

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 21, 2000

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on October 21, 2000. The meeting was held at Jamaica Beach City Hall and called to order by Jerry Mohn, President at 9:00 A.M. A quorum was established by the Director's present: Marty Baker, Jim Steinbeck, Al Birdwell, Sharon Turnley, Peggy Rapp, Jerry Mohn, and Dan Daigle. Susan McKirahan of C.K.M. Property Management, Inc. was also present. Sidney McClendon, and Ronnie Harrington were unable to attend.

The City of Jamaica Beach was the guest host and the meeting was held in the new public service building. Opening remarks were made by the Mayor, Vic Pierson, and the Administrative Manager, John Brick, and Fire Chief, Steve Spicer, were introduced. City of Galveston, including Mayor "Bo" Quiroga, Galveston County officials, and corporate sponsors were introduced.

Upon motion duly made by Marty Baker and seconded by Peggy Rapp, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of September 16, 2000 as presented.

Peggy Rapp gave the Financial Report. Upon motion duly made by Marty Baker and seconded by Jerry Mohn, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the financial report as presented.

Marty Baker presented the Beach and Bay Committee report and advised the Galveston County Beach Erosion Task Force Project Cooperation Agreements are being approved. Bolivar is continuing with the GEOTUBE project and several West Galveston Island subdivisions (Sea Isle, Terramar, Bermuda Beach, Pointe San Luis, Spanish Grant, Sands of Kahala) are moving forward on new CEPRAs projects. A new sand web type mechanism is being reviewed as a way to capture sand and the engineering firm, Shiner Mosley, is looking at the project to see if it is viable. Vic Person reported on the proposed CEPRAs project in front of Jamaica Beach for approximately \$ 1.2 million for a system of plastic mats anchored to the ocean floor to break the wave action. There are also several subdivisions (Isla Del Sol, Terramar, Bay harbor, Pirates Cove, Laffites Cove, Spanish Grant) looking at dredging projects using CEPRAs funds and the dredged material would be used either on a beach or in the State Park.

Marty Baker reported on the Delehide Cove project behind Pirates Cove and Laffites Cove where GEOTUBES will be installed to tie in with the Galveston State Park project and marshes will be built with dredged material. The GLO, US Fish & Wildlife Department, and Texas State Parks are embracing the project with funding from CEPRAs, Federal, and private sources, total cost approximately \$1,830,000.

Jim Steinbeck reported for the Emergency Response Committee and stated that a tour of the Jamaica Beach Fire and Police Department after the meeting would be possible. He also reported that the Board of Directors met with the City Manager of the City of Galveston to discuss various topics, including emergency issues, and this would be discussed later.

Dan Daigle, Chairman of the Insurance Committee advised the Windstorm Action Committee is accumulating funds for a lobbyist. It is going to be an issue in keeping windstorm insurance rates low.

Jerry Mohn reported the "Friends of the Park" Committee had a meeting at the State Park. A State Park Architect will be working on plans for an ADA bird and observation tower and a new boardwalk to be built over a marsh section. The project will cost \$60,000-\$80,000 and matching funds are being sought. The Committee also approved use of a consultant in obtaining grants and other sources of funding.

Al Birdwell reported on the Membership Committee and stated that accounts receivable still outstanding will be addressed and acted upon to participate in the Association or to be dropped.

Jerry Mohn commended Sidney McClendon for his work in preparing a booklet "The Beach and Our Challenge", which was presented to the Coastal Coordination Council meeting of September 26 in Beaumont. The booklet describes whether communities and the State should be a retreatist or defender in combating erosion. The WGIPOA subscribes to a defensive position. The WGIPOA also recommended at the meeting that a moratorium be declared in the condemnation of any structure seaward of the vegetation line until July 1, 2005, to allow the beaches time to become stabilized using CEPRAs funds.

Jerry Mohn advised the WGIPOA is having a meeting with GLO Commissioner Dewhurst on October 23 in Austin. The purpose of the meeting is to expand on the Commissioner's suggestion at the September 16 meeting to add a provision to the Open Beaches Act to allow a damaged house on the beach to be repaired if it does not block the public access to the beach or present a health threat or safety to the public.

Dan Daigle is researching the installation of hike and bike paths to enhance tourism and will work with the Parks Department. Heather Flynn of Palm Beach stated that ISTEA (Intermodal Surface Transportation Equity Act) is a source of Federal funds the City and County could obtain for this type of project. Mayor Bo Quiroga stated he would work with Dan Daigle concerning the repaving of paths. Jamaica Beach is doing a pathway and has received matching funds.

The Board of Directors had a very positive meeting with the Galveston City Manager, Steve Leblanc, on October 11 to discuss certain areas of concern with various communities on the West End such as police patrols, utility infrastructure, 911 cell phone response problems, replacing faded street signs, etc. A summary of the meeting was sent to all members. The Public Works Department will build a new treatment plant in Terramar and the new water tower will help in water pressure problems. The City is short of funds and there is a need to increase tax cap to improve the infrastructure. Jim Steinbeck stated that JBIC is working with the City to get house numbers placed on homes for 911 purpose. There is a City Leash Law on Galveston Island and residents as well as renters need to know this. They also need to monitor the containment of trash. The City of Galveston is tightening code enforcement and to contact Debbie Stark (Tel: 797-3600) for any violations.

Jerry Mohn reported for the Tax Valuation Committee that the total certified market values for commercial lots, vacant lots, and homesites for the City of Galveston, including Jamaica Beach and Pirates Beach/Cove, is \$3.44 billion and the West End is 27% of the total or \$931 million. Of the total number of homesites on the Island, the West End represent 39% or \$581,738,000.

Jerry Mohn reported that a Lobbyist cost is more than expected. Attempts are being made to get the City and County to join the WGIPOA in hiring a Lobbyist in Austin on coastal issues and related matters.

Linda Shead, Executive Director of the Galveston Bay Foundation made a presentation. Galveston Bay is 600 square miles and it is the second largest estuary producing area for marine life in the United States. It is less than ten feet deep average and it supports a variety of habitats: river deltas; tidal flats; oyster reefs; freshwater, intermediate, brackish, and saline marshes; islands that act as bird rookeries; open water, coastal prairies; sea grass meadows; and, riparian and upland woodlands. The Galveston Bay Foundation was created as a non profit organization 1987 to preserve and enhance the most productive estuary in Texas. A variety of recreational, commercial, and industrial users rely on Galveston Bay and its valuable resources. Galveston Bay Foundation has restoration, education, conservation, and advocacy programs. Programs include "When the Rivers Meet the Sea" where they take children out on the Bay to teach the importance of the marshes and restoration. Other programs and events done annually by the Galveston Bay Foundation include Marsh Mania, Bay Day Celebration, and Trash Bash. Galveston Bay Foundation uses a boat to do water quality monitoring, to collect data that will facilitate better management of our streams, which is mandated by the "Clean Water Act." Oyster gardening is becoming very popular and several subdivisions on the West End are participating in the program. Galveston Bay Estuary Program consists of studies and keeping the studies updated. A study is underway to determine how much fresh water the Bay requires to keep a good salinity balance.

On the Bay side we have lost 20% of our habitat but on the Galveston Island side we have lost 80% of the habitat and marshes. Losses of coastal wetlands and seagrass meadows have totaled more than 30,000 acres during the last four decades. The two primary causes for these losses are subsidence and erosion. A Habitat Conservation Blueprint has been developed that has identified 175 sites that need restoration or conservation. The Blueprint sets a goal of catalyzing the restoration of 24,000 acres of Galveston Bay habitat by the year 2010. No Open Bay disposal from the Houston Ship Channel will occur for the next 50 years. All clean dredged material will be used to rebuild the lost marsh land acres.

Linda Shead requested WGIPOA members to contact Texas U.S. Congressman and Senators to support passage of Federal Senate Bill 835, the National Estuary Habitat Restoration Act, where millions of dollars will be used to restore one million acres of habitat across the U.S. Note: Since the meeting, SB835 has passed.

Discussion was held concerning the establishment by the US Fish and Wildlife of designated areas on the Texas coast as critical habitats for the Piping Plover bird. There is a controversy over habitat, beach conservation, and sand sources. John Arrington of Bermuda Beach suggested a resolution to this effect to be adopted by the WGIPOA. Upon motion duly made by Marty Baker and seconded by Sharon Turnley, the following resolution was unanimously adopted.

RESOLVED THAT, the Board of Directors does not support the enclosure of shoreline areas as designated critical habitat for "piping plover" if the area is a potential sand source for beach renourishment. The Board encourages the use critical habitat areas for "piping plover" in other proposed coastal and bay areas.

Discussion was held on driving on the beach. Five subdivisions have open driving and the City of Jamaica Beach has a certain section and time for driving. Upon motion duly made by Marty Baker and seconded by Jim Steinbeck, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to encourage support of the City of Galveston and Jamaica Beach in closing all beaches on the West End and developing a "Dune Beach Access Plan" for the safety and the protection of the beach.

Discussion was held concerning the City of Galveston moratorium of installing cellular phone towers on the West End. The City is to access the ideal type location for these towers. Jerry Mohn will respond to the City.

The Texas Shore and Beach Association Technical Conference will be held at the Hilton Hobby Airport Hotel in Houston on November 16-17, 2000. Guest speakers include experts from around the U.S. on coastal erosion and reports of success stories in different states in combating erosion. Texas legislatures and the GLO will also participate in the conference.

There being no further business to come before the Board, the meeting was adjourned at 11:20 a.m.

10/21/00