

NBCA Membership Minutes
April 18, 2024
Las Brisas Condos

Board of Directors (all present)

Ron Graban (Pres), Dolores Vela (VP), Michael Kennedy (Treas), Carrie Meyer (Sec), Bob Catalano, Manny Portillo, Tracy Jackson, Lynn Frazier (Alternate), Barb Johnson (Alternate)

Treasurer's Report and Minutes - Juan Olivarez makes motion to approve, Jim Fullingim seconds, motions passes

TIRZ Community Representative Request

Ron: We want to expand the requirements of the TIRZ Community Rep to be:

- 1) Recommended by NBCA
- 2) North Beach property owner
- 3) North Beach full-time resident (North Beach address on driver's license)

The position is up for reappointment in Jan or Feb 2025

Everett Roy asked Ron to serve on the TIRZ Board in 2023, but he didn't live on North Beach. NBCA's Board at that time presented a letter to City Council, recommending Carrie serve, but Council chose someone else. So we've had to live with that for over a year. The concern from the community is that the current rep is not involved with the community and does not have a good attendance record at TIRZ meetings or NBCA meetings.

Bob Catalano: She shouldn't serve because she doesn't know people here. We weren't asked about the Fajitaville decision (\$1.3 million). They should ask us about it before doing that. If you don't live on the beach, you don't know what's needed. We never see her and she should be at every meeting.

(Someone): And she's a renter, not a property owner.

Ron: Last week I found out thru the media that Fajitaville is getting \$1.3 million. At the TIRZ Board meeting when they decided on that, it was said that Carrie and Ron knew all about it. We knew about the planned renovations but didn't know about the proposed TIRZ funding.

Dolores: I have been in contact with Catherine Garcia regarding the TIRZ for Las Brisas.

TIRZ PROJECT IDEAS

Chuck Anderson: There is currently \$1.36 million in the TIRZ bucket, which gets spent on improvements on North Beach.

Hotel DeVille and Fajitaville got funding. Didn't say how much it was. They pushed it up a week, because Fajitaville wanted to open earlier. I understand that but I struggle with the hotel being rushed through.

Ron: I am not against the funding, just the communication.

TIRZ COMMUNITY REP

Question: Can we influence the decision (on who serves in that position)?

Ron: Yes, we can go to City Council Public Comment at noon. Or we can send a petition.

Gordon Awsumb: Ask the residents who they would like to serve as the representative and make a list and present it to the Councilman Roy to proceed that way.

Deb Webb: How do we unseat the one who is in there?

Chuck: Make a motion to unseat the current TIRZ Rep and select someone else.

Deb: We could put several names.

Bob: Since Ron has taken over as president, you see how many people we have here? He's in contact with all the big shots up there.

Names suggested: Ron, Carrie, Lynn Frazier, Bob Catalano, Tracy Jackson (not an owner)

Manny - Let's give people a week to think about it and we'll write up a little about people.

CITY MANAGER'S REPORT

Ron: Peter Zaroni, our city manager, is here. He is an angel who came to our city and is doing an incredible job. Hats off to people like him. He knows how to work through the minefields of government. Carrie shot video

Peter Zaroni: North Beach, since day one, has been a place that I care about, an area that is under extreme revitalization. And that's going to happen because you all holding meetings, having good leaders on your board will only help us at the city move this city forward. We have a big investment at the Aquarium. That's putting the city and North Beach on the map. The new restroom is part of a park, shade structures, trees, shower station. We're going to put together a plan for homeless mitigation. We'll have a plan to keep it for families. Yesterday, we spent time with LAN (\$14 million linear parkway canal project). The design is at 60%. Later this summer it will be %100. By the end of year, we will pick a firm to construct it. We'll be back here to show you 60% in the next month or so. This is a stormwater drainage solution. Navigable canal was not in our price point. This will be a park-type setting with walking trails, public spaces. Once the bridge is ready to go, that will add beauty and a lot of territory to reprogram. We will work with state, county and port on that. Glad to see the light in the Lighthouse Pointe. We have Bond 2024 coming. We'll come talk to you about it. We are going to review the Type A sales tax with no convention hotel this time. It will be for seawall and other flood control structures like Phase 2 of the canal. As a city manager, I care about North Beach. We're investing in it. This is a beautiful part of our city. Last week, I came with my brother, we stopped to see Carrie, the waves were big. I'm going to stay and listen.

Ron: We are looking for people to serve on NBCA Committees

Code Enforcement Committee - to help inform city staff of Code violations here on NB.

Volunteers: Barb Johnson, Cassie at Milk Bottle RV Park, Anne McAfee, Pat Fredrick (VDS)

Eco Park Committee - Carrie, Chuck, Lynn Frazier, RV Park owner

Adopt-A-Park Committee - chaired by Chuck, Carrie

Ariana Jones (24 years old). She's in the real estate business with her sister and grandfather - Paradise Real Estate. The company is planning a North Beach Earth Day Clean up at Dolphin Park with partners who are furnishing materials, Breakfast will be at 7:30 AM at Dolphin Park pavilion. They will clean up the area and Carrie will be there to repaint the concrete dolphins.

Chuck: Suggestion to add to Priorities - 2 homes you can see southbound as you go up the bridge are blighted, we need the city to put pressure on them.

Where beach users park at the dead ends, we need to improve the parking along streets, so more people can access the beach and it looks better.

Expand Dolphin Park playground and add new bathrooms at Dolphin Park. NBCA should get involved with redevelopment in the area affected when the old bridge comes down.

Linda Reinhart - Our Lady Star of the Sea church needs road work and drainage around there.

Carrie offered to help them write a letter and help them contact the city to request that.

Peter Zanoni - LAN who is designing the Linear Canal is also designing the Eco Park and wetlands will be designed. The canal design is almost done, then they will do Eco Park - The Timon wetlands are good but the other wetlands are dysfunctional - don't have a water source. LAN is also designing Beach Ave + Gulf Spray Ave (Bond 2018 street projects) that will be done after the canal and Eco Park are completed.

Question: Linear Park - will it help prevent ponding?

Peter - the drainage project will elevate vacant parcels and roadways over time, but it will take many years. Phase 1 is to raise vacant lots and get ditches working. Some tidal inundation will be solved thru elevation. Surfside Park was elevated 3-4 feet through the Bond 2020 project, so it will drain a lot better.

The lower part of the linear canal will not be kayakable. The 2nd phase near the Aquarium will be kayakable.

Ron: SpawGlass is doing a wonderful job at Surfside Park.

Peter: Surfside Park is \$6 million, they designed it to look nice and be functional. Contact sensitive. MIG the designer is still working on it with SpawGlass.

Ron: We have a new member - Leonard - who has shown an interest in getting the data to establish a criteria why NB needs a police and fire substation.

Marian Elder - We need more benches along the Beachwalk

Ron - We need lights along the Beachwalk and possibly a recording welcoming people to NB

Helicopter

Ron: We heard about it from the TV. Location noise, safety issues, TIRZ money being used - people were questioning why we should fund a startup biz that has failed in the past. I invited the helicopter company owner to our meeting. He couldn't come because he was in Amarillo (Carrie: he lives in Amarillo.). Biz is a good thing. But the concern is safety and noise. Let's bring him in and talk to him and go from there. Peter said a lot of people have interest in that building. The owner of the building is Rick Groomer and he has NB in his heart. Numerous people have approached him (a gun shop and a gaming room), which he didn't think was a good match for NB. He thinks the helicopter may be a good thing.

Moses Estrada owns the land next to Groomers where the helicopter wants to operate. He wants to build cottages there. The helicopter would not be conducive to his project.

Beachballs - Lynn says that the city has said that the beachballs need to be moved.

Peter: Lynn was going to put them on private property, but as it turned out they are on city right of way. In the event of a tidal inundation, we're worried that you may not be able to see them. There has to be clearance around our curbs. Could be fiber optic cable or infrastructure under them. They need to be on private property, so we need to work through it. These streets are narrow already. We are here with heavy equipment and we need to work through it.

Ylena Jones - We need more greenery on the beach and a variety of different palms. Makes it feel more like a vacation destination. I like the idea of the wetlands at the north end, but not the trash. We should get lids on trash cans, like the bear proof trash cans you see in state parks.