



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, April 12, 2022

11:30 AM

Council Chambers

Addendums may be added on Friday.

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

Mayor Guajardo called the meeting to order at 11:36 a.m.

B. Invocation to be given by Pastor David Bendett, Rock City Church.

Pastor David Bendett, Rock City Church, gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Mia Ortiz, Miller High School Student.

Mia Ortiz, Miller High School Student, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

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

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 K. Risley and City Secretary Rebecca Huerta

Note: Council Member Smith arrived at 11:50 a.m.

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

E PUBLIC COMMENT

Mayor Guajardo opened the public comment period.

Jack Gordy, 4118 Bray Dr., spoke regarding being over charged for a copy of a DVD.

The following citizens spoke in opposition to Item 6: Christopher Phelan, 3806 Kingston Dr.; Peggy Duran, 4022 Congressional Dr.; Chloe Torres, 5430 Saratoga Blvd.; and Elida Castillo, 131 Lerdo St.

Keith Hanson, 331 Graham Rd., spoke in opposition to Item 4.

Adam Rios, 901 Upper Broadway, spoke regarding skate park repairs.

The following citizens submitted written public comments which are attached to the minutes: Scotsy Thompson, 12412 Natal Plum Dr.; Saskia Short, 15118 Reales Dr.; Jennifer Seymour, 13942 Flintlock Dr.; Sierra Treanot, 16110 Broomsedge St.; Kacie Kirkpatrick, 14709 Dasmarrinas Dr.; Holly Edwards, 14957 Canadian Mist Dr.; and Eli McKay, 1008 Marguerite St.

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

Mayor Guajardo referred to City Manager's comments.

a. Introduction of New Parks & Recreation Director, Robert Dodd

City Manager Zanoni introduced the new Parks and Recreation Director Robert Dodd. Mr. Dodd will focus on team building, youth leadership, and is goal oriented.

b. Oso Water Reclamation Plant Headworks and Lift Station Project Update

City Manager Zanoni reported that a ribbon cutting ceremony will be held on April 18th for the Oso Water Treatment Plant Headworks and Lift Station Project. The average daily treatment amount is 12 million gallons a day of wastewater.

c. Community Health Fair Re-Cap

City Manager Zanoni provided a recap on the Community Health Fair that was held on April 7th. Services included vaccinations, health screenings, lab work, vital records, and WIC nutrition program.

d. Acknowledgement of City Team members participating in Process Improvement Training (Lean Six Sigma)

City Manager Zanoni recognized the 16 City employees who are participating in the Process Improvement Training.

G. BOARD & COMMITTEE APPOINTMENTS:

1. [22-0646](#) Airport Board (3 vacancies)
Animal Care Advisory Committee (6 vacancies)
Arts & Cultural Commission (1 vacancy)
Board of Adjustment (7 vacancies)
Island Strategic Action Committee (7 vacancies)

Mayor Guajardo referred to Item 1.

Airport Board:

Kusumakar Sooda (Reappointed)
Rosie G. Collin (Appointed)
Rick Barrera (Appointed)

Animal Care Advisory Committee:
Reappointments: Jarvis J. Amaya (Community At-Large); and Deborah Shores (Veterinarian)

Appointments: Ronald S. Smith (Community At-Large); Lynn A. Valley (Community At-Large); Tambi Parker (Animal Welfare); and Curtis Speed (Animal Shelter)

Arts & Cultural Commission:
Sylvia Campos (Appointed to Public Art/Public Space)

Board of Adjustment:
Reappointments: Ricardo D. Barrera, Jr. (Regular); and Gordon Robinson (Regular)

Appointments: Carol Hayden (Regular); Mohan Mathew (Regular); Priscilla San Miguel (Regular); Brandon Crowson (Alternate); and Robert Reyna (Alternate)

Island Strategic Action Committee:
Reappointments: Roy D. Coons (At-Large); Charles F. Duffley (Developer); Eric L. Evans (Commercial Property Owner); and Melanie Salinas (At-Large)

Appointments: Robert J. Corbett (Padre Isles Property Owners Association); Meagan E. Furey (Padre Island Business Association); and Craig Thompson (Professional Engineer)

I. CONSENT AGENDA: (ITEMS 2 - 16)

Approval of the Consent Agenda

Mayor Guajardo referred to the Consent Agenda and asked if a Council Member would like to pull an item for individual consideration. Council Members requested that Items 4, 6 and 16 be pulled for individual consideration.

A motion was made by Council Member Martinez, seconded by Council Member Lerma to approve the Consent Agenda with the exception of Items 4, 6 and 16. The motion carried by the following vote:

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

Abstained: 0

- 2.** [22-0647](#) Approval of the March 29, 2022 Regular Meeting Minutes and April 1, 2022 Special Meeting Minutes.

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

3. [22-0404](#) Zoning Case No. 0222-01, Thanksgiving Homes: (District 2) Ordinance rezoning property at or near 1422 Shely Street from the "CG-2" General Commercial District to the "RS-TH" Townhouse District. (Planning Commission and Staff recommend Approval).

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

Enactment No: 032718

4. [22-0406](#) Zoning Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the "IH" Heavy Industrial District to the "RV" Recreational Vehicle Park District. (Planning Commission and Staff recommend Approval).(Tabled April 12, 2022)

Mayor Guajardo referred to Item 4.

Staff requested that this item be postponed until April 19, 2022.

5. [22-0405](#) Zoning Case No. 0222-02, SCI Wireless & Tillman Infrastructure: (District 2) Ordinance rezoning property at or near 5007 Everhart Road from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit. (Planning Commission and Staff recommend Approval)

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

Enactment No: 032719

6. [22-0485](#) Ordinance disannexing a 75.58-acre tract from a 114.8-acre continuous parcel of land currently divided by the City limit boundary; amending the boundaries of Industrial District No. 2 to include the disannexed area; and approving Industrial District Agreement No. 110B with Bootstrap Energy LLC.

Mayor Guajardo referred to Item 6.

Council Member Lerma made a motion to table this item until April 19, 2022, seconded by Council Member Pusley. The motion failed.

Council Member Barrera made a motion 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 Martinez, Council Member Molina, Council Member Pusley and Council Member Smith
- Nay:** 1 - Council Member Lerma

Abstained: 0

Enactment No: 032720

7. [22-0509](#) Ordinance authorizing acceptance and appropriation of a donation in the amount of \$100,000 from NextEra Energy and authorizing the City of Corpus Christi Gas Department to provide gas pipe plumbing services to eligible low-income city residents.

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

Enactment No: 032721

Consent - Contracts and Procurement

8. [22-0234](#) Motion authorizing a two-year service agreement with one two-year extension option with Miguel Hernandez Jr., dba Universal Tool and Die, of Corpus Christi for an amount not to exceed \$289,650.00, and a potential amount of \$577,400.00 if option period is exercised for fabrication, welding, and repair services for the Utilities Department, effective upon issuance of a notice to proceed, with FY 2022 funding in the amount of \$84,500.00 available through the Wastewater Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-048

9. [22-0284](#) Motion authorizing a one-year service agreement with two one-year options with Beck Bros., Inc., of Beeville, in an amount not to exceed \$76,439.90, and a potential amount not to exceed \$229,319.70 if option periods are exercised, for 13 gate replacements at Mary Rhodes Pipeline (MRP) easements, for the Water Utilities Department, with FY 2022 funding of \$38,219.95 available from the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-049

10. [22-0419](#) Motion authorizing a three-year service agreement with Highway Barricades and Services, LLC of Corpus Christi, in the amount of \$200,000 for FY 2022 and not to exceed \$1,627,440.00, to provide traffic control services for the Public Works Department, with FY 2022 funding available from the Street Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-050

11. [22-0420](#) Motion authorizing an 18-month service agreement for the purchase and installation of two Dataire Computer Room Air Conditioners (CRAC) Units, with Scott Electric Company of Corpus Christi, for \$104,626.00, with FY 2022 funding available from the Information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-051

12. [22-0421](#) Motion authorizing a one-year service agreement with GTS Technology Solutions, Inc., of Austin, Texas, for datacenter computer flooring replacement, in an amount of \$87,926.85, effective upon issuance of a notice to proceed with FY 2022 funding available in the Information Technology Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-052

13. [22-0478](#) Resolution authorizing the acquisition of 27 vehicles and equipment by various departments, of which 23 units will be outright purchases and 4 units will be lease purchases through JP Morgan, for a total of \$3,893,318.54, with such items to be acquired in the manner, at the amounts, and from the sources stated with FY 2022 funding in the amount of \$2,545,101.63.

This Resolution was passed on the consent agenda.

Enactment No: 032722

14. [22-0548](#) Motion authorizing a three-year service agreement with Coastline Refrigeration and Service, LLC of Corpus Christi for a total amount not to exceed \$ 1,686,033.00 for heating, ventilation, and air conditioning (HVAC) preventative maintenance and repairs for Asset Management to 51 City facilities, with FY 2022 funding in the amount of up to \$281,005.00 available from the Facility Management and Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-053

General Consent Items

15. [22-0694](#) Resolution authorizing the submission of a grant application for funding under the U.S. Department of Transportation for funding from the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program in the amount of \$23,900,000.00, with a City cash match of \$6,725,000.

This Resolution was passed on the consent agenda.

Enactment No: 032723

16. [22-0604](#) Motion authorizing an amendment to the Development Reimbursement Agreement with South Padre Investment, Inc., located in Tax Increment Reinvestment Zone No. 5, to extend the project start deadline from April 30, 2022, to April 30, 2024, and extend all other milestones for additional two years.

Mayor Guajardo referred to Item 16.

A Council Member and Director of Finance Heather Hurlbert discussed the following topics: the developer would like to delay this project because of the rising interest rates and supply chain issues; and this will not affect the financing plan.

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

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

Abstained: 0

Enactment No: M2022-054

J. RECESS FOR LUNCH

Mayor Guajardo recessed the Council meeting for lunch at 1:39 p.m. Executive Session Items 26-28 were held during the lunch recess. Mayor Guajardo reconvened the meeting at 3:13 p.m.

K. PUBLIC HEARINGS: (ITEMS 17 - 19)

17. [22-0542](#) Zoning Case No. 0222-04, Exclusive Housing, LLC.: (District 2) Ordinance rezoning property at or near 1333 Logan Avenue from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District. (Planning Commission and Staff recommend Approval)

Mayor Guajardo referred to Item 17.

Director of Development Services Al Raymond presented information on the following topics: zoning pattern and adjacent development; property background; public notification; and staff analysis and recommendation.

Council Members, Director Raymond and Administrator of Development Services Andrew Dimas discussed the following topics: the remodeling permit will allow the owner to upgrade his home; a Council Member's concern about the quality of the construction; if this request is denied, then the owner will not be able to renovate the outside of his home legally; and a Council Member's request for more information on the scope of the project.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Molina made a motion to table the ordinance until April 19, 2022, seconded by Council Member Hernandez. This Ordinance was tabled with the following vote:

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

Nay: 1 - Council Member Lerma

Abstained: 0

18. [22-0535](#) Ordinance amending the Unified Development Code to delegate approval of wastewater lot or acreage fee exemptions to the Director of Development Services.

Mayor Guajardo referred to Item 18.

Council Member Pusley made a motion to approve the ordinance, seconded by Council Member Barrera.

Council Members and Director of Development Services Al Raymond discussed the following topics: a Council Member's concern about giving staff authority to exempt wastewater fee payments and issue refunds; and the purpose of this item is to streamline the process.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

Council Member Smith made a motion to table the ordinance to no specific date, seconded by Council Member Hernandez. This Ordinance was tabled with the following vote:

Aye: 6 - Mayor Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Martinez, Council Member Molina and Council Member Smith

Nay: 3 - Council Member Barrera, Council Member Lerma and Council Member Pusley

Abstained: 0

19. [22-0536](#) Ordinance adopting text amendments to the Unified Development Code (UDC) to adjust requirements for Master Preliminary Plats, and platting regulations regarding expirations and extensions.

Mayor Guajardo referred to Item 19.

Director of Development Services Al Raymond presented information on the following topics: master preliminary plats; time extensions; and planning commission and staff recommend approval.

Council Members and Director Raymond discussed the following topics: the elimination

of dimensions is only for the preliminary plat.

Mayor Guajardo opened the public hearing.

There were no comments from the public.

Mayor Guajardo closed the public hearing.

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

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

Abstained: 0

L. INDIVIDUAL CONSIDERATION ITEMS: (ITEM 20)

- 20.** [22-0614](#) Resolution by the City Council of the City of Corpus Christi, Texas, authorizing and approving publication of Notice of Intention to issue not more than \$21,000,000 in one or more series of Certificates of Obligation for certain facility construction and capital improvements; consistent with the FY 2022 City Council Approved Capital Budget with the exception of \$2,000,000 for the Health District building on Horn Road; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.

Mayor Guajardo referred to Item 20.

Director of Finance Heather Hurlbert presented information on the following topics: steps for issuance; and project funded with Certificates of Obligation.

Council Members and Director Hurlbert discussed the following topics: a Council Member believes that this item should go through a bond election for voters to approve; funds for this project will be available by July; and if this project is delayed, then taxpayers could end up paying more.

Mayor Guajardo opened public comment.

There were no comments from the public.

Council Member Barrera made a motion to approve the resolution, seconded by Council Member Molina.

Council Member Barrera made a motion to amend Exhibit A, Notice of Intention, to change the amount from \$29,200,000 to \$33,837,493, seconded by Council Member Molina and passed with the following vote: Mayor Guajardo, Council Members Barrera,

Hunter, Lerma, Martinez, Molina, Pusley and Smith-voting yes; and Council Member Hernandez-voting no.

Council Member Barrera made a motion to approve the resolution as amended, seconded by Council Member Molina. This Resolution was passed as amended and approved with the following vote:

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

Nay: 1 - Council Member Hernandez

Abstained: 0

Enactment No: 032724

M. FIRST READING ORDINANCES: (ITEMS 21 - 22)

21. [22-0507](#) Ordinance abandoning and vacating an 80.00-foot-wide by approximately 1761.00 feet long (3.0633 Acres) portion of an existing 80.00-foot-wide drainage easement out of Bohemian Colony Lands, Section 7, Lot 6, located at 1802 Lands Road, conditioned on the dedication of a replacement easement.

Mayor Guajardo referred to Item 21.

Director of Development Services Al Raymond presented information on the following topics: vicinity map; aerial overview; and staff recommends approval.

Mayor Guajardo opened public comment.

There were no comments from the public.

A Council Member and Director Raymond discussed the following topics: the developer will pay for the drainage easement.

Council Member Barrera made a motion 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 Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

Abstained: 0

22. [22-0578](#) Ordinance approving Amended and Restated Addendum No. 1 to Lease Agreement with Corpus Christi Baseball Club, L.P., which provides for an increase of \$374,200.00 in Type A funding on a reimbursement basis, to make certain capital improvements to the Whataburger Field property in accordance

with Major League Baseball Requirements; and amending the operating budget.

Mayor Guajardo referred to Item 22.

Mayor Guajardo opened public comment.

There were no comments from the public.

Council Members, Director of Finance Heather Hurlbert and General Manager of Corpus Christi Hooks Brady Ballard discussed the following topics: whether the City is getting anything in return for this investment; and if improvements are not made to the facility, then it would be out of compliance with Major League Baseball regulations, and the Hooks would not be able to play here.

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

Abstained: 0

N. BRIEFINGS: (ITEMS 23 - 25)

- 23.** [22-0657](#) Presentation and Briefing on the Whitecap Preserve Development, Proposed Public Improvement District and Requested Financing Structure

Mayor Guajardo referred to Item 23.

Assistant City Manager Andrea Gardner provided a recap on the Whitecap Preserve Development.

Developer with Ashlar Development Steve Yetts, Vice President with LJA Engineering Jeff Coym and Senior Vice President with Ashlar Development Dan Hatten presented information on the following topics: project team; a new landing for entertainment, shopping, hospitality and public engagement; sustainably designed, diverse and welcoming community; project approach and guiding principles; context and site location; conceptual master plan-March 2022; proposed hospitality, mixed use and retail; water quality and flow-today; water quality and flow Park Road 22 bridge opening; water quality and flow-with Whitecap preserve; proposed parks, green spaces and soft edges; development phases-March 2022; community inspirations-connected by water; character images-parks and green space; public financing proposal-request; public financing proposal-benefits; public financing benefits; Ashlar-public financing experience; and closing remarks and next steps.

Council Members, Assistant City Manager Gardner, Mr. Yetts, Mr. Coym, Mr. Hatten and

Attorney representing Ashlar Development Misty Ventura discussed the following topics: in response to a Council Member's question regarding the \$15M taxpayer investment in the water exchange bridge, developers are planning for boat mobility, but also for golf carts and pedestrians on both sides; there are no off site utility improvements; in response to concerns about water quality and velocity in the canals, Dr. Chris Reed was hired to do hydrodynamic surveys to address this issue; the Encantada Bridge has water exchange but no boat mobility; the Whitecap Bridge allows boat mobility and water circulation; the Commodores Bridge will allow boat mobility and water exchange out to Marker 37; there will be sections where the public can launch kayaks; the entire site will be graded and the canals will be built during phase 1; financing estimates are still being determined; Public Improvement Development (PID) funding will help reimburse for the cost of streets, canals, bulk heading, and utilities; the community has the opportunity to pay for maintaining the bulkheads; the PID is created by the Council and can only be dissolved by petition of property owners and action of Council; the term of the PID will exist based on the community's demand, possibly 30 years; and a Planned Unit Development (PUD) in phase 1 allows the developer to do slight zoning variances.

24. [22-0659](#) Developing Our Future: Corpus Christi Master Planning and Impact Fee Study Update Briefing

Mayor Guajardo referred to Item 24.

Director of Development Services Al Raymond presented information on the Master Planning & Impact Fee Study Update: how did we get here; master planning and impact fee study contract; Capital Improvement Advisory Committee; progress update; developing our future Corpus Christi; what is this project; why is this project needed; solving the funding issue; what is the benefit to Corpus Christi; does the community have say; and project schedule.

Council Members and Director Raymond discussed the following topics: the impact fees will be developed based on the Capital Improvement Plan.

25. [22-0671](#) Overview of Greenwood Manor Low-Income Housing Tax Credit project involving the Corpus Christi Housing Finance Corporation

Mayor Guajardo referred to Item 25.

Assistant Director of Neighborhood Services Jennifer Buxton presented information on the following topics: ALMA at Greenwood; financing; loans to Greenwood Manor, LP; general partner; and timeline.

Council Members, Assistant Director Buxton and City Manager Peter Zanoni discussed the following topics: funds in the Housing Finance Corporation account can be used for future affordable housing projects; in response to a Council Member's question regarding collecting on cash flow loans, staff stated that there have not been any issues with collecting on rental projects; and payments are deferred for 15 years at 3% until there is cash flow to repay it.

O. EXECUTIVE SESSION: (ITEMS 26 - 28)

Mayor Guajardo referred to Executive Session Items 26-28. The Council went into Executive Session at 1:39 p.m. The Council returned from Executive Session at 3:13 p.m.

26. [22-0705](#) **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 Section 6.5 of the City of Corpus Christi Uniform Development Code concerning Air Installation Compatible Use Zones, 14 CFR Parts 77 & 150, APZ compatible use guidelines, zoning, platting, permitting, other land use controls and recently submitted plats and site plans related to the aforesaid matters.**

This E-Session Item was discussed in executive session.

27. [22-0709](#) **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 contract(s) for the purchase of management services and related services for the American Bank Center and Chapters 252 and 271 of the Texas Local Government Code.**

This E-Session Item was discussed in executive session.

28. [22-0710](#) **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to the Corpus Christi Health Department Building premises at 1702 Horne Road, Texas Local Government Code Chapters 252 and 271, statutory requirements related to construction contracts, renovation, repairs, and purchasing and pursuant to **Texas Government Code § 551.072** to deliberate the purchase, exchange, lease, or value of real property (including, but not limited to, property rights at or in the vicinity of the aforementioned location[s]) because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**

This E-Session Item was discussed in executive session.

P. ADJOURNMENT

There being no further business, Mayor Guajardo adjourned this meeting at 5:00 p.m.

WrittenPublicComment 4-12-2022

1 Public Comment & Input Form

| | |
|--|--|
| Date of Meeting | 4/12/2022 |
| Name | Scotsy Thompson |
| Address | Street Address: 12412 Natal Plum City: Corpus Christi State / Province: Tx Postal / Zip Code: 78418 |
| Topic | Whitecap Preserve |
| Agenda Item Number | 0 |
| Describe Feedback: | If reference to the "Whitecap Preserve Project" being built where the old Schlitterbahn was located I highly disapprove of the new "residence" area being added. I live on the Island & we don't need a huge area of new residences. People need to buy what is available first. We don't need to bring the Island up to the 21st century crowding us with more people on the beaches, in the grocery stores, & restaurants! Do you live on the Island? Things have gotten more crowded the last several years! The growth needs to slow down not speed up. We don't want to be another Port Aransas or S. Padre Island. We have a smaller community atmosphere & it's great as it is! I say no to the huge influx of people this will bring! Fix what is already here! We need our roads totally redone & the JFK bridge fixed so we don't have to live with the repairs again for many years. We need our parks made over too! Maybe adding the new park in the Schlitterbahn area would be a nice addition! |
| Provide an email to receive a copy of your submission. | scotsy@gvtc.com |

2 Public Comment & Input Form


| | |
|--|---|
| Date of Meeting | 4/12/2022 |
| Name | Saskia Short |
| Address | Street Address: 15118 reales drive City: Corpus christi State / Province: Texas Postal / Zip Code: 78418 |
| Topic | Whitecap preserve on NPI |
| Agenda Item Number | General comment |
| Describe Feedback: | I am opposed to this project . It will harm so much of our wildlife and contribute to poor water quality over time. It will make our waters polluted and unsafe to be in. The island cannot handle such a massive influx of people. It will make a very negative impact and our barrier island cannot handle it. Please please don't allow this project to start. |
| Provide an email to receive a copy of your submission. | sasnbugs@stx.rr.com |


3 

Public Comment & Input Form


| | |
|--|--|
| Date of Meeting | 4/12/2022 |
| Name | Jennifer Seymour |
| Address | Street Address: 13942 Flintlock |
| | City: Corpus Christi |
| | State / Province: TX |
| | Postal / Zip Code: 78418 |
| Topic | Whitecap Development |
| Agenda Item Number | . |
| Describe Feedback: | I worry the infrastructure of the Island is inadequate for this type of development. Traffic is already an issue here. Sewer is already issue. Clean drinking water is already issue. The amount of sand that would be kicked up and blown into the existing homes around the proposed development would need to be addressed aswell. There would need to dedicated turning lanes. The schools would need more funding to handle the amount of new families in the area. |
| Provide an email to receive a copy of your submission. | seymourstyle@gmail.com |

Written Public Comment 4-12-2022

| 1  Public Comment & Input Form | |
|---|---|
| Date of Meeting | 4/12/2022 |
| Name | Sierra Treanot |
| Address | Street Address: 16110 broomsedge st |
| | City: Corpus christi |
| | State / Province: Tx |
| | Postal / Zip Code: 78418 |
| Topic | Reinvestment zone 2 |
| Agenda Item Number | Public comment |
| Describe Feedback: | Please reconsider the development to padre island at whitecap. This would ruin the island and put a huge strain on traffic and the small charter school we have grown to adore. It's so rare to find a place like this and of you take that away it leaves no room for our children to enjoy the island the way I did. This breaks my heart. We have such a huge traffic problem already and this will make it much worse. None of this is my opinion, but rather facts. You must decide if the developers money matters more than the families that grew up here. Please reconsider this one and let's work together to find an alternative. Otherwise I'm finding another oasis to call home. |
| Provide an email to receive a copy of your submission. | Sierra.treanor@g.austincc.edu |

| 2  Public Comment & Input Form | |
|---|---|
| Date of Meeting | 4/12/2022 |
| Name | Kacie Kirkpatrick |
| Address | Street Address: 14709 dasmarinas |
| | City: Corpus Christi |
| | State / Province: TX |
| | Postal / Zip Code: 78418 |
| Topic | Whitecap Preserve Development |
| Agenda Item Number | 22-0657 |
| | We own a home on Dasmarias directly across from "phase 1" development. We have a list of concerns on how this will impact wildlife and residents on the island. |

| | |
|--|--|
| Describe Feedback: | We would like a risk assessment on how the storm surges will impact our property as a result from opening up all the canals and allowing more water to flow in. We are concerned about increasing traffic on and off the island due to one bridge, causing delays in emergency response and hurricane exits. A second bridge should be built before this project even begins. Schools are another major issue, as Seashore Academy currently has a waitlist. With increased population, another school should be built before development. We are deeply concerned and devastated for the wildlife losing their habitat and migratory nesting grounds directly in front of us for homes and canals to be built. The Black Rail is a secretive marsh bird that recently listed in 2020 as near threatened. Monarch butterflies. Lastly, taxes increasing significantly. |
| Provide an email to receive a copy of your submission. | kacie_k_mkay@yahoo.com |

|  Public Comment & Input Form | |
|---|--|
| Date of Meeting | 4/12/2022 |
| Name | Holly Edwards |
| Address | Street Address: 14957 Canadian Mist Dr |
| | City: Corpus Christi |
| | State / Province: TX |
| | Postal / Zip Code: 78418 |
| Topic | Whitecap Preserve |
| Agenda Item Number | 22 |
| Describe Feedback: | As a resident of the island, I worry about infrastructure being able to handle the increased population. Right now, at times, there is low water pressure. We have power outages. Our streets are in disrepair. The water pipes are old and have been bursting. During peak times the bridge traffic gets backed up all the way to HEB (not counting construction). What is going to happen when there are more residents and tourists? What if there's an emergency where the island needs to be evacuated? What if there's a hurricane starting as a Cat 2 and it changes last minute to a Cat 5. It happened. Also, there needs to be clarification about this development. All the attractive amenities, will they just be for that community, or the entire island? They want tax dollars to help pay for this (TIRZ). Equivalent money that we pay in our taxes. We should have equal benefits from our tax dollars. Before this project is approved, we need to focus on the present needs of the island, including a 2nd bridge. |
| Provide an email to receive a copy of your submission. | edwards.hollym@gmail.com |

Sarah Brunkenhoefer

From: CitySecretary
Sent: Tuesday, April 12, 2022 9:22 AM
To: Sarah Brunkenhoefer
Subject: FW: [EXTERNAL]Public Input: 04-12-2022 - saskia short

FYI

From: Jotform <noreply@jotform.com>
Sent: Tuesday, April 12, 2022 9:10 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 04-12-2022 - saskia short

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Public Comment & Input Form

| | |
|--------------------|---|
| Date of Meeting | 04-12-2022 |
| Name | saskia short |
| Address | Street Address: 15118 Reales Drive City: Corpus Christi State / Province: TX Postal / Zip Code: 78418 |
| Topic | Whitecap reserve Development |
| Agenda Item Number | 22-0657 |
| Describe Feedback: | <p>I have concerns about this project on how it will impact our wildlife and residents.</p> <p>I am concerned about the impact on our wildlife losing their habitat and migratory nesting grounds. The wildlife WILL look for other habitats, going through our existing neighborhoods. This will mean more interaction with humans and pets.</p> <p>The Black Rail marsh bird - listed in 2020 as near threatened.</p> |

Our monarch butterfly migrations will be impacted.

2nd concern is the increase of traffic and having only 1 bridge, causing delays in emergency response and hurricane evacuations. A second bridge should be built to accommodate the increases, before this project even begins.

3rd -Our taxes will increase significantly.

My ask BEFORE this project even begins

1. A risk assessment on how the storm surges will impact properties from opening canals allowing more water to flow in.
2. An assessment of how this will impact wildlife.
3. A build of a 2nd bridge to accommodate the increase in population.

Sarah Brunkenhoefer

From: CitySecretary
Sent: Tuesday, April 12, 2022 10:44 AM
To: Sarah Brunkenhoefer
Subject: FW: Public Input: 04-12-2022 - Eli Mckay

FYI

From: Jotform <noreply@jotform.com>
Sent: Tuesday, April 12, 2022 10:36 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 04-12-2022 - Eli Mckay

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

Public Comment & Input Form

| | |
|--------------------|--|
| Date of Meeting | 04-12-2022 |
| Name | Eli Mckay |
| Address | Street Address: 1008 Marguerite St City: Corpus Christi State / Province: TX Postal / Zip Code: 78401 |
| Topic | Crypto Mining |
| Agenda Item Number | 6 |
| Describe Feedback: | Mayor, and city council. I am writing in today to demand that you stop the Corpus Crypto Debacle. Put the residents and voters over the special interest groups y'all seem dead set on allowing to ravage our resources. The decisions this council has recklessly made will impact this city for generations. Y'all have less than 7 months before your terms are up. All I am asking is that you stop doing the absolute worst for our city, and try listening to your constituents. Stop acting like you are experts, when the general public can see you're clueless tools who won a popularity contest. |

Provide an email to
receive a copy of your
submission.

misselizabethmckay@gmail.com