

West Galveston Island Property Owners Association ("WGIPOA")

Board of Directors Meeting

The WGIPOA held a Board of Directors meeting on October 19, 2013 at the Moody Gardens Hotel, Salon A. Jerry Mohn, President called the meeting to order at 9:15 A.M. A quorum was met by attendance of Ron Coker – Bermuda Beach, Jay Lendrum – Dunes of West, Boyd Carr – Isla Del Sol, Dick Kuriger – Pirates POA, Peggy Zahler – Spanish Grant Beach, and Clay Lewis – Sportsman Road.

Jerry Mohn introduced Officials; Mayor Lewis Rosen city of Galveston who advised the Galveston Police Department received an award for their "Protect with Respect" Program. Also introduced were City Council member Marie Robb, Judge John Grady, Judge Jim Schweitzer, Helen Young – Deputy Land Commissioner, Coastal Resources, GLO, and Mike Kovacs – COG City Manager.

Jerry Mohn introduced the following Candidates: City Council District 6 – Marie Robb, City Council District 6 - Carolyn Sunseri, for Mayor – Lewis Rosen and Bill Quiroga, for Judge - Patricia Grady, for Judge County Court 212th, Judge John Grady, John Paul Listowski – County Commissioner PCT 2, Judge Jim Schweitzer – PCT 2, Constable Clint Wayne Brown, and Ann Darring - Judge for 306th Family District Court, Wayne Faircloth - State Representative, and Michelle Hatmaker –County Judge.

Corp Sponsors: Peggy Zahler – Johnson Space Center, Marie Robb – Coastal Solutions, and Sgt. Joel Caldwell – GARM.

The Board reviewed the minutes and financial reports. Motion by Peggy Zahler and seconded by Clay Lewis, the minutes and financial reports were approved. The organization is doing well, over \$50,000 in cash with 38 West Island Community Association members.

Community Policing: Officer Chad Meyers advised there is a Power of Attorney program – property is protected by power of attorney and when you are not present the officers can make appropriate action and charges. Forms can be obtained at the Police Department. If someone is on your property the police, with the power of attorney, can arrest the violator. Once signed a sticker will be given and can be placed on your business or home.

District 6 Happenings – District 6 Council Member Marie Robb: In District 6 because we have Community Policing it is important that all violations of the law, no matter how small, please report it because this will dictate how much coverage we will get. At the recent Texas Municipal League Annual Conference and Exhibition, held in Austin, the City of Galveston was presented the 2013 Municipal Excellence Award in Public Safety for cities of more than a 25,000 population. The award recognizes the city for its Protect with Respect initiative. The award received by the City of Galveston Police Department was the first award Galveston ever received.

On windstorm/flood Insurance, Marie advised the administrator for the Federal Emergency Management Agency said it will take up to two years for a study on affordability issues related to the National Flood Insurance Program to be completed.

FEMA head W. Craig Fugate has received requests from critics of flood insurance rate increases set to

take hold Oct. 1 under the Biggert-Waters Act of 2012. Some groups have pushed to delay the increases until a study is complete.

The community flood rating system was approved by FEMA giving us a 15% discount on our flood rates. We will continue to work towards lowering those rates – working towards a 45% discount rate.

Marie continues to work on the infrastructure, improvement plans, bond funds, and audit.

In process of launching a neighborhood project on Lake Madeleine - working on access points for beach and bay.

GARM Report – Sgt. Joel Caldwell, only (6) realty companies are members of GARM and one (1) individual home. Issues were raised concerning the rental homes that were not a member of GARM.

WGIPOA Newsletter – Peggy Zahler encouraged members to get involved with opposing the Flood Insurance rate increases. There is a House Bill (HB 3218) that was introduced to Congress in late September by legislators to delay implementation of BW12 until more studies are done.

Artist Boat: Mort Voller, Vice President of Artist Board, last Friday took title to 50 acres; it was planned for high-density condos and it now for a habitat plan. The next 50 acres will close soon. Funds are a little short, so please participate and donate.

Michael Kovacs, City Manager “State of Galveston” and 2013/2014 Budget Highlights.

Department Accomplishments - October 17, 2013

☐ Attained funding released through the GLO for street reconstruction projects worth over \$17 million and completed design work on those utilities and streets. ☐ Rescued CDBG-DR non-housing funding after 2 major flash points over disagreements with the GLO. ☐ Assembled a FY 2014 budget of over \$110 million with emphasis on local capital projects. ☐ Focused inter- department efforts on FEMA project worksheet project work orders close outs to achieve cumulative total of 255 project work orders close outs work \$82 million. ☐ Received \$9 million in FEMA appeal funds for the 59th street pump station mitigation grant project and launched engineering. ☐ Lead efforts to repair 238 fire hydrants and replace another 194 fire hydrants. ☐ Completed 8 local capital improvements projects in public works and utilities worth over 2.8 m the first local project since hurricane Ike in 2008. ☐ Alto Loma well field study, water well upgrades, roadway master plan, 9-mile road (resurfacing water & sewer), PB wastewater treatment plant outfall, sewer infiltration and inflow repairs, fire hydrants, and storm water quality improvements. ☐ Complete scope of work on majority of cdbg-dr round 1-infrastructure projects. Hired directors in finance and planning improved planning functions and reputation within the community.

Listed top taxpayers: Centerpoint, Fertitta Hospitality, Galveston Terminal, etc.

Draft budget is on the COG website. Projects:

☐ Pelican Island WWTP 14, inflow and infiltration 2014,

- Bay Harbor 2014 and Indian Beach 2014, removal of abandoned sewer line 2015,
- Airport wwtp rehab 2015,
- Terramar Beach WWTP expansion 2015, inflow & infiltration 2016,
- Harbor side Drive unserved areas 2016,
- Pirates Beach wwtp rehab/expansion 2016,
- Indian Beach bayside unserved areas 2016, inflow and infiltration 2016 – 2016.
- Twelve drainage projects between 2014 – 2019 are planned at a cost of \$3.3 million.

CIP projects – 8 projects to be done between 2014 – 2015:

- Pedestrian signals,
- traffic signals system,
- seawall synchronize green signal system, and seawall paving, 61st intersection, and
- \$1.4 FEMA funds for paving seawall planned.

Emphasis is placed on:

- drive the recover from storm impacts and bolster efforts on FEMA,
- housing, and
- non-housing projects while furthering local readiness for the next storm,
- maintain reserves of a min of 90 day operations,
- begin aggressive street improvements initiatives and
- resume construction of citizen authorizes local bond projects for utilities and
- streets in the capital improvement program (CIP),
- develop a city wide capital improvement plan,
- streamline workflows by replacing 30 year old accounting software with an enterprise wide solution,
- reassess our city fees which have not been evaluated since the year 2000, and
- implement impact fees.

Property tax:

The total property tax roll has increased to \$4.2 million an increase of approx. \$128 million over the prior yr or 3.2%,

Each penny of prop tax is now estimated to be worth \$400,000 prior to freeze taxable values and \$366,253 after the calculation of frozen taxable values,

We have not proposed a tax rate increase in the submitted budget.

The current tax rate is 55.4. The sales tax offset calculate to 11.292 cents.

The Lift Station projects should be completed by March/April 2014.

The meeting was adjourned at 11:15 AM

Susan Gonzales, Recording Secretary