



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, December 10, 2024

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:38 a.m.

B. Invocation to be given by Father Thomas Bartz with St. Nicholas Greek Orthodox Church.

Father Thomas Bartz with St. Nicholas Greek Orthodox Church gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Alex Montalvo, 12th grader from South Texas Science & Technology High School.

Alex Montalvo, 12th grader from South Texas Science & Technology High School, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

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

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

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

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

E. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEMS 1 - 3)

1. [24-2031](#) FY 2024 4th Quarter Financial Report

City Manager Peter Zaroni presented information on the following topics: presentation overview; FY 2024 year end timeline; FY 2024 general fund revenues; FY 2023 general fund expenses; general fund balance; FY 2024 budget initiatives (all funds); HOT tax revenue; water fund revenues and expenses; wastewater fund revenues and expenses; FY 2024 projected fund balances; Capital Improvement Program; summary; and next steps.

Council Members, City Manager Zanoni, and Director of Economic Development Arturo Marquez discussed the following topics: state HOT is estimated to generate about \$70 million; a concern about OVG 360's lack of management with American Bank Center; a request for a pie chart to show general fund expenses; and a request for an update from OVG 360 staff.

2. [24-2061](#) Lake Corpus Christi Water Safety Coalition

City Manager Peter Zanoni presented information on Lake Corpus Christi Water Safety Coalition Task Force.

Council Members and City Manager Zanoni discussed the following topics: the importance of increasing caution signage at Lake Corpus Christi, implementing water safety programs, and to educate the public to take safety precautions.

3. [24-2050](#) 48th annual Christmas Eve "Police Officers Christmas Angels" Food Basket Delivery

Assistant Police Chief David Blackmon presented information on the 48th annual "Police Officers Christmas Angels" Food Basket Delivery to be held on December 24, 2024. Volunteers will meet at Windsor Park Elementary School located at 4525 S. Alameda at 6:00 a.m.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

The following citizens spoke in support of Item 30: Ron Graban, Corpus Christi, TX and Carrie Meyer, Corpus Christi, TX.

Bob Catalano, Corpus Christi, TX, spoke in support of Item 30 and expressed concern about flooding on North Beach.

John Weber, Corpus Christi, TX, expressed concern about high water usage at car washes.

Kresten Cook, Corpus Christi, TX, spoke in support of Item 25, South Texas Military Task Force.

Mark Muenster, Corpus Christi, TX, spoke about stage 3 drought restrictions.

Jerry Sinclair, Corpus Christi, TX, spoke in support of Item 32, seawall improvement project.

The following citizen submitted a written public comment which is attached to the minutes: John Weber, Corpus Christi, TX

G. BOARD & COMMITTEE APPOINTMENTS: NONE**H. BRIEFINGS: (ITEM 4)**

4. [24-1933](#) Bond 2024 Residential Streets (\$35 million) Council Briefing on Project Delivery

Mayor Guajardo referred to Item 4.

Director of Public Works Ernest De La Garza presented information on the following topics: Proposition A-streets-residential streets project overview; Rapid Pavement Program (RPP) timeline; residential street productivity-before pavement only approach; comparison of RPP 2024 estimated pavement only approach vs. actual completed work metric; FY 2024 RPP PW vs. contractor comparison; timeline-bond projects, RPP program, and Pavement Condition Index (PCI) update; and Bond 2024-residential streets distribution of work.

Council Members, City Manager Peter Zaroni, Director De La Garza, and Director of Engineering Services Jeff Edmonds discussed the following topics: only \$15 million of the budgeted amount was used on residential streets, however monies that were not spent are saved and spent the next year; how to keep street funding levels consistent; a request to sort the PCI by worst streets; staff will provide a PCI report, including industrial streets and alleyways; a request for an update on reconstructed streets managed by the Engineering Department; and the PCI does not track the condition of curbs and gutters.

I. EXPLANATION OF COUNCIL ACTION:**J. CONSENT AGENDA: (ITEMS 5 - 28)****Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Items 6, 7, 11, 15, 22, 23, 27 and 28 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 6, 7, 11, 15, 22, 23, 27 and 28, seconded by Council Member Klein. The motion carried by the following vote:

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

Abstained: 0

5. [24-2039](#) Approval of the December 3, 2024 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

6. [24-1949](#) Ordinance annexing land located within Industrial District No. 1 into the territorial limits of the City of Corpus Christi; annexing land located within Industrial District No. 2 into the territorial limits of the City of Corpus Christi; adopting a service plan; establishing initial zoning of IH Heavy Industrial for newly annexed property; and providing City Secretary notification.

Mayor Guajardo referred to Item 6.

A Council Member and City Attorney Miles Risley discussed the following topic: this ordinance was amended to remove another industry from the tracts being annexed.

Council Member Pusley moved to amend the ordinance as submitted by staff, seconded by Council Member Barrera and passed unanimously.

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

Abstained: 0

Enactment No: 033533

7. [24-1948](#) Ordinance disannexing approximately 15.4 acres of land at or near Nueces Bay Boulevard and Broadway Street.

Mayor Guajardo referred to Item 7.

Council Member Campos pulled this item to vote against it.

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

Aye: 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy

Nay: 2 - Council Member Klein and Council Member Campos

Abstained: 0

Enactment No: 033534

8. [24-1795](#) Ordinance authorizing the acceptance of two grants totaling \$215,009.32 from the Texas Office of the Governor-Homeland Security Grant Division for the State Homeland Security Program for the purchase of one additional

2025 Ford F-450 Police response vehicle and one replacement Spartan Robot for the Corpus Christi Police Department's Bomb Squad; and appropriating \$215,009.32 in the FY 2025 Fire Grants Fund. (6 votes required)

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

Enactment No: 033535

9. [24-1789](#) Ordinance appropriating \$61,372 in the Health Grant Fund for an increase in the STD/HIV-DIS Prevention Services Program Grant from the Department of State Health Services (DSHS) to provide STD/HIV prevention and control services during Calendar Year 2025 for a grant period of January 1, 2025, through July 31, 2025, and authorizing one existing FTE funded by this grant. (6 votes required)

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

Enactment No: 033536

10. [24-1206](#) Ordinance appropriating \$1,322,471.00 in the Health Grant Fund for an increase in the Infectious Disease Prevention and Control Unit - Grant Program from the Texas Department of State Health Services (DSHS) to provide epidemiologic and surveillance response activities and laboratory response network activities by funding 3 existing full time employee Epidemiologist positions through July 31, 2026. (6 votes required)

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

Enactment No: 033537

11. [24-1608](#) Ordinance authorizing three Airline Use and Lease Agreements with (1) United Airlines, (2) Southwest Airlines, and (3) American Airlines, each of which has a three-year term with a mutual agreement option to renew for a period of two two-year options. (6 votes required)

Mayor Guajardo referred to Item 11

A Council Member and Assistant City Manager Heather Hurlbert discussed the following topic: the rate increases are extremely low and are based on market rates per square footage.

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

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

Abstained: 1 - Council Member Campos

Enactment No: 033538

12. [24-1618](#) Ordinance authorizing three concession and lease agreements with (1) EAN Holdings, LLC dba Alamo Rent a Car, Enterprise Rent-A-Car and National Car Rental; (2) AVIS Budget Car Rental, LLC dba Avis, Budget & Payless; and (3) The Hertz Corporation dba Hertz, Dollar Rent A Car and Thrifty Car Rental for on-airport rental car services, each of which has a five-year term and two one-year options, in consideration of 11% of annual gross revenues or a minimum annual guarantee, whichever is greater. (6 votes required)

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

Enactment No: 033539

13. [24-1880](#) Ordinance approving amendment to the Tax Increment Reinvestment Zone No. 2 operating budget for the Briscoe King Pavilion Project; increasing funds in the amount of \$1,911,385.00 for needed improvements and renovation to the existing Briscoe King Pavilion facility; appropriating \$1,911,385.00 from the unreserved balance of the Tax Increment Reinvestment Zone No. 2 Fund; and amending the FY 2025 Operating Budget. (6 votes required)

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

Enactment No: 033540

14. [24-1959](#) Ordinance authorizing a Coastal Erosion Planning and Response Act Project Cooperation Agreement with the Texas General Land Office and a matching grant allocation of \$820,000.00 to mitigate shoreline erosion of public parks along the Corpus Christi Bay; appropriating \$820,000.00 from the unreserved balance of the Type B Fund; and amending the FY 2025 Operating Budget. (6 votes required)

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

Enactment No: 033541

15. [24-1924](#) Ordinance amending Ordinance No. 032481 to adjust and reallocate use of funding from the American Rescue Plan Act (ARPA) as follows: Citywide Waterline Replacement \$30,000,000.00; Citywide Wastewater Lift Station Upgrades \$18,400,000.00; Citywide Stormwater Improvements \$10,000,000.00; North Beach Drainage Improvements \$1,254,480.00; Construction of Fire Station #3 \$4,050,000.00; Police and Fire Services \$3,819,106.00; Downtown Outdoor Dining Development \$26,414.00; and administrative grant support \$3,894.00; appropriating \$218,106.00 in estimated ARPA interest income; and amending the FY 2025 Operating and Capital Budgets to account for the necessary changes in ARPA funding and approved projects.

Mayor Guajardo referred to Item 15.

A Council Member and Director of Finance Sergio Villasana discussed the following topic: the \$222,000 covers the one full-time grant position for two years.

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

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

Abstained: 0

Enactment No: 033542

Consent - Contracts and Procurement

16. [24-1823](#) Resolution authorizing a five-year service agreement with Cummins Southern Plains, LLC dba Cummins Sales and Service, of Arlington, Texas, with an office in Corpus Christi, in an amount up to \$2,067,092.75, for preventative maintenance and purchase of parts for a total of nine generators, two automatic transfer switch inspections, and one rental equipment for generator operability testing at the O.N. Stevens Water Treatment Plant, Pump Stations, and Wesley Seale Dam, with FY 2025 funding of \$238,780.00 from the Water Fund. (6 votes required)

This Resolution was passed on the consent agenda.

Enactment No: 033543

17. [24-1640](#) Resolution authorizing a five-year agreement with Axon Enterprise, Inc., of Scottsdale, Arizona, for an amount up to \$63,696.80 for the purchase of 14 tasers, supplies, software licenses, and training for the Corpus Christi International Airport, with FY 2025 funding of \$12,739.36 from the Airport Fund. (6 votes required)

This Resolution was passed on the consent agenda.

Enactment No: 033544

18. [24-1910](#) Resolution authorizing the purchase of a mainline control system from Groebner & Associates, Inc., of Rogers, Minnesota, for use by the Gas Department to repair pipelines and isolate sections of gas mains in the absence of pressure control fittings in cases of emergency, for \$169,037.77, with FY 2025 funding from the Gas Operations Fund.

This Item was withdrawn.

19. [24-1881](#) Motion authorizing the purchase and installation of communication equipment from Zetron, Inc., of Redmond, Washington, through the HGAC Cooperative, for \$103,319.08 to replace antiquated equipment for Fire Station #3, with FY2025 funding from the General Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-181

20. [24-1883](#) Motion authorizing execution of a five-year cooperative agreement with Everbridge, Inc., of Pasadena, California, through the federal General Services Administration, for \$87,215.44 annually, with a potential up to \$436,077.20, for software license renewals for the Reverse Alert mass notification system utilized in the Emergency Operations Center, with FY 2025 funding from the Local Emergency Planning Committee (LEPC) Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-182

21. [24-1882](#) Motion authorizing execution of a three-year cooperative agreement with Great South Texas Corp dba Computer Solutions, of San Antonio, through the TIPS Cooperative in the amount of \$84,494.70 for license renewals of the Meraki Mobile Device Management software for managing security policies, providing application deployment, device wiping and control for Apple iOS and Android devices, with continuing three-year renewals subject to future budget appropriations, with FY2025 funding from the Information Technology Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-183

Consent - Capital Projects

22. [24-1950](#) Motion awarding a professional services contract to Ardurra Group, of Corpus Christi, Texas, to provide design and bid phase services for a new Solids Handling & Disposal Facility at the O.N. Stevens Water Treatment Plant (ONSWTP) in an amount not to exceed \$4,789,425, with FY 2025 funding available from the Water Capital Fund. (6 votes required)

Mayor Guajardo referred to Items 22 and 23.

A Council Member and Director of Water Systems Nick Winkelmann discussed the following topics: this project includes \$15 million of construction costs; and a concern about the amount of debt in the water fund.

Council Member Hernandez moved to approve Items 22 and 23, seconded by Council Member Barrera. These Items were passed and approved with the following vote:

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

Abstained: 0

Enactment No: M2024-184

23. [24-1698](#) Motion authorizing a professional services contract amendment No. 2 with STV Inc., San Antonio, Texas, to provide design and construction phase services for the Navigation Pump Station Improvements Project in the amount of \$626,237.00 for a total restated fee not to exceed \$2,157,002.00, with FY 2025 funding available from the Water Capital Fund. (6 Votes Required)

See Item 22.

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

Abstained: 0

Enactment No: M2024-185

24. [24-1971](#) Motion authorizing a professional services contract with Halff Associates, Inc., Corpus Christ, Texas, to provide design, bid, and construction phase services for the 16-Inch Water Main Extension Hwy 286 to Alameda St. project in an amount not to exceed \$337,848.50, located in Council District 1, with FY 2025 funding available from Water Capital Fund. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-186

General Consent Items

25. [24-1997](#) Motion authorizing renewal of an agreement with the United Corpus Christi Chamber of Commerce to support the operations and activities of the South Texas Military Task Force during Fiscal Year 2025 in the amount of \$75,000. (6 votes required)

This Motion was passed on the consent agenda.

Enactment No: M2024-187

Consent - First Reading Ordinances

26. [24-1995](#) One reading ordinance adopting a new Bayside Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Southeast Area Development Plan adopted by ordinance #022265; and amending conflicting plans.

This Ordinance was passed on emergency on the consent agenda.

Enactment No: 033545

27. [24-1975](#) Ordinance authorizing a three-year Joint Use Agreement with WellMed Charitable Foundation for operation and use of the Zavala Senior Center located at 510 Osage Street and Joe Garza Recreation Center located at 3204 Highland Avenue, with two one-year options. (6 votes required)

Mayor Guajardo referred to Item 27.

Council Members, City Manager Peter Zaroni, and Director of Parks and Recreation Robert Dodd discussed the following topics: WellMed has been providing services for senior centers since 2014; and to consider expanding partnership agreements with other senior centers.

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

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

Nay: 1 - Council Member Klein

Abstained: 0

28. [24-2051](#) Ordinance disannexing approximately 129.44 acres of land in between Interstate Highway 37 and Industrial District No. 1; amending the boundaries of Industrial District No. 1 to include the disannexed area; and approving Industrial District Agreement with Flint Hills Resources Corpus Christi, LLC, Koch Refining Co LP, and Osage Power Inc requiring payment in lieu of taxes in the amount of 100% of the ad valorem taxes that would be due if the property remained in the City.

Mayor Guajardo referred to Item 28.

Council Members, City Manager Peter Zaroni, City Attorney Miles Risley, Assistant City Manager Heather Hurlbert, and Director of Planning & Community Development Dan McGinn discussed the following topic: the payment to the City is estimated at \$45,000 annually based on a \$7.6 million valuation.

Council Member Pusley moved to approve the ordinance, seconded by Council Member Suckley. 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 Hunter, Council Member Pusley, Council Member Suckley and Council Member Roy

Nay: 2 - Council Member Klein and Council Member Campos

Abstained: 0

K. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:49 p.m. Executive Session Item 35 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:35 p.m.

L. PUBLIC HEARINGS: (ITEM 29)

29. [24-1858](#) Zoning Case No. ZN8477, MPM Development LP (District 5). Ordinance rezoning a property at or near 6817 Brooke Road, from the "RM-2" Multifamily District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval). (6 votes required)

Mayor Guajardo referred to Item 29.

A Council Member and Interim Director of Development Services Michael Dice discussed the following topic: this zoning will require a 6-foot masonry wall as a sound barrier.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

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

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

Abstained: 0

M. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 30 - 33)

30. [24-1916](#) Motion awarding a construction contract to Mako Contracting of Corpus Christi, Texas, for the construction of the North Beach canal project, the reconstruction of Beach Ave, Gulf Spray Ave, the new Eco Park facilities and utility improvements, located in Council District 1, in an amount not to exceed \$23,830,788.56 with FY 2025 funding from the Storm Water Capital Fund and the American Rescue Plan Grant fund with remaining amount subject to future appropriation for FY26 & FY27 (6 votes required)

Mayor Guajardo referred to Item 30.

Director of Engineering Services Jeff Edmonds stated the contract amount needs to be amended to \$24,100,788.56.

Council Members, City Manager Peter Zanoni, and Director of Engineering Services Jeff Edmonds discussed the following topics: this is a good news item in that drainage is the biggest issue on North Beach; the 1/8 cent sales tax can be used for phase 2 of this project; a concern that only one bid was received for this project; and

this project includes underground drainage improvements.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Roy moved to amend the contract amount to \$24,100,788.56, seconded by Council Member Hunter and passed unanimously.

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

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

Abstained: 0

Enactment No: M2024-188

31. [24-2029](#) Resolution authorizing a Chapter 380 Economic Development Agreement between the City of Corpus Christi, Texas and 2AVH Calallen, LP; which will provide for ad valorem and sales tax rebates not to exceed a total of \$5,200,000.00 pursuant to Texas Local Government Code Section 380.001 et seq.

Mayor Guajardo referred to Item 31.

Director of Economic Development Arturo Marquez presented information on the following topics: project location; Calallen Town Center; proposed site plan; retail trade area information; 10-year economic impact summary; and estimated tax collections incentive payout.

Council Members and Director Marquez discussed the following topics: no primary jobs will be created with this incentive; a concern about incentivizing retail and food services; the purpose of this incentive is to capture sales tax dollars in the City instead of it going to Portland; and the City is projected to generate \$18.4 million from taxing entities over a 10 year period.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

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

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 033546

32. [24-1940](#) Motion authorizing a professional services contract with Hanson Professional Services of Corpus Christi, TX, in an amount not to exceed \$1,181,870.00 for the design of North Padre Island's Michael J. Ellis Seawall Improvement project, located in District 4, with FY 2025 funding available from Tax Increment Reinvestment Zone #2 Fund. (6 votes required)

Mayor Guajardo referred to Item 32.

Council Members and Director of Engineering Services Jeff Edmonds discussed the following topics: a concern with the City adopting the seawall improvement project; and there has been considerable support from the community on this project.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

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

Nay: 1 - Council Member Klein

Abstained: 0

Enactment No: M2024-189

33. [24-2005](#) One reading Ordinance designating a certain geographic area in the City of Corpus Christi as "Project Financing Zone [Number One], City of Corpus Christi, Texas" and providing an expiration date for the Zone; making certain findings related thereto; directing that the Texas Comptroller of Public Accounts be notified of the Zone's creation within thirty (30) days of its designation; requesting that the Comptroller deposit incremental hotel-associated tax revenues from the Zone into a suspense account held in trust for the city's qualified project activities; providing for notification to the Comptroller in the event that qualified project activities are abandoned or not commenced within five years of the initial deposit to the suspense account; and containing other related matters.

Mayor Guajardo referred to Item 33.

Director of Economic Development Arturo Marquez presented information on the following topics: background; project financing zone; 3 mile radius; preliminary projections; and staff's recommendation.

Council Members, Director Marquez, Assistant City Manager Heather Hurlbert, and Assistant Director of Economic Development Elsy Borgstedte discussed the following topic: a Council Member expressed concern about the three mile radius mandated by state law around the American Bank Center, since it encompasses the bay.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

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

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

Abstained: 0

Enactment No: 033547

N. EXECUTIVE SESSION: (ITEMS 34 - 35)

Mayor Guajardo referred to Executive Session Items 34 and 35. The Council went into Executive Session at 1:49 p.m. The Council returned from Executive Session at 2:35 p.m.

- 34.** [24-1957](#) **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 industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, annexation, Texas Local Gov't Code service plans, industrial district agreements (IDA's), and Chapters 42, 43 and 212 of the Texas Local Government Code § 43.0116, et. seq., rates for utilities, actions for limitation of rates, Texas Water Code § 13.043 and associated statutes and regulations, and Texas Government Code § 551.087 to discuss and deliberate regarding potential financial or other incentive(s) to business prospects(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations, authorizing preparation of service plans for areas to be considered for annexation, and authorizing professional services agreements and amendments thereto with attorneys,**

engineers, and other consultants involved in the aforementioned actions

This E-Session Item was withdrawn.

35. [24-2033](#) **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 personnel matters, the Americans with Disabilities Act, other federal employment laws and regulations, and Texas statutes.

This E-Session Item was discussed in executive session.

O. **ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 3:53 p.m.

Norma Duran

From: City of Corpus Christi <noreply@formresponse.com>
Sent: Tuesday, December 10, 2024 11:05 AM
To: Norma Duran
Subject: [EXTERNAL]Public Input: City Council -12-10-2024 - John Weber
Attachments: 6096595137214611535.pdf; 12.10.24 written.docx;
Tampa_Bay_Desal_Actual_Cost_and_Production_2023_05_31.pdf;
Tampa_Bay_Desal_Offline_2024_08_16.pdf; Tampa_Bay_Desal_Offline_2024_10_21.pdf

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Warning: Replies to this message will go to returns@formresponse.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting 12-10-2024

Name John Weber

Address Street Address: 609 Naples St
City: Corpus Christi
State / Province: Texas
Postal / Zip Code: 78404

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 2

Topic Breaking decorum and misleading statements

Agenda Item Number Public comment

Describe Feedback: Please see attached 4 documents. Thank you.

Uploads: [12.10.24 written.docx](#)
[Tampa Bay Desal Actual Cost and Production 2023_05_31.pdf](#)
[Tampa Bay Desal Offline 2024_08_16.pdf](#)
[Tampa Bay Desal Offline 2024_10_21.pdf](#)

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

During the public comment period at the December 3rd meeting, Council member Pusley violated the rules of decorum for the open meeting. He responded to a public comment, not with a statement of fact but with hyperbole. Will the rest of the Council be taking any action regarding this violation? Or, will the Council continue to let slide violations by Council member Pusley?

The audio I played at the last meeting included a misleading statement regarding water movement of the Inner Harbor as compared to the outfall of the Tampa Bay Desalination Plant. He failed to mention the Tampa Bay Desalination Plant blends the brine discharge with up to 1.4 billion gallons of water a day. According to the City's Technical Memorandum, the Inner Harbor Desalination Plant will use jet diffusers instead of blended water. The flows from industrial and waste water plants into the Inner Harbor are approximately 40 MGD. 40 MGD is a small fraction of 1,400 MGD.

See the 3 additional attachments for references from my December 3rd presentation as well as the below.

<https://www.tampabaywater.org/tampa-bay-seawater-desalination>

At full capacity, the RO process leaves about 19 mgd of twice-as-salty seawater behind which is returned to Big Bend's cooling water stream and blended with up to 1.4 billion gallons of cooling water, achieving a blending ratio of up to 70-to-1. At this point before entering and mixing with any bay water, the salinity is already only 1.0 to 1.5 percent higher, on average, than water from Tampa Bay. This slight increase falls within Tampa Bay's normal, seasonal fluctuations in salinity.

The cooling water mixture moves through a discharge canal, blending with more seawater, diluting the discharge even further. By the time the discharged water reaches Tampa Bay, its salinity is nearly the same as the Bay's. And, the large volume of water that naturally flows in and out of Tampa Bay near Big Bend provides more dilution, preventing any long-term build-up of salinity in the bay.

Tampa Bay Water's comprehensive hydrobiological monitoring program collects thousands of samples including continuous salinity measurements every 15 minutes near the desalination facility. This and other water quality monitoring since 2003 shows no measurable salinity changes in Tampa Bay related to plant production.

Studies

Several studies were conducted prior to building the desalination plant. These studies included:

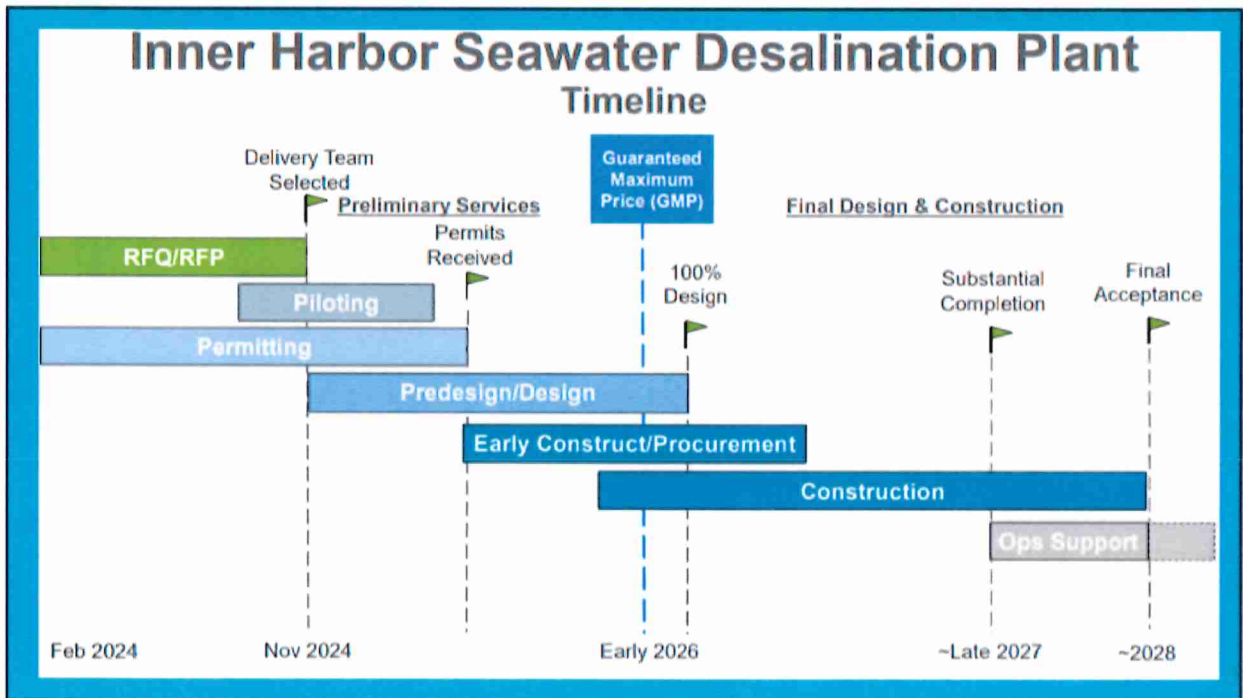
- Cumulative Impact Analysis for Master Water Plan projects (including desalination at 50 mgd)
- U.S. Geological Survey of the Big Bend Power Station area
- Independent studies were conducted using a pilot plant by:
 - Mote Marine Laboratory
 - Danish Hydraulic Institute
 - University of South Florida (USF)
 - Savannah Laboratory/STL Precision
 - Marinco Laboratory
 - Hillsborough County

Safeguards

The desalination plant has monitoring and alarm systems to track the salinity of the source water, desalinated drinking water and concentrated seawater discharged back into Tampa Bay. Measurements are taken in several areas before, within and after the plant.

Operators continuously monitor the blending ratio of the seawater being returned to the Bay to ensure compliance with environmental permits. The plant's alarm system will warn plant operators to check or adjust the system. The monitoring system will also automatically shut down affected areas of the facility if monitored levels exceed predetermined parameters.

It sounds like much research was done at a pilot plant. Speaking of, I haven't heard how our pilot plant is doing or which independent organizations will be doing the studies.



5

It would also be nice to know where the monitors will be located and for the community to have assurances areas of the plant will be shut down if monitored levels exceed predetermined parameters. It would be nice to know what those parameters will be. I imagine this will all be covered and all questions will be answered at the public Town Hall meeting regarding the Inner Harbor Desalination Plant. The citizens are still waiting for the June 12th Town Hall to be rescheduled. We know the water department spent a lot of time preparing for it.

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 **Corpus Christi Water** •  
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UPDATE: Event cancelled.

Corpus Christi Water will host a community information session on the City's Inner Harbor Seawater Desalination Treatment Plant. Topics include environmental impact, permitting process, project procurement, water resources, and drought management. See details below. We hope to see you there!

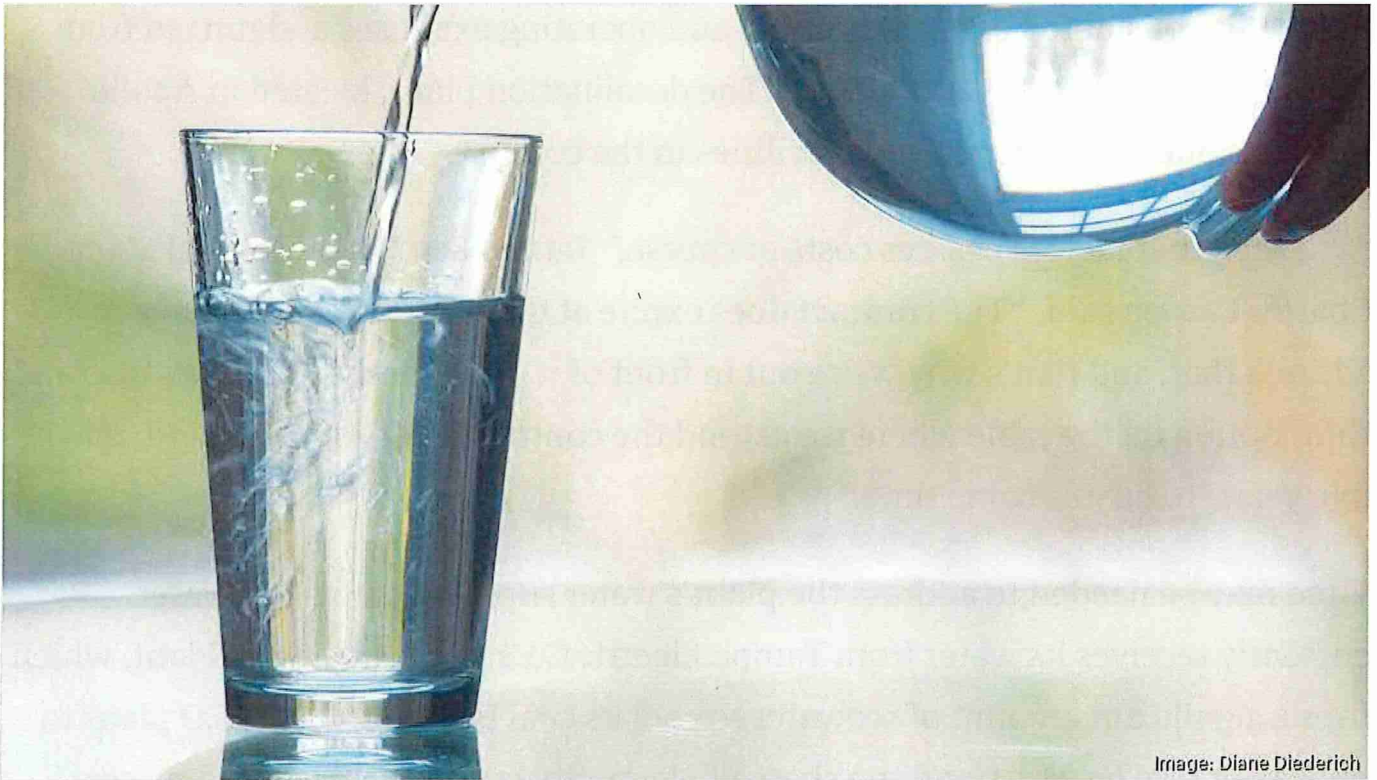


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Keeping the Apollo Beach desalination plant open will cost over \$500M across 20 years



Desalination, especially as it becomes more efficient, is one possible answer to drinking water problems across the world.

DIANE DIEDERICH



By [Henry Queen](#) – Reporter, Tampa Bay Business Journal
May 31, 2023

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Tampa Bay Water’s board of directors must decide if the utility will continue outsourcing the operations of its desalination plant or bring it in-house.

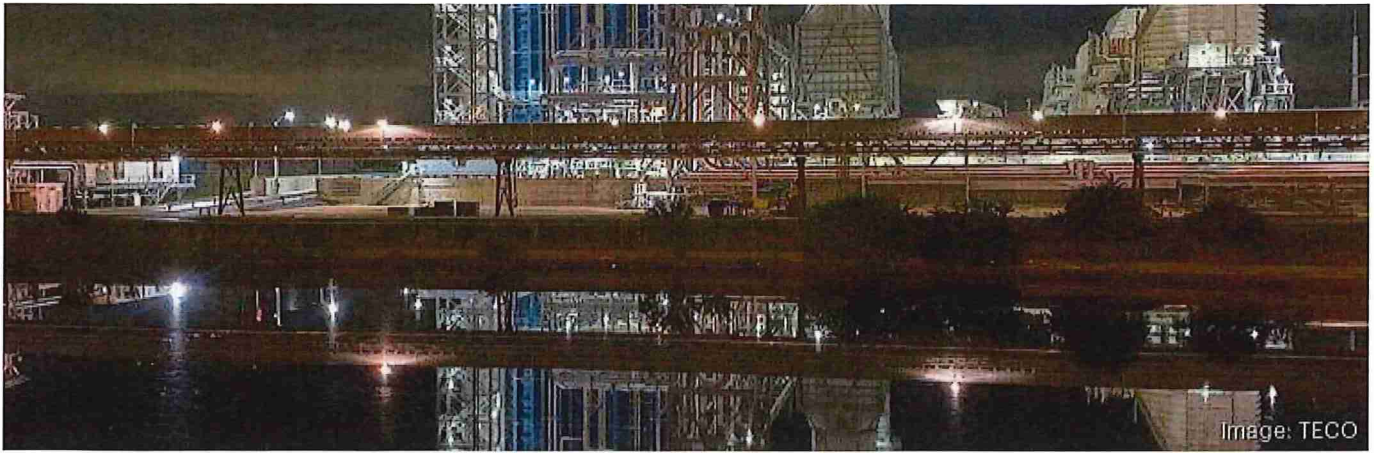
The current operating agreement – a joint venture between American Water and Acciona Agua – ends in November 2024. Maitland-based Raftelis presented a report to the board earlier this month outlining the implications of each scenario.

Both options will cost over half a billion dollars from 2025 through 2044. Estimates considered expected capital and operating expenses and ranged from roughly \$512 million to \$528 million. The desalination plant, located in Apollo Beach, is one of the largest such facilities in the country.

“There’s other factors besides costs of course,” Tampa Bay Water General Manager Charles Carden said. “The contract does expire at the end of 2024. We have to address that, and that’s why we’re out in front of it pretty early. ... There’s also a third option on the table where we extend the contract a very short period, maybe five years, to buy us some time.”

Time may be needed to address the plant’s water supply. Tampa Bay Water currently receives its water from Tampa Electric Co.’s Big Bend Power Plant, which uses a significant amount of seawater to cool its coal turbines. But TECO plans to phase out coal by 2040, and the share of electricity currently generated by coal has already been reduced to about 5% after [the recent completion of its modernization project](#).





Big Bend Station near Apollo Beach

TECO

Other electricity generation methods are less water intensive. New incentives from the federal government may accelerate the trend, according to Raftelis' report.

“This change could pose several risks to plant operations that are beyond the control of Tampa Bay Water and must be carefully considered before deciding on the best operating model for the [desalination] facility in the future,” the report said.

Tampa Bay Water and TECO are in contact about the situation, Carden said. Other options include using brackish water, reclaimed water or taking saltwater directly from the bay or ocean. Establishing a supply from the Gulf of Mexico would require a miles-long pipe – an expensive endeavor.

It costs about \$5 per thousand gallons to make saltwater drinkable using reverse osmosis, Carden said. Groundwater treatment costs are about \$1-\$2 per thousand gallons, and surface water amounts to about \$2-\$3.





Tampa Bay's desalination plant opened in 2007.

TAMPA BAY WATER

Tampa Bay Water, which supplies water to six member governments across the region, has historically relied primarily on groundwater but diversified over time to address water supply issues.

The desalination plant opened in 2007 at a cost of \$158 million. American Water and Acciona Agua were brought on in 2004 with a 20-year contract after several bankruptcies and months of litigation with another company. American Water now wants out, as it recently exited its non-regulated contract operations business. Acciona Agua is looking for a replacement to enter into a new joint venture. The companies currently combine for 23 full-time employees at the Apollo Beach plant.

Approximately 10% of the region's water needs can be produced by the desalination plant's capacity of 25 million gallons per day. However, between 2019 and 2021, it averaged under 7 million gallons per day.

An [approximately \\$350 million](#) plant expansion is being considered as part of a long-term water supply plan, although it was rejected in 2022. The board will see a shortlist of new water supply projects in August, with a vote expected in November.

< CRANE WATCH

Energy

Construction underway at Tampa Bay Seawater Desalination facility



Image: Tampa Bay Water

Tampa Bay Seawater Desalination Plant

TAMPA BAY WATER



By **Breanne Williams** – Reporter, Tampa Bay Business Journal
Aug 16, 2024

▶ Listen to this article 5 min



Construction is underway at the Tampa Bay Seawater Desalination Plant, which abruptly closed in November 2023 after the rack framework supporting the reverse osmosis pressure vessels failed.

A pressure vessel fell from the framework onto the communications equipment box located next to the rack, causing a plant shutdown. The racks and the support structures had “experienced corrosion due to the seawater and salt air,” according to Tampa Bay Water.

The TBW board of directors will be discussing the status of the project on Aug. 19.

The Seawater desalination plant is co-located with the Big Bend Power Plant in Apollo Beach. Since late 2007, the plant has produced more than 33.4 billion gallons of drinking water. The plant is owned by TBW and is operated by Acciona Agua and its partner U.S. Water.

Typically, the equipment will last 20 to 25 years in a saltwater facility and was nearing the end of its lifespan when the failure occurred. In May 2023, the board approved a two-phase repair project in anticipation of the equipment’s end of durability.

Phase 1 was completed in September 2023 and included the installation of a temporary shoring system to strengthen the racks and support structures. Phase 2, with a \$15.6 million budget, was expected to start in October 2024 and take 18 months.

However, due to the equipment failure, the time frame was moved up. Repairs began in January to remove the racks and reinstall new ones. Repairs to the trench area beneath the racks are occurring simultaneously with the racks' installation.



The facility closed in November and is currently undergoing repairs.

TAMPA BAY WATER

The goal is to have 12 million gallons per day back online by October and to have 16 million gallons per day back online by December.

An expansion of the plant is being considered as part of TBW's long-term master water plan feasibility studies. The master plan is part of TBW's analysis of how to best meet the region's growing water needs by 2033. Staff will recommend a configuration of projects to the board for consideration at the end of 2027, according to Brandon Moore, a spokesman for TBW.

The desalination plant provides up to 10% of the region's water supply. Groundwater supplies roughly 55%, and river water supplies roughly 35%.

Though desalination doesn't make up a significant percentage of the water supply, it is droughtproof, and having a diversified system means that TBW can rotate sources for environmental or budgetary reasons.

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<https://www.bizjournals.com/tampabay/news/2024/10/21/hurricanes-tampa-bay-seawater-desalination.html>

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Energy

Hurricanes delay construction at Tampa Bay Seawater Desalination facility



Tampa Bay Seawater Desalination Facility

TAMPA BAY WATER



By [Breanne Williams](#) – Reporter, Tampa Bay Business Journal
Oct 21, 2024

 Listen to this article 3 min



Construction at the Tampa Bay Seawater Desalination facility has been delayed following the [back-to-back arrival of hurricanes Helene and Milton](#).

The plant is co-located with the Big Bend Power Plant in Apollo Beach and provides up to 10% of the region's water supply. In November 2023, [the plant abruptly closed](#) after the rack framework supporting the osmosis pressure valves failed.

According to Tampa Bay Water, the equipment experienced corrosion due to seawater and salt air. A two-phase repair project was approved in May 2023, with phase one completed in September 2023.

Phase two was set to begin in October but was moved up once the equipment failed. The repairs were still ongoing when hurricanes Helene and Milton hit. TECO's Big Bend Power Plant – which sends water to the desalination plant – is not yet fully operational, leading to startup delays.

The plant is in Evacuation Zone A and is frequently closed during major storm events. It closed during Hurricane Helene through the traditional response. According to TBW, [during Helene](#), the site was cleaned up and construction materials were secured. Following the storm, the site was reopened and construction resumed.

It closed again [during Hurricane Milton](#) and there appears to be minor roof damage, though a full assessment will be completed Oct. 22.

The initial goal was to have 12 million gallons per day back online by October and 20 million gallons per day back online by December. However, with the Big Bend Plant not yet fully operational, the startup of the newly replaced membrane racks will more than likely be delayed for several weeks, according to TBW.

The site could begin operating as early as Oct. 28, but it could take until mid-November to start producing water.

All five racks are expected to be replaced and up and running by the end of 2024. Despite the initial startup delays, the overall project is still relatively on schedule, and the December goal of 20 million gallons per day remains.

That equates to having three racks online by October to November and five racks operational by December. Each rack can handle up to 4 million gallons of water per day.

TBW will soon undergo a damage assessment report on all its facilities and examine what improvements could be made before the next storm season.