



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, November 27, 2018

9:30 AM

City 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 Carolyn Vaughn to call the meeting to order.

Chairperson Vaughn called the meeting to order at 9:31 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.

(Board Member Smith arrived at 9:32 a.m.)

Present 10 - Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Claudia Jackson, Board Member Al Jones, Vice Chair Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Board Member Everett Roy, Board Member Greg Smith, and Board Member Rudy Garza

Absent 1 - Board Member Michael Hunter

C. PUBLIC COMMENT:

None.

D. MINUTES:

1. Meeting Minutes of the October 23, 2018 Regular Meeting

Chairperson Vaughn referred to approval of the minutes. Board Member Guajardo made a motion to approve the minutes, seconded by Board Member Garza and passed unanimously (Board Members Hunter and Smith - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports as of September 30, 2018

Chairperson Vaughn referred to Item 2.

Assistant Director of Financial Services Alma Casas presented the financial report for Reinvestment Zone No. 3 ending September 30, 2018 including: total

assets; liabilities; revenues; transfers; total expenditures; fund balance and commitment reports.

F. EXECUTIVE SESSION ITEMS:

Chairperson Vaughn referred to the day's executive session. The Board went into executive session at 9:34 a.m. The Board returned from executive session at 10:06 a.m.

3. **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving H2O Market Trust and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 312 N Chaparral Street; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governing body seeks to have locate, stay, or expand within the City limits and with which the governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:

4. FY19 Downtown TIF #3 Operating Budget Amendment

Motion recommending that City Council amend the FY19 TIRZ #3 operating budget by increasing expenditures by \$2,072,500.

Chairperson Vaughn referred to Item 4. Business Liaison Arlene Medrano stated that the purpose of this item is to amend the TIRZ #3 Operating Budget by increasing expenditures by \$2,072,500 to properly encumber funds approved for program commitments.

Board Member Garza made a motion to approve Item 4, seconded by Board Member Guajardo and passed unanimously (Board Member Hunter - absent).

H. PRESENTATION ITEMS:

5. Briefing - Chaparral Street Electricity and Maintenance

Chairperson Vaughn referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to propose a solution regarding the Chaparral Street electricity and maintenance. Ms. Barrera presented the following information: the lighting of trees with Christmas lights on Chaparral Street; an overview of the issues

regarding the electrical features; Chaparral Street rehabilitation; the Chaparral Street project timeline and map; a diagram of the electrical system for Phases 1, 2 and 2b; the proposal for maintenance; and next steps.

Board members discussed the following topics: funding for Phase I; the design by Gignac and Associates; the reasons the electrical system did not function as expected; remediation options to address design issues; that the \$700,000 in streetscape improvements for the downtown area does not have electrical improvements; cost associated with redesigning the electrical system and annual maintenance; underground issues; holding consultants accountable; and continuing to track and have oversight of projects.

6. Briefing - Dockless Vehicles

Chairperson Vaughn referred to Item 6. Business Liaison Arlene Medrano stated that the purpose of this item is to provide a presentation regarding dockless vehicles. Ms. Medrano presented the following information: the timeline of events; a memo presented to City Council summarizing the Texas Transportation Code regulating motor-assisted scooters, municipal ordinance regulations, and the scooter companies' self regulations; the number of scooters currently operating in Corpus Christi; a comparative analysis of other Texas cities; a list of stakeholder groups; an overview of the pilot program including right-of-way parking and license regulations; the various ways in which residents can report scooters that are blocking the sidewalk or issue other complaints or concerns; required training; and required data sharing. Police Captain Chris White responded to board member questions.

Board members and staff discussed the following topics: that the scooter vendors require use of a helmet; enforcement of scooter regulations; residents reporting scooters blocking the sidewalk; the two vendors currently operating; if staff has discussed the pilot program with current vendors; if scooter vendors provided required insurance; payment for use of rights-of-way; the amount of police officer time taken to address issues in private sector; the impact on the Police Department; if the City has the right to limit the number of vendors or scooters; a board member discussed an issue regarding a vendor doing business at Del Mar College without Del Mar College's knowledge; safety and security of riders; use of scooters on sidewalks and in bike lanes; general hours of operation and pickup; and a discussion regarding the bicycle graveyard in Dallas, Texas.

MOTION OF DIRECTION

Board Member Molina made a motion directing the General Manager to move forward with the six-month pilot program as presented, seconded by Board Member Jones and passed unanimously (Board Member Hunter - absent).

7. Trees in Public Right of Way in Downtown

Chairperson Vaughn referred to Item 6. Business Liaison Arlene Medrano stated that the purpose of this item is to present information regarding trees in public rights-of-way. At the August 28, 2018 meeting, a board member requested more information regarding the policy preventing the cutting down of trees in the downtown area. Ms. Medrano presented the following information: Texas Penal Code Sec. 28.01 (3); that the uptown vision's objective is to protect trees in the downtown area that is consistent with Plan

CC, the Downtown Area Development Plan and the Unified Development Code (UDC) which all promote trees and increasing the City's tree canopy; that an uptown property owner cut down trees because the trees were diseased; that if the sidewalk is 10 feet or more in front of the building, then per the UDC, the City could require the property owner to replace the trees because they are required by zoning to be there; the sections of the UDC regarding street tree planting requirements and landscaping; relevant City ordinances; observations; and options.

Board members and staff discussed the following topics: requirements of the landscaping ordinance; public outreach to downtown area owners; if the property owner on Leopard and Tancagua Streets is in violation of the tree requirements; a history of the oak tree planting; and increasing diligence.

8. Update of TIRZ #3 Approved Programs and Initiatives - November 2018

Chairperson Vaughn referred to Item 8 that was included in the packet.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items. Business Liaison Arlene Medrano stated that a special Reinvestment Zone No. 3 meeting will be held on December 4, 2018.

J. ADJOURNMENT

The meeting was adjourned at 11:13 a.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.*