

**DRAFT**  
**MINUTES OF THE CITY COUNCIL OF THE CITY OF GALVESTON**  
**REGULAR MEETING - MARCH 27, 2025**

3/27/2025 - Minutes

1. DECLARATION OF A QUORUM AND CALL MEETING TO ORDER

**With a quorum present, the meeting was called to order at 5:00 p.m.**

2. ROLL CALL

**Present: Mayor Craig Brown, Mayor Pro Tem Marie Robb, Council Member Sharon Lewis, Council Member David Finklea, Council Member Bob Brown, Council Member Alex Porretto, and Council Member Beau Rawlins.**

3. INVOCATION

**The invocation was given by Rev. Becky Downs of First Presbyterian Church.**

4. PLEDGE OF ALLEGIANCE

**Mayor Brown led the Pledge of Allegiance to the American Flag and Texas Flag.**

5. CONFLICTS OF INTEREST

**None.**

6. PRESENTATIONS/REPORTS OF COUNCIL, OFFICER BOARDS, AND CITY MANAGER

6.A. Pursuant To Texas Government Code Section 551.0415, The City Council May Report On Any Of The Following Items:

1. Expressions of thanks, gratitude, and condolences - **Mayor Brown expressed condolences to the families of Jack Bell and Pompeo "Pete" Urbani who passed away recently. CM Porretto shared memories of Mr. Urbani and expressed condolences to the family. CM Lewis requested prayers for the family of Mrs. Emma Johnson, mother of the Johnson twins that have volunteered with the City under the Police. She expressed condolences to a seasoned senior that passed away, and was on an episode of Restoring Galveston. She congratulated the young men from Wright Cuney that won 3rd place in their basketball tournament.**

2. Information regarding holiday schedules

3. Recognition of individuals

**a. April Galveston Interact Month Proclamation - presented by Mayor Brown.**

**b. Earth Day in Galveston, Texas Proclamation - presented by CM Brown.**

**c. Carl Swanson Day Certificate of Recognition - presented by Mayor Brown.**

**d. Arthur Pertile Memorial Certificate - presented by MPT Robb.**

**e. Jennifer Reynolds Recognition - presented by Mayor Brown.**

4. Reminders regarding City Council events

5. Reminders regarding community events - **MPT Robb provided information on a free event for the Galveston Island Humane Society Saturday at Moody Mansion from 11 am to 3 pm.**

6. Health and safety announcement

6.B. City Manager's Report - The First Quarter Report For Quarter Ended December 31, 2024 (C. Ludanyi)

**Finance Director Csilla Ludanyi presented the First Quarter Report for Quarter Ended December 31, 2024.**

6.C. Receive And Discuss The FY 2024 Annual Comprehensive Financial Report (C. Ludanyi)

**Finance Director Csilla Ludanyi thanked Tammy Jacobs and her financial team for their hard work on the Report. Weaver representative presented the FY 2024 Annual Comprehensive Financial Report.**

7. COMMUNICATIONS AND PETITIONS

**Claims: 25-012 - Ernesto Ramirez; 25-013 - Beatriz Davila/State Farm; 25-014 - Robert and Rachel Sanderson/Sanderson Holding LLC; 25-015 - Gilbert Mata; 25-016 - Lucinda Senegal; 25-017 - Naseem Joseph; 25-018 - Ray Motte, Jr.**

8. PUBLIC HEARINGS

8.A. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Amending The Code Of The City Of Galveston, As Amended, The 2015 Galveston Land Development Regulations, "Article 13: Permits And Procedures", To Establish Fees For Galveston Landmark Designation And Replacement Galveston Landmark Plaques; Planning Case Number 25ZA-001; Making Various Findings And Provisions Related To The Subject. (C. Gorman)

**Ordinance No. 25-009 was read by caption. Catherine Gorman provided staff comments. The public hearing was opened and closed with no speakers. Motion was made by MPT Robb, second by CM Lewis, to approve the ordinance. Unanimously approved.**

8.B. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Designating The Property Located At 2114 Avenue O, As A "Galveston Landmark", Property Is Legally Described As M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, In The City And County Of Galveston, Texas; Requesting The Historic Preservation Officer Record The Property's Landmark Designation In The Official Public Records Of Real Property In Galveston County, The Tax Records Of The City Of Galveston And The Central Appraisal District, And The Official Zoning Maps Of The City Of Galveston, Texas; Designating The Site As A Historically Or Archeological Significant Site In Need Of Tax Relief To Encourage Its Preservation; Planning Case Number 25P-002; Making Various Findings And Provisions Related To The Sub

**Ordinance No. 25-010 was read by caption. Catherine Gorman provided staff comments. The public hearing was opened and closed with no speakers. Motion was made by CM Brown, second by CM Lewis, to approve the ordinance. Unanimously approved.**

9. PUBLIC COMMENT

**Agenda Items: Joe Jaworski and Michael Hughes - Item 12B**

**Non-Agenda Items: Van Phipps - leash ordinance; Adam Musick, Frank Maceo, and Jody Wallace - Park Board leases.**

10. ORDINANCES (NOT REQUIRING PUBLIC HEARINGS)

- 10.A. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Amending Chapter 10, "Building Code" Of The Code Of The City Of Galveston, 1982, As Amended", Article VIII, "City Of Galveston Flood Damage Prevention Ordinance, Section 10-81(B)(4) (C), To Clarify Elevation Requirements Of Manufactured Homes In Certain Areas; Making Various Findings And Provisions Related To The Subject And Providing For An Effective Date.

**Ordinance No. 25-011 was read by caption. Motion was made by MPT Robb, second by CM Lewis, to approve the ordinance. The motion passed 6-0; CM Porretto was not present for the vote.**

- 10.B. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Amending The Code Of The City Of Galveston, As Amended, Chapter 10, "Building Code", To Amend Regulations Regarding Timeframe For Completion Of Construction Permits; To Provide Clarification Of Large-Scale Construction And Special Projects; To Provide For Applicable Fees; To Renumber And Rearrange The Chapter As Applicable; Making Various Findings And Provisions Related To The Subject; Providing For An Effective Date. (R. Toland)

**Ordinance No. 25-012 was read by caption. Motion was made by CM Porretto, second by MPT Robb, to approve the ordinance. Unanimously approved.**

- 10.C. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Authorizing The Sale Of The City's Vacant Land Located In The City Of Galveston, Texas Described As Tract A, A 2.08-Acre Lot Located In The Trimble And Lindsey Survey, Lots 334 And 335 And Tract B, A 3.47-Acre Lot Located In The Trimble And Lindsey Survey, Lots 333, 334, 335 And 336 Located Between Travel Air And Pilot Lane And Legally Described As A Portion Of Abst 121 Thru 80 Asst Lots (Airport), Trimble & Lindsey Sec 1 In The City And County Of Galveston Texas; Granting Authority To The City Manager To Execute Necessary Documents Related To The Transaction; Making Various Findings And Provisions Related To The Subject And Providing For An Effective Date. (Legal)

**Items 10C and 10D were approved by City Council together.**

**Ordinance No. 25-013 and Ordinance No. 25-014 were read by caption. Motion was made by CM Rawlins, second by CNM Lewis, to approve the ordinances. Unanimously approved.**

- 10.D. Consider For Approval An Ordinance Of The City Of Galveston, Texas, Authorizing The Sale Of The City's Vacant Land Located In The City Of Galveston, Texas Described As Tract C, A 26.3-Acre Tract Of Vacant Land Situated In Section One, Lots 333, 334, 320, 319, 318, 317 And 304, Of The Trimble And Lindsey Survey, Located At The Southeast Corner Of Airway Lane And Travel Air Road And Legally Described As 26.3-Acre Tract Of Vacant Land Situated In Section One, Lots 333, 334, 320, 319, 318, 317 And 304, Of The Trimble And Lindsey Survey In The City And County Of Galveston Texas; Granting Authority To The City Manager To Execute Necessary Documents Related To The Transaction; Making Various Findings And Provisions Related To The Subject And Providing For An Effective Date. (Legal)

**Ordinance No. 25-014 approved with Item 10C.**

11. CONSENT ITEMS - The Following Items Shall Be Considered For Action As A Whole, Unless One Or More Council Members Objects. The City Manager Is Authorized To Execute All Necessary Documents Upon Final Approval By The City Attorney.

**Motion was made by Mayor Brown, second by CM Porretto, to approve Consent Items 11A through**

**11FF. Unanimously approved.**

- 11.A. Consider For Approval Of The Amended City Auditor's Audit Plan For FY2025 (G. Bulgherini)
- 11.B. Consider For Approval The City Auditor's Office Park Board Conflict Of Interest CMS2025-9 Audit Report (G. Bulgherini)
- 11.C. Consider For Approval A Resolution By The City Of Galveston, Texas Suspending The April 12, 2025 Effective Date Of The Proposal By Texas Gas Service Company, A Division Of One Gas, Inc. – Central-Gulf Service Area, To Implement Interim Grip Rate Adjustments For Gas Utility Investment In 2024 And Requiring Delivery Of This Resolution To The Company And Legal Counsel. (Legal)

**Resolution No. 25-016**

- 11.D. Consider For Approval Of Request For The City Attorney For Authority To Retain The Service Of Both Southland Title And Pete Sapio Of The Doyle Law Firm For The Performance Of Services Related To Right Of Way Acquisition For The Pelican Island Bridge. (Legal)
- 11.E. Consider For Approval A Professional Services Contract With Asakura Robinson To Produce An Update To The City Of Galveston Comprehensive Plan For The Amount Of \$290,061.00; Authorizing The City Manager To Execute All Necessary Documents Upon Final Approval By The City Attorney. (P Milburn)
- 11.F. Consider For Approval Payment To Lexipol, LLC For The Annual Renewal Of The Police Departments' Rules And Regulations Policy Manual Update With Daily Training Bulletins, In The Amount Of \$29,641.93. (D. Balli)
- 11.G. Consider For Approval To Purchase Flock Safety System Utilizing A Contract Insight Has With OMNIA Partners Cooperative. Reference: Technology Products, Solutions And Related Services, Contract No. 23-6692-03. (D. Balli)
- 11.H. Consider For Approval Allowing City Manager Brian Maxwell To Execute And Accept The Catalytic Converter Grant Issued By The Motor Vehicle Crime Prevention Authority For \$460,088.00. Grant No. 224-25-0840400. (D. Balli)
- 11.I. Consider For Approval An Expenditure Of \$81,800.00 On Professional Consulting Services With H.W. Lochner Inc. For The Engineering/ Design For Concrete Pavement Rehabilitation For The Shoulders Of Runway 18/36, Taxiways A, B, C, D, Remainder Of The Terminal Apron, And Enhanced Airfield Markings, Upon Final Approval By The City Attorney (M. Shahan).
- 11.J. Consider For Approval, Awarding RFP #25-05 Moisture Control Remediation Services To Cotton Commercial USA Inc. And Blackmon Mooring Of Houston, LLC For A Term Of (3) Years With (2) One-Year Automatic Renewals Authorizing The City Manager To Execute The Contracts Upon Review And Approval Of The City Attorney. (C Kenworthy)
- 11.K. Consider For Approval Awarding The Annual Contract For The Purchase Of Concrete Materials (Bid 25-07) To Kelso Concrete Company And Arcosa Crushed Concrete. Authorizing City Manager To Execute All Necessary Documents Upon Final Approval By The City Attorney. (T Arnold)
- 11.L. Consider For Approval The BuyBoard Contract #731-24 From Vortex Services, For The Purchase Of Cured-In-Place (CIPP) Sanitary Sewer Liner Material In The Amount Not To Exceed \$120,000. Authorizing The City Manager To Execute All Necessary Documents Upon Final Approval By The City Attorney. (T Arnold)
- 11.M. Consider For Approval The Establishment Of Fees And A Contract Agreement For Rental Of The 1880 Garten Verein At Kempner Park, And Designating A Special Revenue Account For The Revenue Earned; Authorizing The City Manager To Execute All Necessary Documents Upon Final Approval By

The City Attorney. Barbara Sanderson

- 11.N. Consider For The Approval Of The OEM Auto Parts And Repair Service Contracts To League City Chrysler/Dodge, Who Was The Responding Bidder That Conformed To The Specifications In Formal Bid #25-08 And Authorize The City Managers Staff To Execute The Contracts Upon Final Approval By The City Attorney. (D. Smith)
- 11.O. Consider For The Approval Of The OEM Auto Parts And Repair Service Contracts To Classic Autoplex Ford/Chevrolet/Toyota, Who Was The Responding Bidder That Conformed To The Specifications In Formal Bid #25-06 And Authorize The City Managers Staff To Execute The Contracts Upon Final Approval By The City Attorney. (D. Smith)
- 11.P. Consider For The Approval Allowing The Fleet Facility To Purchase The Listed Rolling Stock (GPD SWAT Response Vehicle) And Associated Equipment From Lenco Armored Vehicles Through HGAC Buy Co-Op For A Total Price Of \$345,847.00 And Authorize The City Managers Staff To Execute The Contract Upon Final Approval By The City Attorney. (D. Smith)
- 11.Q. Consider For The Approval Allowing The Fleet Facility To Purchase The Listed Rolling Stock (Municipal Utilities HD Service Truck) And Associated Equipment From Caldwell Country Chevrolet Through Buy Board Co-Op For A Total Price Of \$83,886.00 And Authorize The City Managers Staff To Execute The Contract Upon Final Approval By The City Attorney. (D. Smith)
- 11.R. Consider For The Approval Allowing The Fleet Facility To Purchase The Listed Rolling Stock (New Construction Service Truck - Replaces Totaled Unit 1555) And Associated Equipment From Silsbee Ford Through TIPS Co-Op For A Total Price Of \$57,263.25 And Authorize The City Managers Staff To Execute The Contract Upon Final Approval By The City Attorney. (D. Smith)
- 11.S. Consider For Approval The Authorization To Renew The Subscription And Premium Support Agreement On The City's Primary Data Center Backup Solution Authorizing Payment To Centre Technologies For A Total Cost Of \$64,010.23 Utilizing DIR CPO 4452 Contract. (H. Dean)
- 11.T. Consider For Approval The Authorization To Purchase A One Year Renewal Subscription Licenses For Sonicwalls Through Southern Computer Warehouse (SCW) In The Amount Of \$22,233.29. (H. Dean)
- 11.U. Consider Approving The Renewal Of 370 Neurons Licenses From SHI Utilizing DIR-TSO-4317 1 Year Term For A Total Cost Of \$ 16,872. (H. Dean)
- 11.V. Authorize The City Manager To Renew The Purchase Of Cisco Duo Multi-Factor Authentication (MFA) Solution From Centre Technologies Utilizing DIR CPO 4857 For A One Year Term For A Cost Up To \$ 33,120 Annually. (H. Dean)
- 11.W. Consider For Approval The Purchase Of A Replacement Video Surveillance Server For The Wright Cuney Facility Through The OMNIA Contract R220702 From Convergent For A Total Cost Of \$24,998. (H. Dean)
- 11.X. Consider For Approval Minutes Of The January 23, 2025 Workshop And Regular Meeting, And The February 27, 2025 Workshop And Regular Meeting. (J. Williams)
- 11.Y. Consider For Approval A Resolution Of The City Council Of The City Of Galveston, Texas, Rescinding Resolution No. 24-030, Which Approved An Advanced Funding Agreement (AFA) Between The City Of Galveston And The Texas Department Of Transportation For A Surface Transportation Block Grant (STBG) Project, Regarding Installation Of Traffic Signals At The Intersections Of Harborside Drive (SH-275) & 16th Street And Harborside Drive (SH-275) & 33rd Street; Providing For Findings Of Fact And Providing For An Effective Date. (R. Winiecke)

**Resolution No. 25-017**

- 11.Z. Consider For Approval A Resolution Of The City Council Of The City Of Galveston, Texas, Approving An Advanced Funding Agreement (AFA) Between The City Of Galveston And The Texas Department Of Transportation For A Surface Transportation Block Grant (STBG) Project, Regarding Installation Of Traffic Signals At The Intersection Of Harborside Drive (Sh-275) & 16th Street, In The City Of Galveston; Authorizing The City Manager, Or Designee, To Execute The Agreement And All Other Necessary Documents Upon Final Approval By The City Attorney; Directing The City Secretary To Send A Certified Copy Of This Resolution To The Texas Department Of Transportation; Providing For Findings Of Fact And For An Effective Date. (R. Winiecke)

**Resolution No. 25-018**

- 11.AA. Consider For Approval A Resolution Of The City Council Of The City Of Galveston, Texas, Approving An Advanced Funding Agreement (AFA) Between The City Of Galveston And The Texas Department Of Transportation For A Surface Transportation Block Grant (STBG) Project, Regarding Installation Of Traffic Signals At The Intersection Of Harborside Drive (SH-275) & 33rd Street, In The City Of Galveston; Authorizing The City Manager, Or Designee, To Execute The Agreement And All Other Necessary Documents Upon Final Approval By The City Attorney; Directing The City Secretary To Send A Certified Copy Of This Resolution To The Texas Department Of Transportation; Providing For Findings Of Fact And For An Effective Date. (R. Winiecke)

**Resolution No. 25-020**

- 11.BB. Consider Adopting Resolution #25-\_\_\_\_ Approving An Advanced Funding Agreement (AFA) Between The City Of Galveston And The Texas Department Of Transportation (TxDOT) For A Surface Transportation Block Grant (STBG) Project, Regarding A Seawall Boulevard Resurfacing Project From Broadway To 61st Street, In The City Of Galveston; Authorizing The City Manager Or His Designee, To Execute The Agreement And All Other Necessary Documents Upon Final Approval By The City Attorney; Directing The City Secretary To Send A Certified Copy Of This Resolution To The Texas Department Of Transportation; Providing For Findings Of Fact And For An Effective Date. (R Winiecke)

**Resolution No. 25-021**

- 11.CC. Consider Adopting Resolution #25-\_\_\_\_ Approving An Advanced Funding Agreement (AFA) Between The City Of Galveston And The Texas Department Of Transportation (TxDOT) For A Congestion Mitigation Air Quality (CMAQ) Project, Regarding An ITS/Traffic Signal Integration Project, Island Wide, In The City Of Galveston; Authorizing The City Manager Or His Designee, To Execute The Agreement And All Other Necessary Documents Upon Final Approval By The City Attorney; Directing The City Secretary To Send A Certified Copy Of This Resolution To The Texas Department Of Transportation; Providing For Findings Of Fact And For An Effective Date. (R Winiecke)

**Resolution No. 25-022**

- 11.DD. Consider Adopting Resolution #25-\_\_\_\_ Approving The Use Of Local Funds To Acquire Easements Related To And Necessary For The Completion Of The Texas General Land Office (GLO) Community Development Block Grant – Mitigation (CDBG-MIT) Funded South Shore Drainage Improvement Project In The Amount Of \$60,930.00; Authorizing The City Manager Or His Designee, To Execute All Necessary Documents Upon Final Approval By The City Attorney; Providing For Findings Of Fact And For An Effective Date. (R Winiecke)

**Resolution No. 25-023**

- 11.EE. Consider For Approval A Resolution Of The City Council Of The City Of Galveston, Texas, Accepting From The Houston-Galveston Area Council (H-GAC) Corporation For Regional Excellence (CRE) An Award Of A Complimentary Video Production Highlighting Public Service Employment At The City Of Galveston In Order To Increase Job Applications To The City; Authorizing The City Manager, Or Designee, To Execute The Agreement And All Other Necessary Documents Upon Final Approval By

The City Attorney; Making Various Findings And Provisions Related To The Subject And Providing For An Effective Date. (R Winiecke)

**Resolution No. 25-024**

11.FF. Consider Council Support For The Mayor Signing The 2025 Monarch Pledge. (C. Brown)

12. ACTION ITEMS

12.A. Consider For Approval A Resolution Of The City Council Of The City Of Galveston, Texas, Approving An Advanced Funding Agreement (AFA) Regarding The Pelican Island Bridge Project With The Texas Department Of Transportation (TxDOT) And Authorizing The City Manager, To Execute The Agreement Upon Actual Receipt Of Sufficient Funds And Upon Final Approval By The City Attorney; Directing The City Secretary To Send A Certified Copy Of This Resolution To The Texas Department Of Transportation; Providing For Findings Of Fact And For An Effective Date. (C. Brown/Robb)

**Motion was made by Mayor Brown, second by CM Rawlins, to approve Resolution No. 25-019. Unanimously approved.**

12.B. Consider For Acceptance The Conditions Recommended By Staff Related To The Proposed Conveyance To The City By GISD Of The Property Commonly Known As Rosenberg School; Directing Staff To Initiate Negotiations With GISD Related To Those Conditions; And Directing Staff To Report Its Progress To Council At Its Meeting In May, 2025. (Legal)

**Motion was made by CM Brown, second by CM Finklea, to approve Item 12B, with conditions outlined by Staff based on Council's suggestions.**

**Approving conditions 1, 3, 4, 5, 6, 7, 9, 10,11, and 12**

**Adding language for condition 2 - GISD must provide a phase 1 environmental assessment on the site and structure. The assessment of the site shall be performed after the demolition of the building. GISD must provide a phase 2 environmental assessment for any items identified in the phase 1 environmental assessment, and forward it to City; City will review and determine if the results prevent acceptance by the City.**

**Striking conditions 8 and 13.**

**The motion was unanimously approved.**

**List of Conditions:**

- 1) School must be demolished prior to any conveyance**
- 2) GISD must perform a phase 2 environmental and forward it to City; City will review and determine if the results prevent acceptance by the City.**
- 3) There will be no reversionary interest to GISD.**
- 4) There will be no restriction on what park equipment or facilities the City may place on the property.**
- 5) No funds from the City of Galveston, IDC or otherwise shall be expended in the conveyance, other than staff's time in negotiating and executing the conveyance. All closing costs will be paid b an entity other than the City.**
- 6) Escrow of \$420,000 deposited with Better Parks on or before March 27, 2025; GISD and**

**Better Parks are to confirm the money has been received.**

**7) All funds required for the successful purchase of the property deposited by July 1, 2025, including the purchase price, but also any and all demolition and remediation in order to make the “site ready” as a green field. City Staff and GISD staff determine those costs and communicate them to Project Rosenberg and Better Parks.**

**8) The City Parks and Recreation Board perform a study and shall make recommendations to the city manager and city council on the capital improvement budget and the annual budget of this acquisition. The study should include the full funding of existing parks and timeline for completion of those upgrades, before recommending any capital improvements funded by the city for the site.**

**9) No naming rights shall be attached to the conveyance. Any naming requests shall follow the standard city application process.**

**10) City staff and GISD will assemble a timeline for completion of the demolition and making the site ready for conveyance for arrival by Council**

**11) No funds from the City of Galveston, IDC or otherwise shall be expended in the conveyance, other than staff and legal’s time in negotiating and executing the conveyance.**

**12) The GISD Board of Trustees shall approve all required conditions of the conveyance as specified by the City of Galveston.**

**13) The City Council may choose to not accept the donation at any time up to the actual conveyance has been executed.**

12.C. Discuss And Consider Appointments To The Following City Boards, Commissions, And Committees:

**Airport Advisory Committee - District 2 - Cary Russell**

**Arts & Historic Preservation Advisory Board (2 vacancies) - Jennifer De Ranieri**

**Galveston Housing Finance Corporation/Galveston Property Finance Authority (1 vacancy) - no action.**

**Landmark Commission (1 vacancy) - Lynne Langdale from Alternate to Position 7; John Allen as Alternate.**

**Sister Cities Program Committee (1 vacancy) - Virginia Adams**

**Zoning Board of Adjustment (1 vacancy) - Mark Metzger**

**Motion was made by CM Porretto, second by CM Finklea, to appoint Cary Russell, Jennifer De Ranieri, Lynne Langdale, John Allen, Virginia Adams, and Mark Metzger as noted above. Unanimously approved.**

13. RECEIVE AND FILE (Non-Action Items)

13.A. Gulf Coast Authority - Notice Of Legislation Related To The Authority Of A Development Corporation Created By The Gulf Coast Authority (Previously Known As The Gulf Coast Waste Disposal Authority) To Finance Certain Projects; And Notice Of Legislation Related To The Meetings Of The Board Of Directors Of The Gulf Coast Authority.

14. ADJOURNMENT

**The meeting was adjourned at 6:57 p.m.**

Janelle Williams, City Secretary

Date Approved: