



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Island Strategic Action Committee

Tuesday, September 12, 2023

5:30 PM

Seashore Middle Academy Cafeteria
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 5:36pm.

B. Roll Call

Present: 11 - Chair Jay N. Gardner, William Uhlarik, Robert Pruski, Michael Pittman, Meagan Furey, Robert Corbett, Roy Coons, Charles F. Duffley, Dotson Lewis, Marvin Jones, and Terry A. Palmer

Excused: 1 - Craig Thompson

C. Public Comment

Nick Pelosi: Riley P. Dog Park, met with water department recently, city would offer water to the park to use for irrigation, city said they would put a line in but have not had a chance to get in touch with anyone since. Also, the city announced 2 new dog parks. Considering that dog parks are becoming so popular, and realizing that this would be an exception but is there a way for the city to contribute some funding to assist with the park?

D. Approval of Minutes and Action on Absences

This was passed.

1. [23-1503](#) ISAC Minutes 8/8/23

Attachments: [ISAC Minutes 8.8.23 Legistar](#)

G. Unfinished Business

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

Watershore & Beach Advisory Committee Representative not in attendance.

Parks & Recreation Advisory Committee (Jay Gardner for Twila Stevens): passed motion of support for the WABAC Resolution regarding lifeguard pay, discussed banning vaping/smoking in all city parks, city has beach wheelchairs available, public comment regarding electric ATVs for less emissions.

Convention & Visitor's Bureau (Brett Oetting):

1. ISAC played a big role in the strategic planning process, on the website, official presentation at the state tourism event in November, 4 year strategic plan starting October 1, continuing on the current path, focus on developing tourism ecosystem, in the first year looking at a development strategy (up to 10 years), bring in folks from different areas to develop a 10-year strategy to be sure that we are being smart when building a tourism strategy, large steering committee, super exciting, your input makes a huge difference. Had a great summer of collecting HOT, biggest difference is that folks are using STRs as opposed to hotels, national studies say that tourism is back about 5% over what it was pre-covid, not just Corpus Christi.
2. Sports Commission: One thing that is helping is the sports commission, update given today at council. XIncentivizing different groups to come to Corpus Christi. Working to find competitive events (September – March) to boost tourism in our slower months. Working on our “second summer” tourism campaign, hitting northern cities like Minneapolis, Denver, etc. Ads to run until the end of October. Looking at kite boarding, pickleball, etc.
3. Bill Uhlarik: in terms of reaching out to national orgs, are you doing outreach to large national organizations? (Gave examples such as realtors associations, etc.)
- 1.4. BO: We are not quite big enough for some of these national events/organizations, but we have a system we use to determine if our spaces are appropriate for their events.

Nueces County (Bryan Gulley)

1. Spoke to Scott Cross recently, 60% complete, Corps of Engineers, also 60% complete on the revetment they're doing on the Packery Channel, they need \$4.75 million to do the Briscoe King update, engineering cost 13% of the project, RFQ going out for the RV parks expansion, they changed the designation of the wetlands, will be official this month, took the areas that aren't really jurisdictional, difficult to fill in little areas on the island.
2. Roy Coons: are the ditches along 361 considered wetlands?
3. BG: Yes. Because it connects to other low spots.

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

Kevin Johnson, Assistant Director

1. Had a great summer, currently beach lifeguards are mobile, next week we will start moving bollards back to 2.1162 for 150" ft. clearance for safety on the wall, dredging to begin 11/1/23, should take a few months to dredge the canal.
2. Commodores Park Survey Results
 - a. Survey Results: Swimming pool, Walking/exercise trails, Splash pad, Pickleball,

Covered pavilion/shelter, and Playground.

b. Results from Community Engagement Meeting: Pickleball, Splash Pad, Community center, and Walking trail.

Meagan Furey: what are the next steps?

Heather Hurlbert: initial bond funding of a million dollars, this is a master plan, so we don't expect everything to happen at once, will also look at TIRZ funding, not a set budget so nothing has been guaranteed or eliminated.

KJ: this is for the draft of the master plan, so that will be the next step.

Bill Uhlarik: will this park be in my lifetime? What sort of timeline are we looking at?

HH: will depend what the master plan shows. I can't promise anything, I anticipate at least a component or so in the 2024 Bond coming up.

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

Daniel McGinn (Planning) for Dazhi Sun (Engineering)

Park Rd. 22 Bridge: Completion estimated November/December 2023

Packery Channel Restoration: Completion estimated October 2023

Packery Channel Monitoring: On hold until the completion of the restoration

Packery Channel Dredging: Council approved; construction estimated to begin in October

Bond 2020

1. Beach Access Road No. 3 (SH 361 to Beach): In design and currently at 60%, working with TXDOT on next steps.

2. Encantada (Encantada to Nueces County Park): In design and currently at 60%, working with TXDOT on next steps.

3. Jackfish (Aquarius to Park Rd. 22): Construction estimated to begin September 2023.

4. Park Rd. 22 (South Access Rd., Commodore to Jackfish): Project is under construction and set to be completed June 2024.

Bond 2018 (Jay Gardner)

1. Councilman Suckley and a few of us are working on moving this forward with TXDOT, TGLO, and also getting a new multi-use agreement with TXDOT. Also working with the consultant from Bond 2018/2019 to discuss the priorities discussed then.

2. Robert Pruski: it needs to be paved, everyone goes down there, and we need trash cans, etc. Can the city expand the trash patrol? Or at least put cans there?

3. Bryan Gulley: why can't they just put some material that they have from other jobs and then we could use the area for parking?

4. JG: I don't know if anyone is actually looking at doing that.

5. Terry Palmer: question about the delay on Park Rd. 22 bridge.

6. HH: challenge with an order of materials.

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

Heather Hurlbert, Assistant City Manager

HH: was waiting to see if Del Mar wanted to rejoin the TIRZ #2 but were waiting for their budget season to close, probably in October. The city estimated some costs with certain projects, but when we put the plan and the projects together, the money is assigned to certain categories, not actual projects. Some are preferred/suggested projects but there are not any dollar amounts/budgets assigned until they are brought forth for implementation. X

Type A Sales Tax: will be rolling out some sessions across the city in the next few weeks, city council did call for an election for the type A sales tax (only for seawall and arena currently), CC looking for permission to expand the sales tax to use it for parks, commercial and industrial streets, destination expansion at the airport, expansions to convention center complex. If action isn't taken, we could lose it, so this is just an expansion of use of it.

Marvin Jones: do you mean subsidizing airlines or infrastructure?

HH: capital improvements that would support new destinations, to provide those minimum revenue guarantees. But this money could also be used to expand security, baggage areas, ticket areas, gates, etc.

Bryan Gulley: I was on a committee that really worked to keep that money in the arena and the seawall. We figure realistically that we could use about half of that on other projects. We were also using some of that arena money to incentivize groups to come down to corpus Christi.

HH: the sales tax produces nearly \$18 million a year, we are covered for any immediate needs we have, including ongoing and major repairs (reserve funding). The seawall is also covered via FEMA funds as well. Will continue to build the reserve to prepare for any major issues/disasters.

Brett Oetting: events that we incentivize for the arena have to fit in the arena, so there is a separate incentive fund to bring in additional/larger groups.

HH: November 7th is the election; city will be distributing session schedules soon.

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

Island ADP Committee Update (Jay Gardner)

Haven't met in a bit, waiting to hear back from Michael Dice on UDC updates.

Island Mobility Study (Roger Montelongo)

1. 573 surveys completed, phase 1 report is complete, this week and next will be meeting with stakeholders and working with consultants on the survey summary.

2. Open House, October 25th (Seashore Learning Center) with recommendations from the meetings and survey.

7. [23-0793](#) Island BFE/FEMA Subcommittee Update

Bob Corbett, ISAC Member

Committee comprised of Marvin Jones, Bob Corbett, Michael Pittman, and Roy Coons.

Discussion of problems with island elevation, review of images

Options:

1. Eliminate or reduce fill requirements on infill lots.
2. Specify max runoff slope to adjacent properties to 2" per foot.
3. Change City BFE back to FEMA requirement.

BC: around half the new buildings that we looked at are using stem wall, but they're level to an older, adjacent home. Would like the city to use the proposed solutions, codify them, and put them in the UDC.

Michael Dice: UDC update postponed until 2024.

BC: should we pass a resolution?

JG: absolutely, I think we have enough to make a recommendation.

MD: we did add the extra foot for the FEMA flood insurance rate, cities like Houston went to two feet, which was proposed in CC and compromised to a foot. And even though the UDC update has been pushed back, the stormwater master plan will still go to council, looking at creating stormwater design manual for the city, something the committee looked at for coastal properties.

I. Future Agenda Items

J. Adjournment

Meeting adjourned at 6:45pm.