



**GALVESTON**  
\* ISLAND \*  
*Park Board of Trustees*

**Park Board of Trustees of the City of Galveston  
Parks and Amenities Advisory Committee**

2/3/2022 - Minutes

I. Call Meeting To Order

This meeting was called to order at 9:00 a.m.

II. Pledge Of Allegiance

The pledge was not recited due to virtual meeting.

III. Roll Call And Declaration Of A Quorum

Roll was called and a quorum was declared.

Committee Members present: Steven Creitz, Jason Worthen, Robert Callies, Lisa Carnes, Anna Deichmann, Sam Malchar (9:02 a.m.), Diane Olsen, Kristen Vale and Joe Zdunek.

IV. Conflict Of Interest Declarations

There were no conflicts declared.

V. Requests To Address The Committee

There were no requests to address the committee.

VI. Discuss And Consider Approval Of Meeting Minutes

Motion: Jason Worthen motioned to approve the minutes for the January 13, 2022, Parks and Amenities Committee meeting.

Second: Kristin Vale seconded.

Vote: (Approved (8-0. Sam Malchar not present at time of vote).

VII. Update On Park Revenues And Key Performance Indicators (Corey Holcomb, 10 Minutes)

Corey Holcomb reviewed the revenues and key performance indicators for the parks as of January 23, 2022. Overall Dellanera RV Park and Seawolf Park are performing well with revenues exceeding budget. Seawolf Park's fishing revenue is \$55,000 under budget but Park Management expects revenue to increase as the summer season begins.

Moving forward, park staff is working diligently to prepare for the beginning of the 2022 season.

VIII. Update On The Stewart Beach Drainage Project (Sheryl Rozier, 10 Minutes)

Sheryl Rozier provided an update on the Stewart Beach drainage project that began in 2016 with the hiring of Adkins as the engineer company. Currently the construction contract bid is open and will be due on February 9, 2022. A recommendation to award a construction contract will be brought before the Board of Trustees on February 22, 2022.

The drainage project will elevate and improve the internal road to capture water before it enters the park. The intent is to slow down the water through percolation and create a slope that sheet flows the water to the south. To

divert and improve the quality of the uncontrolled water flow, controlled ditches and swales will be on either side of the road and will be planted with native vegetation.

While Stewart Beach amenities are estimated to remain closed March through the end of May, five pedestrian ADA crossovers and two authorized vehicle crossovers will be installed to allow access to the beach and Special Use. Funding is provided by the General Land Office and the City of Galveston Industrial Development Corporation.

#### IX. Presentation Of Destination Sustainability Plan (Kelly De Schaun, 20 Minutes)

Kelly De Schaun presented the Destination Sustainability Plan created in partnership with the Park Board and Jones Lang LaSalle (JLL). The goal is to identify Galveston's current positioning and recommend direction for the sustainable growth of tourism in balance with residents and local stakeholder benefits. To gather feedback on Galveston Island tourism, a resident sentiment survey was conducted as were detailed discussions with community organizations.

To move forward sustainably, six key focus areas were identified. The first area is preserving key natural resources through guiding investments into natural areas that would provide an ideal alignment with stakeholders, visitors and residents. The second area is supporting the City of Galveston's implementation of a mobility plan. This plan aims to reduce visitor vehicle traffic and possibly create pedestrian-friendly districts. The third area is strategic product and experience development which would be implemented by a world class recreational parks system and nature-based tourism experiences. Aspects of this system include increased outdoor recreation, alternative transportation, increased arts and cultural products, convention and meeting space and overall landscape throughout Galveston. The fourth area is creating a short-term rental policy to manage the supply and mitigate risk to neighborhood erosion. This increases opportunities for residents and stakeholders to embrace short term rentals while protecting quality of life on the island. The fifth area is growing the full-service hotel industry to attract high-end visitors while also maintaining a balance with economy hotels. This would increase hotel tax and spending while lowering spending costs for residents. The sixth and final area is to create cruise district connectivity. With the construction of the third port and contracting of the oasis, the Park Board will support the buildup of the cruise "district" and develop connectivity with businesses and amenities to the third port terminal and Scholes International Airport.

#### X. Presentation Of Discussion Of Forward Planning Of Seawolf Park (Kelly De Schaun, 20 Minutes)

Kelly De Shaun presented the Park Board's future plans for Seawolf Park. In 2015 The Park Board worked with Randall Porterfield Architects, Inc. to identify three focus areas that could enhance Seawolf Park. These three areas are aesthetic harmony throughout the park, unifying elements to support a common theme and developing additional revenue streams. The proposed site masterplan created by Randall Porterfield includes a museum for the Galveston Naval Museum in the historic area, a food court, an RV Park with a 72-space capacity, and a periscope plaza lighthouse at the Eastern tip of the park.

In 2018 and 2019 the Park Board worked with the University of San Antonio School of Architecture (UTSA) Galveston Historical Foundation on their proposed Seawolf Park masterplan. Plans include rerouting the parking lot around the edge of the park to utilize the space in the middle as a food court, the addition of two fishing piers, one that would dock a water taxi, and three public quarantine station pavilions.

The feedback consensus from committee members on both the Randall Porterfield and UTSA masterplans was appreciative of the historical aspect of the renderings. To facilitate a more robust conversation, both masterplan renderings will be sent to committee members and the Randall Porterfield plan will be discussed in the Parks and Amenities Committee meeting March 3, 2022.

#### XI. 2021-2022 Committee Work Plan

#### XII. Future Agenda Items

- Seawolf Research Project
- Destination Sustainability Plan Focusing on Leveraging Natural Park Assets
- Seawolf Masterplan Timeline
- Seasonal Park Operations
- Park Tour Dates
- Park Revenues

- Update from the East End Lagoon Task Force

#### XIII. Announcements

Anna Deichmann announced that she will be hosting an East End Lagoon nature walk on February 19th and 9 a.m.

Vince Lorefice announced Corey Holcomb's promotion as the new SeaParks Manager, overseeing both Seawolf Park and Seawall Urban Park.

#### XIV. Adjournment

This meeting was adjourned at 10:15 a.m.