



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 2

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Tuesday, January 22, 2019

9:00 AM

City Council Chambers

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**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 9:01 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.

**Present** 10 - Chair Greg Smith, Director Roland Barrera, Director Rudy Garza, Director Paulette Guajardo, Director Gil Hernandez, Director Michael Hunter, Director Cal Jennings, Director Joe McComb, Director Ben Molina, and Director Everett Roy

**Absent** 3 - Director Barbara Canales, Director Steve Ellis, and Director Gabriel Rivas

**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 continuing the Packery Channel monitoring contract with the Conrad Blucher Institute and moving forward with the Packery Channel beach showers. Jay Gardner, 3922 Sweet Bay, Chair of the Island Strategic Action Committee (ISAC) and ISAC TIRZ #2 Subcommittee, stated that the subcommittee passed the following motions: to approve up to \$25,000 for a third-party engineer to review the program monitoring Packery Channel; to approve the one-year contract with the Conrad Blucher Institute for the annual survey of Packery Channel, including Tasks 1 - 4; to amend the Packery Channel project list to include the following additional projects: beach pavilions, Packery Channel boat ramp repair, ADA access at Packery Channel boat ramp, lights along the jetty; and to complete the Packery Channel aids-to-navigation, showers, and ramps to the jetties.

**D. MINUTES:**

**1. Approval of Minutes of the August 21, 2018 Regular Meeting**

Chairperson Smith referred to approval of the minutes. Director Guajardo made a motion to approve the minutes, seconded by Director Garza and

passed unanimously (Directors Canales, Ellis, and Rivas - absent).

**E. FINANCIAL REPORT:**

**2. TIRZ # 2 Financial Report as of November 30, 2018**

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

A board member and Ms. Sanchez discussed the following topics: earnings on investments; accrued interest; and the balance in the Capital Improvement Fund.

**F. EXECUTIVE SESSION ITEMS: (None)**

**G. AGENDA ITEMS:**

**3. 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

Chairperson Smith referred to Item 3. Assistant City Attorney Aimee Alcorn-Reed stated that the purpose of this item is to amend the TIRZ #2 Project Plan and Financing Plan. Ms. Alcorn-Reed highlighted the following changes: Project 7, Packery Channel Aids to Navigation/Signage and 7a, Packery Channel Aids to Navigation/Signage - Hurricane Harvey Repairs; \$250,000 for Packery Channel monitoring; and \$350,000 for dredging.

Board members and staff discussed the following topics: Packery Channel monitoring; damage to Packery Channel jetties as a result of Hurricane Harvey; and that monitoring of the shoaling is critical for the overall maintenance of Packery Channel.

Chairperson Smith requested to move to Item 4.

**H. PRESENTATION ITEMS:**

**4. TIRZ #2 Project Updates**

Chairperson Smith referred to Item 4. Grayson Meyer, Office of Business Liaison, stated that the purpose of this item is to provide an update on TIRZ #2 projects. The presentation team included Director of Engineering Services Jeff Edmonds and Interim Director of Parks and Recreation Becky Perrin. The presentation team presented the following information: a list of the projects and their status; Project 7, Packery Channel Aids to Navigation/Signage; Project 8, Packery Channel Restroom Facilities (Phase 3); Project 9, Packery Channel ramps to jetties (Phase 4) Mobi-Mats; Project 11, Packery Channel Pavilion; Project 14, Packery Channel Survey and Monitoring Program; Project 15, Packery Channel Revetment Repair; Project 17, Beach Crosswalk at St. Augustine and Windward Drive; Project 10, Packery Channel Dredging and

Beach Nourishment; and Project 18, Feasibility Study.

Board members and staff discussed the following topics: permitting from the Texas General Land Office (GLO) the Packery Channel Restroom Facilities; the reason a meter is required for the Packery Channel Restroom Facilities; that restrooms will be installed pre-Spring Break; that the Parks and Recreation Department pays for water and utilization at all park facilities; moving forward on the Packery Channel Aids to Navigation/Signage; how long the boat ramps were unusable; when the boat ramps were installed; design issues with the boat ramps; the company that designed the boat ramps; if monitoring is necessary; shoaling at Packery Channel; permitting required for Packery Channel Revetment Repair; estimated completion date for the Packery Channel Pavilion; the location of the Packery Channel Pavilion; estimated cost of the Packery Channel Pavilion; the cost of the last dredging project; hydraulic dredging and placement of dredging material; that the dredging material is used to renourish the beach; if there is additional dredging material to renourish bay beaches and utilize with dredge material from the Port of Corpus Christi; and future vehicular closures at the beach.

**G. AGENDA ITEMS:**

**3. 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

Chairperson Smith returned to Item 3.

Board Member Molina made a motion to approve Item 3, seconded by Board Member Hunter and passed unanimously (Board Members Canales, Ellis and Rivas - absent).

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Smith referred to Identify Future Agenda Items.

Board members discussed Project 18, Feasibility Study, including: the state mandate requiring a feasibility study to determine extending TIRZ #2; that current projects are not completed; and how to do things differently.

Chairperson Smith requested an April TIRZ #2 meeting to receive an update on the projects.

**J. ADJOURNMENT**

The meeting was adjourned at 9:52 a.m.