

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

**WEDNESDAY, JULY 16, 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 16, 2025 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Mayor McNulty called the meeting to order at 5:36 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, CFO Rodrigo Gimenez, Fire Chief Jim Pigg, Shoreline Director Kristina Boburka, Public Information Coordinator Karin Spinks, Chief Building Official Filiberto Alba, Police Captain Gilbert Silva, Parks Manager Debbie Huffman, EHSD Victor Baldovinos, Transit Director Jesse Arriaga, 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. PRESENTATION ON HA5 HIGH-DENSITY MINERAL "SEAL COATING" BOND APPLIED ON EAST JUPITER, EAST HIBISCUS, AND EAST LANTANA STREETS. (SANCHEZ)**

**4.2. PRESENTATION: UPDATE AND BRIEFING ON THE 89TH LEGISLATIVE SESSION BY LOUIE SANCHEZ FROM HANCE SCARBOROUGH, LLP. (SMITH)**

**5. APPROVE CONSENT AGENDA:**

*Mayor announced that Consent Agenda Item 5.3 would be pulled.*

Council Member Schwartz made a motion, seconded by Council Member Graves to approve Consent Agenda Items 5.1, 5.2, 5.4, and 5.5. Motion passed on a 5 to 0 vote with Council Member Langston abstaining.

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

**5.2. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$16,373.16 CHANGE ORDER#4 PWP2-2023 SIDE STREET IMPROVEMENTS PHASE II. (SANCHEZ)**

**5.3. APPROVAL OF THE JULY 2, 2025 CITY COUNCIL WORKSHOP MINUTES AND THE JULY 2, 2025 REGULAR CITY COUNCIL MEETING MINUTES. (SOTO)**

**5.4. APPROVE AN EXCUSED ABSENCE FOR COUNCIL MEMBER REES LANGSTON FROM THE JULY 30, 2025 SPECIAL CITY COUNCIL MEETING. (LANGSTON)**

**5.5. UPDATE REGARDING COMPARING JUNE 2024 TO JUNE 2025 BUILDING PERMIT ACTIVITY. (MEDDERS)**

**6. REGULAR AGENDA**



**6.1.DISCUSSION AND ACTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE BEST-QUALIFIED BIDDER FOR THE MARISOL (LAGUNA MADRE) BOAT RAMP AND A BUDGET AMENDMENT IN AN AMOUNT UP TO \$1,760,918 FROM FUND 62 EXCESS RESERVES. (BOBURKA)**

Council Member Ricco made a motion seconded by Council Member Langston to authorize the City Manager to enter into a contract with the best-qualified bidder, Bryant Industrial Services, for the Marisol (Laguna Madre) Board Ramp and a budget amendment in an amount up to \$1,760,918 from Fund CVB Excess Reserves. Motion passed unanimously.

**6.2.DISCUSSION AND ACTION TO APPROVE THE SUBMISSION OF THE NATIONAL FISH AND WILDLIFE FOUNDATION'S NATIONAL COASTAL RESILIENCY FUND GRANT PROPOSAL AND ALLOW THE MAYOR TO EXECUTE A LETTER OF SUPPORT. (BOBURKA)**

Council Member Ricco made a motion, seconded by Council Member Langston to approve the submission of the National Fish and Wildlife Foundation's National Coastal Resiliency Fund Grant Proposal and allow the Mayor to execute a Letter of Support. Motion passed unanimously.

**6.3. DISCUSSION AND ACTION TO APPROVE THE FIRST READING OF ORDINANCE NO. 25 -05 AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND BY PROVIDING FOR THE CHANGE OR ESTABLISHMENT OF ALL FEES IMPOSED FOR SERVICES BY THE CITY. (GIMENEZ)**

Council Member Schwartz made a motion, seconded by Council Member Ricco to approve the first reading of Ordinance No. 25-05 amending Chapter 2 of the Code of Ordinances of the City of South Padre Island by providing for the change or establishment of all fees imposed for services by the City. Motion passed unanimously.

**6.4. DISCUSSION AND ACTION ON ORDINANCE NO. 25-06 AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF APPROXIMATELY \$6,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF "THE CITY OF SOUTH PADRE ISLAND, TEXAS TAX NOTES, SERIES 2025" FOR STREET IMPROVEMENTS AND VEHICLES AND EQUIPMENT FOR PUBLIC SAFETY; SECURING THE PAYMENT THEREOF BY AUTHORIZING THE LEVY OF AN ANNUAL AD VALOREM TAX; AND APPROVING AND AUTHORIZING THE EXECUTION OF ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO. (GIMENEZ)**

Council Member Schwartz made a motion seconded by Council Member Ricco to authorize the issuance, sale and delivery of approximately \$6,000,000 in aggregate principal amount of "the City of South Padre Island, Texas Tax Notes, Series 2025" for street improvements and vehicles and equipment for public safety; securing the payment thereof by authorizing the levy of an annual ad valorem tax; and approving and authorizing the execution of all other instruments and procedures related thereto. Motion passed unanimously.

**6.5. DISCUSSION AND ACTION REGARDING UNPAID LOCAL OCCUPANCY TAXES FOR THE HOLIDAY INN HOTEL/INJOY HOSPITALITY. (GIMENEZ)**

This item was pulled.

**6.6. DISCUSSION AND ACTION TO DIRECT STAFF TO REQUEST APPROVAL FROM TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TO ADD SOLAR LIGHTED CROSSWALK INDICATORS IN CENTER MEDIAN ON PR 100 (MCNULTY)**



Council Member Ricco made a motion, seconded by Council Member Langston to direct staff to request approval from Texas Department of Transportation (TXDOT) to add solar lighted crosswalk indicators in the center medians on PR 100. Motion passed unanimously.

## 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 VENUE TAX PROJECTS. (COUNCIL)**

At 6:36 p.m., Council Member Schwartz made a motion, seconded by Council Member Graves to enter into Executive Session. Motion passed unanimously.

At 5:55 p.m., the City Council reconvened into open session.

## 8. OPEN SESSION:

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

This item was pulled.

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

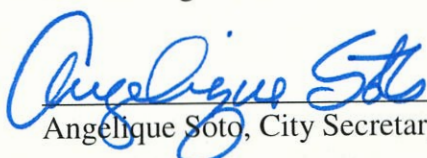
This item was pulled.

### 8.3.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.

Council Member Ricco made a motion, seconded by Council Member Graves to authorize the City Manager to approve the purchase of the contract for 119.4 acres in the amount up to \$895,725, after the City Attorney's approval, for the purchase of real property for the purpose of a Venue Tax Project. Motion passed unanimously.


## 9. ADJOURN.

There being no further business, Mayor McNulty adjourned the meeting at 6:57 p.m.

  
Angelique Soto, City Secretary

APPROVED



  
Patrick McNulty, Mayor