

**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. Marty Fluke suggested 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).

DRAFT