

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

December 21, 2002

The meeting of the West Galveston Island Property Owners Association was held on December 21, 2002. The meeting was called to order by Jerry Mohn, President, at 9:10 a.m. Directors in attendance were: Jerry Mohn-President, Sidney McClendon-Pirates Beach, Boyd Carr-Isla del Sol, Kathie Harty-Sea Isle, Al Birdwell-Bermuda Beach, Wanda Greer representing Bill Aimone-Terramar, and Susan Fairclough representing David Boyd of Spanish Grant, Bay. Also present was Susan McKirahan from C.K.M. Property Management, Inc. Directors unable to attend: Jim Steinbeck – Jamaica Beach, and Peggy Rapp – Condos.

Jerry Mohn recognized Peggy Zahler with the corporate sponsor Johnson Space Center, and Wayne Cook, Director of Transportation for the City of Galveston.

Motion by Al Birdwell and seconded by Sidney McClendon the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of November 16, 2002, as presented.

Al Birdwell provided the financial report. Al reviewed the collections and stated that the year will end with a bank balance of \$25,000. Sidney McClendon recommended that the dues be increased. At the annual meeting a budget will be presented and an increase will be discussed at that time.

Motion by Al Birdwell and seconded by Wanda Greer, the following resolution was unanimously adopted.

RESOLVED THAT, the Board accepted the Financial Statement.

Jerry Mohn stated that Clay Pope, Lobbyist, is being used by the Galveston County Beach Erosion Task Force and all members will participate in the funding program, total cost \$46,000 from October 1, 2002, through September 30, 2003. Participants will include the City of Galveston, Galveston County, Parks Board; Gilchrist, Jamaica Beach, Bolivar and West Galveston Island POA. The WGIPOA will fund approximately one third of the cost at \$13,986.

Motion by Sidney McClendon, second by Wanda Greer, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to pay \$13,986 to the City for funding the Lobbyist through the Galveston County Beach Erosion Task Force.

COASTAL COORDINATION COUNCIL (CCC) – Bill Clayton's term has ended, WGIPOA has recommended Vic Pierson. This is a Governor appointed position. The appointment of Vic Pierson has not been approved but all indications look favorable.

SEWERS FOR THE WEST END – The Galveston City Council workshop reported that the Bond issue includes sewer for the \$49.3 Million bond issue over five (5) years, main area west of Jamaica Beach and some areas east of Jamaica Beach. There will be a 42% rate increase over a five-year period or for 10,000 gallon usage a month, this would mean a \$10.66 increase tacked on to the water bills for each household a month. The bond issue would be revenue bonds, which does not require public voter approval and requires

6 of the 7 City Council members to vote affirmatively. Kathie Harty requested that everyone email, call or write to show support. Discussion was held on what the owner pays for, for hook up. The owner pays for the hook up, but all the lines up to the property are paid for through the bond collection. New subdivisions will have an impact fee.

CEPRA II PROJECTS – The General Land Office had a presentation for the kick off of the second program for the Coastal Erosion Planning and Response Act. Andrea Madison, Planning Department for the City of Galveston introduced Eddie Fisher with the General Land Office (GLO). Eddie discussed the hiring of the Engineering firm for the project and introduced Bill Worsham, Vladimir Shepsis, and Hugo Bermudez with Pacific International Engineering. John Lee with the Galveston County Emergency Management Office was also present. The City of Galveston is the sponsor for the sand nourishment projects for Sunny Beach, Sands of Kahala, Hershey Beach, Spanish Grant Beach, Riviera I & II, West Beach Grand, Kahala Beach, Sea Isle, Terramar, and the 5500 Association. Galveston County will be the sponsor for the sand nourishment project for Pirates Beach, Palm Beach, and Pirates Beach West. John Lee with the Office of Emergency Management was introduced and stated that the level of funding varies based on location and the length of the beach.

Vladimir Shepsis indicated each subdivision would be involved in the design of the project. Mr. Shepsis has walked the beaches on Galveston Island and indicated he was very, very depressed. He mentioned a worse situation in Washington State where a beach area was eroding 150 to 250 feet per year and Pacific International Engineering found a solution to halt the erosion. He said there is hope for Galveston. Mr. Shepsis presented a slide presentation and answered questions.

#### SLIDE ONE

Subdivision 15% Match Construction Beach Estimated

Non-CEPRA Budget Lengths Available

Funds 5 x non CEPRA (Ft) Construction

Funds Cost/Ft

Sunny Beach \$6,625 \$33,125 660 50

Sands of Kahala \$17,175 \$85,875 1,375 62

Riviera \$30,750 \$153,750 325 473

Hershy \$9,000 \$45,000 920 49

Spanish \$10,000 \$50,000 1,745 29

Bermuda \$24,000 \$120,000 3,100 39

Pirates/Palm/PBW \$100,000 \$500,000 7,815 64

Kahala Beach Esta \$15,000 \$75,000 1,150 65

Sea Isle \$15,000 \$75,000 8,570 9

Terramar \$9,000 \$45,000 2,760 16

5500 Assoc \$30,000 \$150,000 5,610 27

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Total \$266,550 \$1,332,750 34,030 39

## SLIDE TWO

The Project goals:

Purpose I – Maximize the ability of imported sand to provide protection for private and public property and infrastructure during extreme storm events.

Purpose II – Maximize sand longevity within the project boundaries at a level above mean sea level.

## SLIDE THREE

Scope of Work:

1. Review existing nourishment projects and visit sites
2. Field data Collection
  - Native beach material characteristics
  - Topographic and Bathymetric Data
1. Analysis data
2. Permit the projects

Based on statistics from 1993-2002 vs 2001-2002, there has been no change in the wave action and intensity.

## SLIDE FOUR

What are the Challenges of "Project Goals", adding in the factors for "extreme storm levels" and adding in the factors for project boundaries at above mean sea level.

## SLIDE FIVE

The approach: When you do the scope of work, you will be able to achieve project goals.

1. Select the design storm criteria, wave height and water elevation. Look at all the wave data from wave measurements and this shows how much wave energy hits the beach. Higher tides mean more energy comes to the shore.
2. Identify location, alignment, and length along the shoreline.
3. Work on cross sectional configuration. Let nature do the work and build terraces

It is recognized that this sand replenishment project is not the cure to continual loss of sand. Dunes do not move, the beaches move.

John Lee stated that information may be found on the Galveston City Office Emergency Management Website: [www.gcoem.org](http://www.gcoem.org)

Eddie Fisher with the GLO stated that Delehide Cove bay project would also participate in CEPRA II funding. Also, it was mentioned if Bay Harbor core samples prove beach quality sand, they may also participate in a dredging project as well. The projects will have to be permitted and this approval process could take 6 months according to Mr. Fisher. It was indicated the sand nourishment projects would begin in June or July, the beginning of hurricane season.

**BEACH ACCESS PLAN** – Andrea Madison stated that the Plan will be placed on the Planning Commission agenda on January 7, 2003 to establish a workshop date.

**COASTAL IMPACT ASSISTANT PLAN (CIAP)**– Stage Two CIAP Grants of a maximum of \$50,000 will be approved by the Coastal Coordination Council on January 9, 2003. Awards for Galveston totaled \$112,500 and include \$50,000 for the City of Galveston; \$12,500 for Terramar; \$10,000 for Sea Isle; \$10,000 for the 5500 Association; \$10,000 for Bermuda Beach; \$10,000 for Spanish Grant Beach; and \$10,000 for Seascape Condominiums and Sunny Beach.

**PUBLIC SAFETY** – The City of Galveston is looking for a Police Substation on the west end. The City of Galveston and the City of Jamaica Beach met to discuss the possibility of the Police Substation being located in Jamaica Beach. Also discussed was a Bond issue to upgrade the Fire Department, EMS and building the Police Substation. The City may have to delay the bond issue temporarily due to the current Bond issue for the sewers. Sharing of Jamaica Beach police and Galveston City police was discussed. There are only seven (7) Officers for the West End, but really only get coverage for 3-4 due to sick time, vacations, retirement, etc. A fuel tank will be installed at the 12 mile road fire station shortly to re-fuel police patrol automobiles on the West End. This will save at least 2 to 3 hours of a police officers time in going back to the City to refuel.

**COMPREHENSIVE PLAN (CP)** – The West End portion of the CP was approved by Galveston City Council on December 19, 2002. All issues were not resolved and a West End Land Use Committee will be formed to look at how wetlands will be mitigated, the heights of buildings, density, etc. Members will be appointed by the City Council.

**FEASIBILITY STUDY** – The U.S. Army Corp of Engineers has made presentations as to where they are in the project. This is a 3 to 4 year study to determine erosion response projects from Sabine Pass to the San Luis Pass. The GLO has been successful in finding sand sources. Sand sources are closer in than was expected.

**GALVESTON CITY MANAGERS MEETING:** Jerry Mohn discussed the Board of Directors quarterly meeting with the City Manager and his staff on November 18, 2002. It was a very productive meeting. The main topics of conversation were sewer projects (discussed earlier in the Minutes) and drainage issues on the West End. The City will conduct a drainage survey of an area and to contact Angelo Grasso, Department of Public Works. The City has a new air pressure unit that clears clogged culverts and again to contact Mr. Grasso. The closer you are to the Bay the City will dig very deep ditches. Be sure to know what you are asking for and understand it is ditches and not just selective areas, but all ditches within your subdivision would be dug and cleaned. In some areas for drainage to work properly, the ditches will need to be dug 18 inches.

**LEGISLATIVE UPDATE** – Sidney McClendon stated that the GLO is becoming more cooperative, and January 1, 2003, the 78<sup>th</sup> Texas Legislative Session begins. Sidney stressed that we need to limit and prioritize what we want and where we have a chance of success. We need to solve the money problems and do the things we need to do, such as support and pass the Coastal County Mitigation Bill. This Bill would generate the type of funds necessary for \$50 to \$100 million coastal restoration projects. The Coastal County Mitigation Bill has been presented to the CCC. The CCC will approve it if it is backed locally and

we are working on obtaining the support. State Senator Mike Jackson asked how it relates to CEPRRA and these are two separate issues since CEPRRA provides for money. The CC Mitigation Bill will provide for larger amounts for a longer term.

Mr. McClendon indicated the Coastal Coordination Council (CCC) would like to come forth with a one year moratorium not to condemn property seaward of the vegetation line after a storm. We need to push the Coastal County Property Code Amendment (Section 204), which allows a subdivision with multiple Sections and Restrictions to amend the Restrictions as a whole rather than being required to amend each Section. We need to support the CCC proposals regarding financial help to remove structures on the beach. Mr. McClendon indicated we strongly oppose the CCC recommendation in allowing enforcement of the dune beach act to the GLO rather than to the local governments. It was stressed that CEPRRA III needs support for passage especially since the 78<sup>th</sup> Legislative Session has a \$5 billion deficit.

Susan McKirahan-Gonzales stated that the Board of Directors of property owner associations needs to be aware of the new Bills being proposed in the Texas Legislature that can change the Property Code. Some of these Bills if passed may pose a problem for the Associations. Websites to access are: Texas Legislature Online: [www.capitol.state.tx.us](http://www.capitol.state.tx.us), The Texas Statutes Texas Property Code: [www.capitol.state.tx.us/statutes](http://www.capitol.state.tx.us/statutes); Texas Legislative Action Committee/CAI: [www.tlac.org](http://www.tlac.org); Texas Government Agencies: [www.tsl.state.tx.us/govt/index.html](http://www.tsl.state.tx.us/govt/index.html); and US Government: [www.congress.org](http://www.congress.org). When entering the websites go to Bills by Subject for easier access, then scroll to property owners' and homeowners associations.

There being no further business to come before the Board the meeting was adjourned at 11:30 a.m.

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