City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final-revised

City Council

POSTED
11/23/2026 4:26:26 PM
Rebecca Huerta
City Secretary

Tuesday, December 1, 2026 **11:30 AM** **Council Chambers**

Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

Si usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.

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

B. **Invocation to be given by Pastor Jake Ham with Calallen Baptist Church.**

C. **Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by David Lee, senior at W. B. Ray High School.**

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

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

1. 26-1790 Water Supply Update

F. NOTICE REGARDING EARLY VOTING AND ELECTIONEERING

On Tuesday, December 1, 2026, City Hall is an early voting polling place for the City Council Runoff Elections. Early voting will be open from 8:00 a.m. to 5:00 p.m. While early voting is open, Texas law prohibits electioneering for or against any candidate, measure, or political party inside City Hall, including the City Council Chambers, and within 100 feet of any outside door through which voters may enter City Hall. Tex. Elec. Code § 85.036. State law also prohibits wearing any badge, insignia, emblem, or similar item relating to a candidate, measure, or political party appearing on the ballot, or to the conduct of the election, in the polling place or within 100 feet of those doors. Tex. Elec. Code § 61.010.
This meeting begins at 11:30 a.m., and public comment begins at 12:00 p.m., while the polls are open. Speakers may not urge anyone to vote for or against any candidate, measure, or political party. Examples of prohibited electioneering include:

- asking the public or the Council to vote for or against a runoff candidate;
- wearing or displaying campaign shirts, hats, buttons, or stickers;
- carrying campaign signs; and
- handing out campaign literature, push cards, slate cards, or marked sample ballots supporting or opposing a candidate.

Before entering City Hall, please remove or cover campaign clothing and items, and leave signs and literature outside the posted 100-foot distance markers. Public comment on City business, including comment on the actions of the City Council, is welcome. Speakers may comment on a Council member's official actions but may not ask people to vote for or against that Council member. The Presiding Officer may rule out of order any comment that constitutes electioneering. Violations of Texas Election Code §§ 61.010 and 85.036 are Class C misdemeanors and may be referred to the election officer in charge of the early voting site or to law enforcement.

G. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. To speak during this public comment period on a City-related matter or agenda item, you must sign up before the meeting begins. Each speaker is limited to a total of no more than 3 minutes per speaker. You will not be allowed to speak again on an item when the Council is considering the item. Time limits may be restricted further by the Mayor at any meeting. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Written comments may be submitted at https://www.corpuschristitx.gov/department-directory/city-secretary/. Electronic media that you would like to use may only be introduced into the City system if approved by the City's Communications Department at least 24 hours prior to the meeting. Please contact Communications at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.

H. EXPLANATION OF COUNCIL ACTION:

For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified.

I. CONSENT AGENDA: (ITEMS 2 - 18)

NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

2. 26-1835 Approval of the November 10, 2026 and November 17, 2026 Regular Meeting Minutes.

Consent - Second Reading Ordinances

3. 26-1327 Ordinance authorizing execution of a 40-year lease agreement with Dlugosch III, LLC, DBA The Texan Stores, with one additional 10-year option to renew, for up to 8 acres or 348,480 SF at the Corpus Christi International Airport to construct and operate a convenience store and fuel station; and providing for publication and an effective date. (28-day delay required between readings) **(6 votes required)**

Sponsors: Aviation Department

4. 26-1716 Ordinance amending the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by reclassifying Project 15-K, a proposed C3 Collector to a C1 Collector and deleting Project 15-H, a proposed C3 Collector, providing for publication.

Sponsors: Public Works/Street Department

5. 26-1601 Zoning Case No. ZN9412 Aminzadeh Abdolrhim and Morteza Shafinury (District 5). Ordinance rezoning a property at or near 7502 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-6" Single-Family District and the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed $2,000 and publication. (Staff and Planning Commission recommend approval) **(6 votes required)**

Sponsors: Development Services

Consent - Contracts and Procurement

6. 26-1754 Motion authorizing execution of a one-year supply agreement, with one one-year option, with Brenntag Southwest, Inc., of Lancaster, TX, in an amount up to $3,518,961.70, with a potential up to $7,037,523.40 if the option is exercised, to purchase sodium hypochlorite solution for Corpus Christi Water, with FY 2027 funding of $2,606,708.00 from the Wastewater Fund and $325,759.00 from the Water Fund. **(6 votes required)**

Sponsors: Corpus Christi Water and Finance & Procurement

7. 26-1681 Motion authorizing execution of a three-year cooperative agreement with Carahsoft Technology Corporation, of Reston, VA, through the Texas Department of Information Resources, in an amount up to $488,400.61, for implementation of the EUNA Budget module and support for the Information Technology Department, with FY 2027 funding of $210,980.00 from the Information Technology Fund. **(6 votes required)**

Sponsors: Information Technology Services, Office of Management and Budget and Finance & Procurement

8. 26-1614 Motion authorizing execution of a five-year service agreement with Fortress Elevator, LLC, of Dickinson, TX, with an office in Corpus Christi, in an amount up to $1,148,650.00 for elevator and escalator maintenance and repairs to be utilized by the Asset Management Department, with FY 2027 funding of $210,590.00 from the Facility & Property Management Fund. **(6 votes required)**

Sponsors: Asset Management Department and Finance & Procurement

9. 26-1740 Motion authorizing execution of a two-year professional services agreement with Hance Scarborough, LLP, of Washington, DC, in an amount up to $174,174.00 for federal government relations and lobbying services, with FY 2027 funding of $85,800.00 from the General Fund, Water Fund, Wasterwater Fund, Airport Fund, and Gas Fund. **(6 votes required)**

Sponsors: Communications and Government Affairs and Finance & Procurement

General Consent Items

10. 26-1822 Resolution supporting the adoption of the proposed Desired Future Conditions for Groundwater Management Area 16, for use in the 2026 Joint Groundwater Management Area Planning Process.

Sponsors: Corpus Christi Water

11. 26-1821 Motion to approve the 2027 Annual Audit Plan

Sponsors: City Auditor

Consent - First Reading Ordinances

12. 26-1765 Ordinance authorizing execution of a Raw Untreated Water Purchase Contract with Celanese's affiliate, Ticona Polymers, Inc. for a term of 25 years. Celanese will be furnished on an annual basis not to exceed 700 million gallons per year of untreated raw water from the Nueces River, with a take-or-pay quantity of 58.33 million gallons of water each month; the City agrees to discuss amending the Take-or-Pay Quantity if Celanese determines its Water need permanently increases or decreases by 10% during the term. The Take-or-Pay Rate each month shall be calculated by multiplying the Take-or-Pay Quantity by the then-current raw water rate for outside customers; rate for water above the Take-or-Pay Quantity is calculated by multiplying by the then-current retail treated water rate for outside customers. As a result, the Corpus Christi Water will be assured of a minimum annual revenue commitment of $1,365,000.00 under the Take-or-Pay provision in calendar year 2027, The FY 2027 fiscal impact will be $1,023,750.00 in the Water Fund. **(6 votes required)**

Sponsors: Corpus Christi Water

13. 26-1675 Ordinance authorizing a three-year lease agreement with Cellco Partnership dba Verizon Wireless to lease a parcel of land at the Corpus Christi International Airport to maintain and operate a 60-foot high monopole-type tower for use in connection with providing cellular communications services, in consideration for $20,677.82 annually, with 3% annual increases. **(6 votes required)**

Sponsors: Aviation Department

14. 26-1733 Ordinance authorizing a farm lease agreement with Triple T Farms & Cattle Company for agricultural use of approximately 2,909 acres of City-owned property acquired for the City Council-approved underground natural gas storage capital improvement program (CIP) project, with annual lease revenue of $276,795.00 in FY 2027 in the Gas Fund, with an initial term beginning December 1, 2026, and ending September 30, 2027, and four optional one-year renewals, subject to acreage and rental adjustments as the City develops the property. **(6 votes required)**

Sponsors: Gas Department

15. 26-1763 Ordinance abandoning, vacating and closing 0.094 acres of improved public right of way located at 2302 Morgan Avenue and identified as a portion of Block 13 between Lots 1-6 and Lots 7-10 of the Segrest Addition for present market value to be paid to the Street Maintenance Fund and providing for publication.

Sponsors: Public Works/Street Department

J. RECESS TO THE CORPUS CHRISTI HOUSING FINANCE CORPORATION MEETING: (ITEM 16)

16. 26-1758 Special Board Meeting of the Corpus Christi Housing Finance Corporation (CCHFC) to approve minutes; consider an agreement with the City of Corpus Christi to fund demolition for the purpose of affordable housing; amending the CCHFC FY2027 budget to include $600,000.00 for demolition for the purpose of affordable housing; consider an engagement with Wood, Boykin & Wolter P.C. for CCHFC general legal services; and amending the CCHFC FY2027 budget to include $25,000.00 for general legal services.

Sponsors: Planning and Economic Development Department

K. RETURN TO THE CORPUS CHRISTI CITY COUNCIL MEETING

17. 26-1759 Ordinance authorizing execution of a two-year agreement with the Corpus Christi Housing Finance Corporation to fund demolition for the purpose of affordable housing in an amount not to exceed $600,000.00; appropriating $600,000.00 in the CCHFC Grant Fund; and amending the FY 2027 Grant Budget. **(6 votes required)**

Sponsors: Planning and Economic Development Department and Development Services

18. 26-1837 Ordinance authorizing an amendment to the Corpus Christi Housing Finance Corporation's FY 2026-27 budget to add an expenditure of $25,000.00 for general legal counsel services; appropriating $25,000.00 from the Corpus Christi Housing Finance Corporation Fund unreserved fund balance; and amending the FY 2027 Operating Budget. **(6 votes required)**

Sponsors: Planning and Economic Development Department

L. RECESS FOR LUNCH

The City Council will take a lunch break at approximately 1:30 p.m.

M. PUBLIC HEARINGS: (ITEM 19)

The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.

19. 26-1723 Zoning Case No. ZN9321, Azali Estates 3, LLC (District 5). Ordinance rezoning a property at or near 7902 Slough Road from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed $2,000 and publication. (Staff and Planning Commission recommend approval). (**6 votes required**)

Sponsors: Development Services

N. INDIVIDUAL CONSIDERATION ITEMS:

The following items are motions, resolutions or ordinances that may be considered and voted on individually.

O. BRIEFINGS: (ITEM 20)

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. No action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.

20. 26-1496 Presentation from the Corpus Christi Area Convention & Visitors Bureau (Visit Corpus Christi) on activities and work accomplished to include all annual performance measures, status of Hotel Occupancy Tax revenue, and highlights from the year.

Sponsors: Planning and Economic Development Department

P. EXECUTIVE SESSION: (ITEM 21)

PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.

21. 26-1792 **Executive session pursuant to Texas Government Code § 551.071** and the attorney's duties under Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys regarding legal issues concerning existing and potential future water sources and supplies, including: (1) applicable federal and state laws and the rules, regulations, permitting requirements, and other requirements administered by the U.S. Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Water Development Board, Corpus Christi Aquifer Storage and Recovery Conservation District, San Patricio County Groundwater Conservation District, and other entities having regulatory jurisdiction; (2) the City's legal rights and obligations under issued permits, pending permit applications, permit conditions, contracts, and property interests relating to the drilling, production, and conveyance of groundwater in Nueces County; and (3) the City's legal rights and obligations concerning the purchase or sale of groundwater or groundwater rights, including groundwater rights associated with property overlying the Evangeline Aquifer in San Patricio County along or near U.S. Highways 181 and 77, U.S. Highway 77 Business, State Highway 89, and the Aransas River; and pursuant to **Texas Government Code § 551.072** to discuss and deliberate the purchase or value of the aforementioned rights to real property because deliberation in an open meeting would have a detrimental effect on the

position of the governmental body in negotiations with a third person, including, but not limited to, potential consideration of authorization to enter agreement(s) for professionals for services related to these property rights, interlocal agreements and other agreements with government entities near the aforementioned property(ies) and/or the purchase of the property or property(ies) at and/or adjacent to locations (if any) described herein and/or modified groundwater rights purchase and sale agreement(s) with Evangeline Laguna, L.P. and related entities for groundwater rights in San Patricio County.

Q. ADJOURNMENT