

NBCA Summer Meeting MINUTES

July 17, 2025

Las Brisas condos

Board Members Present – Ron Graban, Carrie Meyer, Ariana Jones, Bob Catalano, Dolores Vela, Manny Portillo, (alternates - Anne Mahaffe, Lynn Frazier)

Board Members Absent – Michael Kennedy (conflict)

6:00 PM – Dominos Pizza is served (sponsored by NBCA) with side dishes supplied by members. Thanks to Board member Ariana Jones for organizing the food.

6:15 PM – Membership approved Treasurer's Report and April Minutes. Carrie reads the Treasurer's Report that Michael had prepared. Carrie had emailed the April Minutes to the membership earlier for review. The Agenda and other documents were projected onto the big screen during the meeting. If anyone did not receive the Minutes and Meeting Announcement, please email Secretary Carrie at northbeachcommunity@gmail.com

6:25 PM – Ron introduces Jeff Edmonds, Director of Engineering Services.

Jeff introduces several city staff members, including City Manager Peter Zanoni and Engineer Scott Harris with LAN.

Topic of discussion is the North Beach Drainage Improvement Project, Beach Ave and Gulfstream Ave reconstruction, and the Eco Park project.

[>> CLICK HERE to view City's PowerPoint Presentation](#)

Jeff: Total cost of all four projects together is \$24 million (including Bond 2018 funding for the 2 streets and Bond 2022 funding for the Eco Park).

Phase 1 of the Linear Parkway Canal will be 4,600 feet from end to end and include 10 foot wide concrete pathways on both sides of the canal, landscape features, lighting, benches, and one pedestrian bridge over the canal that will connect Surfside Park to Kiwanis Park. There will be two road bridges, one at Beach Ave and one at Gulfstream Ave.

The work on the entire project is 15% complete

There will be a Welcoming sign at Beach Ave and Timon Blvd.

Gulfbreeze is a high point, so the drainage between Gulfbreeze and the new canal will flow westward, while the drainage between Gulfbreeze and the beach will continue to flow eastward, like it does now.

Question: What is the depth of the canal?

Scott Harris: Think of the canal as an extension of the Timon Marsh, so the canal water depth will be the same as that – 2 to 3 feet of water normally, depending on the height of the tide that day.

Patrick Halm – How will the canal be maintained?

Jeff: We will have to maintain it with an excavator or back hoe. It's easier to address sediment when it's settling into a channel than if it's in an underground pipe with no flow or low flow, like we have now.

Question: How wide is the canal?

Scott: The canal width is 20 feet wide and gets wider as it gets closer to the Eco Park.

Marian Elder – What will the pathway be made of on either side of the canal?

Jeff: It will be a concrete sidewalk, 10 foot wide, shared use.

Stewart – This will increase traffic. Will there be more police?

Peter: Yes

Bob – Will the banks of the canal be grassy?

Scott - Along the canal will be native marsh vegetation, much like Timon Marsh. Higher up in the park area there will be grass. This is designed for nature-based tourism.

Question: Will the canal attract development?

Peter – It should, esp when combined with the new bridge, the streets and the parks.

Peter: To fund Phase 2 of the canal, which will connect to Phase 1 and start at Surfside Park and end near the Aquarium, we might use the new sales tax recently approved by the state, which can be used for flood control. So this project would qualify. Phase 1 that we are currently in is a 2-year project. We can potentially begin preliminary design work on Phase 2 during Phase 1, but construction cannot begin until the old Harbor Bridge is gone, as the canal will be incorporated into the area where that now stands.

Jeff: Excavated soil from the canal project is going to be stockpiled on North Beach. The contractor needs quite a bit of it for building up roadbeds and other uses within the project scope, but any left over dirt will be stockpiled for the community to access for elevating private properties.

Bob asks what the drainage plan is for beach access roads like Stewart Place, which are so low at the east end of the street is often filled with water.

Jeff: That was mentioned to the TIRZ Board and could be a possible future project for the city.

Carrie: At Stewart Place, the private properties on both sides of the street have been elevated with fill, which will make it easier to elevate the east end of the street.

Lynn – talks about flooding under TxDOT underpass at the north end (a state issue).

Carrie As part of the city's Drainage Project in the Eco Park area, the city could elevate Timon Blvd with dirt fill to get it up higher so it doesn't flood, even 2 or 3 feet higher would really help. That way, motorists who end up at the flooded U-turn at the north end could drive east towards the RV Park and then north through the Eco Park, which would be a dry roadway to get back to Beach Ave. As it is, they are forced to go back up the northbound one-way frontage road the wrong way.

Jeff explains that the Army Corps did not want the canal to intersect with TxDOT's wetlands mitigation project in the Eco Park, so the city has changed the canal design to enter the Timon Marsh without connecting to the TxDOT wetlands.

Carrie: Does that mean that you are keeping Sandbar Ave open?

Scott: No, Sandbar Ave will be permanently closed.

Timeline – The project started on March 10, 2025. It should be complete in late 2026.

Barbara – Is Beach Ave going to be widened?

Jeff: It won't be widened, but it will be improved and have wider sidewalks.

Carrie: The city has recently added No Parking Anytime signs to Beach Ave near the Whataburger, which has helped make that road safer for motorists, as it has improved visibility.

Jeff: When rebuilding Beach Ave, we are planning to put a concrete barrier along the center lane of Beach Ave between the Whataburger and the Circle K to control traffic flow in that area and reduce congestion.

Ron thanks everyone for coming, Meeting adjourned.