



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

---

Tuesday, August 23, 2022

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 11:33 a.m.

**B. Invocation to be given by Pastor Richard Milby, Corpus Christi Cross Project.**

Pastor Richard Milby, Corpus Christi Cross Project, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Timothy Davila, Freshman at Roy Miller High School.**

Timothy Davila, Freshman at Roy Miller 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.**

Assistant City Secretary Ruth Bocchino 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 Assistant City Secretary Ruth Bocchino

Note: Council Member Smith arrived at 11:40 a.m. and Council Member Hunter arrived at 11:47 a.m.

**Present:** 9 - Mayor Paulette 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. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

Mayor Guajardo referred to City Manager's comments.

**a. Short Term Rental Update**

City Manager Peter Zanoni presented an update on Short Term Rental (STR). 1,172 residents have registered for short term rentals. Enforcement for permitting will begin on September 1. Director of Planning Department Daniel McGinn will be providing two,

six-month updates.

Council Members, City Manager Zanoni and City Attorney Miles Risley discussed the following topics: a Council Member's concern that an STR is operating without a permit, code enforcement has issued citations, but no court date set; Director of Planning McGinn manages the STR process and works with development services, finance, code compliance and police; and revenues go into the general fund.

**b. FY 2023 Budget Development Update**

City Manager Peter Zanoni presented an update on the FY 2023 Budget Development. Five community input sessions were held from August 8-17. 400 residents attended these five work sessions. The community requests included more money for homelessness, public art, and protected bike paths. The final budget will be adopted on September 6.

**F. PUBLIC COMMENT**

Mayor Guajardo opened the public comment period.

Alec Jackson, 3717 Woodstone Dr.; Gregory Galvan, 5770 Hall Ave., Abel Rivera, 2402 Rainy River; Martin Sandejo, 301 S. Perez; and Denny Gold, Slippery Rock, PA, spoke regarding job preservation.

**G. BOARD & COMMITTEE APPOINTMENTS: (NONE)**

**I. CONSENT AGENDA: (ITEMS 1 - 7)**

**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. Staff requested that Item 7 be postponed.

A motion was made by Council Member Pusley, seconded by Council Member Molina to approve the Consent Agenda with the exception of Item 7. 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

**1. [22-1447](#) Approval of the August 16, 2022 Regular Meeting Minutes**

The Minutes were approved on the consent agenda.

*Consent - Second Reading Ordinances*

2. [22-1298](#) Case No. 0522-02, City of Corpus Christi (District 1): Ordinance rezoning property at or near 1525 Morgan Avenue, located along the south side of Morgan Avenue, east of South Brownlee Boulevard, and west of 12th Street from the “CG-2” General Commercial District and the “RS-TF” Two-Family District to the “CN-1” Neighborhood Commercial District. *(Planning Commission and Staff recommended approval of the change of zoning from the “CG-2” General Commercial District and the “RS-TF” Two-Family District to the “CN-1” Neighborhood Commercial District.)*

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

Enactment No: 032833

3. [22-0375](#) Ordinance amending Chapter 49 of the Corpus Christi Code of Ordinances to add Article IX, Sidewalk Cafes, Parklets and Pedlets in City right of way in the Downtown Area to authorize the closure and use of portions of public right-of-way to facilitate the use of public sidewalks and parking areas for the sale or provision of food and beverages outdoors; and providing for a penalty.

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

Enactment No: 032834

*Consent - Contracts and Procurement*

4. [22-1449](#) Motion authorizing a one-year service agreement with Summit Risk Advisors, LLC, dba SA Benefit Services, for stop loss coverage for the City’s self-funded employee health benefits from October 1, 2022, through September 30, 2023, with funding from the proposed FY 2023 Operating Budget for an estimated amount of \$2,496,000.00 payable from various City employee health funds.

This Motion was passed on the consent agenda.

Enactment No: M2022-133

*Consent - Capital Projects*

5. [21-0914](#) Motion awarding a professional services contract to Jacobs Engineering, Corpus Christi, Texas, to provide design, bid, and construction phase services for the new Peoples Street Boardwalk, located in Council District 1, in an amount not to exceed \$439,065.00, with FY 2022 funding available from the Seawall Capital Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-134

6. [22-1216](#) Motion authorizing a four-month service agreement with Synergy Construction of South Texas, LLC., of Corpus Christi, Texas, for the installation of 14

replacement and 13 new shade structure units in an amount not to exceed \$111,375.00, with FY 2022 funding in the amount of \$18,562.50 from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2022-135

*General Consent Items*

7. [22-0200](#) Resolution amending the City's Infill Housing Incentive Program (IHIP) Guidelines for Type B Subsidies to Developers selling property to Qualifying Low-Income Homebuyers and amending the City's Program Guidelines for Housing Development Fee Waivers for Property sold to Non-Qualifying Homebuyers to expand eligibility of the types of zoning in which lots may qualify for said Programs to lots not designated as "RS" with the approval of the Director of Development Services and further authorizing an amendment to the City's agreement with the Corpus Christi Type B Corporation funding the IHIP to effectuate said amendment.

This Resolution was postponed.

**J. BRIEFINGS: (ITEM 8 - 9)**

8. [22-1457](#) Council Update from Port Commissioner Appointees at approximately 1:00 PM.

Mayor Guajardo referred to Item 8.

Port of Corpus Christi Commissioners David Engel, Rajan Ahuja, and Gabe Guerra presented information on the following topics: our accomplishments; crude oil export numbers; executive summary; key historical trends; Harbor Island Desalination-permit status; La Quinta Desalination-permit status; Port-Able learning lab to further stem education; Port of Corpus Christi Hosts U.S. Senator Ted Cruz; and U.S. Senator John Cornyn visits Port of Corpus Christi.

Council Members, City Manager Peter Zanoni and Port Commissioners Engel, Ahuja and Guerra discussed the following topics: the Port Commissioners are 100% in support of the City being in charge of the desalination plant; a Council Member's request for the Port to ask Texas Commission on Environmental Quality (TCEQ) to put the City's permit ahead of the Port's permit; a Council Member's desire for the Port to work with the sailing community about the dredge placement; a request for the Port to work with the City financially in order to build a desalination plant; with regard to Harbor Island, if the Port would be open to joint efforts with the City to help pay for the cost of a desalination plant; the Port supports the efforts of the Economic Development Corporation (EDC); a Council Member's request for communication to be open between the Port and the City; the needs for water in our area will continue to grow; and a Council Member's request for the total number of investments from the Port to the overall bridge project.

9. [22-1471](#) Texas Commission on Environmental Quality 2001 Agreed Order Briefing

Mayor Guajardo referred to Item 9.

Water Resource Manager Esteban Ramos presented information on the following topics: what is the agreed order; goals and objective of the agreed order; sources of water; Nueces River and Delta; definitions; history of agreed order; pass-thru requirements; target amounts; monthly targets for pass-thrus; 2022 pass-thrus; pass-thru report; how are the inflows into the reservoir system monitored and measured; pass-thru report; takeaway; and frequently asked questions.

Council Members, Water Resource Manager Ramos, and City Manager Peter Zanoni discussed the following topics: water is released from the dam to the O.N. Stevens Treatment Plant; the City does not get credit for releasing 138,000 acre feet of water; a Council Member's concern that the City is required to release water based on an order signed in 2001, but the lakes are not as deep as they used to be; the City is looking into dredging the lakes because the price is coming down; and the importance of educating the public about releasing water.

K. **RECESS FOR LUNCH: (NONE)**

L. **PUBLIC HEARINGS: (NONE)**

M. **INDIVIDUAL CONSIDERATION ITEMS: (NONE)**

N. **FIRST READING ORDINANCES: (ITEMS 10 - 13)**

10. [22-1401](#) Ordinance approving an amendment to the Downtown Tax Increment Reinvestment Zone #3 Project & Financing Plans approved by the Board of Directors of Reinvestment Zone Number Three, City of Corpus Christi, Texas on June 28, 2022 to broaden the New Commercial Tenant Finish Out Program and to change the program name to Commercial Finish-Out Program.

Mayor Guajardo referred to Item 10.

Director of Finance Heather Hurlbert stated that this is an amendment to the project and financing plan for Tax Increment Reinvestment Zone #3 to broaden the New Commercial Tenant Finish Out Program and change the name to Commercial Finish-Out Program.

There were no comments from the Council or the public.

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

11. [22-1406](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate a grant contract for the Infectious Disease Prevention and Control Unit-COVID (IDCU-COVID) Grant from the Texas Department of State Health Services appropriating \$951,649.00 into the Health Grants Fund for COVID-19 response activities for the period September 1, 2022, through August 31, 2024; amending the operating budget; and authorizing 19 grant positions.

Mayor Guajardo referred to Items 11 and 12.

Assistant Director of Public Health Department Dante Gonzalez stated that this grant is specifically for infectious disease control and allows 19 different grant funded positions associated with this grant to fight against COVID.

There were no comments from the Council or the public.

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

12. [22-1358](#) Ordinance authorizing execution of all documents necessary to accept, amend, and appropriate a grant contract for the Health Disparities Grant from the Texas Department of State Health Services appropriating \$281,785.00 into the Health Grants Fund to provide community engagement in communities disproportionately impacted by COVID-19; and amending the operating budget.

See Item 11.

**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

13. [22-1403](#) Ordinance amending City Code Chapter 9, Aviation, Section 9-54, pertaining to landing fees at the Corpus Christi International Airport by revising the landing weight for aircraft subject to a landing fee from 12,500 to 6,000 pounds; and authorizing execution of a five-year contract with Vector Airport Systems, LLC, for the billing and collection of landing fees. Effective upon City Council approval.

Mayor Guajardo referred to Item 13.

Director of Aviation Kevin Smith stated that this Ordinance will help the City capture the landing fees that are currently not being caught.

Council Members and Director Smith discussed the following topics: the Federal Aviation Administration has started requiring all aircrafts over 6,000 pounds to have this antenna that captures the landing fees.

Mayor Guajardo opened public comment.

There were no comments from the public.

Mayor Guajardo closed public comment.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Hernandez. 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. EXECUTIVE SESSION: (NONE)**

**P. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned this meeting at 2:11 p.m.