

**CITY OF CORPUS CHRISTI
OFFICE OF THE CITY MANAGER**

TO: Peter Zanoni, City Manager

FROM: Heather Hurlbert, Assistant City Manager

SUBJECT: **Island Earthen Dam Meeting**

DATE: March 17, 2025

Attendees

Peter Zanoni, City Manager; Heather Hurlbert, Assistant City Manager; Jeff Edmonds, Director of Engineering; Bonnie McLaughlin, Executive Management Assistant; Kaylynn Paxson, City Councilmember for District 4; Drew Diggins, PIPOA; Rick McGinley, PIPOA; George Reed, PIPOA; Natasha Muse, PIPOA; Tiffany Darst, Ashlar Development (Whitecap); Ross Partlow, Partlow Properties (Lake Padre); Jeff Coym, LJA Engineering; Tim Lange, Lake Padre Developer.

Meeting Summary

This meeting was the first opportunity for city staff, the Padre Island Property Owners Association (PIPOA), the District 4 Councilmember, and representatives from both the Whitecap and Lake Padre Developments to discuss the removal of the earthen dam located on the Lake Padre side of Park Road 22. The Lake Padre Development has completed the work that required the earthen dam but has left it in place at the request of the PIPOA while the PIPOA assesses potential bulkhead repairs.

Topics discussed at the meeting included repeated issues with two smaller box culverts that routinely fill with silt, the potential effect of removing the earthen dam prior to the opening of the Commodores Bridge, whether or not a sea gate in Packery Channel would be of benefit to the island, the need for permanent flow gauges for better data, and the need to identify ways to relieve the pressure on island canals.

The group agreed that the removal of the earthen dam should be handled carefully to ensure the protection of the community and to reduce any additional pressure on the canals. Timing was discussed including the Commodores Bridge opening in summer 2025 that will increase the flow of water beneath the Don Patricio Bridge, allowing for less of an effect on the island canals should the earthen dam be removed at the same time.

Next Steps

1. The PIPOA will complete their repairs on the east side bulkheads.
2. City Staff will amend their agreement with Ashlar Development to identify who will manage a project to create box culverts to aid in the water flow on the island.

3. City Staff will request a proposal from HDR to study the potential for a mechanical sea gate somewhere in the canal system. The scope of the study will include:
 - a. Analyze potential benefits
 - b. Consider design and siting alternatives
 - c. Estimate probable construction cost
 - d. Study needs for additional monitoring data collection
4. PIPOA to dredge inlets to existing Encantada pipe culverts.
5. The group will reconvene in May 2025 to ensure that projects are on schedule and the consensus remains the same.
6. City staff will update and/or bring actions forward to TIRZ #2 at their April meeting for consideration.
7. Amend TIRZ#2 project plan as required for proposed actions
8. Install permanent data collection devices