

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MEETING WITH GALVESTON CITY MANAGER

November 3, 2004

City Manager Meeting

November 3, 2004 1:30 -3:45 PM, City hall, Room 204

Attendance:

City: Steve LeBlanc – City Manager; Wendy O'Donohoe – Director of Planning; Brandon Wade – Director of Public Utilities; Ken Mack – Chief of Police

WGIPOA: Jerry Mohn; Susan Gonzalez-Indian Beach; Bonny English – Terramar; Heather Flynn –Palm Beach; Roger Feig – Spanish Grant Beach; Carol Cobb –Bermuda Beach; Ann Lyman –Isla del Sol; Karoline Vogt – Centex; Bruce Reinhart – Beachside Village

Summary: This was probably the best City Manager meeting the WGIPOA had since its inception. Every West End issue and concern was addressed and discussed and in many cases, a plan of action taken. The best news is that the number of police officers for the west end has increased from 7 to 10 officers.

The following issues and concerns were submitted to the City Manager and Directors prior to the meeting and the "*italics*" are the responses at the meeting or a follow up after the meeting.

Department of Planning:

1. 5500 Association and Pointe San Luis: A projected time frame for the implementation of Beach Access Plan for these areas is needed.

*Response: The City will move forward with the Beach Access Plan in the next 30 to 60 days and the 5500 area will be the first on the schedule with bollards and signage. Money for the initial phase of the beach access plan will be funded by a \$40,000 grant from the GLO. The ADA access walkover areas the City planned are delayed for implementation and the City is securing grants to fund the project. The Delanera Park ADA walkover cost the County \$85,000 and the City expects the cost for one planned to be \$100,000.*

*As far as Pointe San Luis, bollard placement and signage will not occur until Centex installs access points first.*

2. Isla del Sol: Code enforcement needs attention.

*Response: Bulk heads needs to be repaired and the property owners association would like the City to enforce the matter. This is not a code enforcement issue but a building code violation and the inspector will be given the information to investigate and correct.*

3. Acapulco Village: The subdivision is in dire need of new street signs and posts.

*Response: This is a Public Utilities issue and the matter will be handled with new street signs and posts, which has already been completed.*

4. Bermuda Beach: One issue that will surface again is the "sign" matter concerning a certain resident that used flagrant signs to advertise a tropical villa type rental. Bermuda Beach needs direction in how to respond to this possibility to get prompt action.

*Response: No action necessary since the owner passed away and the home is on the market to be sold.*

5. West Galveston Island: A task force should be formed by the City to evaluate the merits in submitting for a FEMA hazard mitigation grant as well as a large west end sand nourishment project. Surfside was successful in this type of program for \$2.3 million.

*Response: The City will work with the WGIPOA, GLO, and Galveston County Beach Erosion Task Force to come up with a plan to secure the funds necessary for a massive sand nourishment project on the West End.*

#### Department of Public Utilities:

1. Spanish Grant - Beach:

- a. Drainage issue: The larger drainpipe over 3005 is not sufficient for drainage - excess water either still flows towards the gulf or waits to evaporate, which becomes a safety hazard and mosquito breeding ground.

*Response: The Public Works Department will bring this matter to TEXDOT attention to address when portions of FM 3005 will be elevated in the next few years.*

- b. Septic tanks: City enforcement of City requirements/ordinances. Some homes in the subdivision are still not on City sewer/water although there is a requirement to convert, and letters have been sent by the City. In case of flooding, the septic tanks can become a safety and environmental hazard. What is the City's doing to enforce conversion to sewer/water system.

*Response: Public Works will brief City Council in what needs to be done and how to handle. Since sewers have been installed, residents are required to hook up and disengage the septic system. City Council needs to develop an ordinance to make it mandatory to hook up to the sewer system and enforce the issue through the courts.*

2. Pointe San Luis: The City has never cleaned out the culverts/drainage swales along 3005 in our area. Could you ask about this?

*Response: The Public Utilities Department will bring this matter to TEXDOT attention since this area is their responsibility.*

3. Centex Destinations: The road side ditch culvert needs to be cleaned out along FM 3005.

*Response: The Public Utilities Department will bring this matter to TEXDOT attention since this area is their responsibility.*

4. 5500 Asso: Access Point 35: Loose sand – people are getting stuck in the soft sand and this area needs to be graded.

*Response: The matter has already been handled.*

5. Isla del Sol: Water bills and meters are a concern.

*Response: The property owner association receives one large bill each year for the irrigation system. It is an estimate but the association would like to spread the costs evenly over the year rather than be hit with one large bill and 11 regular ones. Public Utilities will investigate the matter.*

6. Bermuda Beach: Drains need to be cleaned of sand, especially on Rachael

Road and Bermuda Beach Drive.

*Response: Public Utilities will perform the task.*

7. Terramar:

- a. Vacant lots that have been condemned by the city needs to be cleaned of logs especially the county lot between Terramar and Bay Harbor.

*Response: This is Department of Planning responsibility and the Code Enforcer, Bill Heer, will investigate. Also, Debbie Stark handles lot maintenance and clean-up situations. They will use GBD funds for lot maintenance and clean up of a dump site. For any future situations like this in any part of the island to contact the Planning Counter, 797-3660 or Email: [planningcounter@cityofgalveston.org](mailto:planningcounter@cityofgalveston.org)*

- b. Terramar: Signs – there is a need for signs on the 3 new public access walkovers.

*Response: Terramar will advise the Planning Department of the location and the City will replace them.*

- c. Update on acquisition of an access easement for Sewage Treatment Plant expansion in Terramar Beach and when construction of the expansion may begin.

*Response: The Public Utilities send bids out this day to 10 contractors. The City is working with Isla del Sol for an easement from FM 3005 directly to the plant. The City will provide Isla del Sol an architect's rendering of the the area will look like and 2/3 of the residents need to vote to sell the property. The plan of construction will be reviewed at the November 30 City Council Workshop meeting and hopefully the plan will be approved in January. The roadway to the plant through Terramar will be torn up for the expansion and replaced.*

8. Karankawa Beach:

- a. Dune walkovers: Two new dune walkovers were built by the City after Hurricane Claudette; one is great but the easterly one was built out of used lumber and remnants from an old one. This walkover ramp is too steep on the beach side. The hand rails are about 6 inches too low on the beach side and not the same height as those on the rest of the walkover. The beach side becomes very slippery with dry sand. One incident already occurred with a person falling and breaking an ankle. In its present state the beach-side ramp of the walkover is a legal "accident waiting to happen". This walkover needs to be fixed and replaced.

*Response: Brandon Wade visited the walkovers and filed this report: "I visited Karankawa Beach today to have a look at the dune walkover issue that was mentioned. I have ordered the*

*eastern walkover to be closed.*

*Keith Stovall, I need you to get with Randy Spann. I want to know the walking slope on the beach side section of the walkover. I also want to know the slope on the western walkover as well (it appears to not be much better). I need you to get with David Ewald to determine what an appropriate slope would be for these walkovers, and then we need to be prepared to reconstruct one or both on the beach side. Brandon"*

- b. Sanitary Sewers: Karankawa Beach requests their subdivision is last on the list to have sewers installed. They are happy with the current septic system.

*Response: The City cannot honor or take a request like this into consideration. The plan to install sewers for the entire west end will progress and when it's Karankawa's turn, the septic tanks will have to cease operation.*

- 9. Indian Beach: The area continues to have an increase in permanent residences and construction of homes.

- a. Drainage pipes on beach side at dune location have failed and are a real hazard and need to be replaced.

*Response: Brandon Wade visited the area and filed this information to get the matter resolved: "I agree that the drainage outfall at 18523 E. DeVaca has failed. Keith Stovall and Keith Ware, I need you both to have a look at this. The pipe drains toward the beach. Just behind the dune is a complete collapse of a corrugated metal pipe, In the dune itself, the new pipe has parted and failed, and directly threatens the dune. I need you to begin preparations to fix this and report on your findings. Brandon"*

During the meeting, it was reported the road was sinking at 18307

Shammon Road.

*Response: Brandon Wade filed this report: "I cannot find any evidence that there is a roadway failure at 18307 Shaman Road. It was reported that the roadway is sinking in that area There was no structure at 18307 Shaman, so the address may not have Been accurate. Additional information is requested. Brandon"*

- b. The City recently mowed the grass in the ditches on the bay side but really need to clean out all of the ditch areas.

*Response: Brandon Wade visited the area and filed this report: "I need further information regarding the request to "clean out the entire ditch areas". My expectation of ditch cleaning is to return the ditches to more or less the original levels when the subdivision was developed. This type of major maintenance is typically very traumatic for the adjacent residents and usually meets with stiff resistance once the work begins. Please ask the HOA to provide a written request regarding this matter and to be specific regarding the extent of the request.*

- c. The City promised to place Indian Beach on a repaving program, but no action or commitment to date.

*Response: Brandon Wade visited the area and filed this report: "I have looked again at the*

*roadways in Indian Beach. I agree that the roadways are not "pretty"; however, they are very functional as compared to other streets in the City that is in need of repair. At this time, I cannot recommend to the Council that we move forward with any roadway improvements in Indian Beach. The roadways will have to be completely reconstructed with future installation of sewer, and it is my opinion that the current roadways will remain in acceptable condition until that time. Brandon"*

- d. Additional street lights on the bay side has been requested , but

last year they said it was not in the budget.

*Response: Brandon visited the site and filed this report: "I asked Angelo Grasso to complete the request for additional street lighting installation in Indian Beach. I expect we will forward that request to Center Point Energy in the next week or two. Brandon"*

10. Lafittes Cove: 11 mile road is dangerous and needs to be widened. Funds

are in FY 2005 budget to widen the road and we would appreciate a schedule

when it will be done.

*Response: The City needs a 20 foot easement from the property owner. There also could be wetlands impact in expanding the road and could delay the project. It is on the radar screen and contact with the property owner has been made and funds are in the budget to expand the road once the easement and wetland hurdles are complete.*

11. Palm Beach:

- a. Drainage problems are a major concern and need to be addressed with a program.

*Response: The right of way in the subdivision is 15 to 20 feet and you need 30 to 40 feet right of way to properly handle the drainage problem. In addition, the septic system compounds the problem with overflow during heavy rains and storms. The ditches between Pirates Beach and Palm Beach need to be investigated. Some of the drainage ditches can be fixed and cleaned and the City will include on the cleanout list.*

- b. Sewers – we would like an estimated timetable when to expect sewers. Septic tanks become a health issue during major storms.

*Response: Sewers for Palm Beach are most likely the last area to be installed in the west end. Public Utilities would like MUD 1 or MUD 29 to take Palm Beach into their system. This will be pursued by the City.*

Bruce Reinhart of Beachside Village advised at the meeting that he purchased 23 lots on the North side of Palm Beach along Stewart Road and inquired about sewers.

*Response: The properties will have to be replatted but sewers can be installed when the time for this area is ready.*

12. Sunny Beach:

- a. Drainage problems: The pond to the East fills to above capacity during the high tides and the water has backed up into our development. This results in problems with smell and mosquitoes.

*Response: Brandon Wade visited the area and filed this report: "The pond to the east is the outfall for the subdivision itself. This pond only drains under two circumstances. One, the pond fills to a point where the beach actually "breaches", and the pond flows much like a small creek to the Gulf. The second is for the pond to act much like a 'playa lake,' and must evaporate to lower the level (it works in Lubbock, but does not consistently work here). Wendy, please check with the GLO to confirm that they will not allow us to 'artificially breach' the beach by trenching to allow the water to drain. Brandon"*

- b. Ditches: The ditches need to be mowed by the City. The water is too high to mow now but the City should mow when they are empty.

*Response: Brandon Wade visited the area and filed this report: "I am assuming the subdivision is referring to two ditches. One is a ditch that is in the back yards between Bernice and Beard, and two is the ditch on the north side of Beard. I don't believe these ditches can be mowed (even when dry) by the City. I think we will need to "clean out" the ditches with a Grade All. This type of major maintenance will be very traumatic for the adjacent residents (especially the first ditch). Please ask the HOA to provide a written request regarding this matter and to be specific regarding the extent of the request. To access this ditch, we may need access to some private yards, and the HOA needs to be prepared to assist us in securing that permission. Keith Ware and Keith Stovall, please go have a look at this to give me an idea of what can be physically done. Also, note that I am concerned that parts of these ditches may have some wetland impact. Angelo Grasso, I need you to contact the COE to see if they can provide us guidance.*

- c. Bond issue: A few years back a bond issue was passed and the streets in Sunny Beach were to be paved. It never happened and Sunny Beach would like to know when the roads will be paved.

*Response: Sunny Beach is on the list to be paved on Phase 2 bonds, which have yet to be issued. This will not occur until the sewers are in place in the subdivision. Sunny Beach is on the last bond proposal of the 5 for sewers for the west end. One bond issue has been approved. It could be five years before Sunny Beach has sewers. City Council will be requested to issue the Phase 2 bonds at the end of the '05 fiscal year, which would be the Springtime of 2006.*

- d. Road grading: Sunny Beach would like the City to schedule every three months to grade and maintain the roads. Currently, Sunny Beach has to call the City and they are put on a long list before it is done.

*Response: Public Utility's has one road grader for the entire City and they have 350 center line miles to cover. The City will respond and Sunny Beach will be placed on a list but not every three months.*

- e. Sunny Beach requested speed bumps after the 8 mile road intersection into the subdivision to slow speeding cars going down to the beach. A petition was signed and submitted as requested a few years back but nothing ever materialized. As a safety feature, speed bumps are requested again.

*Response: There are criteria for speed bumps and Public Utilities believe Sunny Beach did not meet them. There is a specific petition form to complete that needs to be submitted to Angelo Grasso. The City Council recently advised that the criteria is too strict and for Public Utilities to come back with a plan. The humps cost \$1000 each to install and Public Utilities would like the homeowners to pay a percentage, like 50%. Sunny Beach needs to start the process again.*

f. A question was raised about the water tank that sits adjacent to Sunny Beach.

*Response: The 8 mile road water tank requires a proper transfer to the City from the Gulf Coast Water Authority. A title modification needs to be done and then the tank can be sold at auction. The City is pursuing.*

#### Public Safety:

1. Bermuda Beach: Twelve break-ins have occurred in the past three months; mainly on the weekends. More police patrols are necessary on weekends for the west end.

*Response: The number of police officers for the west end has increased from 7 to 10. There are 3 officers maximum per shift on a given day with a supervisor. The days are not a problem but the night shift is difficult to staff and the Chief attempts to pull officers from other areas to cover. The break-ins are regrettable but at times an officer has to be in the area at the right time and place to catch any perpetrators.*

2. Sands of Kahala: Some renters called 911 and it took about 45 minutes for the police and ambulance to arrive. They went to Kahala Beach and Kahala Beach Estates before finding us. The police and EMS map system needs to pinpoint the correct subdivisions on maps.

*Response: The mapping system belongs to the 911 district. The dispatcher receives the call and looks up Kahala and there are three areas on the west end. A map on the screen is not available yet and there is no locator map. If a cell phone is used, it is not traceable. In addition, when EMS arrives to a location, most of the time there are neither numbers for the street address or they are too small to read from the road. The police and EMS request residents to place large numbers with distinctive color so the officers can read it from the street.*

3. Indian Beach: There has been an increase in dumping of garbage on the bayside and vandalism to our fishing pier and pool.

*Response: There are two litter patrol officers under the Public Utilities Department and they should be called: 797-3640. There are serious fines in dumping trash and the City would like to know the violators.*

4. 16 mile road beach access: There is a regular problem with driving on the beach in vehicles and golf carts west of 16 mile road. Police enforcement is necessary.

*Response: The residents should make the police officers aware of the problem. The Chief will also advise the officers of the situation.*

5. West End:

- a. It appears police are being rotated on the west end rather than to have a police officer that knows the area and individuals. It was mentioned during budget review that more police officers would be assigned to the West End and appreciate an update.

*Response: As described above, three additional police officers have been added to the West End for a total of 10. The regular police officers that are known to the community are still there but the new officers are not recognizable yet. The new officer for the day shift is not that familiar as we are with Officer Fred Whorton but the west end will get to know the new officers. The Chief is trying to entice new officers to live on the West End and may consider in*

*the future incentives.*

- b. Signage and traffic enforcement are needed on the beaches where driving is permitted on the far west end. There are reports of vehicles speeding and reckless driving.

*Response: The new beach access plan will have bollards and signage by the end of the year. More police officers are now on the west end and enforcement on the beach will be a major thrust.*

- c. Police Substation: Centex appears willing to support a facility. What steps are necessary to make this happen?

*Response: Centex was present and advise they will provide the land. The Chief advised a substation is not a priority because of the cost and manpower to have a facility. The Chief would rather have more officers to patrol the area.*

*In addition, the shift now starts at the 53<sup>rd</sup> street station rather than downtown. This saves valuable travel time and increases patrols on the West End. However, with a police substation, the shift could start on the west end. The City is willing to work with Jamaica Beach on a program to increase patrols.*

Respectfully submitted,

Jerry Mohn

West Galveston Island Property Owner Association

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