



**Park Board of Trustees of the City of Galveston  
601 Tremont Street, Galveston, Texas 77550**

3/2/2021 - Minutes

I. Call Meeting To Order

The meeting was called to order at 1:30 p.m.

II. Roll Call And Declaration Of A Quorum

Roll was called and a quorum declared.

Trustees Present: Spencer Priest, Will Wright, Dave Jacoby, David Collins (1:32 p.m.), Steven Creitz, Marty Fluke, Maureen Patton and Jason Worthen.

Staff Present: Kelly de Schaun, Bryson Frazier, Michael Woody, Schel Heydenburg, Nate Stevens, Jason Ross, Sheryl Rozier and Carla Cotropia, Legal Counsel.

III. Conflict Of Interest Declarations

There were no conflicts declared.

IV. Requests To Address The Board

There were no requests to address the Board.

V. Recognition

Spencer Priest shared that Joan Marshall had resigned from the Board and is moving out of state. He thanked her for contributions while on the Board.

Michael Woody announced that Dottie Bossley will be receiving the Texas Hospitality Award from the Texas Travel Association in April at the Unity Dinner and read the nomination letter submitted by Paul Schultz.

Mr. Priest announced that Marilyn Schwartz passed away and recognized her for the many contributions to the Park Board and the City of Galveston.

Mr. Priest also recognized the Galveston Island Nature Tourism Council for their work in having Galveston designated as a Bird City Texas.

VI. Administration

- A. Discuss And Consider Approval Of 2019-2020 Park Board Financial Audit (Bryson Frazier/Neil Hoover, 15 Minutes)

Bryson Frazier introduced Bill Ansell and Neil Hoover with Ham, Langston and Brezina who performed

the annual audit of the financial statements. Mr. Hoover reported that the audit was unqualified with no significant deficiencies and no recommended audit adjustments.

Motion: Marty Fluke motioned to approve the 2019-2020 Audit.

Second: Dave Jacoby seconded.

Vote: Approved (8-0).

- B. Discuss And Review Potential Outstanding FEMA Receivables (Bryson Frazier, 5 Minutes)  
Bryson Frazier reported on the status of the outstanding FEMA receivables, all from Hurricane Ike which occurred in 2008. He shared that accounting is working with Sheryl Rozier and the consultants from WSP and Cohnreznick to review these receivables. Mr. Frazier reported that there are 23 projects with a potential of total receivables of \$2.25 million dollars.

- C. Discuss And Review Voluntary Collection Agreements And Short-Term Rental Compliance (Bryson Frazier, 20 Minutes)

Bryson Frazier shared the presentation given to City Council in February on Voluntary Collection agreements. He reported that of the eight Texas cities surveyed, the three that had VCAs had little or no audit focus for short term rentals at this time. Mr. Frazier stated that they also surveyed two out of state cities and the one with a VCA, Breckinridge, CO, was very happy with the results of the increased revenue. He reported that they also increased their registration fee, making it an annual requirement, and used these funds for compliance.

Mr. Frazier presented on the increase in hotel occupancy tax by short term rentals and the VCA potential. He shared the steps currently under way to communicate with short term rentals regarding paying their taxes and possible ideas moving forward including mass mailings, dialogue with short term rental platforms and increased registration fees and/or changing them to annual.

- D. Discuss And Consider Approval Of Parks And Amenities Committee Appointment (Spencer Priest, 5 Minutes)

Spencer Priest shared that since the Park Board's hiring of Mario Rabago, the City of Galveston representative position on the Parks and Amenities Committee (PAC) has been vacant. After discussion with the City Manager's office, they would like to nominate Cesar Garcia, Director of the Parks and Recreation Department, for this position.

Motion: Spencer Priest motioned to approve Cesar Garcia as the City of Galveston representative on PAC.

Second: Marty Fluke seconded.

Vote: Approved (8-0).

## VII. Operations

- A. Discuss East End Business Models (Nate Stevens, 20 Minutes)

Nate Stevens presented a business plan update for the East End Lagoon. He shared the timeline for this area, starting in 2010 with the AECOM master plan development and outlined the grants received and improvements and actions to date. Mr. Stevens reviewed the 5 year investment plan which includes the implementation of Phase 1A of the AECOM plan, trails, remediation for the lagoon, development of the Beach Town trailhead, restoration of the East Beach park entrance and the development of paid fishing and a camping area. Mr. Stevens shared that staff is recommending that the East End Lagoon Advisory Committee (EELAC) review the business plan approved by the Park Board and the City,

examining the challenges for implementation, including funding and bring back their recommendations to the Board. Steven Creitz, chair of EELAC asked that this move forward.

Kelly de Schaun also announced that the contract for the \$1.4 million dollar RESTORE grant has been received for the open air pavilion and a decision will need to be made about moving forward with the building of infrastructure that will need to be maintained and how this will be funded.

B. Discuss Seawall Parking And Park Annual Pass Price Increases (Jason Ross, 10 Minutes)

Jason Ross reported on the March 10, 2021 implementation of the price increase for Seawall parking that was approved by the voters in May 2019. He shared that the price is jumping from \$1.00 per hour to \$2.00 per hour with a new 2 hour minimum and that the annual pass will now be \$45.00. He also shared that as a result of the price change, the Beach Park season annual passes have also changed. There will be two passes available, the ultimate pass which will include Seawall parking for \$95.00 and the beach parks only for \$50.00.

C. Present Event Rental Process For Park Venues (Ann Hobing, 10 Minutes)

Ann Hobing reviewed the workflow of the process for scheduling and booking events at the Beach Parks and shared the spec sheet made for East Beach which they plan to replicate for the other parks.

Michael Woody shared that the kite event discussed at the previous Board meeting would not be held in Galveston this year. He reported that Stewart Beach was not an option for this event due to the layout and that the organizer hopes to be able to work out a date for East Beach in 2022.

D. Discuss Coastal Restoration Projects (Sheryl Rozier, 20 Minutes)

Sheryl Rozier reviewed the timeline, budgets and anticipated activities on the coastal projects scheduled for 2021 which include the Stewart Beach Drainage project, Babe's Beach Beneficial Use of Dredge Material project and the Dellanera Beach Nourishment Project. She reported that these projects represent approximately \$16.8 million dollars of funding fully funded by Park Board partners. Mrs. Rozier shared that the approval for the agreements related to these are listed in the Consent agenda for vote.

## VIII. Tourism Development

A. Introduction Of New Tourism Development Staff Member- Scott Moon Advertising And Promotions Manager (Michael Woody, 5 Minutes)

Michael Woody introduced Scott Moon who was recently hired to be the Advertising and Promotions Manager.

B. Update On Strategic And Destination Planning (Michael Woody, 5 Minutes)

Michael Woody reported on the status of the Park Board strategic plan being developed. He shared that the consultant has met with several of the advisory committees as well as stakeholder groups and that she is scheduled to meet with the remaining advisory committees in March. She will then will review internally with senior staff and the Board officers before presenting the plan to the Board in May.

Mr. Woody also reported on the destination strategic plan. He shared that this was temporarily interrupted by the pandemic but the Park Board, in partnership with the City, are working to review the information and are planning to present in May.

## IX. Consent

Motion: Marty Fluke motioned to approve the consent agenda items.

Second: Will Wright seconded.

Vote: Approved (8-0).

- A. Discuss And Consider Approval Of Meeting Minutes (Schel Heydenburg)
  - B. Discuss And Consider Approval Of Tourism Development Special Project Fund Use Request (Michael Woody)
  - C. Discuss And Consider Approval Of Tourism Development Expenditures (Michael Woody)
  - D. Discuss And Consider Approval Of Asset Disposals And Auction Agreement (Larry Jackson/Bryson Frazier)
  - E. Discuss And Consider Approval Of Contract To Provide Lawn Services At Seawolf Park (Corey Holcomb)
  - F. Discuss And Consider Approval Of Dellanera Park Purchase Of Trash Compactor Trailer (Tim Jackson)
  - G. Discuss And Consider Approval To Execute Contract No. 21-155-003-C875 With The Texas General Land Office For The Coastal Management Program Project Of Special Merit For Stewart Beach Drainage Project (Sheryl Rozier, 10 Minutes)
  - H. Discuss And Consider Approval To Execute A Contract With Atkins For Construction Management And Representation For The Stewart Beach Drainage Project (Sheryl Rozier, 5 Minutes)
  - I. Discuss And Consider Approval To Execute A Contract With Atkins For The Preparation Of An Environmental Assessment For The Stewart Beach Drainage Project (Sheryl Rozier, 5 Minutes)
  - J. Discuss And Consider Approval Of Award Of Contract For The Stewart Beach/Babe's Beach Mitigation Project (Sheryl Rozier)
  - K. Discuss And Consider Approval To Execute The Subgrant Reimbursement Contract With The Texas Commission On Environmental Quality For The Galveston Beneficial Dredge Project (Sheryl Rozier)
- X. Monthly Report  
Kelly de Schaun shared that the report was included in the packet for the trustees and that moving forward, the monthly reports distributed by accounting will also be included in this report.

XI. Future Agenda Items

- Stewart Beach Pavilion Concrete Assessment

XII. Announcements

David Collins reported that the Governor has announced the state is removing or reducing many of the mandates for masks and facility capacities effective March 10, 2021.

Spencer Priest announced the plan to start bringing some of the trustees back to the Board room to open the meetings back up to the public. He asked those trustees interested in meeting in person to let Schel Heydenburg know so that plans can be made to accommodate.

Marty Fluke thanked Sheryl for her presentation at the Industrial Development Corporation meeting earlier in

the day and reminded the Board that these projects are leveraging \$75 million of other funds. He also directed the Board to the current issue of Coast magazine which features Michael Woody.

Spencer Priest reminded the Board of the United Way Dunk for Dollars event taking place March 5, 2021 at 2:00 p.m.

XIII. Adjournment

The meeting was adjourned at 3:51 p.m.

---

Schel Heydenburg  
Board Reporter

---

Dave Jacoby  
Board Secretary