MINUTES OF THE CITY COUNCIL
OF THE CITY OF GALVESTON
WORKSHOP - NOVEMBER 13, 2025

11/13/2025 - City Council Minutes

1 DECLARATION OF A QUORUM AND CALL MEETING TO ORDER

Mayor Brown declared a quorum and called the workshop to order at 9:00 a.m.

2 ROLL CALL

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

Absent: Council Member David Finklea.

3 DISCUSSION ITEMS

3.A Joint Meeting of City Council and Wharves Board

1 Discussion of a Mobility/Traffic Study as it Relates to the Port and City of Galveston (C. Brown/V. Pierson/City and Port Staff - 1 Hour)

The City Council and Wharves Board discussed conducting a mobility/traffic study focused on the Port and surrounding downtown area to address cruise passenger, employee, and visitor traffic, while also considering pedestrian safety. Key points included keeping the study scope manageable to capture critical chokepoints, engaging a consultant to define scope and recommend solutions, and including key stakeholders such as the Port, City, downtown businesses, residents, and UTMB commuters. Study boundaries were suggested from 14th to 33rd Street and from the waterfront to Post Office Street, with potential minor expansions. Additional considerations included parking, shuttles, signage, and future growth, with funding potentially from hotel occupancy taxes. Staff will collaborate with the Park Board and the Port to develop recommendations for Council review.

City Council took a five minute break at 10:06 a.m.

3.B 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 (1 Hour)

Items 8A, 10B, 10E, 11F, 11G, 11L - 11R, 11T, 11U, 11W, 11AA, and 11KK were clarified by Staff.

3.C Discussion of allocating $600,000 from the City’s HOT Reserve Fund to the Park Board for a promotional and marketing partnership package with the FIFA

World Cup 26 Houston™ Host City Committee" (M Miles/B Brown/C Brown/M. Robb - 20 min)

Council discussed allocating $600,000 from the City's HOT Reserve Fund to the Park Board for a promotional and marketing partnership related to the FIFA World Cup 26 Houston™. Park Board representatives Marty Miles and Tony Lyle emphasized international exposure, tourism benefits, and potential long-term economic impacts. Council members discussed timing, oversight, and fund use. Ticket allocation and event planning were also addressed. Action on the allocation is scheduled for a future meeting.

3.D Discussion of a Short Term Rental Ordinance (B. Brown/C. Brown - 15 min)

Council reviewed the proposed STR ordinance, which expands existing single-family regulations island-wide while grandfathering existing STRs. A major focus was parking - strict parking requirements are difficult to enforce, and most street parking is legally available to all. Staff's recommendation is for the ordinance to move forward without the parking expansion. Enforcement will target actionable issues such as illegal parking, noise, trash, or safety hazards. A dedicated hotline and staff will manage registration and compliance, fees will cover administration, and public-facing data on STRs will be available on the city website for transparency.

3.E Discussion related to Draft Fund Balance Policy. (Ludanyi - 20 min)

Finance Director Csilla Ludanyi presented the Draft Fund Balance Policy, explaining its purpose, GASB compliance, fund balance targets (approximately 109 days in FY26), and the use of reserves for one-time projects. The policy also addresses internal service funds. The Finance Director noted that the policy will first be reviewed by the Fiscal Affairs Committee before coming back for full Council consideration.

3.F Update and discussion of the Stewart Beach Master Plan (M. Hay/A. Guerrero - 15 min)

Project Manager Amber Guerrero and Economic Development Coordinator Michelle Hay provided an update on the Stewart Beach Master Plan, noting that current materials are conceptual samples, not part of the final plan. The final draft is expected by November 18, after which the RFP will be issued with an extended period of approximately 120 days. City Council will have the opportunity to review the RFP draft at the December 11 meeting. Updates on Beach Patrol operations include repositioning further back in the park to minimize impact on development, with most activity occurring on open space. The RFP will also clarify the city's role and contributions as part of the overall economic development strategy.

3.G Update and Discussion of the Status of the Comprehensive Plan (P. Milburn - 15 min)

Teresa Evans (Development Services) reported that clarity has been reached with the GLO regarding the Comprehensive Plan funding. An amended request corrected previous discrepancies in funding categories. The city's application is confirmed for $250,000, with an additional $50,000 under review to account for population fluctuations due to tourism. Pete Milburn is finalizing responses to the GLO's questions; a decision is expected about a month after submission, likely around late December or early January. No changes have

been made to the scope of work, only the timing of funding. Council members expressed appreciation for the assistance and guidance provided.

3.H Update and discussion of the status of Pump Stations (B. Cook - 15 min)

This item was moved to the December 11th workshop agenda.

3.I Discussion of Changing Increments of Parking (Robb/C. Brown - 15 min)

Council discussed allowing 30-minute parking increments instead of the current one-hour minimum. Members questioned the revenue impact and the City's practice of absorbing PayByPhone transaction fees, suggesting those fees should shift to users. Staff explained current fees, the 15-minute grace period, and that changing increments is possible with a small programming cost. Council requested a copy of the current ordinance and agreed to bring back proposed downtown parking changes in December or January.

3.J Pelican Island Bridge Update (Robb/C. Brown - 15 min)

Deputy City Manager and Mayor Pro Tem Robb reported that TxDOT continues environmental work and aims for 60% design by February and 90% by June. Temporary construction easements are being mapped for City negotiation. The project may be split into two phases: Phase 1 (design/environmental, $4.5M local funds) and Phase 2 (construction). Of the $36.2M local commitment, $29.2M is in hand; remaining funds from the County and Port Houston are expected soon. A $200M+ funding gap exists; the City is pursuing state and federal support. Project progress continues and is well supported.

3.K Discussion regarding the use of the Inn at the Waterpark for long-term residency, potential impacts on the City's FAA status, and compliance with the existing lease agreement (Robb/C. Brown - 15 min)

Council discussed long-term stays at the Inn at the Waterpark, currently housing Meridian patients on an emergency basis. Staff confirmed the property continues to operate as a hotel, paying hotel taxes and renting rooms daily, which is FAA-approved, unlike apartment use. Concerns about potential FAA violations were raised, noting a previous lease denial for another group seeking extended stays. Staff will request a formal FAA letter confirming current operations comply with regulations.

4 EXECUTIVE SESSION

4.A 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:

The South Shore Pump Station

City Council convened into Executive Session at 12:21 p.m. and reconvened into Open Session at 1:01 p.m. No action was taken during Executive Session.

5 ADJOURNMENT

The workshop was adjourned at 2:17 p.m.

Janelle Williams

Janelle Williams, City Secretary
Date Approved: December 11, 2025