



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Island Strategic Action Committee

Monday, May 12, 2025

5:30 PM

City Hall, 6th floor Conference Room
14253 S. padre Island Dr. C.C. TX. 78418

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A. Call To Order

B. Roll Call

Present: 10 - Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Kamran Zarghouni, R. Bryan Gulley, and Sandy Graves
Excused: 4 - Meagan Furey, Robert Corbett, Alan Guggenheim, and Lauren Harris

C. Public Comment

Natasha Muse, Island resident, PIPOA – member of the PIPOA, suggestion to review the study for the Seagate, this is very important for the island, concern about damage from storms, potential for bulkhead failures and damage to private property.

Adam Rios, Corpus Christi – advocating for skatepark on the island separate from the Commodores Project, location at Billish better for the kids, allows for more ownership, potential for adopt a park, could attract more sponsors and participants, could generate revenue for the area/city, lots of opportunity compared to other equitable skateparks in similar locations, looking to bring the X Games to CC. Would like a safe space for the kids, not in the parking lots and more dangerous areas. Concern that waiting for phase three of the Commodores Park plan could take too long.

D. Approval of Minutes and Action on Absences

This was passed.

Present: 10 - Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Kamran Zarghouni, R. Bryan Gulley, and Sandy Graves
Absent: 4 - Meagan Furey, Robert Corbett, Alan Guggenheim, and Lauren Harris

1. [25-0731](#) Island Strategic Action Committee Minutes April 2025 Meeting

Attachments: [ISAC Minutes 4.2.25 UNAPPROVED](#)

H. New Business for Discussion and Possible Action

2. [25-0733](#) Island Water Exchange Impact & Erosion Mitigation Study (HDR Presentation)

Attachments: [NPI Water Exchange Evaluation Presentation - HDR](#)

See presentation for details.

Bryan Gulley - Question about affording the “cure” and how to fund the study (TIRZ vs. PIPOA)

Craig Thompson – supports HDR completing the study, best choice, concerns about this being a private property issue, is there a precedent being set for the TIRZ to handle bulkhead repairs, etc. Multiple studies, but what is the end goal for the city?

Jeff Edmonds – not sure what the end is, after Alberto with the bulkhead issues, anything that damages private also damages public, not just the items we maintain. We do think there is public interest in determining if there is some sort of mitigation to this problem. The city has invested money in these large developments. We don’t know how big the problem is so we can’t really estimate what the solution is. The studies haven’t really looked at mitigation. Thinks this is very worthwhile study, TIRZ composed of property taxes from the area so it seemed an appropriate funding source.

Bill Hibbs – just the study costs \$250k, thinks it will result with the PIPOA needing to repair the bulkheads, against the Seagate, thinks the evaluation is too expensive for the benefit.

Cheryl Segrest – two studies already complete, why do we need another one? For the Lake Padre Development are there new canals being proposed?

Jeff Edmonds – did not propose any remedies, but did identify two areas of concern (the two bridges), city took that as an action (Scour protection project).

Heather Hurlbert – no to Lake Padre question.

Cheryl Segrest – concern about how effective it is to do this now? Is there something that we can fix more immediately for less cost?

Bryan Gulley – almost always the solution has been either riprap or making sure your bulkheads are deep enough. Most of it is educated guesswork. Not against the study, but concerned about setting a bad precedent to use TIRZ money to protect private property.

Clarification by Philip Blackmar – studies were done for scour protection, this study is more for the entire current state of affairs, different study, looks at possible options to change things, the little modeling that has been done (PIPOA specifically) shows water speeds at around 4 ft. per second, could provide for movement of sediment in a tropical storm. This is a unique situation with our flows from the bay.

Kamran Zaghouni – not against the study, who would pay for it? Is the cost realistic?

Heather Hurlbert – first two not completed by the city, contributed about \$30k to expand the LJA study.

Jeff Edmonds – clarification, these studies didn’t establish any thresholds or mitigations

that could be put in place, they didn't look into solutions, they were just trying to define the problem, this one would identify solutions.

Heather Hurlbert – we have a set scope and a not to exceed amount of \$250k. If there are additional items (we don't know what the outcome will be), but we do not anticipate any additions as far as the study is concerned.

Terry Palmer – what studies have been done for the Commodores Bridge or the Lake Padre Development aqueduct?

Heather Hurlbert – LP aqueduct is not moving forward right now. Commodores Bridge was part of the LJA study.

Bill Hibbs – Motion that ISAC recommends that the study not be done at the expense of the TIRZ #2.

Second by Bryan Gulley. Roll call vote called.

Ayes - Bill Hibbs, Cheryl Segrest, Kamran Zarghouni, Bryan Gulley, Craig Thompson, Robert Pruski, and Roy Coons

Nays - Terry Palmer

Abstain - Marvin Jones and Sandy Graves

Passed with 7/10 votes.

Marvin Jones – not comfortable voting today on the item, feels like there hasn't been enough time to review the project. Wants more detail on the study.

Jeff Edmonds – still negotiating the scope of the study, this is a question of whether or not you support the study in general.

Cheryl Segrest – Motion of support for the Island Water Exchange Impact and Erosion Mitigation Study.

Second by Kamran Zarghouni. Roll call vote called.

Ayes - Marvin Jones, Sandy Graves, Cheryl Segrest, Terry Palmer, Kamran Zarghouni, Bryan Gulley, Craig Thompson, and Roy Coons.

Nays - Bill Hibbs and Robert Pruski

Passed with 8/10 votes.

G. Ongoing Business

3. 25-0732 ISAC Committee Member Participation Reminders

10.3.1 Authority & Action

(B) An individual member may not act in an official capacity except as authorized by the Board/Task Force/Ad Hoc Committee in a duly called meeting.

- Only motions of support that have received a majority vote or final resolutions that have been signed by the chair can be presented by members of the board.

- When addressing a board or committee as a member of ISAC, members must identify themselves and clarify that they are not speaking in their official capacity if they do not have an approved motion or resolution.

- "Good afternoon my name is _____, I reside in Corpus Christi, and I am here in my

personal capacity, and not in any official capacity."

4. 24-1136 Island Mobility Plan Update

Attachments: [Island Mobility Plan Presentation for ISAC 5.12.25](#)

Please see presentation for more information.

5. 25-0734 Updated Island Skatepark Resolution for ISAC Consideration

No action taken.

6. 22-0397 Ex-Officio Member Updates

Attachments: [VCC CEO Update Letter](#)

Nueces County (Bryan Gulley)

Pier is on schedule, taking bids on building the restaurant. Almost 100% on the living shoreline at Packery Channel Park, next month or so will be building the extra walkway through the park, done with grant funding. County has been in discussions about excess county-owned property that is not conducive to parkland, looking at selling some of the property, could allow for turnover to private owners, could benefit local entities via tax revenue.

7. 24-0896 Beach Updates

Darren Gurley, Gulf Beaches & Natural Resources Superintendant

Had a lot of sargasm at the beach, starting to die, should have the beach cleaned up by Memorial Day, will help to strengthen the sand and soil, beach survey is done, going through the results now, lifeguards are three short right now, pending a few swim tests, permit sales have been down a little bit but should come back up, tide projected to stay good, lifeguard stands go up next week, everything else is going great.

8. 24-0897 Parks Updates

Sergio Gonzalez, Assistant Director of Parks & Recreation

Commodores Park – 60% design complete, 100% by end of June, looking to start construction in August.

9. 25-0150 Island Area Development Plan (ADP) Subcommittee Updates

No updates.

I. Future Agenda Items

Island Mobility Plan Workshop

J. Adjournment

The meeting was adjourned at 7:22pm.
Motion by Marvin Jones.
Second by Craig Thompson.