

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

February 21, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on February 21, 2004 at the Galveston County Club. The meeting was called to order at 9:00 a.m. by Jerry Mohn, President. A quorum was established by the attendance of Sidney McClendon of Pirates Beach Vice President, Boyd Carr of Isla Del Sol, Steve Zamora of Sea Isle, Boots Galli of Jamaica Beach, Wanda Greer of Terramar, Bill Moll of Spanish Grant, Marty Baker; Advisory Director, and Susan Gonzales, Recording Secretary, was also present.

### **Introductions by Jerry Mohn:**

Vic Pierson, Mayor Jamaica Beach, City Council Member, Johnny Smecca, Navigation District Commissioner Al Choate, Galveston Parks Board Senior Vice President Lou Muller, and City Council Member Dianna Puccetti. March 20 will be a Political Forum for District 6 candidates.

Candidates at the meeting included: Johnny Smecca, running for Mayor; Albert Choate running for County Commissioner Precinct 2 in 2006; Jackie Cole and Tom Lewis for District 6; Appreciation was given to Diana Puccetti for all her hard work on the West end issues; Dianna is also running for County Commissioner Precinct 1.

Jerry Mohn recognized Mark Muhich President of the Galveston Sierra Club and Ellis Pickett former President of the Texas Surf Riders. Dr. Tim Delepena from TAMUG was also present. Corporate Sponsor Moody National Bank Johnson Space Center Credit was recognized.

**Minutes:** The minutes of the January 17 meeting were e-mailed prior to the meeting to all Directors. A motion was made by Sidney McClendon and seconded by Wanda Greer, the Board approved minutes for January 17, 2004 by unanimous vote.

### **Treasurers Report by Al Birdwell: Jerry Mohn gave the report.**

Current net worth is \$12,403 and there were \$3,000 in the expenses. The annual statements for dues were mailed. A motion was made by Wanda Greer and seconded by Sidney McClendon that the Board approved the Treasurer Report.

**Program: Sand excavation and its affects on the West End by Dr. John Anderson-** Jerry Mohn introduced Dr. John Anderson. He has studied core samples and worked with the General Land Office (GLO) and has been at Rice University for 27 years. Dr. Anderson is involved in the study of the Texas coast, the off shore shelf and in the study of the Antarctica.

Changes in the Antarctic are the main factor to sea level rise. Barrier islands are like people, they get old and die. South Padre is a young barrier island. Galveston peninsula formed 5000 years ago and was immediately inhabited by The Karankawa Indians. Bolivar was formed 2500 years ago. 2000 years ago Sabine bank drowned probably by a storm and is now under 20 feet of water. Bolivar 800 years was damaged by a storm.

15000 years ago, the shoreline was 80 miles south of the present shoreline. As the sea level rose the shoreline receded 80 miles. As the shoreline retreated so did the beaches. Cause of erosion is that the sea

level is going up. Texas and Louisiana have a worse erosion retreat of beach, which is 3-5 feet per year on average. That is a slow erosion rate based on the long-term rate of erosion.

The sea level rise is increasing. Beach erosion cannot be stopped; you can slow erosion by adding sand. Growth and development of barrier islands is controlled by the rise of sea level, which is caused from ice melting. The reason barrier islands formed 5000 years ago is that the sea level began to rise, 4000 years ago the growth slowed. 1200 years ago Barrier Islands began to erode because sand supply was depleted off shore. Our continental shelf is covered by mud. After 1200 years ago the sand supply was depleted and this island began retreating and continues to retreat.

Channels (storm wash over channels) do not cut through islands. The channels are formed by storms. For a storm to cut through Galveston Island it would have to be a category five or greater Hurricane. The storm surge channels, breach of the island by storm possibly occurred about 2500 years ago and at that time the island was half the width it is today. The core testing shows that the channels were formed at the same time. The Island can be breached by storms at tidal inlets when at the end of a storm we get a flow of water (storm tide) as the storm surge passes over land; when the storm subsides and the Barometer pressure falls, the water flows back out to the Gulf and will breach areas of weakness. Usually the breach is from bay side to beach side. With a magnitude 4 or less storm (hurricane) it is highly unlikely it will breach West Galveston Island at the sand pits. Dr. Anderson advised the most likely spots on the Island where a breach during major storms (magnitude 5) could occur are at two weak points; one at the borrow pit just west of the Seawall and one at Lake Como. Dr. Anderson said we can continue to get sand to nourish our beaches from the pits. Other sources of sand are located twenty miles offshore in the Colorado Delta with a capacity of sand to nourish the beaches for the next three to four thousand years.

Dr. Anderson is not in favor of beach shoreline restoration projects using sand socks or breakwaters because during major storms, they will become a part of the beach. The strong force from the waves will carry these barriers to the beach. Dr. Anderson believes the long term solution in slowing the erosion is to nourish the beaches with sand. He is in favor in using sand socks for marsh bay restoration.

For additional information access the Web site: <http://gulf.rice.edu/> and link to Coast site.

The following is taken from questions and answers by those in attendance:

Southeast prevailing winds move the waves from the SE moving the sand along shore currents and flowing from east to west. Most sand eroding is ending up in storm washovers (wetlands); the rest ends up at San Luis Pass. Although sand is accreting in San Luis Pass, it cannot be harvested to nourish the beaches because taking sand from the delta in front of the beach will affect the tidal change in West Bay.

Extraction of oils and gas doe not change our elevation because we are far from that operation. If we were close to the oil and gas operation the erosion would be affected.

Does sand sock/Geotube accelerate erosion? Shoreline is eroding but beach level is getting lower, sand is slowly being removed at the sand sock placement and you must be committed to continue replenishing the sand.

Is there an offshore application that can be done to stop the erosion? Some can cause problem in ecosystem and on westward erosion. Rock groins are not allowed. Federal laws prevent the construction of jetties. A bank reinforcement feature is needed when a slope is created, as streams will cut down to the water level.

The Houston Ship Channel jetties have disrupted the influx and distribution of sand to the Galveston beaches. The city of Houston and Corps of Engineers constructed the ship channels, changing the economy of Galveston and the condition of our beaches. When the Houston Ship Channel was dredged, there was a

large sand bar where the dredge material was placed, which was contaminated mud. The sand stopped coming to the Galveston beaches and the sand bar can no longer be used as a source for sand.

In 2050, the shoreline will be at FM 3005 unless we do something. Trinity River Valley is a source for sand and needs to be researched, requires removal of mud covering first.

### **Special Topics of Discussion:**

A discussion was held concerning the nominations. The nominees are Isla del Sol, Sea Isle, Pirates Beach & Cove, and the Condominiums. Each with terms of three years. A motion by Marty Baker and seconded by Wanda Greer, the members approved to elect by acclamation. On the Board of Directors, representing Isla del Sol will be Boyd Carr; representing Sea Isle will be Steve Zamora; representing Pirates Beach & Cove will be Sidney McClendon; and, representing the condominiums will be Peggy Rapp.

### **City Manager Meeting 2/19:**

Jerry Mohn reviewed the items discussed at the City Managers meeting.

- Public safety: As of January 1<sup>st</sup> there are four firefighters at Sea Isle and four at 12 Mile. All stations are now fully staffed.
- Police Patrol: Seven (7) Officers have been assigned to the West End, two Officers per shift with 24 hours a day coverage. Centex has proposed to build a substation; City is reluctant due to cost of manning the substation.
- Public Improvement District (PID) to fund beach/bay projects: We are at a standstill on projects because we need to bring in professional groups to put the program together at a budget of \$150,000 to \$200,000. A request was made to the City for the funds. The City stated that they cannot this year but may budget it later with the PID reimbursing the City. Everyone has questions and therefore we will put together the questions and find the answers to assure we have any participating subdivisions support. The city will take the questions and get the answers. A plan will be sent out to the members with a list of questions and answers, with a request for any additional questions.

Some of the questions were:

- Can the PID annex other areas?
- What is an example of the tax to be charged based of a \$100,000 value home?
- Does this include Beach and Bay owners and do both need to vote for approval?
- How long will the PID exist?
- Does the PID transfer from one owner to the next?
- How does voting work?

### **Beach Access Plan:**

A discussion was held concerning the beaches, a public hearing will be at 4 p.m. on Tuesday; February 24<sup>th</sup>, 2004, and a Planning meeting will be at 2 p.m., Thursday; February 26<sup>th</sup>, 2004. Changes the GLO came back with include having the beaches open at one end on West at the 5500 Association (Bay Harbor, Half Moor and Miramar). In front of the State Park there will be no driving on the beaches.

### **West Bay Marsh Restoration Project:**

A meeting was held with US Fish & Wildlife, Texas Parks & Wildlife, NOAA, and other agencies on

behalf of Bay Harbor, Isle Del Sol, Terramar, and Sea Isle to promote the building of barriers in marsh areas. Subdivision will provide funds for dredging but we are trying to get matching funds. Trying to restore marsh areas and it usually takes 3-4 years to get project going.

### **Coastal Texas 2020 Conference:**

Discussion was held concerning the conference to meet March 10-12, 2004 in Corpus Christi. The conference is being held to formalize types of Legislation for next session. The group will try to develop common understanding of projects for whole coastal region, created public awareness and support.

### **Anchor Bay Development:**

Discussion was held concerning the new development east of Spanish Grant- 250 home sites being built adjacent to Spanish Grant channel and their use of Spanish Grants Street. It is a quality of life issue due to road crossing and they are expecting 2400 vehicles per day. Hearing at planning Commission admonished the Developer for not speaking with the subdivision that was being adversely affected.

### **CEPRA II-update:**

The project has been completed. The high tides may have changed the results, but the sand has all been distributed to the participating subdivisions.

### **CEPRA III Projects:**

West Galveston Island submitted \$8.8 million in projects for Galveston; only \$7.3 million was allocated for Texas.

### **Feasibility Study:**

Marty Baker stated that the Corps of Engineers, the GLO and tax dollars are working on the Feasibility Study. The County and City are funding the study. The Study covers the area from the Red River to the San Luis Pass. The study is exploring what the solution is for the erosion.

### **ASBPA: American Shore and Beach Preservation Association**

Conference in Washington D.C., February 24-26<sup>th</sup>, 2004. Lobby committees are set up to seek funds when Congress is in session.

### **Delehide Cove-Vegetation:**

Vegetation will take place May 1<sup>st</sup>. Volunteers are needed! Delehide Cove and Jumbilee Cove will be vegetated.

**Officers:** Discussion was held on the Officers and it was agreed no change would be made. Motion was made by Marty Baker and seconded by Sidney McClendon; by Acclamation the Board reelected the same Slate of Officers, Jerry Mohn, President; Sidney McClendon, Vice President; Bill Moll, Secretary; and, Al Birdwell,, Treasurer.

There being no further business to come before the Board, the meeting was adjourned at 11:35 a.m.

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