

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 21, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on August 21, 2004 at the Galveston County Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors Boyd Carr (Isla del Sol), Tom Boothe (Condos), Bill Moll (Spanish Grant Bay), Wanda Greer (Terramar), Marty Baker (Pirates Beach), and Susan Gonzales (Recording Secretary) were also present.

Introductions by Jerry Mohn:

Guests present included Jackie Cole, the District 6 Council Member, and Bryan Lamb, who is running for County Commissioner.

Jackie Cole District 6 Report: The city is going through the budget, which begins October 1st. Money not spent in a fiscal year does not transfer to the next year. Budget areas include the general fund, administration, police, fire, public safety, enterprise funds, water, sewer, sanitation, airport, and golf course. At this time of planning, the budgeted expenses exceed revenue by \$455,000.

Infrastructure improvements were also discussed. Sewer design and construction of various subdivisions are planned and are included in this budget. There have been rate increases in the cost of design. Construction costs are not in yet and have not been included in the budget. Marty Baker recommended including both design and construction costs and move forward with the rate increase. Jackie Cole stated that the costs are not known, and she cannot comment on future councils. Because rates are already high, an increase would need to be phased in. The design from Jamaica Beach to the West End is not in. Peggy Zahler asked if the projects have been prioritized. Ms. Cole stated that the prioritized list is as follows:

Raising FM 3005 – This is a TxDOT project. The plans may be reviewed at city hall. The project is one year away and is on the WGIPOA website. It was recommended making a bike path at the same time. WGIPOA will ask TxDOT about a bike path.

The City is committed to all water, sanitation, and drainage projects.

Water Projects – These include Terramar Beach fire lines, 30th Street pump station, and a 16" line from 7 mile road to Jamaica Beach,.

Sanitation – The fee is \$15 per month. A review of water bills would show that the fee has not changed in 10 years. This fee will be increased \$2-3 per month, and the additional revenue will be used to add more personnel for increasing cleanup and buying trucks for the cleanup. Sewer extensions to Ostemeyer Road, 8 mile, and Sportsman Road will be designed. For the Harborside Drive, whatever area does not have sewer will be designed. In addition, sewer systems will be completed for Sea Isle, Terramar, and Bay Harbor.

Drainage – The City will change the way it charges for drainage. Currently, the City charges based on water line size and residential rates run \$3-5 per month. Drainage is affected by impervious surfaces and topography. The rate is to change to a flat fee for individuals and to an average for commercial customers and the rate will go from \$4/month to \$42 per acre. The purpose is to impose a fair and equitable rate to both residential and commercial customers. The \$75 million Master Drainage Plan will start with the design in the first year and cleaning out the drains.

Jim Huddleston, President of Lafitte's Cove Property Owners' Association, asked about improving 11 Mile Road. Jackie Cole stated that the budget does not specifically include 11 Mile Road but Brandon Wade, Director of Public Works, did commit to repairing and re-surfacing it.

PID: A question was asked if the City put any funds to cover the initial expenses for a PID (Public Improvement District) project for those subdivisions South of FM 3005 desiring a shoreline restoration project. The funds would be reimbursed by the PID. Jackie indicated City Council would need some type of guarantee of payment in the event the PID does not materialize.

Sand Excavation: The moratorium was extended for 60 days. The Texas state law says that projects already in process such as Centex, Sunset Cove, and Anchor Bay were not included in the moratorium.

Jackie Cole can be reached at JackieCole@CityofGalveston.com.

Minutes:

The minutes of the July 17, 2004, meeting were e-mailed prior to the meeting to all Directors. A motion was made by Tom Boothe and seconded by Marty Baker, the Board approved minutes for July 17, 2004, by unanimous vote.

Treasurers Report by Jerry Mohn:

Cash is \$24,000. There will be a debt obligation in September for a political consultant through the Galveston County Erosion Task Force of \$6,993. A motion was made by Wanda Greer and seconded by Boyd Carr, the Board approved the Financial Report as presented by unanimous vote.

Program: "West Bay Projects" presented by Bob Stokes, President, and Alicia Strogen, Director, of the Galveston Bay Foundation ("GBF"):

Mission: To protect, preserve, and enhance the natural resources of the Galveston Bay estuarine system and its tributaries for present users and for posterity. There are three (3) target areas: Conservation, Education and Research.

The GBF was founded in 1987, it has a large diverse Board of Trustees of 100 people with a core staff of five (5), student intern program, funded by members, private foundations, corporate support, federal, state, and local programs, as well as generous friends and supporters and has diverse project specific partners.

The Galveston Bay averages 6-feet deep and over 30,000 acres of wetlands have been lost due to subsidence caused by gas and oil well drilling and the high use of water wells on the mainland by industrial firms. Galveston Bay covers over 660 square miles of water and approximately 33,000 square miles of watershed drains into it and the Bay borders four (4) counties: Brazoria, Harris, Chambers, and Galveston.

Programs

Education:

Children's Art Calendar: Sponsored annually by Exxon Mobil Corporation, Baytown, and drawn by the Goosecreek ISD's (5th grade) students. The main purpose is to promote project awareness and multiple uses of Galveston Bay. All volunteers teach children about the estuaries.

Bay Day 2004: September 18, 2004, at Sylvan Beach Park, La Porte, Texas. This is an outreach program and has been going on for ten years. The program is aimed at children and includes a fishing tournament,

animal exhibits, live entertainment, food and drinks.

Drive & Discover Galveston Bay Guide: Guide to 70 sites in and around Galveston Bay that covers cultural, historical, and ecological points of interest. Twenty trail signs are being put together to identify 172 restoration work sites around Galveston Bay.

Conservation Program: Projects aimed at preserving and enhancing the natural resources of the Bay system. The program involves habitat restoration projects, which stabilize eroding shorelines and the fringe marsh areas, and improves water quality, provides habitat for fin and shellfish, and provides bird rookery, foraging areas, and nesting habitat.

Habitat Restoration: The Galveston Bay Foundation has been actively restoring habitat since 1991, diverse habitat types: wetlands, sea grass, & reef. There are dozens of projects of different sizes and locations. Program is a technical and community partnership and the GBF assist landowners, municipalities, & citizen groups with restoration of Bay resources. It is a volunteer-based and each year there is a "Marsh Mania" planting event. This past year, it was held in May for Delehide Cove and Jumbilee Cove.

Recently completed projects in West Bay:

- 1999 - Galveston Island State Park – installed geo-textile tube breakwater, construction of marsh terraces, and 200 acres of sea grass restored.
- 2004 – Restoration of Jumbilee Cove – two project phases created 90 + habitat mounds; 60 total acres of habitat restored and enhanced, two bird nesting islands created, and geo-textile tube breakwater installed.
- 2004 – restoration of Delehide Cove – 55 acres of habitat restored and enhanced, 8100 linear feet of geo-textile tube breakwater installed, and 200 acres of estuarine marsh habitat protected by the tube.

All 3 of the projects listed above were planted as part of GBF's community-based Marsh Mania planting events.

Upcoming projects in West Bay:

- Starvation Cove – 2300 linear foot geo-textile breakwater, paid for by local and state funds; done by Texas Parks & Wildlife; includes GEOTUBE, marsh, and planting seagrass
- Harborwalk – dredging spoil from the community's navigation canals within in Pierce March, to restore marsh habitat.
- West Galveston Bay Conservation Corridor Marsh Restoration & Acquisition Project: - in-kind value of the Harborwalk Beneficial Uses Marsh creation protect has been leveraged as match to acquire 3000 acres of coastal prairie near Hitchcock.

Some interesting facts about what Texas benefits from the natural harvests from Galveston Bay:

- 1/2 of all Texas recreational fishing
- 2/3 of all the oysters
- 1/3 of all the shrimp
- 1/4 of all the blue crabs
- for the U.S., 3/4 of all the North American Bird species

Bob Stokes asked if the WGIPOA would become a member of the Wetlands Review Permit Committee, which reviews all wetland permits. Clay Lewis volunteered to meet with the Committee at the GBF Webster office on the first Monday of the month at 6:00 PM.

The ending statements by Bob Stokes and Alicia Stroger : "To weave the importance of a healthy Galveston Bay into the cultural fabric of our society. " How can individuals help, a variety of ways, which include:

- Volunteer for GBF Restoration Initiatives
- Join on a GBF expedition
- Become a GBF member
- Be aware of the economic impacts of a healthy bay system
- Work with the BGF for a healthy ecosystem

Parks Board:

The West Galveston Island Property Owners Association and District 6 City Council Member Jackie Cole met with Lou Mueller concerning beach cleaning of wood and trash. The Parks Board is not cleaning the West End beaches due to a lack of funds. The trash barrels are being picked up once a week. The Parks Board is asking various property owners' associations to help with cleanup. The Parks Board will no longer rake the beaches. As a result, vegetation is growing in the seaweed and hopefully this becomes a permanent fixture to help the vegetation line. If subdivisions want their beaches raked, they are looking at charging \$525 per hour. A permit is required to rake the beach. See the entire 8/4/04 report on the WGIPOA web site.

Beach Access Plan:

The plan has been implemented and approved by the state. It has 41 access points. There is a \$40,000 budget for fiscal year 2005 for signs, bollards, and one ADA walkover. This is a 5-10 year implementation plan and will cost hundreds of thousands of dollars.

PID (Public Improvement District):

The city is concerned about how it will be repaid if the PID does not go through. This issue is to be discussed with the various subdivisions. See Jackie Cole report above.

Anchor Bay Development:

The President of Spanish Grant Bay, is concerned about the effect of Anchor Bay's use of streets and canals on Spanish Grant. A study was done, and the preliminary report states that the water quality would be severely damaged. The general land use plan was approved, but the plat was not approved. Spanish Grant has appealed to the city council regarding the general land program.

Texas Coastal 2020 Legislation:

Cepra is lacking funds. Considering budget deficits, additional funding does not look favorable. GLO has asked Jerry Mohn of the WGIPOA and Marty Baker of the Galveston County Beach Erosion Task Force to testify before the House on Land & Resources on August 25 to testify for more funding of coastal projects.

There being no further business to come before the Board, the meeting adjourned at 11:10 a.m.
