



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, April 27, 2021

11:30 AM

Council Chambers

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**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 11:34 a.m.

**B. Invocation to be given by Deacon Stephen Nolte, Saint Theresa Parish.**

Council Member Roland Barrera gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Whitley Yepez, Veterans Memorial High School.**

Whitley Yepez, Veterans Memorial High School student, led the Pledge of Allegiance to the Flag of the United States and the Texas Flag.

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

City Secretary Rebecca L. 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 K. Risley and City Secretary Rebecca L. Huerta.

**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. Proclamations / Commendations**

Mayor Guajardo announced that the following proclamation was presented: Professional Municipal Clerk's Week is May 2-8. A Certificate of Commendation was presented to Police Chief Mike Markle upon his retirement.

**F. PUBLIC COMMENT**

Mayor Guajardo referred to comments from the public.

The following citizen called in opposition to Item #15: Carl Badalich, 102 West Palm Beach.

The following citizens submitted written public comments which are attached to the Minutes: David McIntyre, 2837 Oso Pkwy.; Sherry Badalich; and Richard Weitzel, 16602 Willow Run.

Dr. Gloria Scott thanked and acknowledged Police Chief Mike Markle for his service to the community.

**G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

Mayor Guajardo referred to City Manager's Comments.

**a. Drought Conditions Update**

City Manager Zaroni reported the City is in stage 1 drought restrictions. Reservoir levels are currently at 35.3%. To avoid stage 1 drought conditions, the reservoir levels need to reach 50%.

**b. Street Construction Update**

City Manager Zaroni reported the following construction projects are coming to completion soon: Morgan Avenue; Everhart Road; Holly Road; Rodd Field Road; and Strasbourg Drive.

**c. Upcoming Special Events (HOSPIS Gala & Award Ceremony; Buc Days)**

City Manager Zaroni reported Buc Days Festival will be held from April 29th through May 9th. Due to COVID-19, the illuminated night parade will not be held this year. Instead, a Parade Pachanga will be held inside the American Bank Center. Vaccine clinics will be available for citizens 18 years or older for Moderna or 16 years or older for Pfizer. Anyone receiving vaccinations on the day of the event will get free admission. The Blue Angels Air Show will be held at 1:00 p.m. on Saturday, May 1st and Sunday, May 2nd. The Rodeo will be held at the American Bank Center from May 6th to May 9th.

The Hospis Gala and Award Ceremony is taking place on April 29, 2021 at the Omni Hotel.

On April 29th the City will be launching a new department called the Neighborhood Services Department.

**H. BOARD & COMMITTEE APPOINTMENTS:**

1. [21-0496](#) Corpus Christi Regional Transportation Authority (1 vacancy)  
Corpus Christi Convention & Visitors Bureau (1 vacancy)

Mayor Guajardo referred to Item 1.

Corpus Christi Regional Transportation Authority

Council Member Pusley nominated Gabi Canales (City-Transportation). Council Member Hernandez nominated Adolfo "Butch" Escobedo (City-Transportation). Council Members Hernandez, Lerma and Martinez voted for Escobedo. Council Members Molina, Pusley, Smith, Hunter and Mayor Guajardo voted for Gabi Canales. Council Member Barrera abstained. Gabi Canales was appointed.

Corpus Christi Convention & Visitors Bureau

Council Member Molina nominated Ramon Pineda. Council Member Hernandez nominated Steve Banta. Mayor Guajardo nominated Sara Sells Morgan. Council Members Molina, Smith, Barrera and Lerma voted for Pineda. Council Members Pusley, Hunter, Martinez and Mayor Guajardo voted for Morgan. Council Member Hernandez abstained. Due to a tie, this Board appointment was tabled to the next meeting.

**I. EXPLANATION OF COUNCIL ACTION:**

**J. CONSENT AGENDA: (ITEMS 2 - 10)**

**Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda.

A motion was made by Council Member Pusley, seconded by Council Member Molina to approve the Consent Agenda. 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. [21-0509](#) Approval of the Minutes of the Regular Meeting of April 20, 2021.**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

**3. [21-0363](#) Ordinance accepting \$22,816.97 from the State of Texas - Law Enforcement Officer Standards and Education Account; and appropriating \$22,816.97 for FY 2021 in the Police Grants Fund for training of sworn and civilian personnel.**

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

Enactment No: 032418

**4. [21-0361](#) Ordinance rejecting the apparent low bid of WLE, LLC. due to refusal to perform on a previous mowing contract providing similar services and authorizing a three-year service agreement for mowing and grounds maintenance of Stormwater Mowing Group 5B for an estimated amount of \$73,740.00 with Juan Antonio Galnarez, dba Tony's Lawn Service of Rockport, Texas for the**

Department of Public Works, with FY 2021 funding in an amount not to exceed \$10,242.00 available through the Stormwater Fund.

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

Enactment No: 032419

5. [21-0421](#) Ordinance amending the Code of Ordinances, Chapter 49, to promote better management of the public rights-of-way for Bond and other infrastructure projects, adding Article VIII - Management of Rights-of-Way to clarify responsibilities for all types of utilities within a public right-of-way, and establishing a penalty.

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

Enactment No: 032420

6. [21-0469](#) Ordinance amending Section 55-100 of the Corpus Christi Code of Ordinances to continue using the 2020 Winter Quarter Average (calculated from December 2019 - February 2020) for wastewater charges from May 2021 through April 2022.

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

Enactment No: 032421

*Consent - Contracts and Procurement*

7. [21-0293](#) Motion authorizing a three-year supply agreement with Southern Tire Mart, LLC of Columbia, Mississippi, E.B. Creager Tire & Battery, Inc. of Corpus Christi, Texas, and Vicente Cavazos Jr, dba Cavazos Tire Service of Corpus Christi, Texas in amount not to exceed \$166,000.00, for Mobile Tire Repair for Asset Management Department, Fleet Division, with FY2021 funding in the amount of \$27,600.00 available through the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-091

8. [21-0392](#) Motion authorizing the purchase of two replacement transfer trailers for \$167,806 and the lease-purchase, through JP Morgan, of one new transfer trailer from Spector Manufacturing, Inc. of St. Claire, Pennsylvania, for \$88,237.90 for a total amount of \$256,043.90 to be utilized by Solid Waste Operations; effective upon issuance of a letter of acceptance, with FY 2021 funding in the amount of not to exceed \$167,806 available through the Equipment Replacement Fund, with lease purchase payment commencing in FY 2022.

This Motion was passed on the consent agenda.

Enactment No: M2021-092

9. [21-0442](#) Resolution authorizing a three-year service agreement with A-1 Scale Services, Inc. of San Antonio, Texas, in an amount of \$91,136.00 for installation and upgrade of the Mettler Toledo Databridge System software to replace the outdated Mettler Toledo Autoscale system utilized by the Cefe Valenzuela Landfill and the JC Elliott Transfer Station, effective upon issuance of a notice to proceed, with FY 2021 funding available through the General Fund.

This Resolution was passed on the consent agenda.

Enactment No: 032422

*Consent - Capital Projects*

10. [21-0282](#) Motion awarding a Master Services Agreement for Utilities Permitting Assistance to Plummer Associates, Inc., Austin, Texas, for permitting and regulatory assistance for the City's water and wastewater treatment plants, located Citywide, in an amount up to \$230,000.00 for the initial term, with four renewal options to be administratively authorized for a total amount not to exceed \$1,150,000.00, with FY 2021 funding available from the Water and Wastewater Capital Funds.

This Motion was passed on the consent agenda.

Enactment No: M2021-093

**K. LEGISLATIVE UPDATE:**

Mayor Guajardo referred to the Legislative Update.

Director of Intergovernmental Relations Tammy Embrey gave a brief update on actions that have taken place at the State Capitol.

A Council Member and Director Embrey discussed the following topics: in response to a Council Member's question regarding an update on the electrical utility issues with ERCOT, Director Embrey will send out a summary to Council at the end of the week of various major pieces of legislation; and the City has not taken a position in support of or opposed to any of these Bills because we do not operate an electric utility.

**L. RECESS FOR LUNCH**

The recess for lunch was held from 1:40 p.m. to 2:22 p.m.

**M. PUBLIC HEARINGS: NONE**

**N. INDIVIDUAL CONSIDERATION ITEMS: (ITEMS 11 - 12)**

11. [21-0534](#) Discussion with possible action to amend City Council Policies, Rules of Procedure, regarding the Motion to Reconsider.

Mayor Guajardo referred to Item 11.

City Secretary Rebecca Huerta stated that a few Council Members requested options allowing for more public notice when a motion to reconsider is made; the top seven cities by population were polled to see what type of procedures they use; the Council has three options: 1) to change Council policies to follow Robert's Rules of order; 2) amend our existing process by requiring the motion to reconsider be placed on the agenda; and 3) not make any changes and maintain the current process.

City Manager Peter Zanoni and City Attorney Miles Risley recommended Option 1.

Council Member Pusley made a motion to approve Option 1, seconded by Mayor Guajardo.

Council Members and City Manager Zanoni discussed the following topics: a Council Member's suggestion to go with Option 2 because of past experience; and a Council Member believes Option 1 is the best practice.

The motion approving Option 1 failed.

Council Member Hernandez made a motion to approve Option 2, seconded by Council Member Lerma. This Resolution was passed and approved with the following vote:

**Aye:** 6 - Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina and Council Member Smith  
**Nay:** 3 - Mayor Guajardo, Council Member Barrera and Council Member Pusley  
**Abstained:** 0

Enactment No: 032423

12. [21-0512](#) Ordinance approving a seawall improvement project for the replacement of docks A, B, C, D, and L at the Corpus Christi Municipal Marina in an amount up to \$14,299,000.00; appropriating and transferring \$14,299,000.00 from the Seawall Improvement Fund to the Seawall Capital Improvement Program Fund and appropriating therein; and amending the operating and capital budgets.

Mayor Guajardo referred to Item 12.

Assistant City Manager Neiman Young and Marina Manager Jonathan Atwood presented information on the following topics: issue; Center of our Economic Hub; Corpus Christi Marina dock replacement; dock 1; marina dredging needed; old power pedestal; new power pedestals; modern concrete marine dock system; Texas Marinas with concrete docks; UTMSI-Port Aransas; Island Moorings-Port Aransas; Port Aransas Municipal Marina; slips overview; project budget; economic impact-marina; economic impact-local; Type A fund balance; Type A fund annual revenues; and recommendations.

Council Members, City Manager Peter Zanoni, Mr. Atwood and City Attorney Miles Risley

discussed the following topics: this is a great news item because it is over a \$14 million investment; Certificates of Obligation will be issued in a few weeks, along with other projects; dredging will take place at the L head and the seawall, along with some of the slips and channels; docks E, F, G and H were replaced in 2008 or 2009; the estimated completion date will be approximately one year; an engineer has assessed the docks; a Council Member thanked the Chamber of Commerce, Type A group and other groups for moving this forward; plumbing and electrical will be updated for the new docks; the floatation for the new docks will be foam encased in concrete; the completion date does include the dredging; the L pier is open to the public to lease slips from the City; revenue is due to the size of slips, most slips on L dock have larger vessels; the City is expected to receive \$2 to \$3 million from the claim that was filed for the damage from Hurricane Hanna; and the new dock master is helping put together a maintenance plan for marina upkeep.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Lerma. 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

**O. FIRST READING ORDINANCES: (ITEMS 13 - 19)**

13. [21-0420](#) Ordinance amending the City of Corpus Christi Code Section 39-324 and Section 39-303 that will incorporate the City's pay plans and holiday schedule as part of the annual budget process and adding pay grade 321 for executive leadership team positions [Chief of Staff, Chief Financial Officer, Assistant City Manager].

Mayor Guajardo referred to Item 13.

Director of Human Resources Eyvon McHaney stated that six out of the seven largest Texas cities incorporate their pay plans and holiday schedules directly into the budget by including the pay plans and holiday schedules as separate appendices attached to the annual budget; this ordinance ensures City pay-grades remain accurate and complete, and brings the City in-line with the standard practices of the seven largest cities in Texas.

Council Members, Director McHaney and City Manager Peter Zaroni discussed the following topics: Pay Grade 321 is a new bracket that specifically encompasses the Assistant City Managers, Chief Financial Officer and Chief of Staff; and the 318 pay grade was removed to add the 321 pay grade.

Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Molina. 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

14. [21-0225](#) Ordinance amending Chapter 6 of the Code of Ordinances regarding Animal Care and Control by adding and clarifying definitions, creating and revising sections including microchipping registration, failure to reclaim pets, impoundment of abandoned or unrestrained animals, dangerous and aggressive dogs, adequate sheltering of canines, and the feeding of animals; providing for severance, publication, and establishing an effective date of the new laws.

Mayor Guajardo referred to Item 14.

City Manager Peter Zanoni stated this item was being withdrawn by staff, and was rescheduled for May 11.

15. [20-1344](#) Zoning Case No. 1020-02, Mustang Island, LLC. (District 4). Ordinance rezoning property at or near 7213 State Highway 361 from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District. (Planning Commission and Staff recommend Approval) (3/4 vote required due to opposition by adjacent property owners)

Mayor Guajardo referred to Item 15.

Director of Development Services Al Raymond presented information on the following topics: aerial overview; adjacent development; zoning pattern; public notification; planning commission and staff recommend approval; aerial with special permit; and proposed special permit.

Council Members, Director Raymond and Assistant City Attorney Buck Brice discussed the following topics: staff added a special permit to the zoning request; and Council Members' concern with the density of the RV resort.

Council Member Barrera made a motion to approve the ordinance with a special permit, seconded by Council Member Hunter. The ordinance failed.

**Aye:** 1 - Council Member Molina

**Nay:** 7 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez and Council Member Pusley

**Abstained:** 1 - Council Member Smith

16. [21-0160](#) Ordinance awarding a construction contract to Facilities Solutions Group, Corpus Christi, TX, for the Fire Station Multiple Location Generator Replacement Project to replace and upgrade generators at Fire Stations 1, 5, 7, 8, 9, 10, and 12, located Citywide, in an amount not to exceed \$412,725.00 with



FY2021 funding available from the Fire Capital Fund; and amending the Capital Improvement Program.

Mayor Guajardo referred to Item 16.

A Council Member, Director of Engineering Services Jeff Edmonds and City Manager Peter Zaroni discussed the following topic: staff is recommending the replacement of natural gas generators as a best practice.

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

17. [21-0161](#) Ordinance awarding a construction contract to Pro Tech Mechanical, Corpus Christi, Texas, for the Museum of Science & History Mechanical, Electrical, and Plumbing Improvements to replace the cooling and heating system, located in Council District 1, in an amount not to exceed \$1,427,351.00, with FY 2021 funding available from the Facility Maintenance Capital Fund and Energy Public Property Finance Capital Fund; and amending the Capital Budget to appropriate funding.

Mayor Guajardo referred to Item 17.

Director of Engineering Jeff Edmonds stated that the purpose of this item is to award a construction contract to replace piping and mechanical systems at the Science and History Museum and to amend the Capital Improvement Plan (CIP).

There were no comments or questions from the Council.

Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Molina. 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

18. [21-0007](#) Ordinance authorizing the approval of Change Order Number 24 to a construction contract with PLW Cadagua Partners, The Woodlands, Texas, for additional scope of work that includes Clearwell #1 roof repairs for the O.N. Stevens Water Treatment Plant High Service Pump Building No. 3 project, located in Council District 1, in an amount of \$427,951.25 for a total restated fee

of \$23,843,835.05, with FY 2021 funding available from the Water Fund and amending the Capital Improvement Program.

Mayor Guajardo referred to Item 18.

Director of Water Utilities Kevin Norton stated that approval of the ordinance would repair the O.N. Stevens Water Treatment Plant roof that is currently leaking; the funding comes from FY 2021 operating funds resulting from chemical savings; this ordinance also amends the CIP; and staff recommends approval.

Council Members, Director Norton, Director of Engineering Services Jeff Edmonds and City Manager Peter Zanoni discussed the following topics: a Council Member's concern that project E11066 was not in the current or previous year's Capital Improvement Plan (CIP), but that it goes back to the 2019 CIP; the design engineer supports this project and the added scope was not in the original project; and the City is operating within the Council approved guidelines and complying with state law.

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:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Pusley and Council Member Smith

**Abstained:** 1 - Council Member Molina

19. [21-0510](#) Ordinance authorizing the resale of 18 properties for \$111,700.00 which were foreclosed upon for failure to pay ad valorem taxes, of which the City shall receive \$12,528.58 plus \$19,833.80 for partial payment of City paving and demolition liens.

Mayor Guajardo referred to Item 19.

Director of Finance Heather Hurlbert stated that the winning bids were submitted on five properties by Carrvino Development, LLC, eight properties by Thanksgiving Homes, and five properties by an individual; and the City will receive about \$12,500 towards delinquent tax revenues and \$19,800 for payment of demolition liens.

A Council Member, City Manager Peter Zanoni, Director Hurlbert and City Attorney Miles Risley discussed the following topics: these properties are fairly priced; and these are tax resale properties that didn't make the minimum bid at the auction.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Molina. 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

**P. BRIEFINGS: (ITEM 20)**

20. [21-0511](#) Development Growth Presentation and Corpus Christi Regional Economic Development Quarterly Update (1st Quarter 2021)

Mayor Guajardo referred to Item 20.

Director of Development Services Al Raymond and Director of Planning and Environmental Services Daniel McGinn presented information on the following topics: plats; major infrastructure; commercial construction; analysis; Northwest Blvd.-ongoing projects; Staples corridor; public improvement district; and annexation.

President and CEO of Corpus Christi Regional Economic Development Corporation Iain Vasey presented information on the following topics: March 2021 employment by sector for Corpus Christi MSA; unemployment rates; area projects net taxable value; select major projects; business development dashboard; business attraction activities; CCREDC project pipeline; Coastal Bend Business Resources working group final COVID economic impact survey; CCREDC 2020-2021 projects; and charting a new case.

Council Members and Mr. Vasey discussed the following topics: the importance of economic development in Corpus Christi; CCREDC was nominated by the governor's office for the Trade and Industry Development magazine; and Council Members commended the economic development team for their diligence.

**Q. APPEAL OF A DECISION OF THE BUILDING STANDARDS BOARD: (ITEM 21)**

**The Appeal will proceed using the following format:**

21. [21-0495](#) Consideration of an appeal filed by Ms. Raquel Ordonez of the Building Standards Board's Decision to require demolition of the substandard structure on property located at 309 Hiawatha Street in City Council District 1.

Mayor Guajardo referred to Item 21.

City Attorney Miles Risley stated that today's appeal was filed by Raquel Ordonez regarding the Building Standard's Board decision is to require demolition of the property located at 309 Hiawatha Street.

Ms. Raquel Ordonez, the appellant, stated that: this property belongs to her grandmother; she was unaware that the property in question was going to be demolished; she paid the lien on the house; she started cleaning the property when she arrived in Corpus Christi on April 22, 2021; and she spoke to the tax department and they are willing to make payment arrangements with her.

Council Members and Ms. Ordonez discussed the following topics: Ms. Ordonez's wish is to restore this home for ministry purposes; she received notice of this situation on February 11, 2021; Ms. Ordonez plans to pay \$5,000 towards the taxes of the property if the approval of the demolition is cancelled; a family member will be living in the house; Ms. Ordonez's claim that she is financially capable to repair this property and needs at least six months to do so; Ms. Ordonez's pledge to get the roof fixed and windows repaired in the next six months; Ms. Ordonez has not considered tearing down the house, rather she wants to remodel it; Ms. Ordonez is not aware of any structural damage to the property; no one has lived in the house for at least nine years; and Ms. Ordonez is meeting with an attorney to establish ownership of the property.

City Attorney Miles Risley presented the following information: Code Enforcement notified more than 50 people by mail and a notice was posted on the front door several times; Ms. Ordonez does not appear in the title records; Building Standards Board does not prohibit an owner from demolishing a building; if the owner does not demolish the property within 30 days, then the order authorizes the City to demolish it; and it could take months before the demolition is even completed.

Council Members, City Attorney Risley, Code Compliance Officer Diana Garza, Code Enforcement Program Manager Liza Lopez and Ms. Ordonez discussed the following topics: the Building Standards Board decides if a building needs to be demolished; the immediate requirement is to secure the building; notices can only be sent to people who are listed on the property and utility bills; the best way to establish legal ownership is to let the property get foreclosed; a Council Member's concern why the City accepted Ms. Ordonez's money to pay fines and fees when the title is not in her name; legal heirs get the property when there is not a will; the City sent out three letters that did not get returned; the letters were sent out by certified mail and first class mail; there is an active lawsuit by Linebarger for taxes; Ms. Ordonez is risking putting money into the property and may not be able to secure the ownership; Ms. Ordonez is requesting a six month delay to demolish the property and understands her risks; she needs a list of repairs that are required to get it up to code; a Council Member's concern of protecting the surrounding neighborhood; it will take a structural engineer about six months to assess the property; there is no liability on the City since it is not municipal property; and the Texas Local Government Code says you cannot give someone more than 90 days to repair the building.

Code Enforcement Program Manager Lopez and Code Compliance Officer Garza presented information on the following topics: they have received many complaints in the community regarding this property; Code Compliance Officer Garza went out to the property and made her assessment; the sign is placed on the structure that no one is allowed to enter the property due to what the Building Standards Board ordered; the notices that were mailed out stated what was wrong with the property; and all of the notices of violation were returned.

Council Members, City Attorney Risley, Code Enforcement Program Manager Lopez and Code Compliance Officer Garza discussed the following topics: if Council takes action for demolition it does not affect property ownership; the first complaint was filed on August 20, 2020; the utilities have been turned off since 2013.

Council Member Pusley made a motion to approve the resolution to deny the appeal, seconded by Council Member Barrera.

Council Members, City Attorney Risley, Code Enforcement Program Manager Lopez and Code Compliance Officer Garza discussed the following topics: it could cost the City up to \$4,500 or \$5,000 to demolish this property; if an empty lot is sold, it would not be enough to cover the tax lien and demolition; the demolition will be covered by the CDBG funds; and it will take about three to four months to demolish this property.

The motion to approve the resolution failed.

Council Member Hernandez made a motion to table for 30 days to allow Ms. Ordonez to develop a plan to bring the property into compliance with code enforcement, seconded by Council Member Lerma. This Motion was passed and approved with the following vote:

**Aye:** 5 - Mayor Guajardo, Council Member Hernandez, Council Member Lerma, Council Member Martinez and Council Member Smith  
**Nay:** 3 - Council Member Barrera, Council Member Molina and Council Member Pusley  
**Absent:** 1 - Council Member Hunter  
**Abstained:** 0

**R. EXECUTIVE SESSION: NONE**

**S. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 5:19 p.m.



To: carl badalich

Cc:

Subject:

From: Sherry Badalich - easymagic@hotmail.com

Message Size: 86 KB

Send Web Content As:

<https://www.cctexas.com/sites/default/files/CTYSEC-request-for-callback-form.pdf>

## REQUEST FOR CALL BACK FORM

#15

City of Corpus Christi  
Boards, Commissions and Committees

Enter either the name of the Board, Commission or Committee: City Council of Corpus Christi

DATE OF MEETING (mm/dd/yyyy): 4/27/2021

NAME: Carl Badalich

ADDRESS: 102 West Palm Beach

CITY: Corpus Christi

STATE: TX

ZIP: 78418

TOPIC: Rezoning Case

AGENDA ITEM NUMBER (if applicable): Zoning Case 0-1020-Mustang

1020-02

TELEPHONE NUMBER FOR CALL BACK: 361-855-8866

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## Sarah Brunkenhoefer

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**From:** CitySecretary  
**Sent:** Monday, April 26, 2021 11:38 AM  
**To:** Rebecca Huerta  
**Cc:** Norma Duran; Sarah Brunkenhoefer  
**Subject:** FW: [EXTERNAL]Public Input: 04-27-2021 - David McIntyre McIntyre

FYI.

Thank you,  
Aly Berlanga

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, April 26, 2021 11:38 AM  
**To:** CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>  
**Subject:** [EXTERNAL]Public Input: 04-27-2021 - David McIntyre McIntyre

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to [SecurityAlert@cctexas.com](mailto:SecurityAlert@cctexas.com). ] ]

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

### Public Comment & Input Form

Date of Meeting	04-27-2021
Name	David McIntyre McIntyre
Address	Street Address: 2837 Oso Parkway Street Address Line 2: City: CORPUS CHRISTI State / Province: TX Postal / Zip Code: 78414
Topic	Item # 14 (21-0225) Regarding feeding animals
Agenda Item Number	14
Describe Feedback:	I am extremely hopeful that at least some of these proposed changes are implemented. I currently reside directly across from the location where people have been feeding raccoons for years now. I cannot tell you how negatively this has impacted me and my family. From constant trash blowing into our yard from discarded feeding items to all

manner of additional nuisance animals (possums/rats/coyotes) being drawn to the food. We have had multiple occasions of people driving by and shooting at the animals (I have provided a video to CCPD and Animal Control). People are honking just outside our door all hours of the night and early a.m. We are miserable in our own home and have complained for years. I have pictures and video that I can provide of a large number of dangerous situations that occur here on a nightly basis. Unaddressed, a tragedy is inevitable. Please do not allow this continue. Pass at least the wildlife feeding portion of this item. Thank you.

Provide an email to receive a copy of your submission.

[dmcintyre12@grandecom.net](mailto:dmcintyre12@grandecom.net)



#15

Case:1020 - 02

I am not sure where to begin with this letter. You already know that I am opposed to this project even though I get notices a month after a meeting takes place. I am not opposed to development.

I am not opposed to the developer of this land. I am sure he is a very nice man who had an idea. What I am opposed to is him coming in and filling in wet lands without permission. I also am opposed to him starting a project without permission. He did bring in gravel, big machinery etc. without getting authorization that are necessary. Rules should be the same for everyone. We have abided by those rules.

You have no proof that an RV Park will not impact the value of my land. We have lived on Mustang Island for over 40 years. Long before there was much development on the Corpus Christi portion of Mustang Island. It has a special place in our hearts. RVs are a great way to travel, but again you can have too many on a small island that only has one exit in case of a hurricane. Can you imagine the congestion of everyone getting off the island over the causeway if you add that many more RVs to the congestion? Have you thought to ask those in charge of evacuation their thoughts?

Please consider not allowing this particular project to go through.

Sherry Badalich

**Norma Duran**

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**From:** Richard Weitzel <richard.weitzel@gmail.com>  
**Sent:** Tuesday, April 27, 2021 8:55 AM  
**To:** CitySecretary  
**Subject:** Objection to RV Park

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. ] ]

Date of Meeting 04-27-2021  
Name Richard Weitzel  
Address Street Address: 16602 Willow Run  
City: San Antonio  
State / Province: Texas  
Postal / Zip Code: 78247  
Country: United States

Topic Zoning Case 1020-02

Agenda Number 20-1344

Describe Feedback: I strongly oppose RV Parks.

Trailer parks provide less Revenue for city and county, and attract a negative element. A Developers Pro Forma will rapidly deteriorate into a slum-like environment. When the Trailer Park shows decreasing Revenue, the prices drop, and to get Revenue the Trailer Park accepts anyone to offset expenses - a downward "spiral" into bankruptcy. No one will want to buy a Lot and build an expensive home overlooking a slum-area Trailer Park.

City Council can become "heroes" in the CC area by commissioning a Study on the "best and highest use" of the entire area - from the perspective of Tax Revenue, and not of limited knowledge of what is best for the City of CC and Mustang Island. The Study should include what other beachfront properties, like Okaloosa Island in Florida, have done to create a beneficial Tax Revenue base. The Study protects Council from being arbitrary and indecisive.

Please don't miss this opportunity to do what's right for the City of CC.

Provide an email to  
receive a copy of your  
submission.

[richard.weitzel@gmail.com](mailto:richard.weitzel@gmail.com)