



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2

Tuesday, August 21, 2018

9:30 AM

Council Chambers

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.

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

Chairperson Smith called the meeting to order at 9:34 a.m.

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

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Director Lindsey-Opel arrived at 9:35 a.m.)

Present 9 - Chair Greg Smith, Director Rudy Garza, Director Paulette Guajardo, Director Michael Hunter, Director Debbie Lindsey-Opel, Director Joe McComb, Director Ben Molina, Director Samuel Neal Jr., and Director Everett Roy

Absent 4 - Director Steve Ellis, Director Cal Jennings, Director Gabriel Rivas, and Director Lucy Rubio

C. PUBLIC COMMENT:

Chairperson Smith referred to comments from the public. Cliff Schalbach, 122 Whiteley, Chair of the Watershore and Beach Advisory Committee, spoke in support of completing the amenities at Packery Channel and continued monitoring of Packery Channel on an annual basis with its current components. Carter Tate, 13710 Primavera, spoke in support of creating a checklist of amenities that need to be completed prior to renewing TIRZ # 2.

Chairperson Smith recognized Director Samuel (Lloyd) Neal Jr. for his service and support for the community and Padre Island.

D. MINUTES: (1-1)

1. Approval of Minutes of the December 19, 2017 Regular Meeting

Chairperson Smith referred to approval of the minutes. Director Neal made a motion to approve the minutes, seconded by Director Lindsey-Opel and passed unanimously (Directors Ellis, Jennings, Rivas and Rubio - absent).

E. FINANCIAL REPORT: (2-2)**2. TIRZ #2 Financial Reports as of June 30, 2018**

Chairperson Smith referred to Item 2. Director of Financial Services Constance Sanchez presented the Reinvestment Zone # 2 Financial Report.

Board members discussed the following topics: an explanation of the Capital Improvement Program; the funding set aside for projects identified to be completed; and the estimated completion of the projects.

Director McComb made a motion to have the projects that are authorized, financed and approved completed by October 1, 2018, seconded by Director Garza.

Chairperson Smith requested to move to Item 5 to receive an update regarding the projects prior to voting on the motion.

H. PRESENTATION ITEMS: (5-5)**5. Update on Six Pack Projects and Packery Jetty Repair**

Chairperson Smith deviated from the agenda and referred to Item 5. Director of Parks and Recreation Jay Ellington stated that the purpose of this item is to provide an update on the six pack projects and Packery Channel Jetty Repair. Mr. Ellington presented the following information: the four beach restroom facilities; maintenance of beach restroom facilities; issues regarding vandalism; the mobi-mats; showers; the boat ramp parking lot; the potential location for the pavilion; and the Packery Channel structural restoration. Director of Engineering Services Jeff Edmonds discussed the damage to Packery Channel as a result of Hurricane Harvey and options for repair, including the riprap repair concept.

Board members and staff discussed the following topics: repairs made to Packery Channel in 2012; waterlines that need to be installed; camera surveillance; the solution to the beach restroom facilities; if Packery Channel will be narrowed as a result of Hurricane Harvey; alternatives to repair Packery Channel; dredging of Packery Channel; delivering completion of the six pack projects to the public; if Packery Channel will be closed during repairs; accessibility of Packery Channel; the riprap repair concept; and permitting.

F. EXECUTIVE SESSION ITEMS: None**G. AGENDA ITEMS: (3-4)****3. FY 2018-2019 Proposed TIRZ #2 Operating Budget**

Resolution approving the proposed Reinvestment Zone Number Two, City of Corpus Christi, Texas, FY 2018-2019; and recommending adoption of the proposed budget by City Council.

Chairperson Smith referred to Item 3. Capital Improvement Program Manager Kamil Taras presented the proposed FY2018-2019 TIRZ # 2 operating budget. Mr. Taras requested that the budget be amended to include an expenditure of \$50,000 for a feasibility study for the renewal of TIRZ # 2.

Board members spoke regarding the following topics: funding committed for Packery Channel projects; the \$4 million in reserve for repairs.

Director Lindsey-Opel made a motion to amend the FY2018-2019 TIRZ # 2 operating budget as stated; seconded by Director Roy and passed unanimously (Directors Ellis, Jennings, Rivas and Rubio - absent).

Director Lindsey-Opel made a motion to approve Item 3 as amended, seconded by Director Molina and passed unanimously (Directors - Ellis, Jennings, Rivas and Rubio - absent).

4.

Amendment to TIRZ #2 Project and Financing Plan

Resolution recommending adoption of an amendment to the revised project and financing plan for the Reinvestment Zone Number Two, City of Corpus Christi, Texas

Chairperson Smith referred to Item 4. Business Liaison Arlene Medrano stated that the purpose of the item is to amend the TIRZ # 2 Project Plan and Financing Plan. The amendment will add a traffic improvement project as recommended by the Island Strategic Action Committee. This project provides for a pedestrian crossing on Windward Drive at Saint Augustine Drive to facilitate access to and from Michael J. Ellis Beach. Ms. Medrano stated that an amendment to the presented TIRZ # 2 Project Plan and Financing Plan will need to be made to include the feasibility study that was approved during Item 3.

Director Lindsey-Opel made a motion to amend the TIRZ # 2 Project Plan and Financing Plan presented to include the feasibility study, seconded by Director Molina and passed unanimously (Directors Ellis, Jennings, Rivas and Rubio - absent).

Director Lindsey-Opel made a motion to approve Item 4 as amended, seconded by Director Molina and passed unanimously (Directors Ellis, Jennings, Rivas and Rubio - absent).

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Smith referred to Identify Future Agenda Items. The following item was identified: an explanation of the feasibility study to extend the TIRZ #2.

J. ADJOURNMENT

The meeting was adjourned at 10:21 a.m.