



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Island Strategic Action Committee

Tuesday, November 8, 2022

5:30 PM

Padre Island Baptist Church
14253 S. padre Island Dr. C.C. TX. 78418

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A. Call To Order

Chair Jay Gardner called the meeting to order at 5:35pm.

B. Roll Call

Present: 9 - Chair Jay N. Gardner, Daniel R. Brown III, William Uhlarik, Robert Pruski, Michael Pittman, Meagan Furey, Robert Corbett, Roy Coons, and Melanie Salinas

Absent: 4 - Tommy J. Kurtz, Craig Thompson, Eric Evans, and Charles F. Duffley

C. Public Comment

No public comment.

D. Approval of Minutes and Action on Absences

This was passed.

1. 22-1932 ISAC Minutes 10/11/2022

Attachments: ISAC Legistar Meeting Minutes 10-11-22

G. Unfinished Business

2. [22-0397](#) Ex-Officio Member Updates

Watershore & Beach Advisory Committee (Terry Palmer)
Didn't meet, will meet this week, and provide an update next month.

Parks & Recreation Committee (Twila Stevens)
There was a meeting with Water Department about Riley P. Dog Park, don't have an

update yet, still on their agenda to get continuous updates.

Kevin Johnson: Parks serving as liaison for Riley P. Dog Park, working on an addendum to the agreement to use potable water for irrigation, working that out now, should be done in the next month or so.

3. [22-0398](#) Parks Update

Darren Gurley: lost some northside of the beach (nearly 20 feet) in the storm, sand will work its way back in, 3 new loaders in so more work can be done since they're bigger, winter wind is blowing the sand into the driving lanes and making drifts so working on keeping up with those, upgrades to Packery Channel outlooks upcoming so they'll be better for visitors, few other projects, got some money in the budget for the beaches, will hopefully be working with TIRZ for bathrooms by Packery pavilion.

Jay Gardner: VisitCC did a great presentation recently and pitched more vendors on the beach.

DG: there are spaces available we just need the vendors, and they need to fit within the ordinance (have to be beach-related). Spots rented by the month for two seasons (winter is October through February and then summer March through September). As long as you pay it's your spot (sunup to sundown, can't leave anything on the beach). Spread out along the beach, around \$250/month.

JG: any discussion about raising beach user fees?

DG: not that I know of.

4. [22-0399](#) Engineering & Bond Updates

No updates to report.

5. [22-0400](#) TIRZ #2 & Subcommittee Updates

Heather Hurlbert: TIRZ board met 10/25 and 11/1, taking extension of TIRZ to council for another 20 years on 11/15/22, county requested some boundary extensions to include some county assets, so city is recommending that the boundaries now include the nature park near Packery and up near Balli park. Areas near Whitecap Development that the TIRZ was not the same boundary as the PID (Commodore and Aquarius, Whitecap and Dasmarrinas) so they will be pulled into TIRZ, so the PID is wholly contained within it. Modified the project and financing plans, added a project for the ongoing maintenance of Packery Channel (\$1.5 million per year, \$34.6 million total for 20 years with inflation considered). \$11.5 million for reimbursement of public aspects with Whitecap project (2 mobility bridges, bridge at Commodores to connect the existing canal to the new one, single barrel culvert water exchange under Aquarius, and a mobility bridge at Encantada over the canal into the development). \$150,000 added for a mobility plan to help guide development of mobility on the island to be used by TxDOT to formulate Park Rd. 22 projects.

There is more work to be done, need to look at revenue projections, moving forward with 100% contribution until more modeling can be had about other needs from the island. County dropping contribution to 75% for 5 years and then reduce by 5% for 5 years to come to 50%. TIRZ producing \$6 million a year currently and expected to build out to

\$11-15 million a year. Board will start modeling where those future revenues might be and what projects are needed within the island to determine a contribution rate. Amendments to the project and financing plan expected, then can regroup with Del Mar but they are wanting a clear picture of what the project and financing plan will look like.

6. [22-0402](#) Island ADP Committee Update

Jay Gardner: Subcommittee to sort out which projects to pull out of the ADP by January. Still need an additional member for the subcommittee.

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

7. [22-1927](#) Erosion Resolution

Attachments: [Joint Resolution - Erosion Response Plan](#)

Jay Gardner: Erosion issues all over the city, made a joint resolution for the city to come up with an erosion plan for the bay shores, will score higher in future grant applications if there is an Erosion Master Plan for inland beaches and bay shorelines.

8. **22-1933** Island Elevation & Drainage Discussion

Bob Corbett: Erosion issue from new homes adjacent to older ones (newer home 13' slab vs. older home 9' slab). Max. recommended grade for foundations is 2.5" per foot. So you could have a 48" difference across 6 feet, or a 30-degree angle which results in erosion from one yard to the next. There doesn't seem to be a code to mitigate this. Seems like an easy thing to fix with a building code (lots of ways to tackle this). Still over 600 empty lots on the island that could be helped with this, it seems the only recourse right now is to sue your neighbors.

Robert Pruski: the city does require an engineered drainage plan, the engineer who drew the plan is responsible.

Michael Dice: drainage is a challenge all over the city, require a pre and post survey from an engineer about how things drain onto the infill lot, that engineer is now responsible, doesn't have engineers or survey equipment in Development Services (DS) so we base the approvals on what the engineer says.

MD: DS has met with Builder's Association and discussions are ongoing concerning different types of construction, will be presenting new codes to council in the new year with the new council, will change as we review how the drainage plan is working.

BC: older homes flanked by new homes are getting flooded, need a code to limit the slope.

MD: codes specific to slope are being discussed but DS is looking at alternative means for builders. The new building code may not fix this problem, we are trying to mitigate something that wasn't thought through when it was implemented. It will always be a topic of discussion.

I. **Future Agenda Items**

J. Adjournment

Meeting adjourned at 6:20pm.

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