

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

January 10, 2019

The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceedings. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.

Opening

Pastor Adam Carrington welcomed the group to the meeting.

- He started off talking about how folks in the area had been talking about experiencing damage to their homes from drilling. He informed the group that Ms. Gwendolyn Coleman filed a claim and it was rejected. She was sent a picture of a Google maps street view of her house, which was used to justify the claim rejection. He stated he would be requesting a more detailed response. Lorette Williams, with Flatiron Dragados, LLC, noted that they have a risk management department who does reviews on claims.
- The group requested an update on the property that was requested to be rezoned to light industrial. Keren Costanzo with the City of Corpus Christi Planning Department gave an update. A public hearing will be held on February 6 in City Council Chambers, on the first floor at 5:30 p.m.
 - A CAB member asked who the project manager handling this case was.
 - Andrew Dimas is the project manager.
- The date of the next Livability Plan Meeting was announced. It will be held on February 7 at the Oveal Williams Senior Center.

Del Richardson & Associates (DRA) Update

DRA gave an update on the Voluntary Acquisition and Relocation Program (VARP).

- The goal of 208 parcels acquired to date has been met.
- 354 expressed interested in selling, of which 293 were established as eligible.
- 274 offers presented, of which 251 accepted.
- 208 sold their properties. 19 declined the offers.
- Tenants: 122 relocation notices were issued. 14 purchased homes with 2 additional in escrow.
- Total amount of parcels identified in the beginning of the program was roughly 500.
- A CAB member asked how many renters will have to move out this month.
 - DRA responded that the number depends on whether the seller is willing to participate in the program and the tenant electing to participate in the program in cases where the owner is not selling. The tenant has to qualify.
 - As of today 100 tenant household units have been vacated. 22 are searching for homes.
- The group was reminded that there are 116 days left to participate in the program. Dionisio encouraged people to encourage others who may be interested to reach out to DRA if they would like to express interest in participating.

Port of Corpus Christi Authority (the Port) Update

The Port of Corpus Christi gave an update on demolitions.

- 7 properties went out for bid in December.
- 22 are scheduled in the next bid.
- The CAB asked if they could get the addresses for those that are going to be demolished next. They asked how many total.
 - 106 will be demolished next. The next batch will be in March.
- It was asked with regard to environmental, if the Port was using one firm or if the demo contractor was selecting his or her own consultant for each package?
 - It was stated there is one environmental contractor on board for all demolitions. The contractor is Envirotest. They test homes for asbestos, hazardous waste, and more. They oversee two or three abatement contractors.
- A CAB member asked if work trucks are marked, stating that people don't know who is in the neighborhood.
 - The Port responded that this has been brought up before and the contractor has been told to mark their trucks.
- A CAB member asked if additional time would be added to the Voluntary Acquisition & Relocation Program.
 - TxDOT responded that time will not be added to the program and the last day to submit information is May 7, 2019 at 5:00 p.m.
- The Port requested assistance from the neighborhood to keep track of people who come into the community to dump trash. 355 tires were dumped on one vacant property.
 - A CAB member asked what the Port police's job was. She stated she was not going to go out at night to patrol the neighborhood.
 - The Port stated that they patrol the neighborhood.
- A CAB member asked why the City is not cutting the grass.
 - The Port stated they will cut it, they just need the address.
- A CAB member stated there are rodents running around everywhere, specifically rats. Someone noted they have small grandchildren coming around that could be exposed.
 - The Port asked if there was a particular property where the problem was identified to please let them know or to call DRA.
 - The CAB member stated the problem was noted around the whole block.
- The group was reminded that May 7, 2019 was the deadline for the program to close. If residents don't have their application in by that time, they cannot be considered.

Flatiron Dragados, LLC (FDLLC) Update

- Darrell Chambers, FDLLC, gave an update on construction activity.
 - Stillman Pedestrian Bridge opening should be in a few of months, maybe in late summer. FDLLC has to paint the bridge and clean up.
 - Staples Street. FDLLC will be closing I-37 southbound tonight to put beams up. Tomorrow night the northbound side will be closed.
 - Comanche Street. Utilities are being relocated.
 - I-37 and 286 are still under construction.
 - North Beach. Segments are being put up.

- Frontage road from Winnebago to Port Avenue will be closed for construction on January 12. Sewer line replacement will take place across Winnebago. Frontage road is closing.
- Brownlee will remain open to cars and pedestrians.
- The frontage road in front of the Oveal Williams Senior Center will be closed. People will need to come down Winnebago.
- FDLLC coordinates with Regional Transportation Authority in advance to give them advance notice.
- New sidewalk is being built under Port Avenue. Access will be from southside and northside.
- Bicycle access is planned for the area.
- A CAB member asked why LED lights were only on Antelope and MLK Drive.
 - FDLLC stated when finished with construction it will be a signalized intersection.
- A CAB member asked why Stillman bridge will not be covered. They noted they had seen people throw bricks, rocks and 2x4's off of the bridge.
 - FDLLC stated fencing will be used to prevent this.
- A CAB member asked for an update or statistics on accidents in the work zone.
 - It was noted that if there are so many accidents in an area, these are documented to figure out how to curtail it.
- Regarding changeable message signs, FDLLC stated that when they close a street they put up changeable message signs in the area, which get moved for the next closure.

Texas Department of Transportation (TxDOT) Update

- Christopher Amy, TxDOT, recapped the Livability Plan Subcommittee meeting that was held in December.
 - The group talked about pollution, transportation, and employment.
 - TCEQ Region 14 Director Susan Clewis came to talk to the group. She addressed the group's concern that air monitoring stations would go away due to changes in the neighborhood population, stating that they are not going away.
 - The new TCEQ air monitoring plan will be open for public comment in May 2019.
 - White powder was noted on vehicles. Ms. Clewis suggested testing windows on houses rather than testing on vehicles, which move around.
 - Noise pollution in the neighborhood was discussed.
 - Ms. Clewis offered to have a toxicologist come talk to the group.
 - Regarding the topic of transportation, the group discussed infrastructure, pedestrian access, bicycles, and how that will connect to downtown and the sea district. Staples Street will connect to new infrastructure. Keren Costanzo from the City of Corpus Christi Planning Department described the Downtown Plan and trying to reconnect the area.
 - For employment, the group discussed potential job opportunities and job fairs, and having people from Workforce Solutions come in the future and talk about potential job opportunities.
 - The Livability Plan will be handed over to the Hillcrest Residents Association and CAB this summer and each person will get a copy of the Resource Guide.

Questions and Answers by CAB Members and the Public and Agency Responses

Adjournment of the Meeting

- Faryce Macon, a realtor in attendance stated she had a client who had air conditioning problem even though home passed inspection. She reminded people that there are home warranties. The seller pays for that. She reminded people need to remember to use that.
- Regarding the rezoning case, Faryce Macon shared more information. George Clower real estate agent is representing the property owner or person who will buy the property. Andy Mejia is the person that will be buying. They are proposing a steel pipe laydown yard. The size is about 7 acres. Faryce Macon stated that if 20% of landowners oppose the rezoning of the property, it cannot move forward.
- Resource Guide. Summer gave an overview of content. It includes contact information for resources in the different topic areas included in the Livability Plan. It is a comprehensive list that goes beyond bridge construction. This is something that the neighborhood can contribute to. The team asked that if there was something missing to please let the team know and we will add. Final comments should be submitted by the March CAB meeting.
 - A CAB member asked that Unity Chapel Funeral Home be added.
 - Another attendee noted that some places don't have phone numbers. Page 10, at the bottom, two don't have phone numbers.
 - Bethune Early Child Development Center was requested to be added.

Adjournment of the Meeting

The CAB Chair and TxDOT adjourned the meeting.