

REVISED
**NOTICE OF CITY COUNCIL WORKSHOP MEETING
CITY OF SOUTH PADRE ISLAND**
WEDNESDAY, JULY 2, 2025
**3:00 PM AT THE MUNICIPAL BUILDING, CITY COUNCIL
CHAMBERS, 2ND FLOOR 4601 PADRE BOULEVARD, SOUTH
PADRE ISLAND, TEXAS**
1. CALL TO ORDER

The City Council Members of the City of South Padre Island, Texas held a Regular City Council Meeting on Tuesday, July 2, 2025, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Mayor McNulty called the meeting to order at 3:00 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, Director of Operations Wendi Delgado, Chief Financial Officer Rodrigo Gimenez, CVB Executive Director Blake Henry, Senior Manager of Operations & Events Lori Moore, Director of Communications & Destination Development April Romero, Public Information Coordinator Karin Spinks, Administration Coordinator Hilda Delgado, 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. REGULAR AGENDA
**4.1. UPDATE AND DISCUSSION ON THE JOURNEY TO TODAY: A LOOK BACK AT
THE CONVENTION CENTER EXPANSION PROJECT FROM 2012 -
PRESENT.**

Executive Director of the Convention and Visitor's Bureau, Blake Henry, presented the historical overview and feasibility of the Convention Center Expansion project.

Rodrigo Gimenez presented the financials of the Convention Center Expansion project.

**4.2. UPDATE AND DISCUSSION ON THE CONVENTION CENTER EXPANSION
PROJECT SCHEMATICS AND DESIGNS OF EACH PHASE.**

A. RENOVATION OF EXISTING FACILITIES

B. EXHIBIT HALL EXPANSION

C. BALLROOM ANNEX

D. MEETING ROOM ANNEX

E. THEATER ROOM ANNEX

Raymond Gignac presented the schematics and designs of each phase of the Convention Center Expansion project.

4.3. OPEN FORUM: CONVENTION CENTER EXPANSION PROJECT COMMENTS.

Laguna Vista Resident Hudson, Board Member of Shallow Sports Tournament, Lady Kingfish Tournament, and Texas International Fishing Tournament, spoke on her experience assisting and/or operating fishing tournaments and vendor booths at various convention centers across the nation. She spoke on how the South Padre Island Convention Center limits the growth of the various fishing tournaments and previous issues with the structure and state of the building.

Mayor McNulty requested that Hudson compare the current South Padre Island Convention Center to the other convention centers she has visited.

Hudson went on to explain a few details of how the South Padre Island Convention is not an optimal space for these tournaments compared to some other convention centers across the nation.

Council Member Kerry Schwartz inquired as to how long Hudson has had a tournament at the South Padre Island Convention Center.

Hudson replied that tournament has been held for a long time but was not sure for how many of those years has it been held at the South Padre Island Convention Center. She ended her comment going over what the South Padre Island Convention Center is lacking and would like to see the expansion done responsibly.

Joni Montover was the second speaker who commenced her comment referencing a Gignac and TVS presentation that was presented on May 13, 2013. She proceeds to request that a Convention Center Expansion committee be created for this project. Montover also expressed disappointment regarding the perceived lack of action from the City Council regarding the complaints from the birder community regarding the expansion. She also requested that a landscape expert be hired for the expansion and gave the example of hiring someone from Cornell.

Council Member Schwartz stated that the City would hire an expert, which Mayor McNulty adds that it will happen once the project commences.

Joni proceed to say that it should have been done from the beginning.

Erica Lerma made a quick comment about how people showed up to express concern about the areas of natural habitat that will be affect and not to disapprove of the whole project.

Karen Newsbom proceeds to agree with Joni's comment regarding creating Convention Center Expansion Committee. She proceeds to express concern over the funding of the project, the likelihood of youth sports events at the South Padre Island Convention Center, drainage, and a desire of protection of the habitat during construction.

Mayor McNulty suggested building a fence around the habitat during construction to which Karen agreed that something like that would be a good idea. Karen then gives suggestions on different layouts for the project.

Mayor McNulty requests that anyone else with a comment line up at the podium to give everyone a fair chance to present their view to the City Council.

Justin McClair commented that it was good to see that the promise made by the Executive Director Henry a year prior regarding not touching the natural habitat in front of the Convention Center came true. He also stated that birders do a great job of marketing the Island to other birders and the funding spent on marketing to birders should be spent on local signage promoting birding.

Mayor McNulty raised concerns regarding additional signage as residents down voted previous efforts due to sign pollution.

McClair proceeds to suggest that additional landscaping should be included in the plans for the project. He also raised concerns regarding the attentive nature of the City Council towards the birder community. McClair concluded his comment by expressing gratitude towards the efforts made on the Convention Center Expansion project.

Executive Director Henry discussed how the circle of habitat at the front of the Convention Center would not be converted to a parking lot but a small area will be removed to create space for emergency personal.

Gloria Galindo expressed disappointment regarding the City Council's attentiveness towards the birder community's complaints. She also discussed how the City Council should focus on hiring local experts instead of an outside expert to assist with the planning the landscaping. Galindo proceeded to express desire for the community to be involved with the project and re-iterated her opinions on the City Council's attentiveness.

Mayor McNulty then spoke up on how they are taking note of the comments.

Galindo once again re-iterates that the community should have a seat at the table and that the City Council needs help to continue forward.

Council Member Schwartz explains that the purpose of the workshop and upcoming meetings are for public input on the project.

Galindo interrupts Council Member Schwartz stating that the City Council does not have adequate knowledge on the project.

Council Member Schwartz continues his original comment that the workshop and the upcoming meetings are meant to be opportunities for the public to come forward to the City Council regarding the Convention Center Expansion project.

Galindo expresses her desire for a Convention Center Expansion committee that includes locals so that she does not have to commute to the City as often to have her opinions shared.

Council Member Schwartz explains the miscommunication with the Cameron County Commissioner's Court. He also discusses how the input from the community prior to this workshop has been acknowledged and used to update the project's schematics.

Karen Newsbom raises questions on what happens to the funding if it is not used on the Convention Center Expansion project.

Mayor McNulty states he is not certain on what would happen.

Karen expresses concern over the timing of the meeting and the Convention Center's focus on sport events.

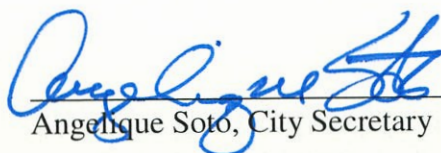
Mayor McNulty explains that the workshop was set on July 2nd as it was the earliest date that aligned with a City Council Meeting to get public input.

Marrilyn LaMantia expresses appreciation for the City Council giving an opportunity to the public to come forward with their concerns and questions.

Mayor McNulty express gratitude and Council Member Schwartz discussed his desires for the expansion. Mayor McNulty then did a final call for commenters.


5. ADJOURN.

There being no further business, Mayor McNulty adjourned the meeting at 5:04 p.m.


Angelique Soto, City Secretary



APPROVED


Patrick McNulty, Mayor