

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 17, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on November 17, 2001. The meeting was called to order by Jerry Mohn, President at 9:00 a.m. A quorum of was established by the Directors in attendance: Jerry Mohn, Marty Baker, Al Birdwell, Sharon Turnley and Bill Aimone. Susan McKirahan with C.K.M. Property Management, Inc., was present.

Jerry Mohn introduced Jimmy Tyree with the GLO, Nick Saum, Legislative Aide for Craig Eiland, Wendy O'Donohoe, Acting Director of Planning for the City of Galveston, and Vic Pierson, Mayor of Jamaica Beach.

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 October 20, 2001 as presented.

Al Birdwell gave the treasurer's report. There has been no collection of new dues, there are still 6-7 outstanding accounts. There were not any expenses for this month. A net income of \$1,800 has been brought in for 2001. There is \$23,000 in assets, \$25,000 in cash. The application for tax exemption (501(f)(3) is pending.

John Ford, President of GISD Board of Trustees made a presentation on the February 5, 2002, \$35 million bond election. There was an initial changing over in the Board and they had many issues to resolve including the budget, eliminating departments and programs. They needed to be profitable so that they could pay decent salaries and attract better qualified teachers. In September they started looking at a bond issue. In May a finance committee adopted a plan which was presented to the Board. A committee was approved. They are closing an East End (Austin) school due to lack of population and this is a very controversial issue. Terry Dyck is on the GISD Board of Trustees Board and represents the West End and has been an excellent asset with a strong financial background. There is no growth in the East End, over ten years there has been a 25% shift in population from East to West, this was determined by a demographer. The West End is considered west of 39th street. A new K-8th school in Bolivar, which is 10% of GISD tax base, is projected at a cost of \$6.5 Million. Present schools are deteriorating and the area is growing. Weis Middle School needs expanding by 12 class rooms due to increase of 200 children from the West End as a result of more permanent residents. Also a new cafeteria with a stage, weight room and four tennis courts for physical education classes are needed. HVAC estimated that \$13.1 Million worth of work needs to be done. Oppe Elementary School on the West End will receive \$1.5 million. Central High School will get a parking lot across the street, new locker rooms and HVAC work. Ball High needs vocational class rooms. A warehouse needs to be built; the current one is 100 years old and is to be located by airport property. Over \$9 Million goes to the athletic facilities. The lockers were built in 1949 and need to be remodeled; there are no training facilities for kids. The total student population is 6,500 with 1,200 being lost to private schools. Only one Catholic School paid for new \$34,000-50,000. The weight rooms are too small. All practice fields are far away from the school, we are spending over \$100,000 a year just in transportation costs. We could use that money to buy property close to the schools. The 50 year old pool will be redone with a diving pool. The Bond election is a very important vote for a better education for our children. The bond issue has to pass, if will negatively affect the economy of Galveston in the future.

Jim O'Donnell, with the Jamaica Beach Weather Observatory (JBWO), discussed the new official weather station established by the National Weather Service. They are the first to identify the upcoming storm. Jim, who is a resident of 12 years, started JBWO in 1990. He previously worked for the government. All airports across the United States were automated, the Galveston airport weather station was automated in 1996, the equipment breaks down often and there is no one there to monitor it, the pilots do not like it. The weather station was stocked to provide proper data, started with temperature and rainfall. All observation equipment is no longer used due to automation. The surplus equipment was given to JBWO. This is high precision equipment. Galveston had three stations. In 1994, the airport and the station at the post office was closed, the KTCB radio station observation was moved to Fort Point/Coast Guard. Last month it was approved that Jamaica Beach is now an official station. The reports will be placed in archives for weather at Jamaica Beach. In one situation, the Jamaica Beach Weather Observatory predicted tides would be 4 to 5 feet above normal almost a week before the event occurred. Automated tide data for the weather service cost \$10,000-\$12,000. Amounts above normal and gauge readings are both issued. Suggestions for observations of tide readings as related to flooding of FM 3005. Easterly winds put water into the bay. High tide information has continuous 19 years of data that is used to create normal 1.8 foot higher than mean lower tide.

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

RESOLVED THAT, the Board approved someone on the Board to work with Jim O'Donnell to communicate information as related.

Phillip McCullough, a vendor, agreed to obtain information to work toward communications with Jim O'Donnell. He has a service to provide information. Jerry Mohn agreed to be the Board member who will establish a communication link with Jim O'Donnell.

David Ewald from the City Department of Planning announced that FEMA was coming down December 6th at Moody Church from 6 to 9 p.m. to show new flood maps which has some elevation changes and some zone changes.

Wendy O'Donnell from the Department of Planning gave Dune/Beach Access handouts prepared by the engineering consultants, Pacific International Engineering. There was a copy of the GLO rules analysis and options for public beach access. The City needs information and feed back for public hearings which will be held on December 13, Thursday at 6:30 p.m. and Tuesday December 18th at 6:30 p.m. both at Ball High Lecture Hall. Bill Worsham from Pacific Engineering will be at the meetings. Wendy O'Donohoe will have legal and council representation at meetings also. Jimmy Tyree of the GLO stated the Open Beaches Act requires vehicular access or parking for every 15' of beach and it can't be more than 1/8 mile away.

A discussion occurred on the CIAP Stage 1 funding requests (approximately \$6.6 million) for coastal erosion projects, which should be completed and submitted to the Coastal Coordination Council by December 6.

Jimmy Tyree gave a report on the Cepra Programs I & II. He stated the Beach Access plan needs to be compliant with State rules to continue funding. Surveys have been made to verify sand on beach.. Sand removal in Sea Isle dredging is almost complete. Alter or post high tides survey indicated 11,000 cubic yards remain at Spanish Grant and Bermuda Beach. Some clay in Bermuda Beach on sand and contractor will be asked to replace with beach quality sand.

Jimmy Tyree spoke of the various GLO projects for Galveston Island. The next round of CEPRA II projects have not officially been approved by the General Land Commissioner but we are very optimistic. They need actual amounts of match availability. The second round will group certain areas (Terramar, Sea Isle, etc) with one contractor. It is very optimistic that we will receive all of the Cepra II projects. Cepra II participants have been notified to finalize their requests. The City is asking for 1/3 down to be due at the end of December and balance due before bids go out. The GLO prepared a Project Goal Summary for the WGIPOA to nourish the entire West End beach with sand for \$66.5 million. The purpose was to show the State and Federal Government the large amount of money needed to stabilize the erosion.

Sand source studies are continuing and looks very promising. Three different projects have begun: 1) Dr. Billy Edge from Texas A&M is reviewing all the sand source studies. 2) Dr. John Anderson from Rice is researching the sand bodies off shore and ancient sand deltas. 3) Dr. Randall is developing technology to incorporate sand source work with massive dredging ships and how to transport the sand from off shore to the beach. Large deposits of sand have been detected 15-20 miles off shore and down as far as Corpus Christi. In addition, there will be a project where Big Reef will be dredged and 115,000 cubic yards of sand will be placed at the end of the Seawall (West) to allow it to feed into the tidal littoral currents that travel west down the beach.

The Galveston County Beach Erosion Task Force is evaluating the hiring of a lobbyist at a cost of \$18,000 annually. WGIPOA has committed \$6,000 for the project. Other entities of the Task Force are having difficulties in committing to funds and the Task Force is still lacking \$2,500 to \$3,000.

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

RESOLVED THAT, the Board approved to give the \$2,500-\$3000 shortfall for the lobbyist.

Peggy Rapp asked Jerry Mohn to request the Board to vote against a five story hotel/condo unit proposed on a lot just East of the Seascape Condominiums.

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

RESOLVED THAT, the Board opposed to construction of a five story hotel next to Seascape. Motion fails for want of a

second motion.

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

RESOLVED THAT, the Board requested the vote be deferred for further information from the Department of planning on December 3rd.

Sidney McClendon proposed a resolution for the Coastal Coordination Council adopting a policy for GEOTUBES use in the gulf coast areas.

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

RESOLVED THAT, the Board approved to become a member of Galveston Island State Park as a sustaining member for \$500.

There being no further business to come before the Board, the meeting was adjourned at 11:25 a.m.

Secretary Date