



Harbor Bridge Livability Plan Subcommittee Meeting Notes December 6, 2018 – Oveal Williams Senior Center

Introductions

The Community Advisory Board (CAB) Chair, Pastor Adam Carrington, opened the meeting by thanking everyone for attending. Texas Department of Transportation (TxDOT) Liaison to the CAB, Christopher Amy, introduced himself and the project team and partner agencies City of Corpus Christi and Port of Corpus Christi Authority, also introduced themselves.

Review of handouts

Christopher Amy introduced two handouts related to the Livability Plan and explained they would help put the plan into context.

- Preamble to Livability Plan. The preamble introduces the vision behind the Livability Plan, parties involved, the type of input from the neighborhood, an overview of short and long-term priorities in the plan, as well as any future plans the City might have.
- Livability Plan Fact Sheet. The fact sheet is a living document that contains an overview of the goals and vision of the Livability Plan, what has been done to date with the community, and expectations of finished product.

He stated the goal is to present the Draft Livability Plan to the neighborhood by June 2019. Livability Plan Subcommittee Meetings would be held every other month. The next CAB meeting will be January 10, 2019. The CAB was asked to provide feedback on the Resources Guide that was distributed at the past few meetings.

Update from Del Richardson & Associates (DRA)

200 parcels have been acquired to date.

Update from the Port of Corpus Christi Authority

A representative from the Port gave an update on demolitions. He reported several homes on Stillman Avenue, Van Loan Avenue, John Street, Lexington Avenue, Martin Luther King Drive, and Coke Street had been demolished or were being prepared for demolition. He also noted the Port had put up signs with contact information in the neighborhood, for anyone who has questions.

A CAB member voiced their concern over rodents and pests continuing to be a problem in the neighborhood. It was noted that DRA is responsible for pest control prior to demolitions and the Port is responsible for pest control after the demolitions occur.

The Port stated they would like to push for demolition packages of 20 homes at a time rather than seven. 100 homes are ready to be demolished.

Livability Plan Discussion

The group discussed three topic areas in the Livability Plan table – (Pollution, Transportation and Employment) and their associated action items and resources. The community provided feedback on



what was missing, what should be added, and asked questions. The following is a summary of main points of discussion.

1. Pollution

The group began a discussion on the topic of pollution. Several questions and comments were brought up during the discussion.

- Several CAB members asked about noise pollution and voiced their concerns about noise pollution being an issue in the neighborhood due to nearby construction. It was noted that it falls under city code.
- A presentation on ambient air monitoring solutions was given by Susan Clewis, Regional Director for the Texas Commission on Environmental Quality (TCEQ). The diverse types of monitors were discussed, as well as the locations.
 - There are monitors at HJ Williams Park, on Palm Drive, and the Hillcrest monitor on Nueces Bay Boulevard.
 - These monitor air toxins and meteorological activity.
 - There are no future plans to relocate the monitoring stations.
 - A TCEQ monitoring plan will open up for public comment in May 2019.
 - A CAB member asked if there had been any issues of concern from 2016 to now. The TCEQ representative stated there had been nothing of concern. She also stated that TCEQ puts out an annual toxicology monitoring report and offered to provide last year's report. She also noted that if the community requested it, she could have a TCEQ toxicologist come down from Austin to speak to the neighborhood group.
 - A CAB member asked where to find more information online. The TCEQ representative gave www.tceq.texas.gov as the website and said she would share a list of useful links and provide a link later to where the community can comment on the monitoring plan.
 - A CAB member asked what the "triggers are", i.e., criteria that generates a public alert. TCEQ stated that something like a release or stack flaring would generate a public notification. TCEQ indicated they were aware of two notification events since 2016.
 - A CAB member noted that she gets alerts that state no community action is required. The concern was that if something is being burned off in a flare, and it can fall on the ground, who or what will be the receivers of that? Another CAB member was skeptical as to why no action would be needed in a case like that. The TCEQ representative stated each company quantifies emissions and reports it to TCEQ, who evaluates it. The company maintains records as part of their requirements under their air permit.
 - A CAB member asked what the long-term effects of emissions activity were. TCEQ stated a soil sampling study was done in Hillcrest. Staff went out with handheld monitors and worked in cooperation with refineries and a third-party contractor. The Refinery Terminal Fire Company is conducting neighborhood monitoring to make sure there is no impact to the neighborhood.



- The CAB chair noted the ambient air monitors check only for air quality and asked how ground and water is being monitored. TCEQ noted drinking water is provided by the City of Corpus Christi. There is an area plan for groundwater monitoring. Monthly sampling is carried out and companies are party to this monitoring. It was stated the groundwater monitoring plan would be shared with the group. TCEQ also stated, if requested, they could get someone from the remediation group to present at a future neighborhood meeting. TCEQ monitors spills to make sure they are cleaned up and remediated.
- A CAB member asked if there was any type of monitor they could buy to conduct air or ground monitoring themselves. TCEQ said yes, but the equipment is pricey. You can take soil samples to the lab, but you have to let them know what you want to test for. The air monitors TCEQ uses cost around \$2,000. TCEQ also has a special camera that shows emissions the naked eye can't see. TCEQ uses these cameras periodically to monitor industry emission stacks for unauthorized emissions.
- A CAB member noted the pile driving during construction moves dirt that could be toxic and asked how that is monitored. TxDOT noted the contractor, Flatiron Dragados, LLC has a pollution abatement plan. They test the soil before they move it. If they encounter contaminated soil, they contain it and have a waste contractor on call to dispose of it properly. TxDOT clarified that excavated material that is contaminated cannot be stored on site. They have 48 hours to put it in a container and move it out.
- A CAB member asked which company did the most flaring. TCEQ indicated that in the event of flaring and random monitoring, TCEQ makes visits to the industrial complex and when there are contaminant levels outside the parameters of their permit they show video footage of the emissions to companies that day and get a timeline for correction.
- The question was asked about how the neighborhood was doing in terms of contamination. TCEQ stated they do not get many calls with complaints from the Hillcrest neighborhood. Alerts are sent through the Local Emergency Planning Committee (LEPC). Refineries send alert information to them first. They also noted that during Hurricane Harvey all the facilities called TCEQ to let them know their shut down procedures and schedule as to prevent any hiccups.
- A CAB member noted that when flaring is occurring a white film is left on people's cars. She asked if that could be taken to be tested. TCEQ noted that because cars travel, it could mean the film could come from anywhere, so they suggested using a house window (or anything stationary) instead. Clean it, document it, and call TCEQ to come test it.
- A CAB member asked what time of year the toxicology report comes out.
- A member of the HNTB consultant team suggested it would be good for the neighborhood to have access to information that shows what's normal, what the parameters are for establishing background levels, and how to get information on the alerts system. TCEQ stated they would send a link to the information



requested. They also offered to ask Joanne Salge, with the LEPC, to explain how the alert system works to the group.

- TCEQ representatives left a brochure containing information on how to report a complaint and a business card with contact information.

2. Transportation

The group began a discussion on the topic of transportation. Several questions and comments were brought up during the discussion.

- The Corpus Christi Regional Transportation Authority will continue to provide service. The Winnebago Street routes will be moved to Lake Street.
- A CAB member asked that transportation be provided for seniors to get to the next meeting on the Westside Development Plan. The City of Corpus Christi Planning Department staff mentioned there would likely be several meetings at different times of the day and they would look into providing public transportation for seniors to the meetings.
- A CAB member asked about having more information about bike and pedestrian access as it relates to closures and detours. It was suggested that FDLLC provide an update on access points for pedestrians and cyclists. Currently hard copies of information (for those without internet or email) about closures and detours is not being distributed in the community. Attendees suggested distributing information at churches or on changeable message signs assigned to a specific spot. It noted the latter had been tried previously along Winnebago Street at the corner of H.J. Williams Park and it worked great.
- The CAB thanked the project team for placing the stops signs with flashing lights.
- The COCC Planning Department discussed conceptual plan renderings showing the area.
 - A traffic study is being conducted to reconnect downtown streets under the bridge.
 - The COCC is looking at other segments between Water Street and Shoreline Avenue for two-way streets.
 - Construction is occurring off the exit ramp off I-37 near Waco Street.
- Parks will be constructed by the time the project has completed construction. The COCC has a consultant on board. They are discussing next steps and getting the community involved. The community's comments about park features are being shared with the Federal Highway Administration.
- A question was asked about what the City's plans are for the former DN Leathers property. TxDOT explained it is a laydown yard currently. FDLLC is required to build a community plaza and almost six acres of green space. A splash pad and pavilion were other features requested by the community.
- A CAB member asked if they were going to fix flooding in the area. Chris explained salt flats ditch is being expanded to capture the local drainage. The new design is under review with Federal Emergency Management Agency (FEMA) and will accommodate future projected storm events. The Developer will continue to work with FEMA on revising floodplain mapping and drainage models around the project area. Future drainage will be directed into large ponded areas before flowing into the ship channel further



downstream. A CAB member noted that there is water standing on both sides of Martin Luther King Drive and they had never had flooding in the area until construction began. Flooding in the 286/181 area was also observed around Brownlee.

3. Employment

The group began a discussion on the topic of employment. Several questions and comments were brought up during the discussion.

- The group discussed the possibility of holding a meeting at the Workforce Solutions on Staples Street.
- The group requested having job fairs in several locations (in Hillcrest or at the Oveal Williams Senior Center).
- The group noted specific job training such as vocational/craft training and technology training would be helpful to the community.
- A suggested action item was to identify resources to get access to training. Suggestions included libraries, the City of Corpus Christi, or colleges and universities. Another suggested getting computer terminals from HIALCO.
- Veterans programs was asked to be added to the Livability Plan table under Employment.

Adjournment

The CAB Chair and TxDOT stated the next CAB meeting would be held the second week in January, on January 10. The meeting was adjourned.