



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 14, 2023

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:34 a.m.

B. Invocation to be given by Pastor Larry Deering, Trinity Church of the Nazarene.

Pastor Larry Deering, Trinity Church of the Nazarene, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Javari Ayala, Senior at W.B. Ray High School.

Javari Ayala, Senior at W.B. Ray 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 Zanoni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Present: 9 - Mayor Paulette Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member 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:

1. [23-0332](#) Staff announcement as requested by the Audit Committee Chair, Councilman Gil Hernandez, of George Holland, City Auditor

City Manager Peter Zanoni introduced the new City Auditor, George Holland. Mr. Holland has 22 years of professional auditing experience working in large organizations nationwide. Team building and leadership are his two areas of focus.

2. [23-0331](#) Staff announcement of Scott Greene, Strategic Planning & Innovation Officer

City Manager Peter Zanoni introduced the Strategic Planning and Innovation Officer,

Scott Greene. Mr. Greene has been with the City for two years serving as the Organizational Development Manager in Human Resources. Mr. Greene created the Process Improvement Team and has 25 years of experience in process improvement.

3. [23-0335](#) FY 2023 Major Policy Initiatives

City Manager Peter Zanoni provided information on the FY 2023 major policy list as follows: City Council Retreat on Thursday, April 6 and FY 2024 budget goals; FY 2024 budget items and beyond; water; planning efforts; American Bank Center (ABC)/Type A; Bond 2022; and TIRZ #2 (Island).

Council Members and City Manager Zanoni discussed the following topics: the Council can add to this policy list; and a Council Member's request to prioritize Bond 2022 projects in District 5.

4. [23-0337](#) Labonte Park Expansion Update

City Manager Peter Zanoni provided an update on Labonte Park expansion and provided a presentation on the Cunningham Water Treatment Plant as follows: before demolition; demolition underway; and demolition completed. This will be the largest park in the city totaling 80 acres with new shade structures, picnic tables, and BBQ pits.

Council Members thanked City Manager Zanoni for his leadership on this project.

5. [23-0333](#) Police Academy Ribbon Cutting on Thursday, February 16

City Manager Peter Zanoni announced the Police Training Academy Ribbon Cutting on Thursday, February 16 at 1:30 p.m. at 6902 Yorktown Blvd.

Council Members and Police Chief Mike Markle discussed the following topics: Police Chief Markle thanked Council for their support with this new training academy; and the police department is planning to move MetroCom to the existing training facility and also suggested moving Municipal Court.

F. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Melissa Zamora, 454 Louisiana, spoke regarding concerns about the drought contingency plans and heavy volume water users.

Ron Graban, 202 Surfside Blvd., recommended Carrie Meyer for appointment to TIRZ #4 (North Beach) Board.

Carrie Meyer, 4401 Gulfbreeze Blvd., asked the Council to consider her appointment to the TIRZ #4 (North Beach) Board.

Patricia Reinhardt, 317 Clifford St., spoke about regulations for trash and solid waste disposal at Big Box stores.

May Mendoza, 15121 SPID, spoke about the Coastal Bend to the State Capitol Legislative trip.

Adam Rios, 7301 Tangled Ridge Court, spoke regarding skate and BMX parks.

Maggie Peacock, 7037 Islander Way and Armon Alex, 1610 La Joya St., spoke in favor of creating a citywide environment and sustainability program.

Dorothy Pena, 2114 Meadowpass Dr., spoke about rezoning changes.

John Weber, 609 Naples St., spoke regarding water conservation.

Lamont Taylor, 522 Hancock Ave., spoke about Demand for Enforcement of the Voluntary Resolution Agreement.

Shirin Delsooz, 6030 Tapestry Dr., spoke about Corpus Christi keeping up with other city trends regarding bike lanes and public spaces.

G. BOARD & COMMITTEE APPOINTMENTS:

6. [23-0254](#) Capital Improvements Advisory Committee (2 vacancies)
Reinvestment Zone No. 2 (Island) Board (6 vacancies)
Reinvestment Zone No. 4 (North Beach) Board (9 vacancies)

Mayor Guajardo referred to Item 6.

Capital Improvements Advisory Committee:
Appointed: Coretta Graham and Moses Mostaghasi

Reinvestment Zone No. 2 (Island) Board:
Appointed: Council Members Everett Roy, Jim Klein, Sylvia Campos and Dan Suckley
Chairman: Council Member Dan Suckley

Reinvestment Zone No. 4 (North Beach) Board:
Reappointed: Council Members Michael Hunter, Roland Barrera, and Gil Hernandez
Appointed: Council Members Dan Suckley, Sylvia Campos, Jim Klein and Everett Roy,
Nueces County Judge Connie Scott (Nueces County), and Catherine Garcia (Community Member)
Chairman: Council Member Everett Roy

H. EXPLANATION OF COUNCIL ACTION:

I. CONSENT AGENDA: (ITEMS 7 - 21)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Council Members pulled Items 17, 18 and 19 for individual consideration.

A motion was made by Council Member Hunter, seconded by Council Member Campos to approve the Consent Agenda with the exception of Items 17, 18 and 19. 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

7. [23-0255](#) Approval of the January 31, 2023 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

8. [23-0156](#) Ordinance authorizing acceptance of a grant in the amount of \$154,059.50 from the State of Texas under the FY 2023 Bullet-Resistant Shield Grant for the purchase of 49 additional bullet-resistant shield for the Corpus Christi Police Department and appropriating \$154,059.50 in the Police Grants Fund.

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

Enactment No: 032978

9. [22-2002](#) Case No. 1022-01 Sun George Contracting and Development Company (District 4): Ordinance rezoning a property at or near 2626 Rodd Field Road, located along the east side of Rodd Field Road, south of Wooldridge Road, and north of Saratoga Boulevard (SH-357), from the "FR" farm Rural District to the "CN-1" Neighborhood Commercial District (Planning Commission and Staff recommend denial of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, and in lieu thereof, approval of a change in zoning to the "CN-1" Neighborhood Commercial District).

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

Enactment No: 032979

10. [23-0075](#) Case No. 1222-01 ADR Investments (District 4): Ordinance rezoning properties at or near 810 Naval Air Station Drive, located at the southeast corner of Naval Air Station Drive and Claride Street, from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval of the rezoning request from the

“CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit).

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

Enactment No: 032980

11. [23-0076](#) Case No. 1222-02 ADR Investments (District 4): Ordinance rezoning properties at or near 936 Waldron Road, located along the west side of Waldron Road, and north of Fawn Drive, from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval of the rezoning request from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit with Conditions).

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

Enactment No: 032981

Consent - Contracts and Procurement

12. [22-1883](#) Motion authorizing a three-year service agreement with AllTerra Central, Inc., of Austin, Texas, through the Texas DIR Cooperative to purchase three 3D laser scanning systems, onsite training, and software licenses for the Corpus Christi Police Department, an FY 2023 Budget Initiative, in an amount not to exceed \$206,459.92, with FY 2023 funding in the amount of \$71,432.20 from the General Fund and \$135,027.72 from the Police Grants Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-021

13. [22-2106](#) Resolution authorizing a one-year professional services agreement with TelResource, Inc., of San Antonio to provide telecom billing audit and correction services in exchange for a one-time payment of 30% of any billing recoveries and expense savings achieved by TelResource, with FY 2023 funding from the Information Service Technology Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032982

14. [23-0052](#) Motion authorizing the execution of two three-year license agreements with Great South Texas Corp, dba Computer Solutions of San Antonio, through the DIR Cooperative, for enterprise software packages for a total amount of \$1,779,750.54, with FY 2023 funding of \$593,250.18 from the Information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-022

15. [23-0190](#) Motion authorizing the purchase of a three-year service agreement with Great South Texas Corp, dba Computer Solutions of San Antonio, through the DIR Cooperative, in an amount of \$448,194.60 for the renewal of the Cisco Phone System License for the Information Technology Department, with FY 2023 funding of \$149,398.20 from the Information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2023-023

16. [22-2104](#) Resolution authorizing execution of Amendment No. 2 to the master software licensing agreement with AssetWorks, Inc. of Wayne, Pennsylvania, for the purchase and installation of a MobileFocus Edge software module and to renew hosting, maintenance, and support for Fleet Services for a five-year period in a total amount of \$769,791.67, with FY 2023 funding of \$189,100.04 from the Fleet Maintenance Services Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032983

17. [23-0184](#) Resolution authorizing the acquisition of 165 vehicles and equipment by specific departments, of which 160 units are outright purchases and 5 units are lease-purchases through JP Morgan, totaling \$7,748,323.84, with such items to be acquired in the manner, at the amounts, and from the sources stated, with FY 2023 funding of \$7,162,287.58 and the remaining balance of \$586,036.26 for lease-purchase items to be funded through the annual budget process.

Mayor Guajardo referred to Item 17.

Council Members, City Manager Peter Zanoni, Director of Asset Management Charles Mendoza, Assistant Director of Finance and Procurement Josh Chronley, and Assistant Director of Fleet Division Russell Dean discussed the following topics: staff would like to reduce the amount of vehicles from 165 to 164; a Council Member's request for staff to consider purchasing smaller Sport Utility Vehicles; a request for staff to explain in the agenda memo why a certain vehicle needs to be purchased; and the challenge to find dealerships to bid on vehicles in the current economic climate.

Council Member Hernandez made a motion to approve the resolution, seconded by Council Member Hunter.

Council Member Hernandez made a motion to amend the resolution from 165 vehicles to 164 vehicles, removing the Ford Mach E, seconded by Council Member Pusley and passed unanimously.

Council Member Pusley made a motion to approve the resolution as amended, seconded by Council Member Hunter. This Resolution 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: 032984

Consent - Capital Projects

18. [23-0131](#) Motion awarding a construction contract to Mako Contracting, Corpus Christi, Texas, for reconstruction of Hearn Road from Callicoatte Road to Dead End with new asphalt pavement, sidewalks and utility improvements, located in Council District 1, in an amount of \$5,411,934.01 with FY 2023 funding available from the Bond 2020 Proposition A, Storm Water, Wastewater, and Water Capital Funds.

Mayor Guajardo referred to Item 18.

Council Members, Director of Engineering Services Jeff Edmonds, and City Manager Peter Zaroni discussed the following topics: a right-of-way has to be available for a bicycle lane on a widened sidewalk; a request for staff to address the plan that was adopted by council and the Corpus Christi Metropolitan Planning Organization; and a Council Member's request that staff include the type of road being constructed in the agenda memo (e.g. collector, residential).

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

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

Abstained: 0

Enactment No: M2023-024

General Consent Items

19. [23-0199](#) Resolution authorizing submission of a grant application for \$153,027.00 to the State of Texas, Criminal Justice Division, under the Body-Worn Camera Grant Program with a City cash match of \$51,009.00 to equip Corpus Christi Police Department sworn officers with 100 additional body-worn cameras and related equipment.

Mayor Guajardo referred to Item 19.

A Council Member and Police Chief Mike Markle discussed the following topics: the Police Department's goal is to have a body-worn camera for each sworn officer within two years; and the grant will provide funding for the purchase of 100 body-worn cameras

and related equipment for Corpus Christi Police Department sworn officers.

Council Member Klein made a motion to approve the resolution, seconded by Council Member Hunter. This Resolution was passed and approved with the following vote:

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

Abstained: 0

Enactment No: 032985

20. [23-0291](#) Resolution by the City Council of the City of Corpus Christi, Texas relating to "Corpus Christi Business and Job Development Corporation Sales Tax Revenue Refunding Bonds, Taxable Series 2023 (Arena Project)"; approving the resolution of Corpus Christi Business and Job Development Corporation authorizing the issuance of such bonds; and resolving other matters incident and related to the issuance of the bonds; and providing an effective date.

This Resolution was passed on the consent agenda.

Enactment No: 032986

Consent - First Reading Ordinances

21. [23-0086](#) Ordinance appropriating \$937,072.64 from an increase in the Infectious Disease Prevention and Control Unit-COVID (IDCU-COVID) Grant Program administered by the Department of State Health Services (DSHS) for the period September 1, 2022, through July 31, 2024, for activities to provide COVID-19 epidemiologic and surveillance response activities and laboratory response network activities.

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

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:34 p.m. Executive Session Item 25 was held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:12 p.m.

K. PUBLIC HEARINGS: (NONE)

L. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 22 - 23)

22. [23-0278](#) Resolution in support of the proposed 9% Low-income Housing Tax Credits for a projected 74-unit affordable housing project known as Corpus Christi Lofts at 6502 Holly Road to be developed by Structure Development and MRE Capital, LLC.

Mayor Guajardo referred to Items 22 and 23.

Director of Neighborhood Services Linda Stewart presented information on the following topic: low-income housing tax credits.

Mayor Guajardo opened public comment on Items 22 and 23.

Sarah Andre, 2318 Canterbury St., Austin, TX, spoke in support of the Corpus Christi Lofts project.

Mayor Guajardo closed public comment.

A Council Member and Developer Jose Gonzalez discussed the following topic: the monthly rent varies depending on the resident's income, but no greater than 30% of their income.

Council Member Pusley made a motion to approve the resolution, seconded by Council Member Hunter. This Resolution was passed and approved with the following vote:

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

Abstained: 0

Enactment No: 032987

23. [23-0279](#) Resolution in support of the proposed 9% Low-income Housing Tax Credits for a projected 58-unit affordable housing project known as Weber Lofts at Weber Road and Capitol Drive to be developed by Creative Urban Multifamily, LLC and ALMA Weber GP.

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: 032988

M. BRIEFINGS: (ITEM 24)

24. [22-2078](#) Short-Term Rentals Briefing: Six-month update providing a status report on permitting, code enforcement, and technology being utilized to implement the STR program.

Mayor Guajardo referred to Item 24.

Director of Planning Dan McGinn and Director of Neighborhood Services Linda Stewart

presented an update on Short Term Rentals as follows: outline; short term rentals-team; short term rentals (STR); STR website/map; permitting data; staffing update and workflow; investigations; finding and compliance for outstanding proactive investigations; feedback; STR program annual costs; and STR fee comparison.

Council Members, City Manager Peter Zanoni, Director of Planning McGinn, Director of Neighborhood Services Stewart, Director of Finance Heather Hurlbert, Director of Development Services Al Raymond, City Attorney Miles Risley, and Director of Information Technology Peter Collins discussed the following topics: of the 52 properties operating without a permit, staff will provide Council with the location of each property; the 52 properties are either paying the fines or are being dismissed at Municipal Court; the City can issue a \$500 citation per event; there are no liens available for not complying with STR laws, but warrants can be issued; a Council Member's request for the Home Owners Association to give a presentation about STR's; the City sends notifications about STR permits to out-of-town buyers; the importance of outreach and educating the public about STR's; a review of reorganization efforts to enhance the communications department; a Council Member's request for an update on 311; in response to complaints about the STR registration process, the city is working on improving the website for STR registration and permits; floor plans are required for registration for safety purposes; there are currently no legislative bills on STR's; and the challenge is with the repeat offenders.

N. EXECUTIVE SESSION: (ITEM 25)

Mayor Guajardo referred to Executive Session Item 25. The Council went into Executive Session at 1:34 p.m. The Council returned from Executive Session at 2:12 p.m.

25. [23-0280](#) **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 purchase, exchange, lease, and/or value of property on Holly Road, near Los Robles Street, for warehouse expansion and other purposes, **and Texas Government Code § 551.072** to discuss and deliberate the potential purchase, exchange, and/or value of the aforementioned areas of said real property.

This E-Session Item was discussed in executive session.

O. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 3:43 p.m.