

**NOTICE OF FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
BOARD OF REGENTS**

In compliance with the Open Meetings Act, Texas Government Code, Section 551.041, notice is hereby given that a Facilities Committee Meeting of the Galveston Community College District Board of Regents will be held on **Wednesday, November 12, 2025**, at 4:00 PM in Room M-202, Galveston College, 4015 Avenue Q, Galveston, Texas 77550.

- AGENDA -

- I. Call to Order**
- II. Certification of Posting Notice of Facilities Committee Meeting
- III. Consider Approval of Minutes from the October 15, 2025 Meeting *(Action Item)* 2
- IV. Citizens Desiring to Appear Before the Committee on Agenda Items
(Please complete a request card prior to the start of the meeting. The Committee Chairperson may limit the time of appearance before the Committee to three minutes.)
- V. Adjournment to Closed Meeting in Room M-202: The Board of Regents Facilities Committee, as authorized by the Open Meetings Act, Texas Government Code, Chapter 551, reserves the right to enter into a closed meeting under the following provision of the Act: Section 551.072 - Deliberations about Real Property, to deliberate the purchase and value of real property to avoid any detrimental effect on the position of the College in negotiations with third parties.
- VI. Reconvene Facilities Committee (Open) Meeting in Room M-202**
- VII. Determine a Recommendation to the Board of Regents Regarding the Purchase of Real Property *(Action Item)* 5
- VIII. Review and Consider Interlocal Agreements with the City of Galveston for use of Bernard Davis "Pony Colt" Stadium and the Lassie League Sports Complex-Carter Field 6
- IX. Determine a Recommendation to the Board of Regents Regarding Interlocal Agreements with the City of Galveston for use of Bernard Davis "Pony Colt" Stadium and the Lassie League Sports Complex-Carter Field *(Action Item)* 13
- X. Update on the Health Sciences Education Center (HSEC) Project and other Facilities Projects 20
- XI. Adjournment

The notice for this meeting was posted on The notice for this meeting was posted on November 6, 2025, in compliance with the Texas Open Meetings Act. , in compliance with the Texas Open Meetings Act.

W. Myles Shelton, Ed.D., President

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
October 15, 2025
4:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Wednesday, October 15, 2025, in Room M-202 of Moody Hall, commencing at 4:30 p.m., the following Facilities Committee members were present: Mr. Michael B. Hughes, Chairperson, Dr. Norman Hoffman (arrived at 5:05 p.m.), Mr. Raymond Lewis, Jr.(attended virtually), Mr. Fred D. Raschke, and Ms. Carolyn L. Sunseri. Other Regents present were: Mr. Armin Cantini, Ms. Karen Flowers and Ms. Mary Longoria.

Staff present included Dr. W. Myles Shelton, President, Dr. Conrad Breitbach, Ms. Debbie Mann, Dr. Cissy Matthews, Mr. Tracy Morgan, and Dr. Van Patterson.

- I. **CALL TO ORDER:** Mr. Hughes opened the meeting at 4:30 p.m. in Room M-202 of Moody Hall and determined a quorum was present.

- II. **CERTIFICATION OF POSTING NOTICE OF FACILITIES COMMITTEE MEETING:** Dr. Shelton confirmed that the notice of the Facilities Committee Meeting had been properly posted on October 9, 2025.

- III. **CONSIDER APPROVAL OF MINUTES FROM THE SEPTEMBER 10, 2025, MEETING:** A reading of the minutes for the September 10, 2025, meeting was waived. Mr. Raschke moved to approve the minutes as presented; Ms. Sunseri seconded. The motion passed unanimously.

- IV. **CITIZENS DESIRING TO APPEAR BEFORE THE COMMITTEE ON AGENDA ITEMS:** There were no citizens present desiring to appear before the Committee.

- V. **REVIEW AND CONSIDER FINAL ACCEPTANCE OF COMPLETED UTILITY SERVICE AND CENTRAL PLANT REPLACEMENT PROJECT AND RELEASE OF RETAINAGE:** Dr. Shelton presented this item to the Committee. He shared that all the punchlist items have been completed and certified by the architect and engineers. Staff would recommend acceptance of the completed project and release of retainage. Mr. Raschke thanked staff for their work on this project.

- VI. **DETERMINE RECOMMENDATION TO THE BOARD OF REGENTS REGARDING FINAL ACCEPTANCE OF COMPLETED UTILITY SERVICE AND CENTRAL PLANT REPLACEMENT PROJECT AND RELEASE OF RETAINAGE:**

Mr. Raschke moved to recommend final acceptance of the completed Utility Service and Central Plant Replacement Project and release of retainage; Ms. Sunseri seconded. The motion passed unanimously.

VII. UPDATE ON FACILITIESW PROJECTS INCLUDING THE HEALTH SCIENCE EDUCATION CENTER (HSEC) AND OTHER FACILITIES

PROJECTS: Dr. Shelton presented this item to the Committee. He began with an update on the HSEC. The HSEC is still not finalized. It is moving slowly. Since the committee last met, the construction pole was finally removed, a tv monitor was installed, and some of the lights were worked on. Dr. Shelton shared that there are still major punch list issues, and that the resolution of those issues has been moving very slowly. The window company shipped two replacement windows so that two windows could be removed and tested and that work has not started yet. There was discussion on the A/C issues that are a part of the punch list. Half of the mini-split units that were installed do not work. There has also been water in the duct work, and de-humidifiers that have not worked. There was some discussion on the costs that the College has incurred because of those issues. Dr. Shelton further shared that the elevators are still not working properly. Robert Booth has reached out to S&P's general counsel, and those discussions are taking place.

Dr. Shelton shared that work is continuing with the City on the baseball and softball fields. He anticipates that the item will be on the November agenda for the College and the City. Dr. Shelton added that due to new legislative laws the College can not spend money on a City owned property without an MOU in place.

Dr. Shelton continued with an update on student housing. The two lots have been replated and the signed contract with the Sullivan's should be completed soon. There was discussion on how many beds the new housing provides. The houses will provide 36 beds. The housing is anticipated to be finished by next August.

Other updates included:

- The gym roof has been completed, and the acceptance of the project should be on the November agenda.
- The contract for Campus Security is still being worked on. OPS is currently providing campus security services. Their contract is able to be renewed. There was brief discussion on the new security service and what the College could do in the future for campus security.
- The I-45 extension has been pushed back, and the new start date is now in 2027.

Dr. Shelton also gave a brief update on the shipfitting program. The federal government has signed off on three ships to be built in Galveston. Galveston College has learned that the Davie Company has a different model of ship building than other companies. The ships are built indoors in modules. Davie is going to build climate-controlled buildings at the ship yard, where the modules will be built, and then rolled out once completed. That has caused the College to rethink what to do with the planned shipfitting pavillion. When the TRUE Grant was submitted, the College didn't have that information, so we are rethinking what that means for our facilities.

There was discussion about the shipfitting degree program, and the length of time it might take to build the ships. Dr. Matthews shared some additional information about the

curriculum for the shipfitting program. The Committee had discussion about the new program, the first cohort of students and what the salary range might be for graduates. There was further discussion about the funding options for student's to have tuition assistance. Dr. Shelton concluded by saying that the Board will have an agenda item at the Regular Meeting this evening to approve the shipfitting program, and then at some time in the future, the College will have to re-look at the facilities plan for that program.

Dr. Shelton gave an update on the Facilities Master Plan. After discussion with the architect, there will be an updated report provided to the Board in the near future. Dr. Shelton shared some AI produced graphics of the campus in 25 & 50 years, as a discussion starting point for looking out further in the College planning process.

VIII. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 5:08 p.m.

Breanne Lorefice, Clerk

APPROVED AS CORRECT:

Michael B. Hughes, Chairperson

Determine a Recommendation to the Board of Regents Regarding the Purchase of Real Property

The Facilities Committee will determine a recommendation to the Board of Regents regarding the purchase of Real Property.

Review and Consider Interlocal Agreements with the City of Galveston for use of Bernard Davis “Pony Colt” Stadium and the Lassie League Sports Complex-Carter Field

Staff requests board approval to enter into an interlocal agreement between Galveston College and the City of Galveston for the use of Bernard Davis/Pony Colt Stadium and the Lassie League Sports Complex-Carter Field by the Galveston College Baseball and Softball Teams. This will be a five-year agreement for the period of 11/13/25 through 11/13/30.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding Interlocal Agreements with the City of Galveston for use of Bernard Davis “Pony Colt” Stadium and the Lassie League Sports Complex-Carter Field.

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF GALVESTON AND
GALVESTON COLLEGE FOR THE USAGE OF BERNARD DAVIS "PONY COLT"
STADIUM**

THIS INTERLOCAL AGREEMENT (Agreement), effective when executed and for five (5) years, and is entered into by and between the City of Galveston, Texas, ("City") and Galveston College ("GC") both being Texas municipal corporations and collectively referred to herein as the "parties".

WITNESSETH:

WHEREAS, the City of Galveston owns the land and structures that collectively make up the Bernard Davis/Pony Colt Baseball Stadium ("the site"); and,

WHEREAS, the Bernard Davis Pony Colt Stadium currently serves several entities during their respective baseball related activities; and,

WHEREAS, the City of Galveston has previously agreed to allow Galveston College to conduct its baseball activities at the sites; and,

WHEREAS, this previous agreement expired by its own term, and Galveston College requires a site to continue its baseball activities; and,

WHEREAS, the City of Galveston and Galveston College desire to enter into an agreement to allow the continuance of baseball activities for the upcoming baseball season; and,

WHEREAS, this Agreement is made under the authority of the Interlocal Cooperation Act as amended, Chapter 791, Texas Government Code; and,

NOW, THEREFORE, in consideration of the premises, mutual covenants, provisions and representations contained herein, constituting good and valuable consideration, and pursuant to Texas Government Code 791 ("Interlocal Cooperation Act"), the parties hereto agree as follows:

I. PURPOSE AND RESPONSIBILITIES:

The City of Galveston and Galveston College agree, under the terms and conditions provided herein, to permit Galveston College to use Bernard Davis "Pony Colt" Baseball Stadium for the use of baseball activities for the specified term.

Both parties:

Costs for repairs, maintenance, or any other work not done by the City or GC will be borne by the party that requested the repairs.

Galveston College:

GC is responsible for immediately notifying the City of potential safety hazards. GC must notify the City of repair or improvement projects that are in excess of five thousand (\$5,000.00) dollars, and

may not proceed with such repair or improvement without first obtaining the City's written consent.

During the regular Academic year, (August to May) GC will pick up trash and litter and will be responsible for properly securing the site and cleaning and stocking the restrooms after all GC games, events, and practices as well as GC sponsored tournaments, events, and practices.

During the months of June and July, GC will continue regularly scheduled mowing, irrigation, fertilization, aeration and broadleaf and crabgrass control and other activities necessary to prepare the field for the next academic year.

GC will have priority in utilizing the site for practice, scheduled games, playoff games, tournaments, camps, and clinics, with the understanding that other leagues are able to apply to the City of Galveston to use these stadiums while not in use by GC. GC is required to submit a seasonal game schedule, tournament schedule, and must otherwise notify the City of all other uses of the site as soon as the information is known, but no later than November 1 of each year this agreement is in operation. The City understands that schedule dates may change due to circumstances outside GC's control and will work with GC to accommodate these changes. GC may not host summer tournaments with outside organizations at these stadiums without first seeking and receiving permission from the City of Galveston.

GC will only be responsible for preparing the playing area of the site for GC games, tournaments, events, and practices. GC will also properly secure the site after all GC games, tournaments, events, and practices have been completed.

Any tournament promoters must submit, within ten (10) business days of their event, advance proof of one million (\$1,000,000.00) dollars of general liability insurance naming the City of Galveston as an additional insured.

GC must maintain a minimum of one million (\$1,000,000.00) dollars of general liability insurance naming the City of Galveston as additional insured. Galveston College is required to submit a copy of any and all insurance claims arising during the term of this agreement to the City as soon as they become available.

GC is responsible for pre-disaster inventory, removal and/or securing of equipment, materials and supplies owned by GC.

City of Galveston:

The City is responsible for mowing, trimming, and maintaining the grounds of the site inside and outside of the playing area. The City is responsible for maintaining litter and trash at the site during regular work schedules. The City is not responsible for maintaining litter and trash during events. The City is responsible for removal and proper disposal of litter and trash from the site. The City is responsible for cleaning restrooms during regular work schedules. The City is not responsible for cleaning restrooms during events.

The City is responsible for providing water, electrical, and sewer service to the site.

The City is responsible for emergency preparedness, protective measures, securing the property and

safety measures in anticipation of disasters, natural or otherwise. The City will be the applicant and owner for all insurance claims and requests for federal or state assistance. The City will be the recipient of all proceeds from insurance, FEMA, or any other body offering assistance. The City is responsible for management of all disaster recovery projects. Though the City will make its best efforts to complete any disaster repair and recovery in a swift and timely manner, the City will not be responsible for the cancellation of games or any other events.

II. DURATION:

This Agreement is effective upon execution and shall remain in effect for five (5) years. Either party may leave this agreement by giving the other party thirty (30) days notice, in writing, of the intent to leave the agreement.

XI. GOVERNING LAW:

This agreement shall be governed by the laws of the State of Texas and shall be enforceable in any court of competent jurisdiction in Texas.

XII. SEVERABILITY:

In the event that one or more provisions of this agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the other provisions shall remain in full force and effect.

Signed and sealed by the following units of government on the dates set out below.

THE CITY OF GALVESTON

GALVESTON COLLEGE

By: Brian Maxwell,
City Manager

By: W. Myles Shelton
Galveston College President

Date: / /

Date: / /

ATTEST:

ATTEST:

By: Janelle Williams,
City Secretary

APPROVED AS TO FORM:

City Attorney's Office

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF GALVESTON AND
GALVESTON COLLEGE FOR THE USAGE OF LASSIE LEAGUE SPORTS COMPLEX -
CARTER FIELD**

THIS INTERLOCAL AGREEMENT (Agreement), effective when executed and for five (5) years, and is entered into by and between the City of Galveston, Texas, ("City") and Galveston College ("GC") both being Texas municipal corporations and collectively referred to herein as the "parties".

WITNESSETH:

WHEREAS, the City of Galveston owns the land and structures that collectively make up the Lassie League Sports Complex ("the sites"); and,

WHEREAS, the Lassie League Sports Complex currently serves several entities during their respective softball related activities; and,

WHEREAS, the City of Galveston has previously agreed to allow Galveston College to conduct its softball activities at the sites; and,

WHEREAS, this previous agreement expired by its own term, and Galveston College requires a site to continue its softball activities; and,

WHEREAS, the City of Galveston and Galveston College desire to enter into an agreement to allow the continuance of softball activities for the upcoming softball season; and,

WHEREAS, this Agreement is made under the authority of the Interlocal Cooperation Act as amended, Chapter 791, Texas Government Code; and,

NOW, THEREFORE, in consideration of the premises, mutual covenants, provisions and representations contained herein, constituting good and valuable consideration, and pursuant to Texas Government Code 791 ("Interlocal Cooperation Act"), the parties hereto agree as follows:

I. PURPOSE AND RESPONSIBILITIES:

The City of Galveston and Galveston College agree, under the terms and conditions provided herein, to permit Galveston College to use Lassie League Carter Field for the use of softball activities for the specified term.

Both parties:

Costs for repairs, maintenance, or any other work not done by the City or GC will be borne by the party that requested the repairs.

Galveston College:

GC is responsible for immediately notifying the City of potential safety hazards. GC must notify the City of repair or improvement projects that are in excess of five thousand (\$5,000.00) dollars, and may

not proceed with such repair or improvement without first obtaining the City's written consent.

During the regular Academic year, (August to May) GC will pick up trash and litter and will be responsible for properly securing the site and cleaning and stocking the restrooms after all GC events, as well as GC sponsored tournaments and events.

GC may not operate any concessions at the Lassie League Sports Complex without first seeking and obtaining the City's written consent. Under no circumstances may GC allow the consumption of alcohol on the premises.

GC softball related activities must be completed no later 6 pm on weekdays to accommodate the other entities who use Lassie League Sports Complex. GC is required to submit a seasonal game schedule, tournament schedule, and must otherwise notify the City of all other uses of the site as soon as the information is known, but no later than November 1 of each year this agreement is in operation. The City understands that schedule dates may change due to circumstances outside GC's control and will work with GC to accommodate these changes. GC may not host summer tournaments with outside organizations at these stadiums without first seeking and receiving permission from the City of Galveston.

Any tournament promoters must submit, within ten (10) business days of their event, advance proof of one million (\$1,000,000.00) dollars of general liability insurance naming the City of Galveston as an additional insured.

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By: Brian Maxwell,
City Manager

By: W. Myles Shelton
Galveston College President

Date: *I* *I*

Date: *I* *I*

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City Secretary

By:

APPROVED AS TO FORM:

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Review and Consider Interlocal Agreements with the City of Galveston for use of Bernard Davis “Pony Colt” Stadium and the Lassie League Sports Complex-Carter Field

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THE CITY OF GALVESTON

GALVESTON COLLEGE

By: Brian Maxwell,
City Manager

By: W. Myles Shelton
Galveston College President

Date: / /

Date: / /

ATTEST:

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By: Janelle Williams,
City Secretary

APPROVED AS TO FORM:

City Attorney's Office

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The City is responsible for mowing, trimming, and maintaining the grounds of the site inside and outside of the playing area. The City is responsible for maintaining litter and trash at the site during regular work schedules. The City is not responsible for maintaining litter and trash during events. The City is responsible for removal and proper disposal of litter and trash from the site. The City is responsible for cleaning restrooms during regular work schedules. The City is not responsible for cleaning restrooms during events.

The City is responsible for providing water, electrical, and sewer service to the site.

The City is responsible for emergency preparedness, protective measures, securing the property and safety measures in anticipation of disasters, natural or otherwise. The City will be the applicant and owner for all insurance claims and requests for federal or state assistance. The City will be the recipient of all proceeds from insurance, FEMA, or any other body offering assistance. The City is responsible for management of all disaster recovery projects. Though the City will make its best efforts to complete any disaster repair and recovery in a swift and timely manner, the City will not be responsible for the

cancellation of games or any other events.

II. DURATION:

This Agreement is effective upon execution and shall remain in effect for five (5) years. Either party may leave this agreement by giving the other party thirty (30) days notice, in writing, of the intent to leave the agreement.

XI. GOVERNING LAW:

This agreement shall be governed by the laws of the State of Texas and shall be enforceable in any court of competent jurisdiction in Texas.

XII. SEVERABILITY:

In the event that one or more provisions of this agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the other provisions shall remain in full force and effect.

Signed and sealed by the following units of government on the dates set out below.

THE CITY OF GALVESTON

GALVESTON COLLEGE

By: Brian Maxwell,
City Manager

By: W. Myles Shelton
Galveston College President

Date: *I* *I*

Date: *I* *I*

ATTEST:

ATTEST:

By: Janelle Williams,
City Secretary

APPROVED AS TO FORM:

City Attorney's Office

Update on Health Sciences Education Center (HSEC) Project and Other Facilities
Projects

Dr. Shelton will provide an update on the various facilities projects that are on-going at the College.