



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, January 6, 2026

5:30 PM Gulfstream Condominiums Conference Room, 14810
Windward Dr.

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A. Call To Order

The meeting was called to order at 5:30pm

B. Roll Call

Present: 11 - Meagan Furey, Roy Coons, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, Kamran Zarghouni, R. Bryan Gulley, Lauren Harris, and Sandy Graves

Excused: 1 - William Hibbs

C. Public Comment

No public comment.

D. Approval of Minutes and Action on Absences

This was passed.

1. [25-2004](#) Island Strategic Action Committee (ISAC) Minutes for 11/2/25 Meeting

Attachments: [ISAC Meeting Minutes 12.2.25 DRAFT](#)

G. Unfinished Business

2. [22-0397](#) Ex-Officio Member Updates: Parks & Recreation Advisory Committee, Nueces County, and Visit Corpus Christi

Parks & Recreation Advisory Committee (Jay Gardner)
Committee discussed the covered beach access wheelchairs, the upcoming Island Mobility Plan, and beach parking stickers.

Nueces County (Bryan Gulley)

Only update is the additional TIRZ #2 request for Briscoe King, lots of back and forth but it was eventually approved to be paid in full in advance like the last request, explanation given by county architect for the incorrect estimates but the reasons seemed questionable including claims about inflation. Still don't have the parking lot issues worked out. Discussion of seawall funding.

Visit Corpus Christi
Not in attendance.

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

New permit stickers are in and ready to be sold. Also installed new bumpers on the east boat ramp under the JFK, replaced some handrails, and reset the warning lights.

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

Only update is that the Billish Park skatepark is with Engineering right now, Turner Ramirez will be the architect but it will be subcontracted out for the design.

Member Cheryl Segrest – on behalf of the stokebrokers, have suggested that the city put Turner Ramirez with an actual design/build firm that specifically does skateparks. Already have a preliminary design plan that has been shared with the city.

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

No update, have not met.

H. New Business for Discussion and Possible Action

6. **25-1562** Bond 2026 Resolution (Discussion & Possible Action)

Staff reminder that if Bond 2026 is pursued, the capacity will be much lower than previous years, limiting the projects/costs.

ISAC Priorities still the JFK Causeway, Commodores Park Phase 2, and the Paper Streets construction.

ISAC feels like the Paper Streets have the highest return on investment, not sure that TIRZ is the right funding mechanism for them but should be a significant priority due to the increment that could be generated to replenish the TIRZ.

Resolution draft delayed to February meeting to allow ADP Subcommittee to meet and make a final recommendation following the Engineering updates from this meeting.

7. 25-1868 Engineering Project Updates

See presentation for details.

Clarifications made by Engineering team:

- Beach Access Road will take around 6-7 months total for construction
- For the JFK Causeway improvements, the OPCC will also be submitted with the 60% design.

8. 25-2005 Beach Parking Permits Update

See presentation for updates.

ISAC to consider a motion of support at the February meeting.

9. 25-2007 Island Water Flow/Connectivity Update

See presentation for details.

I. Future Agenda Items

- TIRZ #2 & Seawall Funding Update
- Bond 2026 Resolution (Draft)
- Island Mobility Plan Update
- Beach Parking Permits Motion of Support

J. Adjournment

This was passed.



Island Strategic Action Committee

Tuesday, January 6, 2026



Agenda

- Call to order
- Roll call
- Public Comment
- Approval of minutes & consideration of excused absences
 - December Absences - Kamran Zarghouni (unexcused) & Cheryl Segrest (excused)
 - Resignations - Bob Corbett & Alan Guggenheim
 - Application to open ISAC positions were due 12/31/25, appointments at City Council scheduled for 1/13/26.

Staff & Committee Updates

- Parks & Recreation Advisory Committee
- Visit Corpus Christi
- Nueces County
- Beach Updates
- Parks Updates

1. JFK Causeway Improvements

- Majority of funding still available.
- What types of improvements?
- What is actually feasible/realistic in that space?

2. Commodores Park Phase 2

- Building (lockers, restrooms, showers, office space, and storage)
- Community pool & pump house
- Gymnasium (1 full size basketball court, 2 half-courts, bleachers, storage room, office space, custodial closet, and weight room)

3. Paper Streets Projects

- Crowsnest (in design)
- Palmira Avenue
- Sand Dollar Avenue (in design)

- **Discussions still pending on size of bond.**

Island Engineering Updates

Project Name	September 2025 Update	Current Status	Costs/Budget \$	Funding Source
Beach Access Road (SH 361 to Beach)	Bid opening on September 17	Construction contract awarded by Council on 12/16/25 to Mako Contracting for \$1.6M. Contract currently routing for signatures.	\$6,257,975	GO Bond 2020, GO Bond 2022, & Revenue Bonds
Sand Dollar Ave. (Verdemar Dr. to Hwy 361)	60% design OPCC - \$6.7M	90% design submittal received on Nov 07, 2025 / 90% OPCC - \$6.85M	Design Cost - \$402,000	TIRZ #2
Crowsnest (Beach Access 4 to Whitecap and continuing to PR 22)	60% design in a few weeks	90% design submittal due in 3rd week of January 2026. No construction funds available	Design Cost - \$525,000	TIRZ #2

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 Updates

Project Name	September 2025 Update	Current Status	Costs/Budget \$	Funding Source
North Padre Island Seawall Improvements	90% design	90% design - on hold due to funding shortfall	\$9,887,500 (Short-Range CIP Revenue) Cost Estimate - \$16M+	TIRZ #2
Encantada (Encantada to Nueces County Park)	Cancelled - TxDOT not in support of project		\$650,000	GO Bond 2020
JFK Causeway Improvements	Streetlight installation on existing power poles is complete; received non-jurisdictional letter from USACE	60% design submittal is due the 2 nd week of January 2026	\$2,526,454	GO Bond 2018 & GO Bond 2024

North Padre Island Seawall Improvements

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

Notes

- The majority of the funding for the JFK Causeway is still available (next slide).
- The \$650K from the Encantada project will be reallocated to Bond 2020 project(s) with shortfalls.

Bond 2018 - \$1.5M

- Funding Remaining - \$1.13M
- Minor improvements have been completed including access road striping and pavement delineators. Eight additional lights have been installed on existing light poles with TxDOT approval.

Bond 2024 - \$1M

- Funding Remaining - \$1M

Item	Cost
Schematic Concept	\$47,214
Design Drawings for Parking Improvements	\$95,409
Preliminary Engineering	\$219,036
Total Funding Spent	\$361,659
Total Funding Remaining	\$2,138,341

Island Engineering Updates – Water & Wastewater

Project Name	Funding Source	Status	Project Budget
Whitecap WWTP Operations & Control Center	Revenue Bonds	The project has to be re-advertised for bids due to funding shortfall. Bids to be opened on 1/14/2026.	\$3,813,000
Sand Dollar Connection Line 16-inch (Coral Vine)	Revenue Bonds	Construction contract awarded by Council on 9/23/25 to Guerra Underground, LLC in an amount of \$9,997,672.00. Currently project is in construction.	\$14,060,000
Water Line Extension to Padre Island	Revenue Bonds	Draft 30% Design, Construction FY 28	\$14,556,500

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.

Commodores Bridge Update - Bike Lanes

- Prior to construction, the Commodores Dr. corridor included a striped bike lane segment between Compass St. and Aquarius St., near Commodores Park. The bike lane did not extend to PR-22 and did not function continuously.
- As part of the Commodores Dr. Bridge design, 6.5 ft. wide sidewalks were intentionally constructed on both sides of the bridge to function as shared-use paths that include ADA compliant curb ramps on each end.
- Shared-use paths are preferred from a safety and design standpoint, especially considering the limited sight distance on Commodores Dr. Bridge. The design prioritizes physical separation between vehicles and non-motorized users.

Old Design:



New Design:



Beach Parking Permits Update



- Cost currently \$12/year, increasing to \$20/year.
- Staff explored other municipalities with beach parking permits including SPI (\$100/year) and Galveston (\$50/year + \$45/year for seawall parking pass)
- Permit funding can only be used for maintaining and providing beach-related services including renourishment projects.
- Revenue distribution:
 - Nueces County will receive 8% of the permit sales physically sold within Corpus Christi and 8% of permit sales physically sold within the Port Aransas city limits.
 - This is **NOT** a decrease in revenue for Nueces County; they will effectively collect the same percentage that they have been collecting.
 - Port Aransas and Corpus Christi will both keep 92% of what they sell.



Next Steps:

- Port Aransas to present the amended Beach Management Plan to their City Council on 1/15/26.
- Nueces County to present to the County Commissioners in January 2026.
- City of Corpus Christi to present to City Council on 1/27/26.
- Once all entities have approved the BMP, it will be submitted to the GLO for their approval.
- Once approved by the GLO, the rates would be effective January 2027.

Island Water Flow/Connectivity Update

- Lake Padre Development prepared to remove earthen dam once other parties (Whitecap Development & PIPOA) are ready.
- Whitecap currently waiting on USACE permit.
- PIPOA continuing bulkhead repairs, design for potential seawall.



Next Meeting Date

Tuesday, February 3, 2026

Future Agenda Items

TIRZ #2 Financial Update
Island Mobility Plan Update



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