

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

April 25, 2024

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

Opening Kimberly (Kim) Amy, TxDOT Liaison to the CAB, opened the meeting and welcomed attendees. CAB member Henry Williams led a moment of prayer. The meeting was held in person at the Oveal Williams Senior Center. Kim provided an overview of the meeting agenda and what to expect.

Flatiron/Dragados LLC Construction Update

Lynn Allison, Public Information Officer (PIO) at Flatiron/Dragados LLC (FDLLC), provided an update on project construction activities.

- Trash cleaning around MLK, mowing and weed control is ongoing monthly.
- Recently installed 33 delineators at NB/IH 37 exit ramp to MLK at Stillman.
- Nueces Bay Blvd -flashing red traffic lights coming soon.
- South Interchange is about 95% complete.
- New access to Antelope St Frontage Road/Staples Street Intersection will open in May.
- Traffic signals to be installed at Nueces Bay Blvd by Spring and will be on intermittent timer.
- Summer 2024: Remaining South Interchange roadwork structures complete.
- MLK to Northwest Loop Ramp will have less traffic volume once southbound US 181 traffic is switched to Cable-Stayed Bridge
- Broadway will remain closed for public safety while it is being utilized for construction traffic.
- Structural elements are complete and Launching Gantry Crane disassembled and relocated.
- Phase 1 completion with CSB open to traffic by late Spring 2025
- Milestones:
 - Completed all UT Lifts
 - Two UT Lifts remain to achieve ~540 by June.

City of Corpus Christi Harbor Bridge Parks

- Nieman Young, Assistant City Manager provided park mitigation project updates on behalf of the City of Corpus Christi.
- City Manager Peter Zanoni shared that the proposed pool will be referred to as the Hillcrest Aquatics Center and is expected to cover approximately 6,200 square feet.
- Early plans additionally incorporate a clubhouse, showers, a changing restroom building on-site, as well as parking facilities.
- The pool is estimated to cost about \$10 million.

- Texas Department of Transportation officials have committed to contributing about \$5.5 million, while the city's share would be about \$4.5 million.
- CAB chair made a motion to vote to support the city's park plans.
- The members of the CAB voted in favor of the proposed city plans. CAB members voted the following:
 - Accepted – 11
 - Undecided – 1

Concerns from CAB members

- CAB members emphasized the importance of addressing health and safety concerns within the community.
- There were notable discussions surrounding noise pollution within the neighborhood.
- Concerns were raised regarding drainage problems in the neighborhood.
- CAB members highlighted the need for improved sidewalk maintenance.
- There were discussions regarding the improvement of bike facilities.
- A CAB member recounted a concerning incident involving city maintenance work in the neighborhood. While repairing sewer lines, a collapse occurred, leaving a sizable hole. The member promptly reported it to the city after capturing a photo. Although the city addressed the issue, the member emphasized the potential for a major accident due to the unattended hazard.
 - Assistant City Manager, Neil Young clarified the process for repairs involving utilities. Initially, utility companies conduct the repairs, followed by filling the transit lane with loose material to temporarily smooth the surface. However, once the waterline repair settles, the Public Utility Department informs the Public Works Department, which then performs a compression repair. This typically occurs within a day, ensuring a common practice of efficient and prompt repair procedures.
- CAB members expressed concerns regarding the cemetery, questioning if measures could be implemented to safeguard those who served at the site. They emphasized the historical significance of the cemetery and highlighted the lack of protection for the gravestones, underscoring the need for preservation efforts.
 - City Manager Peter Zanoni addressed concerns by acknowledging recent discussions at city council meetings regarding both the Old Bayview Cemetery and the new Bayview Cemetery. He noted that while the Old Bayview Cemetery already has a perimeter fence, there is currently no nighttime security lighting. To address this, plans are underway to include lighting in the upcoming budget.
 - Regarding the new Bayview Cemetery, there is currently neither security lighting nor fencing. However, in the upcoming budget, provisions are being made to install perimeter fencing similar to that of the Old Bayview Cemetery. Zanoni assured the community that efforts are being made to enhance security measures, including the addition of lighting to ensure safety and protection at both locations.
- CAB members emphasized the necessity for lights in the neighborhood, stating that it is excessively dark at night, making visibility difficult.
 - Peter Zanoni addressed the CAB members' concerns about lighting, acknowledging the importance of adequate illumination for safety. He

mentioned the city's recent transition from yellow lights to bright LED lights. In the current budget, there's a provision of one million dollars to install more lights across the city, addressing various areas including Hillcrest. While this allocation may not cover all needs immediately, efforts will be made to prioritize areas discussed at the meeting. Updates on the progress will be provided in upcoming CAB meetings.

- A CAB member discussed the TxDOT project aimed at enhancing connectivity between Hillcrest and Washington Coles, highlighting a similar need in their area. They proposed collaborating with Texas A&M Corpus Christi to develop a plan for their neighborhood, citing grants available specifically for such projects. Although an application was submitted last year, it was too late for consideration. They expressed interest in partnering with TxDOT and Texas A&M Corpus Christi, leveraging their relationship with the city government to plan for their neighborhood's improvement. Additionally, they emphasized the importance of TxDOT covering areas in the neighborhood to ensure connectivity to Texas A&M University.
 - Peter Zanoni acknowledged the potential for collaboration with Texas A&M Corpus Christi, though he raised concerns about funding sources, seeking clarity on whether it would be provided by the university. A member of the Citizens Advisory Board (CAB) clarified that the funding originates from the Department of Transportation.

"We have a vested interest in the long-term development of the area, and we're committing \$21 million to ensure it's executed effectively. The funding mechanism will be through our bond program in the 2024 election slated for November. However, there are several steps remaining," Zanoni explained. "We'll need to secure approval from the city council, and there's a preference for bond monies over other financing options like certificates of obligation due to public feedback. This means community engagement is vital as the bond program, including projects like park improvements, will be up for approval."

Zanoni highlighted key projects, such as the redevelopment of areas like Hillcrest and Washington Coles, including the reconstruction of Sam Rankin Road, with funding from both the city and the Port of Corpus Christi. He emphasized the importance of community input, mentioning recent hearings and upcoming opportunities for feedback on the proposed project list.

"The bond program, with an estimated \$175 million allocation, aims to address various needs including street upgrades, park enhancements, and public safety facilities. Projects like those in the Heritage Park area and the LULAC home are also part of the proposed program," Zanoni elaborated. "Between May and June, we'll be actively engaging with the community to ensure their voices are heard in shaping these initiatives before they appear on the November ballot."

- A member raised concerns about what appeared to be significant pressure being exerted on Hillcrest regarding back taxes, particularly in the aggressive pursuit of residential back taxes. They pointed out the apparent disparity, noting that properties just across the street seemed to be neglected in terms of tax enforcement. The member questioned the extent of resources allocated to pursuing these back taxes and the subsequent demolitions of properties.
 - Peter Zanoni clarified during the meeting that Linebarger Goggan Blair, with Paul as their lead representative, manages the back taxes issue. He assured the members that he would address their concerns with Paul. To his knowledge, there is no specific targeting or wrapping up of efforts in any particular area

regarding back taxes collection. Zanoni emphasized that the city does not initiate home seizures due to back taxes; this is a county function. Additionally, the city only receives a portion of back taxes owed, if any, after other entities have been paid. He reiterated that the city does not demolish homes either. Linebarger assists the city with back taxes and other matters such as traffic tickets. Zanoni pledged to inquire with Paul Chapa about any perceived acceleration in back taxes collection rates.

Comments from the CAB Chair

CAB Chairman Lamont Taylor praised the parks plan, emphasizing that it marks a significant step forward.

Comments from the CAB

- CAB member Rev. Henry Williams congratulated City Manager Peter Zanoni and thanked the city for the milestone. He stressed unity in revitalizing Hillcrest, emphasizing connection without segregation. He urged continued efforts to sustain momentum into a lasting movement.
- Rev. Williams emphasized the importance of connectivity and community building in Hillcrest and Washington Coles.

Adjournment

- The meeting was adjourned with a closing prayer.

Harbor Bridge Quarterly Update

CAB Concern (TxDOT Actionable Items)	Status	Responsible Party	Explanation
Health and safety concerns at vacant properties (trash, foul odors, human activities)	In Progress	City of CC, POCCA, Private property owners	Concerns were shared with CAB Port liaison and City of Corpus Christi CAB liaison. Port liaison shared concerns with Port police department and a private property owner.
Nueces Bay Blvd	In Progress	FDLLC	Construction of asphalt pavement, curb, gutter, and sidewalks is now complete. Lighting at Nueces Bay Boulevard is installed and turned on. Traffic control (barrels, cones, etc.) will remain in place until the traffic signals are installed.
Broadway Street	In Progress	FDLLC	Broadway Street continues to have ongoing overhead work on the approach spans.
Construction on Port Avenue	In Progress	City of CC and FDLLC	FDLLC is working on the I-37 overpass and frontage roads (MLK and Antelope) that intersect North Port Avenue. The City is managing a construction bond project on Leopard Street. The City project extends south along North Port Avenue from EconoLodge to Central Body Auto Repair, and east from Lester Street past North Port Avenue, toward Peabody Avenue. FDLLC continues to coordinate with the City on their respective work areas. Leopard street bridge was opened on Sept 29, 2023.
Drainage Issues within the neighborhood	In Progress	TxDOT, FDLLC, and City of CC	As part of the final design, final pavement lifts and drainage work is planned. Instances of flooding have significantly decreased since last year as final drainage runs were completed in and around the interchange. Separately, TxDOT received multiple comments from residents regarding ponding occurring on City streets. City Public Works staff attended the September 2023 CAB meeting. TxDOT also shared these concerns with City CAB liaison. Residents should continue to reach out to the City directly at their hotline 361-826-CITY(2489) for any recurring issues.
Sidewalks and lighting	In Progress	FDLLC	Sidewalks on I-37 frontage road (including all underpasses and intersections) have been completed with the exception of a few small areas that need to be cast with water valves. FDLLC has ongoing efforts to maintain sidewalks within the Harbor Bridge project area including ensuring sidewalks are clear of debris. Project staff are completing periodic night drives to monitor lighting. Repairs to lighting are completed as issues are identified. FDLLC PIC Coordinator, Lynn Allison is the point of contact (POC) if lighting repairs are needed. City of Corpus Christi lighting on wooden telephone poles and on City streets should also be directed to the City of Corpus Christi at 361-826-CITY(2489).
Pedestrian & bike facilities in Northside Neighborhoods	In Progress	City of CC	A project has been programmed and funding has been identified for these improvements (CSJ 0916-35-195). TxDOT is currently working with the City to complete an Advanced Funding Agreement (AFA) for portions of the hike and bike trail that will be constructed using these funds. Beginning at H.J Williams Park, the shared use path would extend east down Winnabago, then down the new Lake Street, connecting to the new park at the Washington school site and to Oveal Williams Senior Center, and extending east on Winnebago Street to connect to Solomon Coles High School.
Improvements to H.J. Williams Park, TC Ayers Park, Washington School Site, & Ben Garza Park	In Progress	City of CC	A meeting among the City of Corpus Christi, the Chair of the Community Advisory Board (CAB), Texas Department of Transportation (TxDOT) and FHWA was held on March 25, 2024, to find a solution. After the City and the CAB Chair discussed their preferred option, TxDOT offered to provide \$5.5 million to be used to build the preferred water feature requested by the CAB. With agreement by the City, there was consensus among all parties that, in lieu of a splash pad, an appropriately sized pool in the northside neighborhood was the preferred solution. The additional funding offered by TxDOT will allow the City to move forward with the other proposed park development enhancements, which will now include the construction of an appropriately sized pool (in lieu of a splash pad).
North Trailhead Park	In Progress	TxDOT	The Revision 2 Landscape and Aesthetic Plan are complete.
South Trailhead Park	In Progress	FDLLC	Contingent on City parks plan.