

# **WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION**

## **MEETING OF THE BOARD OF DIRECTORS**

December 16, 2000

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association (WGI) was held on December 16, 2000, at the Galveston Country Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. A quorum was established by the Directors present: Marty Baker, Al Birdwell, Pat McAllister (designee for Sharon Turnley), Sidney McClendon, and Bill Aimone (designee for Ronnie Herrington). Board Members Jim Steinbeck, Peggy Rapp and Debbie Wright, were unable to attend. Susan McKirahan (Manager) of C.K.M. Property Management, was present. Jimmy Tyree of the GLO and Dianna Puccetti, City of Galveston Council Member, and corporate sponsors were introduced. A new corporate sponsor, Johnson Space Center Credit Union, was introduced and Peggy Zahler of Spanish Grant spoke about the operation.

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

RESOLVED THAT, the Board approved the Minutes of November 18, 2000 as presented.

Jerry Mohn gave the Financial Report. The Association's assets are \$21,463 with Net Income of \$10,791. There are four delinquent subdivisions that will pay the dues at the end of the month.

Upon motion duly made by Al Birdwell and seconded by Pat McAllister, the following resolution was unanimously adopted.

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

After review and interviews with prospective Lobbyists, Jerry Mohn recommended the WGIPOA engage Clay Pope as a Lobbyist in Austin. Mr. Pope was highly recommended and will work with the WGIPOA at \$2,000 per month. The Board looked forward to working with Mr. Pope on various legislation proposed by the WGIPOA to the 77th Texas Legislature.

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

RESOLVED THAT, the Board approved the hiring of Clay Pope as a lobbyist at a rate of \$1,500-2,000/month for three months. Marty Baker amended the motion so that an outline of goals is provided in order for the Board evaluate the results. The purpose is to initiate efforts in Austin with the hope that Galveston County and the City of Galveston joins in the WGIPOA efforts.

Sidney McClendon stated several proposals for the upcoming 77th Legislative Session are in the making such as changes in the Open Beaches Act; amendments to CEPPRA to make it easier for Galveston County to meet local match for sand renourishment of the beaches; and, a proposal that subdivisions on West Galveston Island to be able to amend restrictions as a whole rather than by individual section. Mr. McClendon updated the progress with the GLO Commissioner, David Dewhurst, in changing certain sections of the Open Beaches Act. The cooperation with the GLO staff has been excellent and the suggestions on the changes have been very constructive.

Upon motion duly made by Marty Baker and seconded by Al Birdwell, Sidney McClendon unanimously adopted the following resolution after amendment.

RESOLVED THAT, the Board approved a proposal to make an addition to the Texas Open Beaches Act to the effect that (a) when either the Land Commissioner or the Attorney General determines that a house is on the public beach but does not significantly diminish public ingress to the public beach or pose a health problem, the house may be repaired, connected to utilities and occupied, and (b) subject to certain conditions, when a house that is on the public beach is moved to a location landward of the public beach, the owner will be entitled to abatement of ad valorem tax attributable to the house in its new location in an amount approved by the applicable ad valorem taxing authorities up to the cost of moving the house to its new location.

Upon motion duly made by Sidney McClendon and seconded by Bill Aimone, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to resubmit to the legislature the bill that was submitted to the 76th legislature: The Coastal County Conservation District bill and the bill to authorize subdivisions on West Galveston Island to amend their restrictions on the same basis that would be authorized if such subdivisions were located in the proximity of Houston, Texas.

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

RESOLVED THAT, the Board approved to submit to the 77th legislature to continue the Coastal Erosion Planning and Response Act and to increase the appropriation to the Coastal Erosion Planning and Response Act (CEPRA) .

Jerry Mohn reported the new City of Galveston Comprehensive plan will be presented to the West End at the WGIPOA meeting on January 20, 2001 at 9:00 a.m. at the Galveston Country Club. Wendy O'Donohue, Senior Urban Planner of the Galveston Planning Department stated that the issues surrounding the Comprehensive plan are still being addressed. The Comprehensive Plan is in draft form and they are seeking public input at each of the meetings.

Kathy Barr, Director of Communications for Silverleaf Resorts, made a presentation to report on changes to the original plans. Ms. Barr stated that Silverleaf Resorts have met with many of the West End subdivisions, city organizations, and citizens to show they are trying to comply with the newly proposed Galveston Comprehensive Plan but would not modify it to follow the plan specifically since nothing has been finalized. Ms. Barr stated that the units would be moved 30 to 40 feet from the dune, the number of units would be reduced from 54 to 38. The height of the building will remain the same, two outside structures three stories high and the center building four stories. By reducing the number of buildings, Silverleaf will be able to provide additional green space between the buildings and the landward toe of the dune. The distance is now 50 feet from the corner of the west building and 61 feet from the corner of the east building. Due to changes in the original plan, Ms. Barr advised that Silverleaf has delayed the presentation to the Planning Commission until January 16, 2001. Items discussed during the meeting with Silverleaf Resorts were light pollution, wetland protection, traffic control, changing the use of the beach from a single family dwelling to multiple owner dwellings, Open Beaches Act, the impact on environment, traffic on Police, Fire Department, and EMS, etc. Silverleaf is working with the City of Galveston and Galveston County for Fire, Police, EMS, on traffic control issues. The WGIPOA expressed appreciation to Ms. Barr and Silverleaf Resorts on the type of cooperation in addressing the needs of the community

Sidney McClendon recommended that the City make the Comprehensive Plan enforceable.

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

RESOLVED THAT, the Board approved that Silverleaf Resorts comply with the New Galveston City Comprehensive Plan and that they be encouraged to move back as far away from the dunes and neighbors as possible and increase the buffer from the single family home on either side.

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

RESOLVED THAT, the Board approved recommending to the City of Galveston to take measures to enforce the Comprehensive Plan.

Jerry Mohn stated the Windstorm Action Committee is ready to start their lobby effort campaign to hold windstorm rates down during the 77th Legislative Session, but they need contributions. The WGIPOA encouraged all members to contribute to the effort.

John Arrington of Bermuda Beach presented two Bills for the WGIPOA to support during the 77th Legislative Session. The Bills are titled "Post Storm Response Coastal Area of Texas" and "Coastal Flood Damage Prevention." The Board of Directors deferred any support of the Bills until there was support and endorsement by the local entities first.

Dr. Bill Seitz from Texas A&M at Galveston (TAMUG) made a presentation concerning the studies the university is undertaking on beach erosion. The Heinz Study was reviewed first to show the type of erosion rates on Galveston Island over the past 60 years, which is averaging 7.4 feet per year. The conclusion of the FEMA requested study pointed to two needs where the first is to develop erosion hazard maps that display the location and extent of coastal areas subject to erosion. The second is to include the cost of expected erosion losses when setting flood insurance rates along the coast. Dr. Seitz recommended a defensive posture in addressing the Galveston Island erosion problem by continuously nourishing the beaches.

Dr. William Seitz main topic was "Developing a Coherent Science-Engineering Approach to Beach Erosion on Galveston Island"" This can be accomplished through several scientific areas including geology, physics, biology, policy debate, and engineering.

- Geology gives you sand budget, sand sources, and erosion history.
- Physics give you wave/storm energies, long shore currents, and transport prediction.
- Biology gives you dune ecology, habitat, and estuarine productivity. Policy Debate encompasses Galveston County Beach Erosion Task Force, FEMA, Texas GLO, and West Galveston Island Property Owners' Association.
- Engineering gives profit verses effect, unintended consequences, academic/profit interface, and involvement with the USA Corporation of Engineering.

Dr. Seitz reviewed the faculty members that were involved in the scientific areas and the interaction and roles of each. TAMUG will receive \$60,000 for one year to build an Information Repository, which will be built on the Galveston Bay Information Center. This is an institutional data management program of coastal information available at Texas learning institutions. TAMUG will undertake the initiative to obtain funding for the Center for Beaches and Shores, which was legislated a few years back but never funded.

TAMUG begins work in January under a grant from the GLO to study the sand resources and movement off Galveston Island. The technology is new and involves sonar devices penetrating the sand where you can see several layers below the surface from 6 to 40 feet. The study will determine the migration patterns of sand off Galveston Island and hopefully locate sand sources to renourish the beaches. TAMUG is in our back yard and we are pleased with the efforts of the faculty in the type of coastal studies being undertaken.

The Coastal Coordination Council (CCC) meeting was held on December 8, 2000, in Austin. Representatives from the WGIPOA, City of Galveston, Galveston County, and private individuals attended and made presentations. The FEMA reimbursement of funds for the [GEOTUBE® containment system](#) projects in Galveston County was discussed. The main concern involved consistency requirements on the goals and objectives for the States Coastal Management Program for the new containment system construction project on Bolivar. The County and GLO are meeting to resolve the situation before the end of the year. It is important that West Galveston Island Property Owner's Association build a better relationship with the CCC.

Jerry Mohn had a meeting with Dr. Judy Wern and Dr. Jim Webb, TAMUG, and Ken Booth from the GISD to discuss the Galveston Weis Elementary School dune growing and planting grass program and how the WGIPOA could participate and utilize the project for the West End. After obtaining information on costs, a program will be presented to the WGIPOA in how subdivisions can use various Galveston Island middle schools to grow and plant dune grass on the West End. The President of the Palm Beach Civic Association, Bob Smith, who is a teacher at Weis, discussed the dune planting project program that was initiated in 2000. The main expenses are lunches for the children, purchase of the plants, and busing the children to the dunes. Mr. Smith demonstrated what the sixth graders do to the nodes of the bitter panicum dune plant and how they grow.

Marty Baker gave an update on the Galveston County Beach Erosion Task Force and bay erosion projects. All CEPRA funds have been allocated by the GLO and they are working with the City in finalizing the beach sand renourishment projects for Terramar, Sea Isle, Bermuda Beach, and Pointe San Luis. Sand availability will tie in with CEPRA dredging projects in Terramar, Sea Isle, Isla Del Sol, and Spanish Grant. The Pirates Cove dredging project will provide dredged material for Galveston State Park.

Pat McAllister was involved in the sewer projects for Sea Isle and Spanish Grant in the 1988 Comprehensive Plan. A 0.25% sales tax increase was initiated to cover the costs of installation but not all sewer systems were changed and septic systems still remains in subdivisions, which is an environmental and sanitary problem to the West End. Ms McAllister stated that since Silverleaf is having a sewer system, undeveloped lots in other subdivisions who do not have sewer systems should be considered first. Jerry Mohn believed the sewer situation was a good project for the WGIPOA to work on for 2001. Dianna Puccetti, City Council Member, stated the City of Galveston is working on this project. It was recommended that Brandon Wade, Director of Public Works for the City, be asked to make a presentation at a future meeting, which has since been confirmed.

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