

**MINUTES OF THE CITY COUNCIL OF THE CITY OF GALVESTON
WORKSHOP - MARCH 23, 2023**

3/23/2023 - Minutes

1. DECLARATION OF A QUORUM AND CALL MEETING TO ORDER

With a quorum present, the workshop was called to order at 9:00 a.m.

2. ROLL CALL

Present: Mayor Craig Brown, Mayor Pro Tem David Collins, Council Member Sharon Lewis, Council Member William Schuster Council Member Mike Bouvier, Council Member John Listowski, and Council Member Marie Robb.

3. DISCUSSION ITEMS

- 3.A. Clarification Of Consent And Regular City Council Agenda Items - This Is An Opportunity For City Council To Ask Questions Of Staff On Consent And Regular Agenda Items (40 Min)

Items 8A, 10D, 11B, 11C, 11D, 11E, 11I, 11L, and 11N were clarified by Staff.

- 3.B. Discussion Of Water Meters And Water Bills (Robb/Brown - 15min)

CM Robb placed this item on the agenda to discuss calls from constituents related to higher than normal water bills. Sarah Cairns and Trino Pedraza reported on the status of installation of the new meters.

- 3.C. Presentation Of Juneteenth Events (Lewis/Brown - 15 Min)

Vision Galveston Representative Alex Thomas discussed with City Council all of the scheduled 2023 Juneteenth events, including: Thursday Night Lights-The Story of Black High School Football in Texas, The Blank Slate Monument, the Annual Juneteenth Inc. Scholarship Gala, Juneteenth and Beyond Guided Tours, the 26th Annual Juneteenth Banquet, Juneteenth Brown Bag Lecture Series, the 2nd Annual Success in Business-Juneteenth Minority and Women Business Enterprise Empowerment Summit and Government Procurement Fair, the Juneteenth Symposium, 9th Annual Juneteenth Gala at Ashton Villa, Emancipation Gospel Celebration, Juneteenth Festival, Juneteenth Parade and Picnic, Juneteenth Civic Season Event: "A Slice of History", Juneteenth "Let Freedom Ring" Comedy Fest, Juneteenth at Club 68, Juneteenth Morning Workshop Service, the Galveston Symphony Celebrates Juneteenth, Juneteenth Sneaker Ball, and the 44th Annual Al Edwards Juneteenth Celebration.

Juneteenth United Coalition representative Brandon Levias provided information on Juneteenth logistics, with the goal to increase the flow of traffic and information for visitors to attend Juneteenth. He provided suggestions for connecting the dots between events by using public transit, with the point of increasing access to Juneteenth events, commuting with ease, and creating an enjoyable experience commuting to each event.

- 3.D. Seawolf And Stewart Beach Park Updates (Park Board - 20 Min)

CM Bouvier provided an overview of past Council action related to Seawolf and Stewart Beach Parks.

Park Board representative Jason Hardcastle discussed with Council a Seawolf Park Update, including: (1) diversification of revenues, including existing parking fees, fishing fees, and

museum revenue sharing, and (2) new opportunities for and RV park, boat ramp, and expanded museum. Park Board representative Vince Lorefice reported that that Park Board solicited an RFI per Council direction and only one submittal was received with the following terms: 30 year land lease, revenue share of 8.5%, 44 spaces, estimated \$1.5 million in construction value, and off-site dump station. He provided information on (1) Option 1: Private Investment in Limited Service RV Park with estimated 10 year financials, and (2) Option 2: Park Board Investment in Limited Service RV Park with estimated 10 year financials. Next steps include developing a site master plan, socializing the project with the community, and City Council providing direction to Park Board staff for implementation. CM Bouvier reported that the Park Board will continue looking into options and will provide more information at the next meeting.

Park Board representative Vince Lorefice discussed with Council a Stewart Beach Park Update, including: (1) seeking a master developer to submit a park plan and supporting financial projects, (2) seeking approval from City Council on the proposed Master Development Plan, (3) developing a five year Capital Improvement Plan based on the approved Master Plan Development, and (4) begin capitalization of projects. The next steps include: (1) Phase 1 - RFQ - two submittals were received but one did not attend the mandatory pre-submittal meeting, and the qualified submittal meets RFQ requirements, (2) Phase 2 - Master Plan - the task force works with the selected Master Developer for site planning, Master Plan financial analysis, and task force to make recommendations to City Council, and (3) Phase 3 - Agreements - project negotiations, and City Council consideration.

3.E. Discussion Of The Structure And Mission Of The Redevelopment Authority / Galveston Housing Finance Corporation And Authority (Brown - 20 Min)

1. GHFC/GPFA Proposed Experimental Program for Property Acquisition and Development

Mayor Brown discussed with Council four points for today's discussion, including (1) separating the RDA from the GHFC/GPFA, (2) RDA composition, (3) the proposal from GHFC/GPFA on the purchase of land, and (4) legal representation for the boards. Economic Development Coordinator Michele Hay provided an overview of the board's recent activities. Board Member John Lightfoot reported that the board's main focus has been the acquisition of residential lots for future development but have faced some difficulties in the current competitive market. Attorney Robert Bastien reported that he has been representing the GHFC/GPFA since 2013. Discussion was held regarding separating the RDA from the other two boards, and providing direction to the RDA. Council will bring back an action item to vote on separating the boards. Mr. Bastien provided background information on the GHFC/GPFA proposed experimental program for property acquisition and development. An action item would be needed for approval of the purchase program.

3.F. Discussion Of Hotel Occupancy Tax (15 Min)

Items 3F and 3G were combined for Council discussion. Park Board legal counsel Larry Simmons has been designated by the Park Board as the contact person during the HOT contract negotiations. CM Bouvier provided information on the ordinance related to restrictive and non-restrictive hotel occupancy tax. Discussion was held regarding the concept of restrictive and non-restrictive funds, a conflict between the contract and ordinance related to the definition of net and gross funds, and a 50/50 split of revenue. The HOT ordinance is on today's regular meeting agenda for Council's consideration.

3.G. Discussion Of The Hotel Occupancy Tax Contract (Bouvier/Brown - 20 Min)

3.H. Discussion Of The Format For Upcoming Park Board Interviews (Brown - 10 Min)

Discussion was held regarding the format for upcoming Park Board Interviews.

3.I. Council Updates

1. Receive and discuss an update on the concept of the Financial System ERP Project (Robb/Brown - 30 min) - **CM Robb placed this item on the workshop agenda for Council's information on the new Financial System ERP Project which was discussed at the recent Finance Committee.**
2. Receive and discuss the FY 2022 Annual Comprehensive Financial Report (M. Loftin - 15 min) - **The ACFR was presented to City Council by City Staff and Auditor Whitley Penn.**

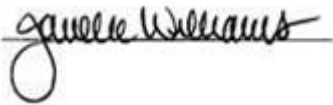
4. EXECUTIVE SESSION

The City Council convened into Executive Session at 1:18 p.m. and reconvened into Open Session at 2:09 p.m. No action was taken during Executive Session.

- 4.A. Pursuant To Tx Gov't Code 551.072, An Executive Session To Discuss The Acquisition Of Real Estate By The City Of Galveston
- 4.B. Pursuant To Texas Gov't Code 551.071- Consultation With Attorney, An Executive Session Will Be Conducted To Discuss And Receive Legal Advice Concerning Pending Litigation And/Or A Settlement Offer, Or On A Matter In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflicts With This Chapter, Related To The Following:
 - 4.B.1. Presentation Of Information Involving Certain Producers And Mid Stream Providers Of Natural Gas Resulting In Economic Harm To End Users Including Governmental Entities And Proposed Litigation (D. Glywasky - 20 Min)

5. ADJOURNMENT

The meeting was adjourned at 2:09 p.m.



Janelle Williams, City Secretary

Date Approved: May 25, 2023