

**MINUTES OF CITY COUNCIL REGULAR MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, MARCH 5, 2025

1. CALL TO ORDER

The City Council Members of the City of South Padre Island, Texas held a Regular City Council Meeting on Tuesday, March 5, 2025 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Mayor McNulty called the meeting to order at 5:40 p.m. A quorum was present: Mayor Patrick McNulty, Council Members Ken Medders, Rees Langston, Lisa Graves, Joe Ricco, and Kerry Schwartz.

City staff members present were City Manager Randy Smith, CVB Executive Director Blake Henry, Public Works Director Alex Sanchez, Alex Moore Building Compliance Inspector, Fleet Manager Chase Lemons, Parks and Recreation Manager Debbie Huffman, Environmental Health Director Victor Baldovinos, Economic Development Director Darla Lapeyre, Public Information Coordinator Karin Spinks, Administration Coordinator Hilda Delgado, and City Secretary Angelique Soto.

2. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Mayor McNulty led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS:

Public comments were given at this time

4. PRESENTATION AND PROCLAMATIONS:

4.1. UPDATE REGARDING THE CURRENT DUNE PROJECT IN THE CENTER MEDIANS. (GRAVES)

Council Member Graves updated the Council on the Dune Project which will be developed into a garden that will feature a diverse mix of native and tropical plants. This project enhances our conservation efforts and eco-tourism. A Community Planting Event is scheduled for March 25, 2025.

5. APPROVE CONSENT AGENDA:

Council Member Langston made a motion, seconded by Council Member Ricco to approve Consent Agenda Items 5.1 through 5.6. Motion passed unanimously.

5.1. APPROVE INVOICES FOR PAYMENT. (GIMENEZ)

5.2. APPROVAL OF RESOLUTION NO. 2025-03 AND THE DEPARTMENT OF TRANSPORTATION AGREEMENT FOR THE TEMPORARY CLOSURE OF HWY 100 AND A PORTION OF THE QUEEN ISABELLA MEMORIAL BRIDGE FOR THE 41ST ANNUAL LONGEST CAUSEWAY RUN AND FITNESS WALK, APRIL 12, 2025. (HUFFMAN)

A true and correct copy of said Resolution was placed in the City's Resolution Book and entitled Resolution No. 2025-03 and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

5.3. APPROVAL OF THE FEBRUARY 18, 2025 SPECIAL CITY COUNCIL MEETING MINUTES. (SOTO)

5.4. APPROVE THE ACCEPTANCE OF TEXAS DEPARTMENT OF TRANSPORTATION PROJECT GRANT AMENDMENT #1, WHICH INCLUDES AN ADDITIONAL REALLOCATION OF FEDERAL FORMULA FUNDS TOTALING \$18,030.00 TO (PGA) 5311-2024-SPI*-00077 AND AUTHORIZE THE CITY MANAGER OR CFO TO ENTER INTO THE GRANT AGREEMENT. (ARRIAGA)

5.5. APPROVE A BUDGET ENHANCEMENT FOR \$12,823.83 FROM 01-48045 INSURANCE PROCEEDS FOR PD-242 REPAIRS. (LEMONS)

5.6. APPROVE A BUDGET AMENDMENT OF \$20,000.00 FROM THE CAPITAL REPLACEMENT FUND FOR THE REPLACEMENT OF THE SLIDE VALVE KIT IN THE CITY HALL YORK CHILLER. (WILSON)

6. REGULAR AGENDA

6.1. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2025-04 IN SUPPORT OF THE CAMERON COUNTY VENUE TAX ARENA PROJECT, WHICH WOULD ADD THE ARENA PROJECT TO THE ALREADY EXISTING CAMERON COUNTY VENUE TAX. (MCNULTY)

This item was pulled.

6.2. DISCUSSION AND ACTION REGARDING THE REQUEST BY THE SPI HISTORICAL MUSEUM'S TO AMEND THE LEASE AGREEMENT REGARDING RENTAL PAYMENTS, AND POSSIBLE ACTION AMENDING THE LEASE AGREEMENT TO PROVIDE FOR PARKING FOR THE PICKLE BALL COURT PATRONS, AND OTHER POSSIBLE ACTION REGARDING THE MUSEUM LEASE. (COUNCIL)

Council Member Ricco made a motion, seconded Mayor McNulty to reset the annual rental cost of \$5,000 of the first five-year term to begin in 2029, and the parking will be maintained as mixed used. After much discussion, Council Member Ricco pulled his motion.

Further discussion led to Council Member Schwartz, seconded by Council Member Medders to move this item at the second meeting in May. Motion passed unanimously.

This will allow both parties to review the parking agreement.

6.3. DISCUSSION AND POSSIBLE ACTION TO RESCHEDULE THE MARCH 19, 2025, REGULAR CITY COUNCIL MEETING TO A SPECIAL CITY COUNCIL MEETING DUE TO SPRING BREAK. (SOTO)

Council Member Graves made a motion, seconded by Council Member Langston to reschedule the March 19, 2025 Regular City Council Meeting to a Special City Council Meeting on March 19, 2025 at noon. Motion passed unanimously.

6.4. DISCUSSION AND ACTION TO APPROVE THE DRAFT OF CHAPTER 22 OF THE CITY'S CODE OF ORDINANCES. (BOBURKA)

Council Member Medders made a motion, seconded by Council Member Schwartz to approve the draft of Chapter 22 of the City's Code of Ordinances. Motion passed unanimously.

6.5. DISCUSSION AND ACTION REGARDING THE COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) CYCLE 14 GRANT PROPOSALS. (BOBURKA)

Council Member Medders made a motion, seconded by Council Member Schwartz to approve the following proposals to be submitted for the Coastal Erosion Planning and Response Act: Funding for Beach Renourishments, Expanding the Beach and Dune Monitoring, and Bayside Erosion Controls. Motion passed unanimously.

6.6. DISCUSSION AND POSSIBLE ACTION TO APPROVE CHANGE ORDER #2 IN THE AMOUNT OF \$63,890.25 FOR PROJECT LBLVD-PW2401 LAGUNA BOULEVARD PUNCHLIST, BRINGING THE TOTAL CHANGE ORDER PERCENTAGE TO 22.36%. AND APPROVE A BUDGET TRANSFER OF \$55,782 TO PAY FOR THIS CHANGE ORDER (SANCHEZ)

Council Member Ricco made a motion, seconded by Council Member Schwartz to approve Change Order #2 in the amount of \$63,890.25 for Project LBLVD-PW2401 Laguna Boulevard Punchlist, bringing the total change order percentage to 22.36% and approve a budget transfer of \$55,782 to pay for this change order. Motion passed unanimously.

6.7. DISCUSSION REGARDING THE DRAFT OF REVISIONS TO THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE AS RECOMMENDED BY THE AD HOC COMMITTEE, THE CITY ATTORNEY, AND THE PLANNING AND ZONING COMMISSION. (CITY COUNCIL)

The City Attorney updated the Council on the revisions to the Padre Boulevard and Entertainment District Code and will be on the March 19, 2025 City Council Meeting.

6.8. DISCUSSION AND POSSIBLE ACTION TO APPROVE A THREE-YEAR CONTRACT WITH INSIGHT PUBLIC SECTOR, INC. FOR EMAIL SERVICE FOR ALL CITY EMPLOYEES ASSIGNED WITH AN EMAIL IN THE AMOUNT OF \$114,508.80. (MARTINEZ)

Council Member Graves made a motion, seconded by Council Member Langston to approve a three-year contract with Insight Public Section, Inc. for email service for all city employees assigned with an email in the amount of \$114,508.80. Motion passed unanimously.

7. EXECUTIVE SESSION: PURSUANT TO SECTIONS 551.071, CONSULTATION WITH ATTORNEY TO DISCUSS:

7.1. ATTORNEY CONSULTATION PURSUANT TO SECTION 551.071(1) AND (2), TEXAS GOV'T CODE FOR LEGAL ADVICE AND COUNSEL IN CONNECTION WITH THE LAWSUIT STYLED AND NUMBERED LA CONCHA CONDO ASSOCIATION ET AL V TOWN OF SOUTH PADRE ISLAND, CAUSE NO. 2017-DCL-05673; 357TH DISTRICT COURT CAMERON COUNTY, TEXAS.

At 6:42 p.m., Council Member Schwartz made a motion, seconded by Council Member Langston to enter into Executive Session. Motion passed unanimously.

At 6:53 p.m., the City Council reconvened into open session.

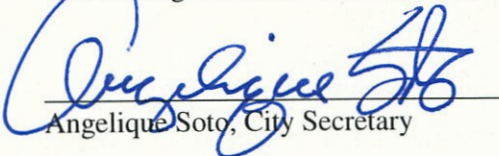
8. OPEN SESSION:

8.1. CONSIDERATION AND APPROPRIATE ACTION ARISING FROM THE CLOSED SESSION CONSULTATION IN CONNECTION WITH THE LAWSUIT STYLED AND NUMBERED LA CONCHA CONDO ASSOCIATION ET AL V TOWN OF SOUTH PADRE ISLAND, CAUSE NO. 2017-DCL-05673; 357TH DISTRICT COURT CAMERON COUNTY, TEXAS.

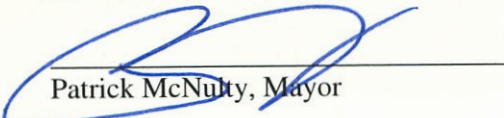
Council Member Langston made a motion, seconded by Council Member Ricco to authorize the Attorneys to settle the case as discussed in executive session with no financial obligations. Motion passed unanimously.

9. ADJOURN.

There being no further business, Mayor McNulty adjourned the meeting at 6:54 p.m.


Angelique Soto, City Secretary

APPROVED


Patrick McNulty, Mayor

