



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, February 20, 2024

11:30 AM Corpus Christi Regional Transportation Authority, 602 N.
Staples St., 2nd Floor Board Room (Rm. 210)

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:33 a.m.

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

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

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

Brinley Hopkins, 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. SECURITY BRIEFING

Assistant City Secretary Stephanie Box provided a security briefing.

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

1. [24-0282](#) City Website Redesign Community Input Survey, Presented by Cecilia Orozco, Assistant Director of Communications

City Manager Peter Zanoni announced the City's website redesign. The new website will commence in September 2024. The website will be easy to access and include enhanced features. A community input survey is available on the current website for all

residents to participate in.

Assistant Director of Communications Cecilia Orozco presented information on the following topics: current website; redesign timeline; and community input survey.

Council Members, City Manager Peter Zaroni, and Assistant Director Orozco discussed the following topics: to ensure that the website is ADA accessible; 311 is available to assist with accessing the survey; the City went through a competitive process to acquire this company; and the community input survey will be extended until March 1.

G. PUBLIC COMMENT

Mayor Guajardo opened public comment.

Susie Luna Saldana, 4710 Hakel Dr., expressed concern about political solicitation.

John Weber, 609 Naples St., spoke about the rules and procedure for public comment.

Jomana Al abed, 6925 South Padre Island Dr., spoke about spending City tax dollars wisely and not sending money to Israel.

Johanna Ahrel, 4600 Ocean Dr., spoke about maintaining efficient postal service locally.

H. BOARD & COMMITTEE APPOINTMENTS: (NONE)

I. EXPLANATION OF COUNCIL ACTION:

J. MOTION TO RECONSIDER: (ITEM 2)

2. [24-0308](#) Motion to reconsider the appointment of the chairman of Reinvestment Zone No. 3 (Downtown) Board

Mayor Guajardo referred to Item 2.

Council Member Roy moved to reconsider the appointment of the Chairman of the Reinvestment Zone No. 3 (Downtown) Board, seconded by Council Member Hunter. This motion was passed and approved unanimously.

Council Member Suckley moved to appoint Council Member Pusley as Chairman, seconded by Council Member Barrera. This Motion was passed and approved with the following vote:

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

Abstained: 0

Enactment No: M2024-021

K. CONSENT AGENDA: (ITEMS 3- 13)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda. Items 4,10 and 12 were pulled for individual consideration.

Council Member Barrera moved to approve the consent agenda with the exception of Items 4, 10 and 12, seconded by Council Member Suckley. 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

3. [24-0306](#) Approval of the February 13, 2024 Regular Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

4. [24-0150](#) Ordinance annexing approximately 82.40 acres of land into the territorial limits of the City of Corpus Christi located at the northwest corner of FM 43/Weber Road and London Pirate Road (formerly County Road 33) per owner petition.

Mayor Guajardo referred to Item 4.

Council Member Klein pulled this Item to vote no.

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

Nay: 1 - Council Member Klein

Abstained: 0

Enactment No: 033301

5. [24-0300](#) Public hearing and ordinance approving a Service and Assessment Plan (SAP), approving a developer reimbursement agreement, and levying the assessments for improvements within Improvement Area #1 of the Whitecap Public Improvement District No. 1.

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

Enactment No: 033302

6. [24-0209](#) Ordinance amending the Capital Improvement Program to add the Whitecap and Gypsy Bridges Scour Protection Project; appropriating \$1,500,000.00 from the unreserved fund balance in the TIRZ #2 Fund; and amending the FY 2024 Operating and Capital Budgets.

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

Enactment No: 033303

7. [24-0129](#) Ordinance authorizing the City Manager to execute a five-year lease agreement with Driscoll Children's Hospital for hangar, office, storage, and parking space at Corpus Christi International Airport, with four one-year options to renew, in consideration of monthly lease payments of \$4,164.48 in the first year and annual rate increases.

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

Enactment No: 033304

Consent - Contracts and Procurement

8. [24-0158](#) Motion authorizing the purchase of 100 additional body-worn cameras and related equipment from Turn-Key Mobile, of Jefferson City, Missouri, through the Texas Department of Information Resources, for the Corpus Christi Police Department in an amount of \$193,356.00, with funding from the Police Grants Fund and the Law Enforcement Trust Fund.

This Motion was passed on the consent agenda.

Enactment No: M2024-022

9. [23-2024](#) Motion authorizing Amendment #3 to the service agreement with NewGen Strategies and Solutions, LLC, for utility rate model development and consulting services for Corpus Christi Water in an additional amount of \$204,040.00, and a potential total amount up to \$712,310.00, with FY 2024 funding of \$126,505.00 from the Water Fund and \$77,535.00 from the Wastewater Fund.

This Motion was passed on the consent agenda.

Enactment No: M2024-023

10. [23-1371](#) Motion authorizing the purchase of a modular building from Mobile Modular Management Corporation, of Livermore, California, through the Sourcewell Cooperative, for \$330,063.05, to meet short-term office requirements for Solid Waste Services, with FY 2024 funding from the General Fund.

Mayor Guajardo referred to Item 10.

Council Members, City Manager Peter Zaroni, Director of Solid Waste David Lehfeldt, and Assistant Director of Finance and Procurement Josh Chronley discussed the following topics: concerns about the high cost of purchasing a modular building; lease versus purchase options; this total amount includes air conditioner and heating units; and a request to obtain bids from local vendors.

Council Member Pusley moved to table this item for one week, seconded by Council Member Hernandez. This Item was tabled 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

11. [24-0194](#) Resolution authorizing the purchase of a mainline control stopping system, used to isolate pressurized gas mains in cases of emergency, from Groebner & Associates, Inc., of Rogers, Minnesota, in the amount of \$250,498.10 for the Gas Operations Department, with FY 2024 funding from the Gas Operations Fund.

This Resolution was passed on the consent agenda.

Enactment No: 033305

Consent - First Reading Ordinances

12. [24-0256](#) Ordinance authorizing an agreement between the Corpus Christi B Corporation and Elevate QOF LLC, for costs associated with FEMA AE Flood Zone requirements and exterior upgrades for Homewood Suites by Hilton at the corner of Chaparral Street and Lomax Street; appropriating \$2,000,000.00 for a non-reimbursable grant from the Type B Economic Development Fund; and amending the budget.

Mayor Guajardo referred to Item 12.

Council Members, Assistant City Manager Heather Hurlbert, and CEO of Corpus Christi Regional Economic Development Corporation Mike Culbertson discussed the following topics: revisiting the standard guidelines for all hotels; to consider each project individually; and the need to recognize special circumstances such as a flood zone.

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

Nay: 1 - Council Member Hunter

Abstained: 1 - Council Member Campos

13. [24-0195](#) Ordinance amending Sections 2-312, 2-326, 2-340, 2-342, and 2-349 of the Code of Ordinances of the City of Corpus Christi, Texas to update definitions and language for clarity, duties of the Ethics Commission, disclosure of interests for contractors, and eliminate the use of short form annual reports.

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

L. **RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:29 p.m. Executive Session Items 18 and 19 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 2:25 p.m.

M. **PUBLIC HEARINGS: (ITEMS 14-16)**

14. [24-0154](#) Zoning Case No. 0124-01, Jonathan Verduzco (District 2). Ordinance rezoning a property at or near 1563 South Nineteenth 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).

Mayor Guajardo referred to Item 14.

Council Members and Director of Development Services Al Raymond discussed the following topic: the importance of adequate parking in a residential area; and these units will be for sale only, not lease.

Mayor Guajardo opened the public hearing.

Carlos Saucedo, 2402 Cloyde St., spoke in opposition to this rezoning.

Mayor Guajardo closed the public hearing.

Council Member Campos moved to approve the ordinance, seconded by Council Member Klein. 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 Suckley, Council Member Roy, Council Member Klein and Council Member Campos

Nay: 1 - Council Member Pusley

Abstained: 0

15. [24-0155](#) Zoning Case No. 0124-02, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily Apartment Tourist

District with the Island Overlay; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 15.

Mayor Guajardo opened the public hearing.

There were no comments from the Council or the public.

Mayor Guajardo closed the public hearing.

Council Member Suckley 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

- 16. [24-0156](#) Zoning Case No. 0124-03, Cenikor Foundation (District 1). Ordinance rezoning a property at or near 801 Cantwell Drive from the "CG-2" General Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

Mayor Guajardo referred to Item 16.

Council Members and Director of Development Services Al Raymond discussed the following topic: why this property was previously zoned as a General Commercial District instead of a Light Industrial District.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Roy 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

N. BRIEFINGS: (ITEM 17)

17. [24-0049](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Fourth Quarter Update

Mayor Guajardo referred to Item 17.

President and Chief Executive Officer (CEO) of Corpus Christi Regional Economic Development Corporation (CCREDC) Mike Culbertson presented information on the following topics: mission statement; Corpus Christi M/A housing report; sales tax collections allocations; employment by sector for selected month/Corpus Christi; MSA unemployment rates; 2023 Business Retention and Expansion (BRE) report; 2023 BRE visits; top requested assistance; top jobs in demand; Corpus Christi B Corporation (Type B); CCREDC 2023-2024 projects; manufacturing; business attraction trade shows; project water needs; area projects net taxable value; and Corpus Christi regional air shed ozone values; and Corpus Christi MSA data-1989 to 2022.

Council Members and CEO Culbertson discussed the following topics: a desire for the EDC to provide assistance to small businesses; incentives are based on new capital improvements and new jobs; the EDC can assist companies with obtaining permits and hosting job fairs with Workforce Solutions; a concern that the proposed ammonia plant near Robstown was not conveyed to Council in a timely manner; and a concern that students are economically disadvantaged despite new industry jobs.

O. EXECUTIVE SESSION: (ITEM 18-19)

Mayor Guajardo referred to Executive Session Items 18 and 19. The Council went into Executive Session at 1:29 p.m. The Council returned from Executive Session at 2:25 p.m.

18. [24-0283](#) **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 proposals the provision of groundwater from the Evangeline Aquifer and/or surface water, desalination, legal restrictions on & permits required for the provision of water (including groundwater), regulations of groundwater conservation district(s), TCEQ & EPA regulations related to water, state restrictions on rates and charges for utilities, other statutory restrictions on the issuance of debt and municipal contracting and potential contracting of consultants to assist in matters related to water/groundwater proposals**

This E-Session Item was discussed in executive session.

19. [24-0279](#) **Executive session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning industries, infrastructure, utilities, and property in the City's extraterritorial jurisdiction, services thereto, industrial district agreements, and Chapters 42, 43 and 212 of the Texas Local Government Code 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

This E-Session Item was discussed in executive session.

P. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 2:25 p.m.