

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

WEDNESDAY, MARCH 19, 2025

1. CALL TO ORDER

The City Council Members of the City of South Padre Island, Texas held a Regular City Council Meeting on Wednesday, March 19, 2025, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Mayor McNulty called the meeting to order at 12:00 p.m. A quorum was present: Mayor Patrick McNulty, Council Members Ken Medders, Rees Langston, Lisa Graves, and Kerry Schwartz.

City staff members present were City Manager Randy Smith, Director of Operations Wendi Delgado, CFO Rodrigo Gimenez, Fire Chief Jim Pigg, Police Chief Claudine O'Carroll, Public Works Director Alex Sanchez, Parks and Recreation Manager Debbie Huffman, Environmental Health Director Victor Baldovinos, Public Information Coordinator Karin Spinks, Administration Coordinator Hilda Delgado, CVB Executive Director Blake Henry, and City Secretary Angelique Soto.

2. PLEDGE OF ALLEGIANCE

Mayor McNulty led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

Public comments were given at this time

4. APPROVE CONSENT AGENDA

Council Member Langston made a motion, seconded by Council Member Schwartz to approve Consent Agenda Items 4.1 through 4.3. Motion passed unanimously.

4.1. APPROVE INVOICES FOR PAYMENT. (GIMENEZ)

**4.2. UPDATE REGARDING THE COMPARISON OF FEBRUARY 2024 AND
FEBRUARY 2025 BUILDING PERMIT ACTIVITY. (MEDDERS)**

**4.3. APPROVAL OF THE MARCH 5, 2025 REGULAR CITY COUNCIL MEETING
MINUTES. (SOTO)**

5. REGULAR AGENDA

**5.1. PRESENTATION, DISCUSSION AND ACTION TO APPROVE THE ANNUAL
COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2023-2024.
(GIMENEZ)**

Council Member Schwartz made a motion, seconded by Council Member Langston to approve the Annual Comprehensive Financial Report for Fiscal Year 2023-2024. Motion passed unanimously.

**5.2. 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)**

Council Member Graves made a motion, seconded by Council Member Schwartz 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. Motion passed unanimously.

A true and correct copy of said Resolution was placed in the City's Resolution Book and entitled Resolution No. 2025-04 and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

5.3. DISCUSSION AND POSSIBLE ACTION REGARDING MOBILE FOOD UNIT PERMITS AND REGULATORY COMPLIANCE, INCLUDING THE POSSIBLE INCREASE OR REDUCTION OF THE NUMBER OF PERMITS CURRENTLY ALLOWED. (SMITH, BALDOVINOS)

Council Member Schwartz made a motion, seconded by Council Member Langston to reduce the number of Mobile Food Unit Permits by six (6), from eighteen (18) to now twelve (12) Permits. Motion passed unanimously.

5.4. PUBLIC HEARING AMENDING THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE AND REVISIONS TO CHAPTER 20 ZONING. (COUNCIL)

At 12:50 p.m., Mayor McNulty opened the Public Hearing.

Proponents: None

Opponents: None

Mayor McNulty closed the Public Hearing at 12:50 p.m.

5.5. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FIRST READING OF ORDINANCE 25-01 AMENDING CITY CODE OF ORDINANCES CHAPTER 20, SECTIONS 20-14, 20-15, AND 20-18 AS RECOMMENDED BY THE AD HOC COMMITTEE, THE CITY ATTORNEY, AND THE PLANNING AND ZONING COMMISSION. (CITY COUNCIL)

Council Member Schwartz made a motion, seconded by Council Member Langston to approve the first reading of Ordinance 25-01 amending City Code of Ordinances Chapter 20, Sections 20-14, 20-15, AND 20-18 as recommended by the Ad Hoc Committee, the City Attorney, and the Planning and Zoning Commission. Motion passed unanimously.

5.6. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FIRST READING OF ORDINANCE 25-02 REPEALING THE CURRENT PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE AND REPLACING IT WITH A NEW PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE AS RECOMMENDED BY THE AD HOC COMMITTEE, THE CITY ATTORNEY, AND THE PLANNING AND ZONING COMMISSION. (CITY COUNCIL)

Council Member Schwartz made a motion, seconded by Council Member Langston to approve the first reading of Ordinance No. 25-02 repealing the current Padre Boulevard and Entertainment District Code and replacing it with a new Padre Boulevard and Entertainment District Code as recommended by the Ad Hoc Committee, the City Attorney, and the Planning and Zoning Commission. Motion passed unanimously.

5.7. DISCUSSION AND POSSIBLE ACTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$36,900.00 FROM THE GENERAL FUND EXCESS RESERVES TO SEAL THREE SIDE STREETS: E. JUPITER, E. HIBISCUS ST., AND E. LANTANA ST. (SANCHEZ)

Council Member Schwartz made a motion, seconded by Council Member Langston to approve a budget amendment in the amount of \$36,900 from the General Fund Excess Reserves to seal three side streets: E. Jupiter, E. Hibiscus St., and E. Lantana St. Motion passed unanimously.

6. CLOSED EXECUTIVE SESSION: 551.072 DELIBERATIONS ABOUT REAL PROPERTY; A CLOSED SESSION WILL BE HELD TO DISCUSS THE POSSIBLE PURCHASE OF REAL PROPERTY.

6.1. CLOSED EXECUTIVE SESSION: PURSUANT TO SECTION 551.072 DELIBERATIONS ABOUT REAL PROPERTY; A CLOSED SESSION WILL BE HELD TO DISCUSS THE POSSIBLE PURCHASE OF REAL PROPERTY.

At 1:01 p.m., Council Member Langston made a motion, seconded by Council Member Schwartz to enter into Executive Session. Motion passed unanimously.

At 1:20 p.m., the City Council reconvened into open session.

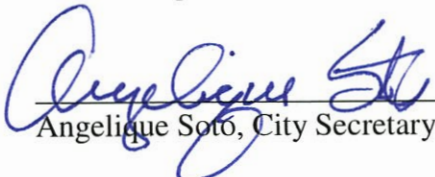
7. OPEN SESSION

7.1. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PURCHASE AGREEMENT ON PROPERTY LOCATED IN THE CITY LIMITS OF SOUTH PADRE ISLAND.

No Action was taken.

8. ADJOURN

There being no further business, Mayor McNulty adjourned the meeting at 1:20 p.m.



Angelique Soto, City Secretary

APPROVED



Patrick McNulty, Mayor

