

NOTICE OF MEETING  
STEWART BEACH AD HOC COMMITTEE  
FRIDAY, MAY 6, 2022 - 10:30 A.M.  
CITY HALL - ROOM 204  
GALVESTON, TEXAS  
409.797.3510

The public may participate in the meeting using the following information:

1. Attend the Zoom meeting- Call-In Number: 346-248-7799; Meeting ID 836 0077 7386; Passcode zj7vN# (computer) or 053542 (telephone)
2. Submit public comment in advance of the meeting:  
<https://forms.galvestontx.gov/Forms/PublicComment>

#### AGENDA

1. Declaration Of A Quorum And Call Meeting To Order
2. Roll Call
3. Public Comments (Limited To Three Minutes Each)
4. Consider For Approval Minutes Of The March 4, 2022 And April 1, 2022 Meetings.

Documents:

[SBAHC - MINUTES MARCH 4, 2022.PDF](#)  
[SBAHC - MINUTES APRIL 1, 2022.PDF](#)

5. Discuss Options For Enhancing Stewart Beach
6. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on April 29, 2022 at 11:30 A.M.

*Janelle Williams*

Janelle Williams

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three (3) days prior to any proceeding, contact the City Secretary's Office, Suite 201, 823 Rosenberg, Galveston, Texas 77550, (409-797-3510).

**Members of the City Council may be attending and participating in this meeting**

**STEWART BEACH AD HOC COMMITTEE  
MEETING - MARCH 4, 2022**

3/4/2022 - Minutes

1. Declaration Of A Quorum And Call Meeting To Order

**With a quorum present, the meeting was called to order at 10:32 a.m.**

2. Roll Call

**Present: City Council Members John Listowski and David Collins; Park Board Trustees Marty Fluke and Jason Hardcastle; City Manager Brian Maxwell, Park Board CEO Kelly DeSchaun.**

3. Public Comments (Limited To Three Minutes Each)

**Lloyd Martin suggested swapping the stage and the sports arena on the proposed drawing.**

4. Consider For Approval Meeting Minutes - February 4, 2022

**Jason Hardcastle made a motion to approve the minutes, with Mart Fluke seconding the motion. Unanimously approved.**

5. Discuss Options For Enhancing Stewart Beach

**The committee discussed the 'proposed dream layout' sketch of Stewart Beach provided as a working proposal by Brian Maxwell. Members suggested possible uses and amenities at the park to include a parking garage, rooftop restaurant, mobile amenities, food truck area, beach sports area with lighting, fire pits, a reservable area, pavilions, a world class handicap area, off-season amenities, airstream park, planetarium, movie theater, tourist center, transit hub, retail, kiosks, visitors center.**

**It was suggested that a roundabout is needed at Seawall and Broadway, and the possibility of eliminating some parking spaces on Seawall.**

**Kelly DeSchaun read a letter from the GLO related to the line to build. Marty Fluke reported on a call with Jeff Cantwell with Landry's regarding the non-compete clause in the Landry's agreement. Paul Schultz will be getting back with Mr. Fluke.**

**Future items of discussion: cost of a parking garage, off-season amenities, commitment of free parking spaces, tourist center. Michele Hay will provide ideas for park equipment at the next meeting.**

**Possibilities for alcohol sales were discussed: don't sell and allow people to bring in; sell during events; allow 'to go' drinks from the restaurant; keep an area alcohol free; bring their own vs. sell; limited area beer garden; separating beer from the cars.**

**Jason Hardcastle suggested a full service resort that would include cabanas, infinity pool, airstreams, boardwalks, and pickeball.**

**Michele Hay will get with the Legal Department to answer the questions: does the go cart track have restrictions? Is it included in Stewart Beach?**

**Brandon Hill will ask the GLO about parking spaces.**

6. Adjournment

**The meeting was adjourned at 11:37 a.m.**

DRAFT

**STEWART BEACH AD HOC COMMITTEE**  
**MEETING - APRIL 1, 2022**

4/1/2022 - Minutes

1. Declaration Of A Quorum And Call Meeting To Order

**With a quorum present, the meeting was called to order at 10:35 a.m.**

2. Roll Call

**Present: City Council Members John Listowski and David Collins; Park Board Trustees Marty Fluke and Jason Hardcastle; City Manager Brian Maxwell; Park Board Representative Vince Lorefice (sitting in for Kelly DeSchaun).**

3. Public Comments (Limited To Three Minutes Each)

**None.**

4. Consider Approval Minutes Of The March 4, 2022 Meeting

5. Discuss Options For Enhancing Stewart Beach

**Members suggested possible uses and amenities at the park, including: a wood structure pavilion similar to the Pocket Parks, looking for sponsorships, and allowing private events.**

**Discussion was held regarding how to monetize parking spaces, how to fund amenities at the park, looking at public/private partnerships, whether it should be set up as an enterprise fund, and the possibility of using UTMB parking across the street.**

**Vince Lorefice provided an observation, as a new set of eyes, that this is a major opportunity we are missing. This piece of property is the most valuable on the coast which can set the city up for success. He suggested that the proposed plan is not an anchor but just amenities, and needs to be something different and unique. Committee members discussed ideas for an East End Recreation Area that would include a full service hotel, swim up pool, Tommy Bahama rooftop restaurant, roundabout, Instagram moment.**

**Jeff Sjostrom was tasked with researching and bringing back information to the committee.**

**Additional discussion held regarding doing a maximum revenue study, a phased approach, what the Park Board could do and what they are willing to fund, the Planning Commission's current study on food trucks, and taking into consideration private property around Stewart Beach.**

**Legal issues that need to be considered: the County easement, full service hotel, water park, private partnership. It was suggested that someone from the City Attorney's office attend the next meeting.**

6. Adjournment

**The meeting was adjourned at 11:43 a.m.**

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 202 at P.M.

Janelle Williams, City Secretary

**\*City Council Members may be attending and participating in the discussions**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

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