

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

**TO:** Peter Zanoni, City Manager

**FROM:** Heather Hurlbert, Assistant City Manager *HH*

**COPY:** Mayor, City Council, PIPOA, Ashlar Development, Lake Padre Development, and LJA Engineering

**SUBJECT:** **Island Earthen Dam and Water Exchange Meeting #2**

**DATE:** August 25, 2025

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**Attendees**

Kaylynn Paxon, City Councilmember for District 4; Carolyn Vaughn, City Councilmember At-Large; Peter Zanoni, City Manager; Heather Hurlbert, Assistant City Manager; Bonnie McLaughlin, Executive Management Assistant; Jeffrey Edmonds, Director of Engineering; Rick McGinley, Padre Island Property Owners Association (PIPOA); John Pasch, PIPOA; George Reed, PIPOA; Ross Partlow, Partlow Properties (Lake Padre); Tim Lange, Lake Padre; Steve Yetts, Ashlar Development (Whitecap); Terrence Johnson, Ashlar Development (Whitecap); Dan Hatten, Ashlar Development (Whitecap); Tiffany Darst, Ashlar Development (Whitecap); Jeff Coym, LJA Engineering.

**Meeting Summary**

This was the second meeting for the District 4 Councilmember, city staff, the Padre Island Property Owners Association (PIPOA), and representatives from both the Whitecap and Lake Padre Developments to discuss the Commodores Water Exchange Project, the Encantada Bridge, the east side bulkhead repairs, the Lake Padre earthen dam, and the proposed island water flow study.

Ashlar Development reported that the Commodores Bridge Project is 90% complete and they expect the structure to be completed by the middle of September. They are currently waiting on their USACE permit to remove the final barrier and will discuss the option of removing the barrier based on an interim agreement prior to the issuance of the final permit by USACE. Ashlar also indicated that the descoping of the Encantada Bridge Project was in progress. It was agreed by this work team that the best approach to address the water flow under the Encantada Bridge is the cleaning of the culverts and dredging of the adjacent canals following the direction given at the July TIRZ #2 meeting.

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The PIPOA provided an update on the east side bulkhead repairs, stating that 234 ft. of additional bulkhead has been repaired as of the meeting. The PIPOA continues to make progress on the repairs and is prioritizing the sections most in disrepair first. In total, the PIPOA has repaired 573 ft. of bulkheads with an additional 150 ft. upcoming. In addition, the PIPOA reaffirmed their support of both box culverts at Encantada and the need for a flood gate on the island, indicating that the PIPOA intends to fund a water flow study for the island following the ISAC decision to not support the use of TIRZ #2 funding for the study.

The representatives for the Lake Padre development agreed with the current course, stating that they are prepared to remove the earthen dam as soon as all the parties are ready.

### **Next Steps**

1. The PIPOA is scheduled to meet with the General Land Office (GLO) regarding the proposed Flood Gate & Water Flow Issues on 8/18/25. The PIPOA believes that the best location for a potential island floodgate is on GLO property (also located on Lake Padre Development) but will need the study to confirm.
2. Ashlar Development will alert the group when the permit to open Commodores Passageway has been approved. Once secured, the PIPOA will dredge the Encantada culverts, and the earthen dam on the Lake Padre side can be pulled.
3. All three passageways will be coordinated to ensure water flow minimizes the need for further dredging. It will also allow for funding to build up in the TIRZ should new projects be needed such as box culverts.