



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Island Strategic Action Committee

Wednesday, September 3, 2025

5:30 PM

Wyndham Hotel, 15202 Windward St.

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A. Call To Order

The meeting was called to order at 5:51pm

B. Roll Call

Present: 8 - Roy Coons, Cheryl Segrest, Marvin Jones, Craig Thompson, Alan Guggenheim, R. Bryan Gulley, Lauren Harris, and Sandy Graves

Absent: 6 - Meagan Furey, Robert Corbett, Terry A. Palmer, Robert Pruski, William Hibbs, and Kamran Zarghouni

C. Public Comment

Name not captured by recording, concern about stop sign on Commodores

D. Approval of Minutes and Action on Absences

This was passed.

1. [25-1007](#) Island Strategic Action Committee (ISAC) 6/3/25 Meeting Minutes

Attachments: [ISAC Minutes 6.3.25 UNAPPROVED](#)

G. Unfinished Business

2. **22-0397** Ex-Officio Member Updates: Parks & Recreation Advisory Committee, Nueces County, and Visit Corpus Christi

PRAC, Jay Gardner

Cost increases for permits including Gulf Beach Vendor permits, events permits, and large events have been proposed to council as part of the budget. Parks is adjusting due to labor, inflation, and a lack of updates/increases over the past few years. Received an

update on Commodores Park but will let Parks provide during their update.

Visit Corpus Christi, not in attendance

Nueces County, Dr. Bryan Gulley

Briscoe King is nearly 90% done, should be completed in about a year, pier should be done by Christmas, back on track and on budget for the restaurant, looking at options to cut costs, living shoreline on Packery Channel Park is one meeting with the GLO away from getting started, boardwalk should start soon, will move the no wake zone sign to the beginning of the park.

3. **24-0896** Beach Updates provided by Darren Gurley, Gulf Beaches and Natural Resources Superintendent, Parks & Recreation Department

Great Labor Day weekend, beaches look good, nice crowd, 367 permits sold, lifeguard stands removed as we transition into winter with around 11-12 seasonal guards, have a good problem because we have so many applications so there will be tryouts, everything is going well, moving sand, the beach has rebounded quite a bit this summer, sand has come back nearly 20 feet, not enough to open but still moving sand, will watch the Seawall and open it as soon as possible.

Discussion of the delays in onboarding lifeguards, needs to be streamlined so that Parks does not miss out on lifeguards.

4. **24-0897** Parks Updates provided by Sergio Gonzalez, Assistant Director, Parks and Recreation Department

Commodores Park Update - bids are in, about 3-4 weeks to review them, looking to take contract to council in the next 8 weeks.

Concern from ISAC about powerwashing during the drought, staff explained that it is only done for health and safety reasons and might also be a part of maintenance (like the Watergardens).

5. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates provided by Craig Thompson, Island ADP Subcommittee Chair

Subcommittee has not met recently, no report.

H. **New Business for Discussion and Possible Action**

6. [25-1008](#) Island Engineering Projects Quarterly Update

See presentation for more information.

7. [25-1009](#) Tax Increment Reinvestment Zone (TIRZ) #2 Update

See presentation for more information.

8. [25-1434](#) Island Water Flow and Drainage Meeting Update

Attachments: [Meeting Memo - Island Earthen Dam 8.25.25 UPDATED](#)

See presentation for more information.

I. Future Agenda Items

Review ISAC attendance policy
Skatepark Funding Motion of Support
Bond 2026 - Paper Streets Resolution

J. Adjournment

Adjourned at 6:53pm

Island Strategic Action Committee

Wednesday, September 3, 2025



Agenda

- Call to order & roll call
- Public Comment
- Approval of minutes & consideration of excused absences
- Staff, Committee, and Subcommittee Updates
- TIRZ #2 Update
- Island Projects Updates
- Island Water Flow Meeting Update

- **Staff & Committee Updates**
 - Parks & Recreation Advisory Committee
 - Visit Corpus Christi
 - Nueces County
 - Beach Updates
 - Parks Updates
- **ADP Subcommittee Updates**

TIRZ #2 Budget Overview

	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 Estimated Actuals	FY 2026 Proposed Budget
Beginning Fund Balance	\$14,269,266	\$10,705,102	\$11,189,721	\$11,189,721	\$3,659,611
Total Revenue	\$6,557,969	\$6,403,488	\$6,403,488	\$6,466,518	\$6,421,508
Total Expenditures	\$9,637,514	\$11,314,646	\$14,196,655	\$13,996,628	\$9,353,276
Ending Fund Balance	\$11,189,721	\$5,793,944	\$3,396,554	\$3,659,611	\$727,843

TIRZ #2 Proposed Expenses

	FY 2024 Actuals	FY 2025 Adopted Budget	FY 2025 Amended Budget	FY 2025 Estimated Actuals	FY 2026 Proposed Budget
Whitecap Development	-	-	-	-	\$4,080,000
TIRZ #2 Administration	\$5,166	\$4,250,000	\$5,911,385	\$5,911,358	\$5,000
Packery Channel Maintenance	-	-	250,000	50,000	\$262,500
Operating Transfer Out (CIP)	\$9,544,053	\$6,879,750	\$7,850,374	\$7,850,374	\$4,819,032
Transfer to General Fund	\$88,295	\$184,896	\$184,896	\$184,896	\$186,745
Total	\$9,637,514	\$11,314,646	\$14,196,655	\$13,996,628	\$727,843

TIRZ #2 FY26 Proposed Budget Detail

Whitecap Development	
• Preserve Pond Interconnectivity	\$40,000
• Commodores Drive Bridge	\$3,066,667
Total	\$3,106,667
TIRZ #2 Administration Costs	\$5,000
Packery Channel Maintenance	\$262,500
Operating Transfers Out (CIP)	
• Packery Channel Capital Repairs	\$1,287,500
• Sand Dollar Street	\$1,531,532
• North Padre Island Seawall Improvements	\$2,000,000
Total	\$4,819,032

TIRZ #2 Budget Overview

	FY26	FY27	FY28	FY29	FY30	FY31
Beginning Fund Balance	\$3,823,815	\$727,843	\$1,444,617	\$(1,004,515)	\$884,872	\$2,568,196
Total Revenue	\$6,421,508	\$7,292,043	\$7,207,974	\$8,211,757	\$9,038,482	\$9,464,316
Forecasted Project Payout	\$8,899,032,	\$6,113,063	\$9,181,033	\$8,660,170	\$9,156,424	\$5,714,686
Forecasted Operating Expenses	\$454,244	\$462,206	\$476,073	\$490,355	\$505,065	\$520,217
Total Expenses	\$9,353,276	\$6,575,269	\$9,657,105	\$9,150,524	\$9,661,489	\$6,234,903
Ending Fund Balance	\$727,843	\$1,444,617	\$(1,004,515)	\$(1,943,282)	\$(2,566,289)	\$663,124

ISAC FY26 Budget Recommendations

A resolution in support of the following Padre/Mustang Island Area Development Plan (ADP) projects to be considered for inclusion in the FY26 Budget:

- Skatepark located in Billish Park
- Packery Channel Boat Ramp Repairs & ADA Access
- Paper Streets Development
- Mobility Plan Implementation (Phases 1 & 2)
- Whitecap Effluent Water Reuse Expansion

The following items are included in the Capital Improvement Program (CIP):

- Paper Street Development
 - Sand Dollar Ave. between Verdemar Dr. & Hwy 361
 - Crowsnest from Beach Access 4 to Whitecap & continuing to PR 22
- Packery Channel Boat Ramp Repairs & ADA Access
 - Parks & Recreation Dept. to bring project forward for consideration.

Island Engineering Projects

Project Number	Project Name	Funding Source	Status	Project Budget
21060	PR 22 South Access Road (Commodore to Jackfish)	GO Bond 2020, Revenue Bonds	Completed	\$3,710,248
21058	Jackfish (Aquarius to PR 22)	GO Bond 2020, Revenue Bonds	Completed	\$2,321,350
21062	Beach Access Road (SH 361 to Beach)	GO Bond 2020, GO Bond 2022, & Revenue Bonds	Bid opening on September 17	\$6,257,975

Beach Access Road

- Construction of new 2-lane beach access road with concrete pavement, sidewalk, ADA compliant curb ramps, signage, pavement markings, and street illumination as needed.

Island Engineering Projects

Project Number	Project Name	Design Cost	Status/OPCC
24130	Sand Dollar Ave. (Verdemar Dr. to Hwy 361)	\$402,000	60% design / \$6.7M
24134	Crowsnest (Beach Access 4 to Whitecap and continuing to PR 22)	\$525,000	60% design in a few weeks

Paper Streets

- Project Budget - \$7.2M
- Total Current Estimated Cost - \$7.63M
- High priority project identified and championed by ISAC to construct the streets and any necessary utilities.
- OPCC for both have surpassed previously identified funding.
- Can push construction to 2028 and reallocate a portion to either a skatepark and/or Commodores Park.

\$5.46M Allocated
<\$927K> Design
\$4.5M Available

Island Engineering Projects (continued)

Project Number	Project Name	Funding Source	Status	Project Budget
24133	North Padre Island Seawall Improvements	TIRZ #2	90% Design	\$15,000,000
18034	JFK Causeway Improvements	GO Bond 2018 & GO Bond 2024	Street light installation on existing power poles is complete; at 60% design; received non-jurisdictional letter from USACE	\$2,500,000
21031	Encantada (Encantada to Nueces County Park)	GO Bond 2020	Cancelled – TxDOT not in support of project	\$650,000*

North Padre Island Seawall Improvements

- Repairs to seawall and amenities including benches, lighting, and shared structures.

JFK Causeway Improvements

- Access road public safety enhancements and improvements at the Eastern approach of the JFK Bridge including pavement rehab, widening, illumination/lighting, new markings, and signage. May include additional traffic congestion and safety improvements along PR22 as funding allows.

* Funding to be reallocated to Bond 2020 project(s) with shortfalls.

Island Water & Wastewater CIP Projects

Project Number	Project Name	Funding Source	Status	Project Budget
22156	Whitecap WWTP Operations & Control Center	Revenue Bonds	Bids Due on July 16	\$3,813,000
23021	Sand Dollar Connection Line 16-inch (Coral Vine)	Revenue Bonds	Signed & Sealed Design	\$10,230,000
23033	Water Line Extension to Padre Island	Revenue Bonds	Draft 30% Design	\$44,556,500
24132	Effluent Waterline Rehabilitation & Extension	TIRZ #2	Completed	\$1,566,500

Whitecap WWTP Operations & Control Center

- Demolition of existing facilities, design, and construction of two new 4,600 square foot wastewater operations and control centers as the Allison WWTP (1966) and Whitecap WWTP (1974) that will provide wastewater laboratory spaces, emergency sheltering area, and necessary equipment to meet health, safety, and environmental requirements.

Sand Dollar Connection Line

- Design and installation of a redundant 20" waterline from the Sand Dollar Pump Station to the distribution system. Extension of existing 16" water line from Whitecap to the Coral Vine elevated storage tank.

Water Line Extension to Padre Island

- Design only, provides an additional water line for a resilient supply to Padre Island.

Effluent Waterline Rehabilitation and Extension

- Design and construction of effluent waterline on NPI to Whitecap Nature Preserve. Developer constructing public improvements in exchange for waterline extension.

Island Earthen Dam & Water Exchange Meeting #2

- Commodores Bridge Project is 90% complete, expect full completion by the middle of September, waiting on USACE permit to remove the final barrier.
- Descoping of Encantada Bridge project in progress following direction given at the July TIRZ #2 meeting to clean the culverts and dredge the adjacent canals.
- 234 ft. of bulkheads have been repaired by the PIPOA with another 150 ft. upcoming.
- PIPOA intends to fund the water flow study, still interested in a potential sea gate on the island.
- Lake Padre is prepared to remove the earthen dam as soon as all parties are ready.

Next steps...

- The PIPOA will move forward with a water flow study and scout locations for a potential sea gate if recommended by the study.
- Ashlar Development will alert relevant parties once the permit to open the Commodores passageway has been approved.
- Once the permit is secured, the PIPOA will dredge the Encantada culverts, and the earthen dam on the Lake Padre side can be pulled.
- All three passageways will be coordinated to ensure water flow minimizes the need for further dredging. This will also allow funding to build up in the TIRZ should new projects be needed such as box culverts.



Next Meeting Date

Wednesday, October 1, 2025

Future Agenda Items

TBD



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