



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Island Strategic Action Committee

Tuesday, April 12, 2022

5:30 PM

Padre Island Baptist Church

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A. Call To Order

Chair Jay Gardner called the meeting to order at 5:30 pm and City Staff Bonnie McLaughlin called roll.

B. Roll Call

C. Public Comment

Marvin Jones, 15313 Beauford Court
New PIPOA representative to ISAC appointed today (Bob Corbett), City Council meeting today said that the PIPOA would be maintaining bulkheads in the new projects, but much of the land is not within the PIPOA boundaries.

D. Approval of Minutes and Action on Absences

1. ISAC Minutes for 3/1/22 Meeting

Attachments: [3.1.22 ISAC Meeting Minutes Legistar TBI 4.12.22](#)

Motion by Committee Member Robert Pruski to approve.
Second by Committee Member Dotson Lewis.
Motion carried by unanimous vote.

G. Unfinished Business

2. Ex-Officio Member Updates

Watershore & Beach Advisory Committee (Terry Palmer)

Meeting last Thursday, overview of the parks master plan from Dante, broad but informative, talked about the ultra-lights on the beach, had some problems but they seem to have been sorted out, Darren spoke to them individually. Not directly related to ISAC but got a briefing on the floating debris skimmers along Ocean Drive and the marina, construction to start anytime (maybe June). No update on Packery Channel monitoring from staff, been pushing for it for a while now. Didn't really talk about erosion, asking staff for plans but have not received any, followed up with Councilman Smith and he said he will report back.

Parks & Recreation (Twila Stevens)

Public Comments made by Chair Jay Gardner at PRAC: Talked about filling in the boundary with the TIRZ (Commodores and Riley P. Dog Park specifically), need comprehensive erosion plan. Preapplication due in June, Parks and Rec. also looking at multimodal plans.

PRAC meeting: Jan and Dale Rankin attended to discuss the Riley P. Dog Park, need a little support from the city, hitting some roadblocks because they are on water department property, tons of sticker burrs, followed the city's model but need a way to modify the agreement to ensure some support with water, mowing, irrigation, etc. Kevin Johnson says TCEQ agreement has been signed. Will reapply for adopt-a-park.

Brought forward the items ISAC discussed previously and will bring up Commodore Park at the next meeting.

Nueces County (Bryan Gulley)

Not in attendance

Nueces County Water Control & Improvement District #4 (Keith McMullin)

Not in attendance

Convention & Visitors Bureau (Brett Oetting)

Not in attendance

3. Parks Update

Parks Updates (Darren Gurley)

Beaches are drying out from all of the wind, trying to stay on top of it. Spring break was good, no problems on his end, \$50,000 worth of permits sold but the first and third weeks had bad weather, lifeguards getting ready for summer, still hiring for beach and the pools, 16 years old minimum, \$13.48/hr.

Hoping to be able to take care of Bob Hall Pier, job open for gulf beach supervisor, still open, interviews the following week or so.

Kevin Johnson: currently working on Commodores Park, beach maintenance plan and master plan for the park, trying to put it into Bond 2022, have to wait until the project list is approved before he can share the list. No engineering firm hired yet to collect preliminary costs.

4. Engineering & Bond Updates

Engineering not in attendance, no updates.

5. TIRZ #2 & Subcommittee Updates

Chair Jay Gardner: No subcommittee meeting yet.

Heather Hulbert: preliminary presentation went to TIRZ board in February, discussed steps for the TIRZ, what things to include, running the financial modeling to see what the contribution rate needs to be, currently is 100% contribution on the increment, would like to change to 75% or 50%, talking to Del Mar about rejoining the TIRZ (they are open to it), planning on (in May) to reconvene the board and discuss what they would like to consider in the new project/financing plan, top of the list is ongoing maintenance and dredging for Packery Channel, working with engineering for annual commitments, will continue working through that, looking at the financing plan, will be different this time because the last one was really focused on the Packery Channel, but this time will have more opportunities to create a living document that will change with the evolving needs of the island.

JG: Six pack projects that still need to be completed, were on hold with the Packery Channel repairs, but now around the corner and can get back to what we are supposed to be doing.

HH: proposing a 20-year TIRZ, geography/boundaries will not change, may be addressed in the future, Commodore park not in the boundaries, but money can be used for things that benefit the area regardless of the boundaries. TIRZ board also seems supportive of moving forward with the mobility plan sooner rather than later.

Member Melanie Salinas: does the TIRZ extend to businesses on the island?

HH: talked to the board about including this, TIRZ funds need to be used for a public purpose, like creating jobs/infrastructure or activating vacant spaces. Current TIRZ extension due by December 31st but will have ongoing projects to complete.

6. Short-Term Rentals Update

Daniel McGinn: Working with our ACM and multiple departments on this project. Wrapped up our fourth stakeholder group meeting last Friday, all the materials on the project website www.cctexas.com/str. Different information from ISAC, PIPOA, public comments, etc. all on the website.

Discussing best practices here in Texas, what areas could we exclude? Heard loud and clear that the island is not an area where STRs should be allowed in single-family areas. Also, a smaller area of Flour Bluff that could be excluded. No other areas in the city that should be excluded so far.

Current registration numbers (as of 4/11/22): 327 registrations, 8 denied.

Heather Hulbert: anticipate the registrations to continue to rise, starting to see those larger management companies start to register (registration went live during Spring Break).

Member Robert Pruski: a few of the larger complexes, consider themselves hotels, are they required to register?

HH: those that operate as a hotel but operate separate units, they are still considered STRs so they all have to register.

Melanie Salinas: How long is the permit good and is there anything that would make people unqualified to register?

DM: Annual permit, anyone in single-family and hit a certain number of violations, registration revoked.

Michael Dice: three confirmed violations within a year will result in your permit being revoked, then you cannot register for a full calendar year between your permit year which is similar to other cities.

7. Island ADP Committee Update

Meeting ad hoc with the city and parks, will continue with that schedule, waiting on Bond 2018 updates, will determine what they prioritize next.

8. Off-Road Vehicle Presentation by CCPD

Member Michael Pittman: ISAC assembled subcommittee to discuss off-road vehicles on the island, first meeting held 3/15/22 at the boathouse. Attendees: Captain Moss, Randy Wilbanks, Michael Pittman, Robert Pruski, Dan Watkins, and Matt Werkhoven.

Document supplied by Captain Moss concerning the laws and how everything will play out moving forward. Group wants to focus on education by using the document Captain Moss supplied. (attached at end of minutes)

Spoke with Nueces County, out of tags, ordered another thousand, overall when we looked at it, the biggest thing is education, distribute to every avenue possible, PIBOA/PIPOA newsletter, would like to put signs up around to help the tourists stay off the roads, spoke to Kevin about doing a mobile tag place on the island but have to be

connected in a way that doesn't allow it.

Discussed limiting new rentals to a 25-mph speed limit. Challenge: when a UTV is sold it can take up to 60 days for a tag, want to use a bill of sale in the meantime, temp tags more expensive (\$28 vs. \$14). Concern with the validity of the tags out there since some don't have a bill of sale, also concern about stolen golf carts being registered without proper proof of ownership.

Spoke with the tax assessors office, Port A is a little different, they are registering and issuing tags for golf carts with the make and the model but the UTVs you need a bill of sale and title to issue a tag.

JG: suggests a public subcommittee meeting since there is a lot of concern to collect public comment. Need a system to identify golf carts and UTVs, most people behave but some do not, need rental companies to self-police. What are the options in lieu of license plates?

Audience Comments (lots of discussion at once, difficult to discern who is speaking): concerns about raising the tag fee, comment about posting rules but no one is following them, comment about money from the tags coming back to the city (no, this is a state ordinance that is propagated by the city), lots of county concerns, concerns about enforcement (specifically concerning license plates), and concern about information being posted on Facebook.

Matt Werkehoven: Captain Moss did tell us that the usage of golf carts and side by sides is a privilege, it is not guaranteed, and if it becomes too large of an issue, they can shut it down. If it gets too loud of an issue, it becomes something that the city then starts to wonder if it requires too many resources to police it. Would like to educate all operators about the rules to follow since it takes so many resources for the city to police it.

H. New Business for Discussion and Possible Action

I. Future Agenda Items

Keep current agenda.

J. Adjournment

Meeting Adjourned at 6:30 pm

Motion made by Committee Member Tommy Kurtz to adjourn.

Second by Committee Member Melanie Salinas.

Motion carried by unanimous vote.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.