

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

**WEDNESDAY, JULY 2, 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, 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 5:30 p.m. A quorum was present: Mayor Patrick McNulty, Council Members Ken Medders, Rees Langston, Lisa Graves, Kerry Schwartz, and, Joe Ricco.

City staff members present were City Manager Randy Smith, Director of Operations Wendi Delgado, Fire Chief Jim Pigg, Shoreline Director Kristina Boburka, Public Information Coordinator Karin Spinks, Police Captain Gilbert Silva, CVB Executive Director Blake Henry, Senior Manager of Operations & Events Lori Moore, Director of Communications & Destination Development April Romero, 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. PRESENTATIONS AND PROCLAMATIONS:**

**4.1. PROCLAMATION: JULY IS PARKS AND RECREATION MONTH. (HUFFMAN)**

**5. APPROVE CONSENT AGENDA:**

Council Member Ricco made a motion, seconded by Council Member Langston to approve Consent Agenda Items 5.1 through 5.5. Motion passed unanimously.

**5.1. APPROVE INVOICES FOR PAYMENT. (GIMENEZ)**

**5.2. APPROVE AN EXCUSED ABSENCE FOR COUNCIL MEMBER LISA GRAVES FROM THE JULY 2, 2025 CITY COUNCIL WORKSHOP AND THE JULY 2, 2025 REGULAR CITY COUNCIL MEETING. (GRAVES)**

**5.3. APPROVAL OF THE JUNE 18, 2025 REGULAR CITY COUNCIL MEETING MINUTES. (SOTO)**

**5.4. ACKNOWLEDGEMENT OF MAY 2025 FINANCIAL REPORTS. (MCNULTY)**

**5.5. AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SSP DESIGN, LLC. AND APPROVAL OF A BUDGET AMENDMENT UP TO THE BASE AMOUNT OF \$28,500 FOR CITYWIDE LANDSCAPING PROJECT. (DELGADO)**

**6. REGULAR AGENDA**

**6.1. 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 by Council Member Schwartz to approve the SPI Historical Museum's request to amend the lease agreement regarding rental payments and amending the lease agreement to provide for parking for the Pickle Ball Court patrons. Motion passed unanimously.



**6.2. PRESENTATION AND UPDATE BY GIGNAC AND ASSOCIATES REGARDING ARCHITECTURAL AND STRUCTURAL PLANS FOR CONVENTION CENTER EXPANSION AND ANNEX. (HENRY)**

Blake Henry, CVB Director, and Raymond Gignac of Gignac and Associates presented an update on the architectural and structural plans for the Convention Center expansion and annex. Mr. Gignac provided a detailed overview of the proposed architectural designs, including conceptual renderings and proposed layouts for the expansion and annex.

Structural considerations were discussed, with Mr. Gignac outlining the planned framework and materials to ensure the integrity and longevity of the new structures. The presentation included information on how the expansion will integrate with the existing Convention Center, focusing on seamless flow and functionality. Blake Henry highlighted the benefits of the expansion for future events and the economic impact on the community.

**6.3. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2025-08 AUTHORIZING AN APPLICATION FOR TEXAS PARKS AND WILDLIFE LOCAL PARK GRANT PROGRAM FOR THE REVITALIZATION OF WATER TOWER PARK AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID APPLICATION. (HUFFMAN)**

Council Member Ricco made a motion, seconded by Mayor McNulty to approve Resolution No. 2025-08 authorizing an application for Texas Parks and Wildlife Local Park Grant Program for the revitalization of Water Tower Park and authorizing the City Manager to execute said application. Motion passed unanimously.

**6.4. DISCUSSION AND ACTION TO AWARD THE DISASTER AND/OR STORM RECOVERY SERVICES CONTRACT FD-2025-01. (PIGG)**

Council Member Schwartz made a motion, seconded by Council Member Langston to award Ceres Environmental the Disaster and/or Storm Recovery Services contract FD-2025-01. Motion passed unanimously.

**6.5. DISCUSSION REGARDING THE ALLOCATED VENUE TAX FUNDS FOR ARCHITECTURAL AND OTHER PROFESSIONAL SERVICES ASSOCIATED WITH THE CONVENTION CENTER EXPANSION THAT HAVE BEEN RENDERED TO DATE. (MEDDERS)**

Council Member Medders stated that he is pending a couple of items and once received would place on a future agenda for consideration and action.

**6.6. UPDATE AND DISCUSSION ON THE WIND AND WATER SPORTS PARK. (BOBURKA)**

Shoreline Director Kristina Boburka updated the City Council regarding the Wind and Water Sports Park and As of July 2, 2025, the permit application for the Wind & Water Sports Venue is undergoing review. The USACE permit application was resubmitted on December 23, 2024, after being withdrawn in March 2024.

Currently, the project is in a 30-day initiation period where USACE submits documents to USFWS for review. USACE submitted to USFWS on March 27, 2025. USFWS requested additional information on May 2, 2025 (forwarded by USACE on May 15, 2025). Responses were provided to USACE on June 13, 2025. Once USFWS has sufficient information, formal consultation (up to 90 days) will begin to analyze impacts on endangered species and habitats. After consultation, USFWS will have 45 days to write the biological opinion, which is incorporated into the USACE permit.

Possible requirements to be completed prior to the Corps' decision include ESA Consultation, EFH Consultation, NHPA Consultation, Tribal Consultation, Section 408 Review, Section 401 Certification Process, and CZMA Certification Process.



**6.7. UPDATE AND DISCUSSION ON THE RESTORE ACT, MARISOL PUBLIC BOAT RAMP. (BOBURKA)**

Shoreline Director Kristina Boburka updated the City Council regarding the RESTORE ACT, Marisol Public Boat Ramp and the award amendment for the Marisol Boat Ramp is awaiting official approval from the US Treasury, which is expected soon. This amendment includes a request for an additional \$400,000 in grant funds for construction and a time extension.

Bids for the Marisol Boat Ramp were opened on June 26, 2025, with three bids received. A scoring committee will review the proposals. The bids are scheduled to be presented to the SLTF on July 15 and the City Council on July 16 for contractor selection. Construction is estimated to begin in September 2025.

**7. EXECUTIVE SESSION:**

**7.1. 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 RELATED TO PARKS AND VENUES. (COUNCIL)**

At 6:19 p.m., Council Member Schwartz made a motion, seconded by Council Member Graves to enter into Executive Session. Motion passed unanimously.

At 6:50 p.m. the City Council reconvened into open session.

**8. OPEN SESSION:**

**8.1. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER, AFTER CITY ATTORNEY'S APPROVAL, TO EXECUTE AN MOU REGARDING A PARCEL OF LAND FOR FUTURE VENUE TAX PROJECTS.**

Council Member Ricco made a motion, seconded by Council Member Langston to instruct the City Manager and the City Attorney enter into a nonbinding MOU with exclusivity for sixty-days for a parcel of land for the future Venue Tax Projects. Motion passed unanimously.

**8.2. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND MEMORANDUM OF UNDERSTANDING REGARDING A PARCEL OF LAND FOR THE APPROVED VENUE TAX PROJECT.**

This item was pulled.

**8.3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A LETTER OF INTENT PERTAINING TO REAL ESTATE FOR CITY PARKS.**

This item was pulled.

**8.4. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE CONTRACT, AFTER THE CITY ATTORNEY'S APPROVAL FOR THE PURCHASE OF REAL PROPERTY FOR THE VENUE TAX PROJECT.**

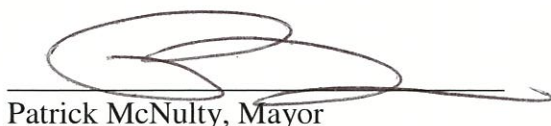
This item was pulled.

**9. ADJOURN.**

There being no further business, Mayor McNulty adjourned the meeting at 6:51 p.m.

  
Angelique Soto, City Secretary

APPROVED

  
Patrick McNulty, Mayor

