



NOTICE OF REGULAR MEETING  
Park Board of Trustees of the City of Galveston  
East End Lagoon Advisory Committee  
Wednesday, April 5, 2017 at 9:00 a.m.  
Park Board Plaza, Board Room - First Floor  
601 Tremont Street, Galveston, Texas 77550

I. Call Meeting To Order

II. Pledge Of Allegiance

III. Roll Call And Declaration Of A Quorum

IV. Conflict Of Interest Declarations

V. Requests To Address The Committee

*The public shall be allowed to address the Committee regarding one or more agenda or non-agenda items. All requests to address the Board must be submitted in writing to the Board Reporter the day of the Board meeting. Each person shall be limited to three (3) minutes regardless of the number of items addressed.*

VI. Approval Of Minutes

A. Discuss And Consider Approval Of EELAC Regular Meeting Minutes For February 1, 2017

Documents:

[2017-02-01 -- MINUTES.PDF](#)

B. Discuss And Consider Approval Of EELAC Regular Meeting Minutes For March 20, 2017

Documents:

[2017-03-20 -- MINUTES.PDF](#)

VII. Discuss And Consider Recommended Uses And Site Planning For The East End Lagoon & Big Reef

VIII. Discuss And Consider The Acceptance Of The East End Lagoon Survey And Wetland Delineation From Coastal Surveying Of Texas And A&M Wetland Services For Cycle 21 GLO CMP Grant Funding

IX. Discuss And Consider The Draft Trail Route Located In Upland Areas For Cycle 21 GLO CMP Grant Funding

X. Discuss And Consider Proposals From Resource Planning Architect, Inc. For Work Related To The ADA Trail Segment For Cycle 21 GLO CMP Grant Funding

Documents:

[2017-03-29 -- CMP 21 RPA PROPOSAL CONST BID PACK.PDF](#)

[2017-03-29 -- CMP 21 RPA PROPOSAL ADA REVIEW AND PROGRESS REPORTS.PDF](#)

XI. Future Agenda Items

XII. Announcements

XIII. Adjournment

*I certify that the above Notice of Meeting was posted in a place convenient to the public, in accordance with Chapter 551 of the Texas government Code, on or before March 31, 2017 @ 5:00 p.m.*

Approved via email

Jeri Kinnear

Chair, EELAC

Verbal Approval

Kelly de Schaun

Park Board Executive Director

Approved via email

Joyce Calver McLean

Chair, Park Board of Trustees

**Please Note Members of the City Council may be attending and participating in the discussion.**

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 Park Board Administration Office, 601 Tremont, Galveston Texas 77550 (409-797-5147)

## EELAC -- PARK BOARD OF TRUSTEES

MEETING DATE: February 1, 2017 @ 9am -- Call the meeting to order at 9:02 am

Staff: Sheryl Rozier, Chris Saddler Kelly de Schaun

NAME	ATTENDANCE	CONFLICT OF INTEREST	AGENDA VI.			AGENDA VII.			AGENDA VIII. 1st 2nd		
			1st 2nd	FOR	AGAINST	1st 2nd	FOR	AGAINST	1st 2nd	FOR	AGAINST
Jeri Kinnear, Chair	✓			✓		no action			no action		
John Zendt, Vice Chair											
Buzz Elton	✓			✓							
Karla Klay	✓			✓							
Dr. Bill Merrell	✓	left @ 10:09	2nd	✓							
Alice Anne O'Donell	✓		1st	✓							
Diane Olsen											
Victoria Herrin	✓			✓							
Robert Lynch/Anne Braiser	✓	left @ 10:02		✓							
Lyda Ann Thomas (Emeritus)											

Resource Members Present/via Phone: Julie Ann Brown, Barbara Sanderson

Guests Present: Joyce McLean, Bob Randall, Robert Mihovil

PUBLIC COMMENT & ADDL. NOTES	
------------------------------	--

MOTION AGENDA VI.	Discuss and Consider Approval of November 2, 2016 Regular Meeting Minutes
-------------------	---

Motion was made and seconded with unanimous approval, without comments.

## EELAC -- PARK BOARD OF TRUSTEES

MEETING DATE: February 1, 2017 @ 9am -- Call the meeting to order at 9:02 am

Staff: Sheryl Rozier, Chris Saddler Kelly de Schaun

### MOTION AGENDA VII. Update on Current Activities

Sheryl reported on the following:

- \* Still waiting to hear about RESTORE
- \* Phase 1A architectural plans are still at the COG permit office
- \* GLO CMP Cycle 21 – (survey/delineation/~2,500lf of ADA trail, interpretive signage, trail markers). Survey firm has been hired and they are working and continuing to collect data. Met on the 25th for a progress meeting and they are doing a very professional job. Their deliverable is due on 3/31/17. We will bring back their findings at the April meeting for discussion. Next deliverable will be working with a designer to layout the trail (if needed) and then a construction bid package with technical specifications and construction drawings. Progress reports are on schedule.
- \* GLO CMP 22 – (remediation/rehabilitation & planning of an area of land northwest of the bridge on Boddeker Dr.) This grant was awarded on the 27th and staff will be working with the GLO to develop the work plan. The contract for this grant probably won't be available until September/October 2017.
- \* Alice Anne wanted to remind the group about the concern of the lagoon filling in at the inlet. Maybe there is a need to find out what would be required to 'dredge' or clean out the area that is filling in or the need to do so.

### MOTION AGENDA VIII. Discuss Future Vision

Non-Action Item -- Define and discuss what the vision is. Kelly reviewed broad components of the AECOM Master Plan including the site plan, construction items, square footages and costs. This information is also available in the document in the briefing papers. A lot of construction, HVAC and maintenance costs were proposed in this plan. The conversation needs to be, is this were we are going and how long will it take us to pay for this activity? Kelly also iterated the business plan as laid out in the Master Plan. At this time EELAC is implementing the plan as envisioned. Comments from EELAC include: Retail is under-valued, overnight camping is over-valued. The business plan had the operation losing money until Phase III, but would require a large grant writing component in your operation. It never envisions the plan to be self sustaining through user fees. The plan does recognize the limitation on parking. Are we really considering this density at the EEL and how do we park the visitor? They don't recognize concessions or partners and EELAC should discuss this. What would be a vision for EEL and what generates money? It is time to make some decisions for the area. Comments from EELAC include: Create for reasons other than profit; There are ample funds to construct; Maintenance costs out of local tax base (County, State, Federal); Hopeful for EEL to be part of the National Parks Service; Gulf of Mexico Educational Center (not a 'nature center'); The benefits of green/park space for a community; Community needs to voice their desire for this place; CVB to market access to nature. Put a budget to what we want in real dollars/cents. The Park Board does not have any unallocated resources/funding.

**EELAC -- PARK BOARD OF TRUSTEES**

**MEETING DATE: February 1, 2017 @ 9am -- Call the meeting to order at 9:02 am**

Staff: Sheryl Rozier, Chris Saddler Kelly de Schaun

<b>MOTION AGENDA IX.</b>	Future Agenda Items
--------------------------	---------------------

Continued discussion on visioning, maintenance, budget.

<b>MOTION AGENDA X.</b>	Announcements
-------------------------	---------------

Next meeting March 1, 2017.

<b>MOTION AGENDA XI.</b>	Adjournment @ 10:11 am
--------------------------	------------------------

**EELAC -- PARK BOARD OF TRUSTEES**  
**MEETING DATE: March 20, 2017 @ 10am -- Call the meeting to order at 10:02 am**  
 Staff: Sheryl Rozier Kelly de Schaun

NAME	ATTENDANCE	CONFLICT OF INTEREST	AGENDA VI.		AGENDA VII. 1st 2nd		AGENDA VIII. 1st 2nd		AGENDA IX. 1st 2nd		AGENDA X. 1st 2nd	
			1st	2nd	FOR	AGAINST	FOR	AGAINST	FOR	AGAINST	FOR	AGAINST
Jeri Kinnear, Chair	✓		no action		no action		no action		no action		no action	
John Zendt, Vice Chair	✓											
Buzz Elton												
Karla Klay												
Dr. Bill Merrell												
Alice Anne O'Donell												
Diane Olsen	✓											
Victoria Herrin												
Robert Lynch/Anne Braiser	✓											
Lyda Ann Thomas (Emeritus)												

Resource Members Present/via Phone: Julie Ann Brown, Barbara Sanderson, Ernest Cook, Deborah January Beavers

Guests Present: Bob Randall, Cat Signo

<b>PUBLIC COMMENT &amp; ADDL. NOTES</b>	Cat Signo from Moody Gardens (Membership Coordinator) presented GINTC with a check from one of their member events during their presentation of Iceland and the Festival of Lights. GINTC is the main fundraising arm in Galveston for the East End Lagoon. They were able to raise \$2,462.21. Bob Randall informed EELAC that there were some electrical revisions to the plans for Phase 1A at the City permit office. He has had an updated cost estimate on the construction and he feels that we are still in good shape on the budget. He expects it to come out of permitting in about a month. The permit will be good for 6 months.
---	---

<b>MOTION AGENDA VI.</b>	Discuss And Consider Approval Of February 1, 2017 Regular Meeting Minutes No action, no quorum.
--------------------------	--

<b>MOTION AGENDA VII.</b>	Update On RESTORE Application And Next Steps
---------------------------	--

Sheryl updated the committee on making the DRAFT Bucket 1 List, reviewed other documents in the briefing papers and informed EELAC about the questions submitted for response with a due date of 3/22/17. After this the process will move to public comment period of approximately 45 days. The Park Board is working on a 'campaign' to bring forward a lot of support for the project. Congrats to everyone that helped in this endeavor. John asked about the funding and if it will be a reimbursable program. This is the understanding of staff. Kelly wanted to underscore items in the budget. We are asking 1.4 million dollars. The budget will be important for our other discussion. TCEQ has indicated a year long process but to keep applying, even with your same project. This will need to go to the Park Board Finance Committee. Anne talked about how the Kempner Fund does do program related loans to help with a reimbursement type grant. Deborah also let EELAC know that the Regional Conservation Plan is very excited to continue to support the Park Board project.

**EELAC -- PARK BOARD OF TRUSTEES**  
**MEETING DATE: March 20, 2017 @ 10am -- Call the meeting to order at 10:02 am**  
Staff: Sheryl Rozier Kelly de Schaun

**MOTION AGENDA VIII.** Discuss And Consider Future Action On The Big Reef Interpretive Trail Grant

No action, no quorum. GINTC has been awarded a grant agreement that has been reviewed with a small group. GINTC wants to make sure they have the full support of the Park Board and the City before proceeding. Total project cost is \$170k with \$136k of federal share and the match will be paid by a donation by the McGovern Foundation. Sheryl pointed out the budget, items to be completed and a change in the trail layout due to the inability to use the jetty as a trail. TXDOT was pulled into this for oversight for habitat and sensitive areas. They provided some points that also must be followed for the birding habitat. GINTC notes their hurdles as: requirement of a maintenance of 20 year commitment, possible reporting, construction oversight, city approval, who is responsible for the assets, operational maintenance, capital maintenance, disaster recovery efforts. Is there a way to write in a clause into the actual agreement that relinquishes the Park Board from capital replacement in the case that FEMA is not going to repair/replace the assets? The need for a MOU between the Park Board and GINTC for this specific funding agreement needs to be worked up.

**MOTION AGENDA IX.** Discuss And Consider Recommended Uses And Site Planning For The East End Lagoon & Big Reef

No action, no quorum. Kelly gave another presentation and talked about revenue generating opportunities. The Park Board will continue to engage with the City for funding. She reviewed the dialogue from the last meeting. Projected costs were produced for annual maintenance for constructed items. Potential revenue generators were listed. Where is welcome: Nash bait camp, use existing parking and connect back. What is welcome, it does not have to be a formal, controlled point. Nash site is also our next round of CMP funding for restoration work of the area. Little building with information that serves as a gateway. Pull in/out spot. Trails: lagoon with a link down to another location then down to Apffel Park. Overnight: lease from Corp (50yr) and maybe place an eco-hotel, deep water fishing north of hotel, end of Seawall can be a Plaza, use hotel facility for non-recreational uses. RV: down by East Beach, will need pads. Rustic camping: need separation from RV, will have to get permission for this, no generators. Fishing and water sports were discussed. Views: all around, small platform at Big Reef, closer to the lagoon than beach. 2nd effort will need to bring forward concession opportunity. Phase 1A still holds potential to draw revenue.

**MOTION AGENDA X.** Future Agenda Items

Meeting minutes, Continued discussion on visioning, 5 year proforma for Phase 1A, CMP 21 presentation, MOU for Big Reef (May)

**MOTION AGENDA XI.** Announcements

Next meeting April 5, 2017.

**MOTION AGENDA XII.** Adjournment @ 11:15 am

March 29, 2017

Ms. Sheryl Rozier  
Project Manager  
Galveston Park Board of Trustees  
601 Tremont Street  
Galveston, TX 77550

Dear Sheryl

The following proposal is submitted in response to your request for EEL ADA Trail Segment CMP Cycle 21 scope of services.

- A. Construction Bid Package and construction material tabulation \$9,500  
Owner to provide electronic survey file and we understand  
a City permit is not required and the COPRS delineation has  
been completed (Bid package due 5/24/17)  
Public bidding not included.

**Total Fee \$9,500**

We estimate a fee of \$9,500 over the next three months to achieve project completion with a preliminary construction cost for 2,500 LF x 6'W trail at grade of \$120,000. Should the construction cost increase by more than 15% then we shall be entitled to 12% of any increase over the initial assessment of \$120,000.

Thank you for this opportunity for this and we look forward to your response.

Sincerely,

  
Bob Randall  
President

\_\_\_\_\_  
Approved by:

\_\_\_\_\_  
Date

March 29, 2017

Ms. Sheryl Rozier  
Project Manager  
Galveston Park Board of Trustees  
601 Tremont Street  
Galveston, TX 77550

Dear Sheryl

The following proposal for reimbursable expenses is submitted in response to your request for EEL ADA Trail Segment CMP Cycle 21 scope of services.

A. H/C review and inspection fees, reimbursable expenses for printing, files, etc.	\$1,500
B. Monthly progress reports (4 reports)	\$1,000
<b>Total Fee</b>	<b>\$2,500</b>

We estimate a fee of \$2,500 over the next six months to achieve project completion with a preliminary construction cost for 2,500 LF x 6'W trail at grade of \$120,000.

Thank you for this opportunity for this and we look forward to your response.

Sincerely,



Bob Randall  
President

Approved by: \_\_\_\_\_

Date \_\_\_\_\_