



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Reinvestment Zone No. 2

Tuesday, March 7, 2017

9:30 AM

City Council Chambers

SPECIAL MEETING

A. Chairperson Greg Smith to call the meeting to order.

Chairperson Smith called the meeting to order at 9:30 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Corporation Directors were present to conduct the meeting.

Present 8 - Chair Greg Smith, Director Paulette Guajardo, Director Michael Hunter, Director Joe McComb, Director Ben Molina, Director Carolyn Vaughn, Director Steve Ellis, and Director Gabriel Rivas

Absent 4 - Director Rudy Garza Jr., Director Lucy Rubio, Director Cal Jennings, and Director Samuel Neal Jr.

C. PUBLIC COMMENT:

None.

D. EXECUTIVE SESSION ITEMS: (NONE)

E. AGENDA ITEMS: (ITEM 1)

1. Packery Channel Monitoring Continuation

Motion recommending that City Council approve a five year Master Services Agreement between the City of Corpus Christi and Texas A & M University - Corpus Christi (TAMU-CC) for Packery Channel Monitoring in an amount not to exceed \$2,000,000 and authorize Task Order #1 in the amount of \$257,745; and amending the Tax Increment Reinvestment Zone #2 Financing Plan by adding the following sentence at the end of the paragraph that discusses Yearly Miscellaneous Improvements for the Packery Channel: "These Yearly Miscellaneous Improvements specifically include routing, monitoring, and surveys of the Packery Channel and the Gulf beach."

Chairperson Smith referred to Item 1. Director of Parks and Recreation Jay Ellington stated that the purpose of this item is to continue monitoring of Packery Channel. Deidre Williams, Coastal Research Scientist with Texas A&M

University - Corpus Christi (TAMU-CC) Conrad Blucher Institute, presented the following information: a background on the monitoring; the original purpose and intent of Packery Channel; Packery Channel success-to-date; beach nourishment data; performance and functional expectations; beach stability and growth; the factors contributing to success and project longevity; the importance of proactive management; management and monitoring history; the cost savings monitoring brings to the City; the operating budget for 2017; dredge deferment savings; the key components of the monitoring program; map of the peak areas of shoaling; trend analysis of dredging; management challenges and potential results; and key action items for 2017.

Corporation members spoke regarding the following: the history of the monitoring and the purpose of Packery Channel; the cost associated with moving sand; Packery Channel's impact to the community; design of Packery Channel; whether the flow in and out of the channel will change dynamics if Park Road 22 Bridge is built; and how often Packery Channel is surveyed.

Chairperson Smith read a letter on behalf of Director Loyd Neal, who could not attend the meeting, in support of TAMU-CC continuing to monitor Packery Channel (statement attached as part of official record).

Island Strategic Action Committee members and sub-committee members, Dr. Bryan Gulley, Carter Tate, and Brud Jones, spoke regarding: finding ways to save money; support for the monitoring of Packery Channel, g a without surveying Mottie Beatty and additional funding for events; the ability for Naismith Marine to do the monitoring for less than \$100,000; Naismith Marine currently generating the data for Packery Channel; and opposing being locked into a five-year contract to be able to find cost-saving alternatives.

Corporation members, ISAC sub-committee members, and Ms. Williams discussed the following topics: the recommendation from the ISAC sub-committee to monitor Packery Channel and negotiate directly with Naismith Marine or bid the work, for a contract to acquire data with an option to bring individual components when necessary; clarification whether Naismith Marine has been gathering the data and TAMU-CC has been analyzing the data provided; the importance of being able to analyze the data; whether there is in-house expertise in the Engineering Department to review data; whether Naismith Marine can analyze the data; the analysis being used for beach nourishment and dredging; the surveys conducted by TAMU-CC regarding Packery Channel ; whether Naismith Marine has the ability to provide guidance; the different levels of surveys and survey costs; Ms. William's recommendation that this is not the time for changes in the monitoring program; the ability to have an open dialogue with all the stakeholders regarding the monitoring to determine if any changes need to be made; whether the five-year contract is negotiable; a breakdown of costs related to TAMU-CC Conrad Blucher Institute; the cost components related to Naismith Marine; how the Master Services Agreement amount for a five year contract was determined; the ability to save money by working directly with Naismith Engineering; TAMU-CC Conrad Blucher not been receiving a financial benefit for the monitoring; the last cost of dredging; the survey for Molly Beattie Coastal Habitat Community; estimated federal administration charges; consideration to reduce the terms of the contract and remove the event tasks; and the types of studies performed by Naismith Marine.

Chairperson Smith called for comments from the public. The following individuals spoke in support of TAMU-CC continuing the monitoring of Packery Channel: Judy Lapointe, 753 Third Street, read a letter on behalf of former Mayor Nelda Martinez; Cameron Perry, 326 Circle; Fred McCutcheon, 344 University; Neil McQueen, 4213 Estate; Kelly Byrom, 15125 Leeward; Mike Hummell, 800 N. Shoreline; Jim Needham, 14202 San Felipe.

Directors and staff discussed the following topics: the effective date of the contract; expiration of the current contract; reducing the terms of the contract to one-year; consideration to review and re-evaluating the contract after a one-year period; and use of the event task funding.

Mr. Molina made a motion to amend the contract to a one-year term, omitting the event task funding and including a provision for contingency use; and have TAMU-CC and city staff re-evaluate the scope of the contract to include procedures and process, seconded by Mr. McComb. This Motion was passed and approved with the following vote: Smith, Guajardo, McComb, Molina, voting Aye"; Hunter, Vaughn, and Ellis voting "No"; Garza, Jennings, Neal, Rubio, and Rivas were absent.

Mr. Molina made a motion to approve the motion as amended, seconded by Mr. McComb. This Motion was passed and approved with the following vote: Smith, Guajardo, McComb, Molina, voting Aye"; Hunter, Vaughn, and Ellis voting "No"; Garza, Jennings, Neal, Rubio, and Rivas were absent.

F. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Smith referred to Identify Future Agenda Items. The following items were identified: an update on Park Road 22; an update on the six pack projects; an update on the pavilion; and a three-year cash flow projection.

G. ADJOURNMENT

The meeting was adjourned at 12:13 p.m.

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*

MARCH 7, 2017


TIRZ Chair and Committee Members;

As the former Mayor of Corpus Christi, I was involved in the planning of Packery Channel and ultimately signed the Cooperative Agreement between the City of Corpus Christi and the United States Army Corps of Engineers (USACE). As I recall, this agreement obligated the City to using best practices recommended by the USACE to maintain Packery Channel and rehabilitate the inlet and associated beaches. With this said, my experience provides for a unique understanding of the controversy that surrounded this high profile project, which was related to how the channel would function (i.e. dredging 1-3 years), extreme cost of dredging, and how it would be managed by the City for years to come. Due to my involvement with the planning of Packery Channel, I have been able to appreciate fully the successful proactive management of the project by the City of Corpus Christi through the collaboration with experts at TAMU-CC. TAMU-CC had formerly collaborated with the USACE to monitor Packery during and after construction. The USACE guided the city toward a collaboration between the City and TAMU-CC, which led to the development of a monitoring program that fit the specific operation and management requirements particular to Packery Channel, as well as North Padre Island and Mustang Island beaches. The monitoring program has successfully identified opportunities for dredge deferment, resulting in cost savings, as well as documenting and assessing the performance of the beach and inlet to fulfill obligations to the USACE and the Texas General Land Office (TGLO). As I recall, an additional benefit of this specific monitoring program is to document the state of the beach before hurricane impact and after to maintain the City's FEMA reimbursement eligibility. Overall, the monitoring program, as described, has provided expert guidance to City staff over the years, despite changes in staff, City Council and Mayors.

The City of Corpus Christi owes our community, which voted for the construction of Packery Channel and relies on the City for the successful management of the project, continuation of the monitoring program that has been conducted by TAMU-CC since 2008, as defined and presented to the TIRZ Committee. It is my understanding that City staff have approved/recommended this project and applicable Advisory Committees have also approved this project over many years as defined.

I apologize that I cannot be in attendance to share these comments and to contribute to the dialog on such an important project. The Packery Channel Monitoring Program provides for the success of the Items previously discussed at the last TIRZ meeting as well as future projects on North Padre island that have yet to be identified.

Respectfully,


Judge Loyd Neal

*3h - Greg. I have Com. Cont this A.M. PLEASE
MAKE THIS STATEMENT A PART OF THE OFFICIAL
RECORD OF TODAY'S MEETING. THANK YOU -*