

Island Strategic Action Committee

Tuesday, October 1, 2024



Agenda

- **Call to order & roll call**
- **Approval of minutes & consideration of request for excused absences**
 - 9/4/24 – Charles Duffley
- **Staff & Committee Updates**
 - Watershore & Beach Advisory Committee
 - Parks & Recreation Advisory Committee
 - Nueces County
 - Visit Corpus Christi
 - Beach & Parks Updates
- **New Business**
 - NPI Seawall Update
 - Island Projects Update
 - ISAC Subcommittee Discussion
 - Commodores Park Update w/Possible Action
 - Discuss Remaining 2024 Meeting Dates

Ex-Officio Updates

Watershore Beach & Advisory Committee (Harrison McNeil)

Parks & Recreation Advisory Committee (Linda Lindsey)

Nueces County (Dr. Bryan Gulley)

Visit Corpus Christi (Brett Oetting)

Beaches Updates (Darren Gurley)

Parks Updates (Sergio Gonzalez)





NORTH PADRE ISLAND
MICHAEL J. ELLIS
SEAWALL PROJECT

PRESENTATION TO ISAC

10/01/24



Michael J. Ellis

Seawall - 1970's



Michael J. Ellis Seawall - Today



NORTH PADRE ISLAND SEAWALL - HISTORY

1965

Padre Island Investment Corp (PIIC) announced 1st hotel on Padre Island.

1967

Padre Island - Corpus Christi, Section A Plat Recorded.

1967

Protective Covenants & Landowners' Agreement.

1968

Seawall construction starts.

1972

Court order halts seawall extension to north & south.

1974

State of Texas vs PIIC judgement.

1981

City annexes area of North Padre Island containing seawall.

1981

Assignment of Trustee to PIPOA.

1983

1st Amendment to Protective Covenants.

1992

Protective Covenants amended.

1995

SB 1688 amends Natural Resources Code § 61.017.

1996

2nd Amendment to Protective Covenants

2006

Protective Covenants amended.

2011

Beach & Seawall renamed after Michael J. Ellis

2023

City Includes \$15M in FY24 CIP project to upgrade seawall.

FY 2024 CIP PROJECT

Project # **24133**
 Project Name **North Padre Island Seawall Improvements**

Type Improvement/Additions
 Useful Life 25 years
 Category Site Improvements

Department TIRZ #2
 Contact Economic Development Director
 Priority Community Investment
 Council District 4

Status Active



Description

The North Padre Island Seawall is located on the gulf beach which is frequented by tourists and citizens daily. The structure serves as a barrier between the beach and the buildings but is also a walkway along the beach area. It is in need of repairs and the area currently lacks amenities such as benches, lighting, and shade structures. This project will assess the needs of the area and then provide funding to fulfill the identified needs.

Justification

This project was deemed a priority of TIRZ #2 Board and will provide needed amenities for visitors to North Padre Island.

Expenditures	Prior Years	2024	2025	2026	Total
Construction/Rehab		1,000,000	5,506,757	5,506,757	12,013,514
Design		1,500,000			1,500,000
Eng. Admin Reimbursements		275,000	605,743	605,743	1,486,486
Total		2,775,000	6,112,500	6,112,500	15,000,000

Funding Sources	Prior Years	2024	2025	2026	Total
Tax Increment Finance District		2,775,000	6,112,500	6,112,500	15,000,000
Total		2,775,000	6,112,500	6,112,500	15,000,000

Important Background

- Seawall was privately built on land claimed by the State of TX under Open Beaches Act.
- The state sued Padre Island Investment Corporation (PIIC) for trespass.
- A judgment was issued in 1974 that granted the public permanent access to the seawall and beach and granted ownership of some tracts to the state.
- Hurricane Allen caused significant damage in 1980. Adjoining property owners created a seawall committee to fund the repairs.
- The City of Corpus Christi annexed the seawall area in 1981.
- 1995 Legislation reiterated permanent public easement and established that vegetation line would be considered the face of the seawall in exchange for constructing a public parking lot and roadway easements for beach access.
- The City helped facilitate the state requirement to provide public parking.

Current Seawall Status

- The seawall is privately owned and maintained.
- The seawall is in a poor state of repair.
- Owners cannot restrict access to the public.
- Owners have difficulty insuring the seawall.
- The seawall is not currently eligible for Assistance under the FEMA Public Assistance Program.
- Catastrophic damage would likely be the responsibility of the owners.





Proposed Seawall Status

- A \$15M project was approved in the FY24 CIP to improve the seawall.
- The City needs the real estate rights to make the repairs and upgrades.
- The City must be legally responsible for maintenance and repair to be FEMA PA eligible.
- City is seeking an easement dedication and not fee simple ownership of seawall property.
- Owners will no longer be at risk for seawall damage, maintenance, or claims.

North Padre Island Seawall in 1980

after damage from Hurricane Allen



FEMA PA Program

- The FEMA PA Program provides Federal grant assistance for the restoration of disaster-damaged public facilities.
- FEMA provides assistance based on authorities and limitations defined in federal statutes and regulations.
- The four basic components of FEMA PA eligibility are: eligible applicant, eligible facility, eligible work and eligible cost.
- In order increase the likelihood that future Seawall disaster repairs would be FEMA PA eligible, the City must legally assume responsibility for its maintenance.
- Also need to avoid the seawall's classification as a "Flood Control Work" under the USACE definition.



Public Assistance Program and Policy Guide

Version 4, Effective June 1, 2020

(FP 104-009-2)



ACTIONS COMPLETED

- City has received expert advise on optimizing the likelihood of FEMA PA eligibility.
- Property survey and easement exhibits have been prepared.
- City has corresponded with all owners.
- A Town Hall meeting was held April 11, 2024.
- City has formed a steering committee of landowners to help to facilitate easement acquisition and design decisions.
- Engineering has selected a design firm and engaged them on preliminary engineering activities.
- Letters of intent to convey easements have been received from all but one property owner.



NEXT STEPS

- Detailed design contract award by council.
- Easements need to be received from all property owners. Legal responsibility is conditioned on easement acquisition.
- Council will then assume “legal responsibility” for the seawall. This is necessary to help ensure FEMA PA eligibility.
- City will also seek negative determinations from USACE and NRCS.
- Stakeholder meetings will be scheduled to get feedback on design elements.
- Project will be advertised for bid once the bid docs are ready. This will probably be early to mid 2025.
- Construction will probably take 12-18 months.

REQUIRED LEGAL ACTIONS

- Deed from PIPOA, Trustee, conveying all of its rights, title and interest to the seawall to the City.
- Amendment No. 3 to the Protective Covenants and Landowner's Agreement deleting Article VI Seawall Maintenance Agreement.
- Easement from each seawall tract owner conveying a permanent easement and maintenance easement to the City.
- Council action assuming legal responsibility for the seawall.

QUESTIONS?

Jeff Edmonds, P.E.
City of Corpus Christi
Director of Engineering
361-826-3851 office
JeffreyE@cctexas.com

Island Projects Update

Beach Access Road (SH 361 to Beach)	Project team scheduled to present to the County Commissioners Court on 10/2/24 regarding dune permitting.
Encantada (Encantada to Nueces County Park)	No significant updates to report.
Jackfish (Aquarius to Park Rd. 22)	Completed.
Park Rd. 22 South Access Road (Commodore to Jackfish)	Completed.
JFK Causeway Improvements	TxDOT approved permit to start installation of eight additional lights on existing light poles. Design engineers are currently working on a wetland mitigation plan in collaboration with the Parks Department.

Subcommittees Discussion

- Powers & Duties of ISAC:
 - **Develop specific strategies for implementing the Mustang/Padre Island Area Development Plan**
 - ISAC Priorities:
 - 1) Recommend appropriate Mustang/Padre Island ADP projects for inclusion in the City's next Bond Program
 - 2) Recommend/identify additional funding sources for the area including TIRZ, PIDs, MMDs, or other mechanisms to **fund ADP projects**.
 - 3) Provide annual input into the City's CIP Program for the island.
 - 4) Recommend state legislation pertaining to island concerns.

Subcommittees Discussion Continued...

- Subcommittee Information from the By-Laws:

- “The Chair of the ISAC Committee, with the approval of the committee, may establish subcommittees as needed or appropriate to assist the committee in the performance of its duties.
- The Chair of the ISAC Committee may appoint a Chair of the subcommittee. The Chair of the subcommittee may appoint members to the subcommittee. The subcommittee may include members who are not members of ISAC.

- Requested subcommittees:

- TIRZ #2 Monitoring (not within charge of committee, TIRZ #2 is monitored by the TIRZ board and City Council)
- Island CIP/Bond Projects Monitoring (redundant, this is the responsibility of the entire committee)
- Island Mobility Plan (the plan is nearing completion, what would ISAC’s role be?)
- Island ADP (already established subcommittee, would need to reappoint Chair and members)

Commodores Park Update



CORPUS CHRISTI
PARKS & RECREATION



COMMODORE PARK CONCEPT PHASE 1-3
SCALE: 1" = 50'-0"



TURNER | RAMIREZ
ARCHITECTS

Timeline & Updates

Timeline

- Full Design & Construction
 - Walking Trail (Phase 1)
 - Tennis and Pickleball Courts (Phase 1)
 - Basketball/Covered Pavilion Court (Phase 1)
 - Community Pool (Phase 2)
 - Bathhouse (Phase 2)
 - Gymnasium (Phase 2)
- Schematic Design Only
 - Community Center (Phase 3)
 - Skate Park (Phase 3)

UPDATES

- Schematic Design @ 30%
- Architectural appearance to match the design of Whitecap Development
- Consideration of alternate location for Skate Park (proposed Billish Park)

2024/2025	2025	2026
August – May	June – August	August
Design	Bid/Award	Construction



Proposed Programming

Community Pool

- 6-lane (25-meter) lap pool similar to Collier Pool
- Zero depth entry for children's play area
- Restrooms and locker rooms

Gymnasium

- Sport Court (multi-purpose use floor)
- Multiple sports capability

Community Center

- Multi-purpose hall
- Meeting rooms
- Open dining area





Future Meeting Dates

Wednesday, November 6

Wednesday, December 4

Future Agenda Items

Drainage Resolution Update (DSD)