# PIPOA’s 2025 Plan for Billish Park

The Padre Isles Property Owners Association (PIPOA) is committed to fulfilling our obligations under the 2017 agreement with the City of Corpus Christi’s Parks and Recreation Department for the maintenance and enhancement of Billish Park. This update outlines our plan to address current challenges, particularly the lack of a reliable irrigation system, and ensure the park remains a valuable community asset.

## Addressing Irrigation Challenges

The PIPOA is currently unable to meet the maintenance requirements outlined in Section V of our agreement due to the absence of a functional irrigation system. The existing system relies on city water, subject to water restrictions that prevent consistent park irrigation. This has led to uncontrolled weeds, stickers, and fire ants, diminishing the park’s usability.

To resolve this, the PIPOA will install a well-based irrigation system by the end of July 2025. The system includes:

* **Four wellheads**, each up to 40 feet deep, connected to two high-pressure tanks.
* **Capacity**: 80 gallons per minute at 60 pounds per square inch, sufficient to irrigate the entire 11-acre park.
* **Infrastructure**: A concrete pad near the existing irrigation system to minimize water and power line lengths.
* **Contractor Scope**: A turnkey system delivered by a professional contractor, with the PIPOA hiring an electrician separately to connect power.
* **Warranty**: One year on parts and labor, with a five-year warranty on pumps, motors, and tanks.
* **Cost**: $39,802.93, fully within the current budget and not impacting other priorities, such as bulkhead repairs.

This investment will enable consistent irrigation, improve turf quality, and support effective pest and weed control, enhancing the park’s safety and appeal.

## Financial Context and Budget Alignment

The irrigation project is supported by significant cost savings achieved this year, notably through our transition to ManageCASA for property management and accounting. This change, detailed at our March 2025 annual meeting, saved $90,000 annually—more than covering the irrigation system cost.

Additionally, the PIPOA remains focused on our aggressive bulkhead repair strategy, addressing past neglect and the impacts of poorly engineered water exchange projects. Last year’s Tropical Storm Alberto underscored the high cost of inaction, reinforcing our proactive approach to infrastructure maintenance.

## PIPOA’s Obligations Under the 2017 Agreement

The 2017 agreement transferred Billish Park ownership to the city for $392,000, with the PIPOA retaining specific responsibilities under Section V, including:

* Installing and maintaining an irrigation system, with the option to include a well system and holding pond.
* Maintaining and repairing park improvements, including the multi-purpose sports field, with standards such as:
  + Weekly mowing during growing seasons.
  + Annual aeration and fertilization.
  + Regular irrigation and pest control.
  + Weekly litter pickup and receptacle emptying.
  + Ongoing maintenance of other improvements as needed.

For these services, the PIPOA receives $14,700 annually, a figure unchanged since 2017. The full agreement will be posted on our website this week for transparency.

## Negotiating a Modernized Agreement

Recognizing the outdated reimbursement rate, the PIPOA met two weeks ago with the Assistant City Manager, the Director of Parks and Recreation, their attorney, and Kaylynn Paxson to discuss updating the 2017 agreement. Key outcomes include:

* **Updated Reimbursement**: Adjusting the annual payment to reflect 2025 economic conditions.
* **Fee Structure**: Allowing the PIPOA to charge fees for scheduled park use.
* **Park Assessment**: The Parks and Recreation Department will conduct a comprehensive assessment by mid-July 2025 to determine the true cost of park maintenance, including repairs to weathered playground equipment.

These findings will inform a revised, equitable agreement with the city, ensuring sustainable park management.

## Why Billish Park Matters

Billish Park is integral to preserving Padre Island’s property values and enhancing community life. It should be a “crown jewel” for residents, but current issues like stickers and fire ants make it less inviting for families. Regular irrigation, paired with pre-emergent weed and pest control, is the most effective solution.

By executing this plan in July 2025, the PIPOA is taking responsible, decisive action to uphold our commitment to the community and the city. We will continue to provide updates at board meetings and through our website as we work toward a revitalized Billish Park.

Richard J McGinley

Executive Director