

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

January 20, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association ("WGI") was held on January 20, 2001 at the Galveston Country Club. Jerry Mohn, President, called the meeting to order at 9:15 a.m. Directors present were: Marty Baker, Al Birdwell, Sharon Turnley, Sidney McClendon, Debbie Wright and Bill Aimone. Susan McKirahan, Recording Secretary, of C.K.M. Property Management, was present.

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

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

Sidney McClendon discussed the Galveston Country Shore Protection and Financing Proposal that has been presented to various local legislators, City and County Officials, and various entities. The proposal encompasses legislation to generate a steady income stream for shoreline nourishment projects. Based on an analysis provided by the engineering firm, Shiner Mosely & Associates of Corpus Christi, Galveston County should obtain an income stream equal to \$4 to \$8 million per year in perpetuity to meet its expected needs for shore protection projects. Income would be derived from sources such as a rebate of a portion of the hotel/motel tax to Galveston County and the creation of three conservation districts for Bolivar, City of Galveston, and the West End. Implementation of the districts would require a public referendum and subject to approval of the Commissioners Court, either an annual assessment on properties based on benefit or an ad valorem tax based uniformly on value would be imposed and the proceeds used exclusively for shoreline protection projects.

Mr. McClendon reviewed other legislative issues that will be proposed during the 77th Texas Legislative Session. The WGIPOA will recommend the continuation of the Coastal Erosion Planning and Response Act with increased funding plus a few amendments added to the Act. In addition, the WGIPOA will promote the recommended changes we proposed in the Open Beaches Act that would allow a home located seaward of the vegetation line to repair the facility if the unit did not pose a health hazard or impede the public's access to the beach. The latter proposal is in line with what the General Land Commissioner expressed at the West Galveston Island Property Owner's Association meeting in September and at the Texas Shore and Beach Association Technical Conference in November.

Marty Baker reviewed the CEPRA shore nourishment programs through the Galveston County Beach Erosion Task Force (GCBETF) and all projects are in line receiving cooperation from the GLO with City of Galveston backing us. CEPRA projects on the West End are in excess of \$1,750,000. Importance was placed on locations off Galveston Island for sand sources and engineering firms, Shiner Mosely and Coastal Planning and Engineering, are assisting in this endeavor where they presented a two-phase proposal with a cost of approximately \$1,000,000. The GCBETF approved the project and will look at various agencies for funding.

Debbie Wright was introduced as the President of Spanish Grant Bay Association and will replace Dan Daigle on the Board of Directors.

Jerry Mohn reviewed the situation for the cost of the Lobbyist, Mr. Clay Pope, \$30,000 through May 2001. The Board of Directors has already approved payment of \$6,000 for Mr. Pope and another \$4,000 was requested. In order for us to maximize the fullest extent of Mr. Pope, the WGIPOA requested the GCBETF to participate in paying the \$20,000 balance for the State Lobbyist in the same share manner that is currently being done with the Federal Lobbyist. The \$30,000 fee would include \$10,000 from the WGIPOA and \$20,000 being shared as follows:

Galveston County	50%	\$10,000*
City of Galveston	40%	\$8,000
Galveston Park Board	7.5%	\$1,500
Jamaica Beach	2.5%	\$500

*Included in the County portion are contributions from the Bolivar Chamber of Commerce, \$1,000; Gilcrest Community Association, \$1,000; and Kaplan Shores Property Owners Association, \$2,000. The WGIPOA will make a presentation to Jamaica Beach, the Hotel/Motel Association and Parks Board to participate.

The direction and agenda Mr. Pope will follow will be through the GCBETF.

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

RESOLVED THAT, the Board approves the expenditure of an additional \$4,000 for a total cost of \$10,000 for the State Lobbyist, Mr. Clay Pope.

The Galveston Planning Commission approved the revised building plan for the Silverleaf Resorts construction project on January 16. Silverleaf has requested CEPRA funding for a sand renourishment project and has engaged Shiner Mosely Engineering to conduct the study.

Monica Franke, City of Galveston Director of Planning, and Senior Planner, Wendy O'Donahoe, presented the Comprehensive Plan and Parks Master Plan.

The Plan Elements are:

- 1) Housing and Neighborhoods
- 2) Economic Development
- 3) Community Character
- 4) Land Use
- 5) Parks and Open Space

Three criteria were established to accomplish the success of each element include:

- Goals - the condition we want to achieve
- Objectives - measure of what we plan to accomplish
- Strategies and Actions - How we go about it

Economic Development: Five island wide challenges must be addressed to expand the Galveston economy, which include workforce development, tax base infrastructure, housing, information technology, and transportation. Specific goals include tourism enhancement, industrial development, central business district intensification, retail development, and medical/education. The number one priority for tourism is beachfront enhancement. Eco-tourism (pocket parks) for the West End will be promoted.

Housing & Development: Expand affordable (middle income) housing, build strong neighborhoods, and enhance community character. Local West End conservation development will focus on the environment, protect West End wetlands, dunes and scenic open space. Part of the strategies and actions for the West End include clustered neighborhood centers versus a strip center and maintaining or reducing residential densities. Guide reinvestment and beautify urban and historic districts by enforcing codes, controls on land use and development. Establish design guidelines and implement Seawall Development Strategy. Enhance Broadway as economic development resources and historic value.

Community Character: The goal is to promote an island-wide appreciation for aesthetics in all revitalization and development that enhances economic development, civic pride and quality of life. Establish a unique visual identity for each major corridor such as Seawall Boulevard, 61st Street, and Harborside Drive. A major objective is to encourage the development of the western end of the island with a focus on the environment, aesthetics, and economics. Part of the strategy includes a commercial village on the West End with development design guidelines that will be integrated into the natural environment.

Land Use: Provide a balance of land use to support economic growth. Protect, stabilize, and revitalize existing neighborhoods by targeting blight removal and code enforcement, prohibiting commercial intrusions, and protecting neighborhoods from excessive cut-through traffic. Promote industrial expansion associated with the port and promote compatible industrial development at the airport. A major objective is to expand the supply of middle income housing in order to encourage business' to locate to the island. Maintain or reduce the residential densities on the West End since it has limited evacuation routes and is subject to inundation during hurricanes and the problem will be greater with any additional population growth. A key ingredient of the Comprehensive Plan is the reconstruction of FM 3005 to raise the roadway to an elevation that will reduce the risk to public safety. Manage the growth in environmental sensitive areas on West Galveston Island to encourage conservation development to protect the dunes, wetlands, and scenic open space.

Parks and Open Space: A mission statement is to provide quality facilities to enable citizens to pursue healthy lifestyles, while enhancing the quality of life. Major goals include maintaining existing parks and recreational facilities, properly equip and landscape existing parks, coordinate recreational programs, provide new parks, preserve natural areas, and provide additional facilities and a master sports complex. Citizens replied to the survey and requested walking and jogging trails, bike paths, skate board parks, municipal swimming pool, and picnic areas.

Board members commented on the Plan to make certain it included erosion control, dune restoration and beach renourishment. In addition, the Plan will have to address the infrastructure problems and services that are necessary. In addition, replacement of septic systems in many subdivisions on the West End need to be included in the Plan. The Board recommended a committee be formed to monitor the Comprehensive Plan.

The Galveston Windstorm Action Committee has requested funds to lobby against any windstorm insurance rate increases.

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

RESOLVED THAT, the Board approve donate \$1,000 to the Windstorm Action Committee. Sidney McClendon amended the donation to \$2,000.

There being no further business to come before the Board, the meeting was adjourned at 11:00 a.m.
