1002](#) **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 *Ajit David v. City of Corpus Christi et al*, City Ordinance 24-0256; Ordinance authorizing an agreement between the Type B Corporation and Elevate QOF LLC, for a total incentive amount not to exceed \$2,000,000 for Homewood Suites by Hilton at the corner of N Chaparral Street and Lomax Street; the contract between the Type B Corporation and Elevate QOF, LLC related to the foregoing, including potential consideration of fees for attorneys, engineers, other expert witnesses assisting in this case, deposition fees, and court costs and updates on litigation in other cases.

This E-Session Item was discussed in executive session.

O. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 8:27 p.m.



Tuesday, June 30, 2026

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting

Tuesday, June 30, 2026

Name

Damian Morales

Address

4750 Grand Junction Drive, Apt 61
Corpus Christi, TX, 78413

Please select the Board, Committee, or governing body that your comments are directed to:

City Council

Are you a resident of Corpus Christi?

Yes

What district do you reside in?

District 5

Topic

On Inner Harbor Desal Grant Motion

Agenda Item Number

21. Motion to authorize execution of all documents necessary for the U.S. Bureau of Reclamation (BOR) Grant fund for the Inner Harbor Seawater Desalination Treatment Plant

Comment

Damian Morales, District 5. While it may seem like a good idea to promptly accept this grant, accepting it right now locks the city into a state that makes it impossible not to approve this project. Again, this will result in the costliest option adding to resident's water rates, for a project with extreme risk and low likelihood of potability. The city's credit rating may not be stellar as of now, but that doesn't mean that the attempt to rush this project (that by all expertise should be a long term process) will improve it. It will emplace a gigantic debt on the city's balance with very low certainty and thus elevated risk; the volatility of dabbling in risky investments may serve to further worsen the city's credit score. Ultimately, the returns of any prospective project must justify the initial capital outlay. Otherwise, the city will be the main guarantor for any failures. Please move forward with more sure projects, and regular approval processes. Thank you. Vote no on desal.

Provide an email to receive a copy of your submission. damianmorales84@yahoo.com

Monday, June 29, 2026



Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting	Monday, June 29, 2026
Name	Janet Newcomb
Address	1314 Meadowlane Dr, Corpus Christi, TX, 78412
Please select the Board, Committee, or governing body that your comments are directed to:	<input type="button" value="City Council"/>
Are you a resident of Corpus Christi?	<input type="button" value="Yes"/>
What district do you reside in?	<input type="button" value="District 4"/>
Topic	No -inner harbor grant
Agenda Item Number	21

Comment

Good day, Mayor and Council. My name is Janet Newcomb from district 4. I'm writing in on the Inner Harbor grant.
I urge a no vote on this item. Before applying for grants tied to Inner Harbor, Council should complete a full apples-to-apples comparison of all options – including Barney Davis and other desalination proposals. Inner Harbor is nearly \$1 billion for 30 MGD. Barney Davis and alternatives could be cheaper with higher capacity.
Ratepayers deserve the smartest choice for lower bills and minimal community impact. Please delay until we have transparent comparisons. Thank you

Provide an email to receive a copy of your submission. tropwatch36@yahoo.com



Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting Tuesday, June 30, 2026

Name John Weber

Address 10523 Fair Oaks Blvd
Fair Oaks, CA, 95628

Please select the Board, Committee, or governing body that your comments are directed to:

Are you a resident of Corpus Christi?

Topic IDAs 110 and 110-B

Agenda Item Number Public comment

Comment
Please see attached PDF and let me know if you have any questions or would like to see any of the documents.

Upload supporting images or documents.

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

Dear Mayor and City Council members,

On March 29, 2022 the City Council was given a presentation by Andrea Gardner, the Assistant City manager. The presentation included very rosy revenue numbers for the City. The Council approved IDA 110 and IDA 110-B for cryptocurrency mining.

On October 10, 2023 a presentation to Council to modify IDA 110-B was given by Heather Hurlbert, Assistant City Manager. She stated "we'll have complete construction of the crypto mining as of the end of this calendar year." See, presentation given to Council. The developer had 4 temporary containers in place on the property and operational. Complete construction wasn't done by December 31, 2023. According to the diagrams in the presentation to the Council, IDA110 still isn't complete.

On October 12, 2023 I contacted Peter Zanoni by text regarding Heather Hurlbert's false statements. He never provided a reconciliation to me. Later I presented this to the whole City Council during public comment on November 28, 2023.

Peter Zanoni provided a link to this news story that backs up my claims the crypto mining operation would not be complete by December 31, 2023.

Bootstrap Energy unveils \$400M Saxet Energy Park | kiiitv.com
<https://www.kiiitv.com/article/news/local/bootstrap-energy-unveils-400m-saxet-energy-park-battery-storage-facility/503-5c28945e-6cc1-48a5-bf8e-fa9628ee2f05>

Heather Hurlbert wrote a memo in response to my presentation, trying to justify the developer met the terms of IDA 110.

Terms of IDA 110 were not met by December 31, 2023. Further proof that construction wasn't completed is provided in the Schedule of Value. The Schedule of Value does not list the assets. If the assets were in place they should have been listed and PILOT payments should have been made of those assets.

Signed on Dec. 16, 2024, both IDAs were revised by Miles Risley, Heather Hurlbert, Lisa Aguilar and Amy Cowley, when the City renegotiated all the IDAs at the same time. These two IDAs wordings changed significantly to reduce the future revenues for the City. Since these revisions were not voted on individually but in mass with all the other IDAs with the City, the public and Council did not give them the normal scrutiny. All negotiations happened during executive sessions. Note- these 2 IDAs were originally written differently than all the other IDAs because each of the IDAs would use about 300 megawatts of electricity. This is more than all residential housing in the City. The City was giving up millions of dollars in franchise fees and sales tax on electricity by granting the IDAs. Andrea Gardner tried to explain this to Council when questioned during her presentation. It is also displayed on a slide in her presentation to the Council. It shows \$70,501,509 in tax breaks over a ten year period, mostly because of not collecting sales

tax and franchise fees on the electricity used. The City's IDA renegotiating team should have understood how uniquely different these two IDAs were than the others.

The original IDA 110 required development to be complete by December 31, 2022. This date wasn't met and according to the IDA was a breach of the agreement.

In the new IDA 110, in Section 3.01 C- New improvements are now to pay 0% for the first 4 years, which differs from the original requiring no payments for the first 2 years. This greatly reduces City revenues. After the first 4 years, the company will pay 74.5%. The original Section D regarding **Business Personal Property no longer exists. This was to be the largest source of revenue for the City.** Was this intentionally removed from the revised IDA or was it negligence? Who should be held accountable for the loss of millions of dollars in needed revenue? How can the City now revise these IDAs in an attempt to recover the revenue lost because of the omission of the original Section D?

The original IDA 110-B required development to be completed by December 31, 2023. This date wasn't met either.

In the new IDA 110-B, in Section 3.01 C- The wording has changed regarding new improvements being taxed after 4 years. This differs from the original, requiring 100% payments immediately. This greatly reduces City revenue.

Both companies missed the August 31, 2025 deadline to file the Schedule of Value. They were filed on Oct. 20, 2025.

The City invoiced the companies on November 25, 2025 with a listed due date of December 25, 2025. The PILOT for 1242 Mckinzie LLC (IDA 110-B) was paid on January 30, 2026 in the amount of \$2,794.47. The PILOT for 1102 Mckinzie LLC (IDA 110) was NOT paid as of January 31, 2026. It has been reported that this amount was paid after the due date. <https://www.texasobserver.org/corpus-christi-cryptomine-water-usage-secret/> The amount invoiced was \$1,631.65. Why did the City bill them for so little? The presentations to Council promised millions of dollars in revenues.

According to the new agreement with 1242 Mckinzie LLC (IDA 110-B), if the project wasn't in operation by December 31, 2025, the company needs to pay a minimum of \$100,000. This would be due no later than January 31, 2026. According to a records request, for the dates January 1 through February 4, 2026, the City has NOT invoiced them for \$97,205.53. This is the difference between the \$100,000 owed and the \$2,794.47 collected.

Nueces County billed 1102 Mckinzie LLC, 1242 Mckinzie LLC and 1242 Mckinzie Owner LLC over \$1 million. They were paid all the money they were billed on January 29, 2026. They show a total of 14 different account numbers. Only one account number, 1101-4944-71286, has any money collected for the City. The amount was \$16,259.81.

If Nueces County has remitted the \$16,259.81 to the City, then IDA 110-B (1242 Mckinzie LLC) would still need to be billed for \$80,945.72 per the IDA agreement. Or there is another breach of agreement. The City stated they have billed the company for the \$100,000 on June 5th.

In summary, at the March 29, 2022 meeting the developer promised investments of over \$1.1 billion dollars, and revenues for the City for the 24/25 fiscal year of \$4.3 million. This was amended for the October 10, 2023 meeting to extend the time the developer had to meet the requirements and change the scope of one of the two IDAs to allow for battery storage. The amended agreement reduced the total investment to just over \$.6 billion and revenues for the City for the 24/25 fiscal year of \$2.4 million.

Nueces County invoiced and collected over a million dollars in revenue. The City invoiced for a total of \$4,426.12. Why was the agreement continued when one party breached the terms? Why did the City rewrite the terms to be much less favorable for the City? Why is the County collecting over a million dollars while the City only a few thousand dollars? What is the dollar amount of projected revenue from these two IDAs in the City budget?

The ownership of the LLCs has changed hands multiple times. The most recent reporting shows they are owned by an off-shore company with legal challenges.
<https://www.cryptopolitan.com/tether-affiliates-buy-peak-mining/>