

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

March 20, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on March 20, 2004, at the Galveston County Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. A quorum was established by the attendance of Sidney McClendon of Pirates Beach, Boyd Carr of Isla Del Sol, Boots Galli of Jamaica Beach, Doug Eibsen of Terramar, Al Birdwell of Bermuda Beach, and Tom Boothe representing the Condominiums. Marty Baker, Advisory Director, and Susan Gonzales, Recording Secretary, were also present.

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

Vic Pierson, Mayor Jamaica Beach; John Brick Jamaica Beach City Administrator; and, Jamaica Beach Alderman, John Hall. City Council Members Dianna Puccetti, Lyda Ann Thomas, and Johnny Smecca; Navigation District Commissioner Al Choate; Galveston Parks Board Senior Vice President Lou Muller; Director of Galveston Planning, Wendy O'Donahoe; Director of the Galveston Airport, Hud Hopkins; West End police officer Fred Horton; Acting Executive Director Alicia Strogen of the Galveston Bay Foundation; John Lee from County Emergency Management; Bryan Lamb, Captain of the Constables for the Sheriff's Department; and, State Senator Kyle Janek.

Candidates introduced included Lyda Ann Thomas and Johnny Smecca for Mayor; Al Choate and Bryan Lamb for County Commissioner Precinct 2; Dianna Puccetti for County Commissioner Precinct 1; City Council District candidates included for District 6 Beau Rawlins, Jackie Cole, and Tom Lewis; for District 4 Barbara Roberts; and, for District 2 Chase Perez.

**Minutes:** The minutes of the February 21 meeting were e-mailed prior to the meeting to all Directors. A motion was made by Sidney McClendon and seconded by Al Birdwell, the Board approved minutes for February 21, 2004 by unanimous vote.

### **Treasurers Report by Al Birdwell:**

Balance Sheet reflects \$16,000. Receivables have been mailed. Assets are \$29,000. We have received \$8000 in dues. Total billing was \$20,000. A motion was made by Tom Booth and seconded by Sidney McClendon that the Board approved the Treasurer Report.

### **Program: Candidates Forum moderated by John Brick:**

**Beau Rollins:** Native of Galveston with a wife and 4 children. Graduated TCU, played football, and was in Insurance. Beau is now a homebuilder in Galveston and is a candidate for City Council. His experience in playing football and being involved in different businesses will greatly enhance his abilities to be a City Council member.

**Jackie Cole:** Jackie is a Veterinarian and owns Campeche Animal Hospital. She is environmentally conscientious; served on the Corp. of Engineer review committee, worked on the Laffites Cove Nature center providing rules and regulations. She has worked on many environmental issues, worked on an ordinance concerning use of lead base paint. She also worked on the city trash disposal project.

**Tom Lewis:** Tom stated the first thing he will do when elected is to ask for a vote of confidence to let the City Manager do his job. He is pro business, jobs and development. Development provides a tax base. He stated we need a planning commission to look toward the future. He also stated concerning property taxation that maintenance issues should not affect the value.

**Question: What would be your approach to increasing police patrol and on particularly on the beaches?**

**Jackie Cole:** We now have two officers that fully compliment out on the West End. This includes time out for sick days and vacations. Jackie stated she would discuss with the current Officers their current problems and resolve these issues. She also stated she would look at improving response time.

**Tom Lewis:** The City Manager manages the City – the police report to the City.

**Beau Rollins:** You have already told us what you want and now we have a full compliment of two Officers. It is important that when promised are made that we fulfill those promises. Beau stated that we should hold development responsible for fulfilling their commitments.

**Question: Would you support an increase in sewer fees city wide to fund additional infrastructure expansion on the west end as outlined in the Capital Improvement Plan?**

**Tom Lewis:** The west end pays 38% of the taxes and does not get 38% in services. We need the same City services on the west end.

**Beau Rollins:** Yes, we all need to support our whole community.

**Jackie Cole:** Yes, this is a barrier island we are surrounded by water and every home needs sewer.

**Question: What is your vision on the West Island in regard to development and shoreline restoration projects in the next 5 –10 years?**

**Beau Rollins:** Balance, we need balance in development. Centex is an example as they are bringing in nature with the community. Beau supports shoreline preservation and the need to increase research.

**Jackie Cole:** These are the two biggest issues on the west end. Unbridled development is not good. Shoreline restoration, we are on a sinking island with rising waters. We need to find funds to defend our island.

**Tom Lewis:** Galveston just passed a comprehensive plan, which applies to the development. We need to follow the plan. Tom has spoken with three geologist and they all agree that we need to replenish the beaches with sand.

**Question: Do you support the Comprehensive Plan?**

**Jackie Cole:** Yes, but the interpretation needs to be understood. Jackie further stated she would be looking at how it is implemented.

**Tom Lewis:** Yes and I will help implement the plan, but the future is unpredictable.

**Beau Rollins:** Yes and I will help implement the plan.

**Question: Should the Sewer and Garbage pick up service be a profit center or a at cost service?**

**Tom Lewis:** Government should not make a profit; it should be a cost service.

**Beau Rollins:** The City is poor, but we are in a stage of growth. We need further research and not cost over and above, and not at a burden to the city budget.

**Jackie Cole:** It should be at cost, but would need to look at the actual costs of operation.

**Question: Since the Federal Government cut the budget for beach renourishment program; do you have any ideas of how we are going to get funding?**

**Beau Rollins:** I support sand renourishment and retention. I feel it needs further research. A PID may be an option.

**Jackie Cole:** We need to look at different solutions. The Corp. of Engineering is researching sand sources, but their budget was cut.

**Tom Lewis:** Take a vote on parking meters as a source of revenue for sand.

**Question: Are you a member of the Sierra Club and does that influence your decisions?**

**Tom Lewis:** No, I am not a member

**Beau Rollins:** No, I am not a member

**Jackie Cole:** Yes, I am a member and it will not affect my decisions.

**Note: The WGIPOA Board members stated that several of the Directors of the WGIPOA were also members and that this question was not relative.**

**Ordinance 03-062 (Section 34-119 Parking on Private Property):** Discussion was held on the Parking of Boats and RV's Ordinance, which deals with parking/storing of boats and boat trailers on private property. It also addresses motor homes, motor vehicles. deals with parking/storing of boats and boat trailers on private property. Director of Planning, Wendy O'Donohoe, stated that the ordinance was passed early last year and the intention was to make the West End consistent with the rest of the City. Vehicles of this type have to be parked on all weather surfaces on the side of the owner's property. The City prefers the homeowner to cover the vehicle with something like fencing, screen, etc, where it cannot be viewed from the street. The problem is screening the vehicle from public view. This has caused a real concern to Sea Isle residents. City Council member Dianna Puccetti will bring up the matter at the next City Council workshop on March 25 and request an amendment.

**CEPRA II – Where's the Sand?:** Jerry Mohn stated that the Board and Members of the WGIPOA are very pleased with the work Wendy O'Donohoe and her staff on the sand replenishment project. Neil McClellon of Shiner Mosely Engineers reviewed what happened to the sand that was placed on the beach and where it is now and the beach dynamics. We lose sand at two locations with a beach nourishment project, at the ends and offshore. How does it move – waves, height and level, choppy seas are an erosive wave that pulls from on shore to off shore. Literal drift causes the sand to move parallel to the beach. In Galveston the waves move parallel to the shoreline moving the sand to the west, but the wind is changing and causes the movement to change direction. A hand out was also given to explain what to expect from a

sand beach nourishment project. Mr. McClennon advised beach nourishment will not stop shoreline recession in eroding areas but only to buy life of the shore. Periodic beach re-nourishment is necessary and bigger is better.

**Turtle Nesting:** Shanna Baker from the NOAA Turtle facility on Galveston Island and Jerry Hauske from Shiner Mosely presented what to look for on the beaches during turtle nesting season, April 1 to October 15. The most prevalent sea turtle the West End will see is the endangered Kemp Ridley, which is approximately 2 to 2.5 feet across and gray on top. The sea turtles are declining because of habitat loss and modification, incidental capture, predators (Sharks primarily), and poaching. They nest from the water line to the high area of a dune and usually nest on windy days. When the Sargasso Sea seaweed is heavy on the beach, Kemp Ridley's have been known to nest there. Also, Kemp Ridley's nest usually during windy weather so the tracks are covered quickly. If you spot a turtle nesting, contact NOAA and document which way the turtle is facing (to the Gulf or landward, etc). Nomenclature of a sea turtle the underside is called a "Carapace" and the shell markings are called "Scutes".

With beach construction and nourishment, NOAA and US Fish & Wildlife want the public to be aware of signs for turtle nesting. The purpose in training citizens, groups, and property owner associations is to detect when a turtle nests and to document the incident. NOAA would like citizen patrols on the beaches to locate nesting turtles and to protect the nest. Kemp Ridley's nest during windy weather and they can lay from 90 to 150 eggs. NOAA will come to the nest sight and pack the eggs in a Styrofoam box. The eggs are rubbery and very durable and can be moved easily. The eggs will be packed in Galveston sand so they imprint upon hatching. The Galveston sand is good for incubation because it is dark and retains heat. The eggs are then taken to Padre Island for incubation and hatching. The temperature of the eggs is controlled at the hatchery because the warmer the eggs, the more females are produced. NOAA wants more females so temperature is critical. If anyone is fortunate to see a sea turtle on the beach or to witness hatchlings coming out of a nest to call immediately 1-866-TURTLE5 or 409-771-2872, Attention Shanna Baker. Shield the hatchlings from the sea gulls trying to catch them but do not touch the turtles. A form was passed out to everyone in what to do when you see a sea turtle on the beach.

**PID (Public Improvement District):** Jerry Mohn requested all interested participants to submit questions they would like answered. The City has volunteered to obtain answers for any questions on the PID project to fund shoreline restoration projects.

**CEPRA III:** Jerry Mohn announced that the CEPRA III project awards will be presented by General Land Office Commissioner, Jerry Patterson, in the press room next to the Senate Chambers at the State Capital in Austin, 2:00 PM, Thursday, March 25.

**Marsh Mania:** Alicia Strogen of the Galveston Bay Foundation announced Marsh Mania on May 1 and May 15. The May 1 date will be for planting vegetation in the Delehide Cove and the Jumbilee Cove areas. Cards were available on the time and place.

**Feasibility Study:** Marty Baker, Chairman of the Galveston County Beach Erosion Task Force updated the Feasibility Study being conducted by the USACOE on the causes and solutions to erosion from the San Luis Pass to the Sabine Pass. The Corps requested \$725,000 for the study the upcoming fiscal year but the OMB reduced it to \$325,000. We will need to write Texas Congressional representatives to support the Corp's request.

**West Bay Marsh Restoration Project:** Jerry Mohn reviewed the plan for the project and the meetings that have taken place. The GLO will write a grant to CWIPRA for the project and needs information by May.

**WGIPOA Brochure:** The new West Galveston Island Property Owners Association brochure was handed out that explains what has been done, what is being done, and where we are going in the future.

There being no further business to come before the Board, the meeting adjourned at noon.

---