

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

April 20, 2002

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on April 20, 2002. The meeting was called to order by Jerry Mohn, President at 9:00 A.M. A quorum was not established by the Directors in attendance: Jerry Mohn, Al Birdwell and Kathy Harty (Sea Isle). Diane Puccetti, Galveston City Council Member, and Wayne Cook, Director of City Transit, were introduced.

Candidates were introduced and each gave a short speech on their platform. Mr. Bill Miller, who is running for Mayor of Galveston; Ms Carol Cobb, who is running for District 6 in the Galveston Independent School District election; and Dianna Puccetti, who is running unopposed for a City Council position.

Since a quorum was not present, the approval of the April 20, 2002, minutes will be delayed until the May 18, 2002, meeting.

Al Birdwell gave the financial report. There is approximately \$20,000 in cash and no liabilities. Membership invoices for dues have been sent out. Approval of the financial report will be delayed until the May 18, 2002, meeting.

Jerry Mohn introduced the guest speaker, Brandon Wade, the Assistant City Manager and Public Works and Municipal Utilities Director for the City of Galveston. Mr. Wade began the session by advising the City has water and sewer problems and there is "no quick fix" since funds are limited. The City is working their way from the Seawall to the West End of the Island by installing and repairing water and sewer systems. Mr. Wade discussed the water and the waste water systems.

There are \$54 million of water needs for the City and when money is available, \$25 million will be dedicated for West End wastewater needs. City Council approved \$8.6 million bonds through the Gulf Coast Water Authority (GCWA) of which 63% (\$5.4 million) of the expenditure will be for the West End. The City is making progress. A new water line has been built from 7 mile to 10 mile road and a new water storage tower was completed at 10 mile road. The next goal is to extend a 20 inch water line to Jamaica Beach and to keep the storage tank in good condition. A \$2 million upgrade of Jamaica Beach pump station tank will take place. In addition, a new computer control water system will be installed and it will be able to tell when the pump kicks out at Jamaica Beach or the water pressure is bad. This new system is 15 years past due. The Jamaica Beach line includes 20 inch line pressure control valves. Jamaica Beach has more sewer capacity than it will ever need and the City would like to take advantage of it. Another project is a \$4.8 million rehabilitation of the water supply lines from the Gulf Coast Water Authority (GCWA). There are two supply lines, one built in 1965 and one built in 1900. With the exception of the valves, the 1900 line is in good condition since it is cast iron. There is a project to insert a liner in the pipes to insure a longer life.

As far as waste water, Mr. Wade advised that \$70.2 million is needed for the Island with \$3 million is needed for the main plant for the blower systems and other projects. The solid handling building on 51<sup>st</sup> street is old and needs to be fixed since it handles all the solids on the Island except Jamaica Beach. The last investment in the plant was in 1975. The Terramar Beach waste water plant processes 170,000 gallons per day but an upgrade will yield 500,000 gallons per day. The increase is designed to replace the number of septic tanks on the West End. A waste water treatment plans needs a steady flow and the West End is not stable and to install a new system to process sewage will cost \$2 million. The trunk lines to connect to the plant to Sea Isle and Terramar will cost \$2.5 million while \$3 million would be required for lines to Bay

Harbor and another \$3 million for lines in Bay Harbor. The total cost to fix the West End waste water plant is \$25 million in which half the cost would be for the lines coming into it. Mr. Wade advised that if the City gives a subdivision a sewer line, the money for the project comes from somewhere and most of the West End money comes through the Industrial Development Corp and it would be 2015 before money is available to put in any lines. Mr. Wade advised there is no property tax equity because what you paid with property taxes is for fire, police, and traffic control but no funds are set aside for sewers. Since the City has limited funds to bring sewers into a subdivision, Mr. Wade was disappointed that a Public Improvement District (PID) program for a particular area to raise funds to get sewer lines was not acceptable to the subdivisions.

As far as septic tanks, Mr. Wade advised the City is not compelled by law to provide sewers to subdivisions with septic tanks. The EPA says the City is not responsible for private property septic tanks or any overflows from it. The City is responsible to search out any septic tank violators and to fine the individuals. However, when the overflow becomes a public health hazard, the City is required to fix the problem such what occurred in Sea Isle where sewer lines were installed when the septic tanks began to overflow.

For non water and sewer projects like pot holes, road repairs, etc., the environment to obtain any funds is highly competitive. The street projects have a \$3 million budget but fixing the pot holes or installing street humps comes out of the General Fund, which has a total of \$100,000 available. This fund is also for the Fire and Police Department special projects and when subdivisions request street humps or road joint sealing projects, money is not available.

Mr. Wade indicated a survey will be included in the water bills and he encouraged all property owners to complete it.

Terry McNearney, Chairperson of the EMS Task Force reported a second emergency vehicle for transport only is now at Station 4, Jamaica Beach. The West End now has 24 hour coverage with excellent ambulance units.

Ms McNearney also advised there will be a Hurricane Preparedness meeting for the West End on June 15 at Jamaica Beach Fire Department, 10:00 AM until noon.

Jerry Mohn reported on the Comprehensive Plan. The major land owners and the West End are in the process of finalizing the compromise reached in 2001, and hopefully the Plan will be submitted for approval in May.

The CEPRA II projects are not expected to begin until the end of the year. The participants in the CEPRA II projects are listed on the GLO website at:

<http://www.glo.state.tx.us/coastal/erosion/projects/cycle02.html>

Council Member Dianna Puccetti advised she will continue to work for public safety issues as well as infrastructure improvements on the West End of the Island.

With no further business coming before the Board, the meeting was adjourned at 12:09 p.m.

---