



Amendment No. 1 to an Agreement with the Padre Isles Property Owners Association for the Lease, Construction of Improvements & Operation of Billish Park

City Council Meeting
September 9, 2025



Background



- On June 20, 2017, City Council approved an agreement with PIPOA for the lease, construction of improvements, and maintenance of Billish Park.
 - The Park was originally leased to PIPOA until it completed construction of improvements to the Park.
 - Upon completion of the improvements, the improvements then became the property of the City
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Agreement



- The Agreement identified turf/landscaping & the installation of an irrigation system as required improvements to be executed by PIPOA.
- It also identified other elective improvements for PIPOA to execute, such as playground equipment.
- PIPOA completed these improvements, including the playground equipment, by 2020.
- PIPOA has adopted Billish Park & are responsible for maintenance/repairs, including maintenance to all improvements.
- In exchange for ongoing maintenance, the City pays PIPOA \$14,700 annually to offset the costs associated with that maintenance.



Proposed Amendments to the Agreement



- PIPOA is asking for permission to dig up to four wells to provide for irrigation for Billish Park.
- PIPOA shall be solely responsible for the construction/maintenance of any well(s)/irrigation system.
- These improvements shall be property of the City upon completion.

Maintenance to be performed by the Parks & Recreation Department at its own cost/expense:

- Re-mulch the playground area at least once annually.
- Perform sanitation/trash pickup daily (excluding weekends, holidays, or weather-related events, such as hurricanes or other natural disasters).



Recommendation



- Staff recommend approving Amendment No. 1 to the Agreement with PIPOA for the lease, construction improvements & operation of Billish Park.
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