

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 17, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on April 17, 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, Wanda Greer representing -Terramar and Tom Boothe representing the Condominiums. Wayne Cook – Spanish Grant Bayside, Marty Baker; Advisory Director, and Susan Gonzales, Recording Secretary, were also present.

Introductions by Sidney McClendon:

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; Beau Rollins; Navigation District Commissioner Al Choate; Gil Langley – CEO Galveston Parks Board, 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; Officer Durand Fooks, Ms. Bartley representing Kay Bailey Hutchinson, and, State Senator Kyle Janek.

Minutes: The minutes of the March 20 meeting were e-mailed prior to the meeting to all Directors. A motion was made by Al Birdwell and seconded by Wanda Greer, the Board approved minutes for March 20, 2004 by unanimous vote.

Treasurers Report by Al Birdwell

Balance Sheet reflects \$12,400 in cash. \$7000 in receivables has been received. A follow up invoice and phone call will be made to those Associations still owing fees. Motion by Al Birdwell, second by Wanda Greer, the Board approved the Treasurer Report.

Galveston Parks Board

Gil Langley, CEO of Galveston Parks Board stated new policy and procedures for parks have been initiated, net revenue is up on many of the parks. Parks Board has proposal to collect Beach user fees, plan has 55 pay devices within four (4) mile area on seawall. In five (5) years it will generate a net revenue of \$3.9 million. Current cost to operate parks is \$7.9 million. Money for operations is derived from Hotel-Motel tax; the user fees will help add to the services provided.

Proposition #2

Amendment of Charter – prohibits collection of user fee until the voters vote it in, it will further affect the method of collection and amounts to be collected. Any change to this once the votes pass the vote will require that the change go back to the voters for approval.

Q: Is this a violation of the zoning rules?

A: Court still has not ruled on its legitimacy.

Q: Does Hotel-Motel tax go to the Parks Board?

A: Yes, but Hotel tax revenue is split and not all goes to the west end. The amount of money generated from the West end does not pay for expenses generated to operate and facilitate the Parks Board on the West end.

Gil Langley stated that the Parks Board has secured the services of a design firm who will prepare a master plan for the Parks Board. The first phase has been initiated.

Plans are to add restrooms, showers, better services, and improved facilities. This all requires more revenue.

Q: What was done with the excess net revenue of \$350,000?

A: The Bond limits the use of the excess funds. The Parks Board cannot decide its use. Excess revenue goes to the beach nourishment, cleaning and lifeguards.

Q: How often is the beach cleaned and or raked?

A: Seaweed is pushed up next to the sand dunes along the seawall. Most of the west end does not want raking.

Marty Baker stated that Gil Langley has put together an excellent plan and that the user of the beach should contribute to the maintenance and preservation of the beach.

Program: Candidates Forum moderated by John Brick

Johnny Smecca: Native of Galveston with a wife and 2 children. Graduated University of Texas. Johnny has concerned about the continued annexation of the remaining west end without the ability to provide services. There are funding sources we can tap into to provide police and EMS. He will seek State and Federal grants to accomplish the goals. Issues at hand are that beach erosion affects the infrastructure, need to work with non-profit organizations, preserve the natural habitats, and improve relationship with the city. He recognizes the need to protect the west end against Mother Nature, people and city hall.

Lyda Ann Thomas: Lyda Ann Thomas has been in business before and has run profit and non-profit corporations. Lyda Ann stated she will promote; economic development, the city needs to facilitate planning for economic development so that the city and people as well as developers work for balanced tourism; will open doors to bring more business to Galveston; will work on law enforcement and response time, will update beach rules; work towards putting more Officers on patrol, will work towards having more affordable housing.

Question: Why did you choose to run for Mayor?

Johnny Smecca: the last six (6) years I saw the direction the city was going and I am pro-business and became involved. We need to shape Galveston for the future generations.

Lyda Ann Thomas: I have been on the City Council for six (6) years and have been in support of the growth. Lyda Ann stated she has always been independent and represents no special interest groups.

Question: Describe your vision for the West End from now in terms of FM 3005 improvements, infrastructure and public safety.

Johnny Smecca: Concerning FM3005, TexDot completed the study, if the State funds the raising of FM3005 it will not fund the joining streets and the City will need to step up to the plate. Drainage is a priority and it is important that service and proper drainage be provided to the West End. Public Safety is also of top priority, looking at opportunities with the City and County partnering with the County Jail will free up Officers. Long-term development of a sub-station. Need to negotiate with the MUD 1.

Lyda Ann Thomas: Concerning FM3005, TexDot does have a plan and expects the drainage to be addressed in the near future. Under the Police, Fire and EMS, expect an increase of one (1) additional Officer, Fire Station #7 and #8, EMS at Jamaica Beach. Sewer Master Plan – will eliminate within next five to ten years all sewer tanks. Drainage – the city want communities to come forward and ask for ditches to be cleaned up and driveways raised.

Question: The new comprehensive plan stresses planned conservation development and conservation of green space for the West End. Is this achievable?

Johnny Smecca: .Yes and is in favor of the plan. I have worked on committees with landowners, the City, and the Land of Public Trust, and will continue to work towards this goal.

Lyda Ann Thomas: Yes, example conservation with the volunteer efforts on the State Park with involvement by children. Developers need to come to the City prior to going to the Corp. of Engineers when in the permitting process. Felt that if developers knew what the City wants in open spaces, etc., understanding would improve.

Question: Tax base and collection from West End. Is the West End getting a good rate of return?

Lyda Ann Thomas: She understands tax impact and no you are not getting the services, Galveston is an old City with a lot of non-taxed property.

Johnny Smecca: No, but a lot of strives have been made in the last five years, important asset to protect, services need to be provided as we are 40% of the tax base. There is also a need for permanent homeowner base.

Question: Comprehensive plan is at a ratio of 20% open space and 80% development changed from a 30/70 ratio, the original plan was 50/50. Why was it changed?

Johnny Smecca: The plan is based on acreage and density.

Lyda Ann Thomas: Lyda stated she was not on the committee, but stated that the Comprehensive Plan is vital.

Question: Will you continue to work on getting tough Ordinances and work with the City government and Mayor on the West End issues?

Lyda Ann Thomas: Yes

Johnny Smecca: Yes

Question: Objective of the WGIPOA is to stabilize the island and stop erosion. Do you support our efforts?

Johnny Smecca: Yes, this must be at the forefront to save our island. Working with the City, State and Federal government to obtain what we need.

Lyda Ann Thomas: Yes, we should continue sand renourishment and hopes to see sand socks to run length of island. Need to continue coastal erosion act support. Supports feasibility study, public improvement districts (PID) and the Starvation Cove project.

Question: What is the your position on the annexation of Pirates Beach?

Lyda Ann Thomas: No position at this time, and only when services can be provided.

Johnny Smecca: The MUD 1 is doing a better job of providing services, but does not feel annexation should occur until services can be provided.

Question: How would you define the land development of the island as unbridled or progressive, and, would you support future mitigation of wetlands?

Lyda Ann Thomas: Unbridled, mitigation is a corp. issues not a city issue.

Johnny Smecca: unbridled, would support mitigation only is the it occurred in Galveston.

OUTDOOR THEATRE: The theatre has moved to the new Convention Center at Moody Gardens. The season's starts June 18 – August.

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.

Update – US Federal government appropriation – County and City money is there, working towards completion. Core sampling is being done offshore. Study is being done to qualify for money. The Presidents budget eliminated beach nourishment for the whole nation. We need to have a form letter to use to write to the congressmen in support of funds for beach nourishment.

PID (Public Improvement District): Work is still on going towards formation of a PID.

CEPRA III: Eddie Fisher to make a presentation next month.

BEACH ACCESS PLAN: A meeting was held in Seabrook with the General Land Office. Jerry Mohn, Susan Gonzales, Wanda Greer, and many other Directors and property owners from West End Associations attended and gave testimony in support of the plan.

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.

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.

Spanish Grant Association met and asked that the WGIPOA support them concerning the street access issues on the new development Anchor Bay.

Motion by Wayne Cook, second by Marty Baker, the Board unanimously adopted the following resolution. Resolved that, the Board approve to support the Anchor Bay Development, as currently proposed, in the event but only in the event the following conditions are met: That Anchor Bay does not use Camino Real Street in any way; that there are no Anchor Bay boathouses in the Spanish Grant entrance canal; that Anchor Bay must have its own stand alone road entrance from Stewart Road and its own stand alone entrance from West Bay into Anchor Bay; that there will be no connection of the Anchor Bay canals to the Spanish Grant entrance canal or internal canals and that the Anchor bay canals will not connect to the Estuary.

STARVATION COVE: The \$1 million project to extend sand sock from Dellihide to Spanish Grant channel. This project could be eligible for grant money.

TURTLE NESTING SEASON IS APRIL 1 THROUGH OCTOBER.

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