

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

January 15, 2005

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on January 15, 2005 at the Galveston County Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors present Jerry Mohn, Al Birdwell – Bermuda Beach, Wanda Greer – Terramar Beach, Sidney McClendon – Pirates Beach, Tom Booth – Condominium, Bill Moll – Spanish Grant, and, Jim Stewart – Isla Del Sol. A quorum of Directors was present. Susan Gonzalez, Recording Secretary and President of CKM Management was also present.

WGIPOA corporate sponsors, Gary Greene with Gary Greene Realty Realtors, Dave Murphy of Center Point Energy, and Peggy Zahler with Johnson Space Center Credit Union were present. Bill Hinek from Galveston Parks Board and Bryan Lamb, Captain of the Constables and running for County Commissioner for Precinct 2 were present. Also present was Robert Cheek, Mayor of Sante Fe and running for County Commissioner, Precinct 2. Jerry Mohn also recognized the WGIPOA public relations specialist, Kathy Thomas, and Dr. John Anderson from Rice University.

The December 18 Minutes were reviewed. Motion by Sidney McClendon, seconded by Tom Booth, the Board approved the December 18, 2004 and special Board meeting of January 8, 2005 minutes by unanimous vote.

### Treasurers Report by Al Birdwell.

Al stated that there is \$16,924 cash on hand. \$20,500 was collected in dues for 2004. Motion by Wanda Greer, second by Sidney McClendon, the Board approved the financial report as presented by unanimous vote.

### District 6 Jackie Cole Report:

Jackie Cole stated that The West End Land Use Policy Committee prepared the Excavation Ordinance, which has been adopted by the City. The philosophy of the ordinance is that each permit will be reviewed on a case-by-case basis. Each permit request will be considered on everything around the construction site, the roads, 25 foot distance from any developed right a way, etc. Concerned with the protection of the natural environment.

The Ordinance will prohibit borrow pits (pits whose purpose is to provide sand). The Ordinance will allow pits for improvement of drainage, mitigation and development. The Ordinance will exclude pools, minor landscaping projects, individual bulkheads or dredging (i.e., maintenance dredging). No soil or sand may leave the island.

Other areas the Committee will be addressing in the future are: Ordinances for beach nourishment, wetland Ordinance and heights of buildings on west end. There was heavy discussion for the ordinance to allow sand nourishment projects for the beaches especially the shore protection devices that require a certain width of the beach to be maintained. In addition, each year during hurricane season, high tides wash away sand and needs to be replaced. Jackie is worried about Galveston Island becoming a "Swiss cheese" island and sand excavation needs to be managed correctly. Question was raised that at what point is it safe to take sand from the middle of the island to put on the beach? This can be solved with a geo hazard map of the west end and the City has budgeted funds to develop this type of map.

ANCHOR BAY: Jackie reported that at the Anchor Bay hearing, the City Council sent the plan back to the Planning Commission to re-access 4 areas. The meeting will be held on February 8, 2005.

HIKE & BIKE TRAIL: Jackie advised a public meeting has been set for Monday, January 24, 2005, 6:30 p.m. at the Galveston City Council chambers. The goal is for a connecting Hike & Bike trail from the City to the West End.

"GIVE TRASH THE BOOT": Jackie Cole stated this is the motto for the Galveston City clean up kick off. There will be rules and code enforcement. Trash litter fines will be from \$200 to \$5,000. If there are code enforcement violations to please call: 797-3605. Friday and Saturday will be large pick up days. To report areas the City needs to clean up email the Department and cc: [JackieCole@CityofGalveston.org](mailto:JackieCole@CityofGalveston.org).

SANDHILL CRANES: Discussion was held concerning the protection of land used by the Sandhill Cranes. Motion by Sidney McClendon and seconded by Bill Moll, the Board approved to sponsor an appearance in front of the City Council to commission that a track of land be set aside for the Sandhill Cranes. Hunting on the west end was discussed and everyone believes hunting will be banned because of the large number of new homes and residents.

PROGRAM: DR. TIM DELLAPENA – "Texas A&M Sand Study" A Slide Presentation:

Topic: "Morphological Monitoring of a Storm-Dominated Micro-tidal Barrier Island: Galveston Island's West end" by Andrew McInnes and Dr. Tim Dellapena from Texas A&M in Galveston.

Morphological Monitoring of Beach

1. The Beach is a barrier island and is unique. Barrier islands are the most widely studied coastal shore types.
2. Galveston Island is heavily developed and modified transgressive (retreating) barrier island.

Barrier Island like Galveston is affected by erosion due to:

1. Ground water withdraw
2. Reduced and interrupted sediment supply
3. Engineered hard structures result in erosional hotspots

Seasonal Profile/Erosion Response:

1. During the summer months, gentle, non-storm swells rework the eroded sediments deposited in the littoral zone, moving them landward and thus rebuilding the beach.
2. During the winter months, wind-circulation patterns and low barometric pressures preceding the passage of cold fronts cause strong onshore winds and high waves that typically erode the beach. After each frontal system passes the coast, wind direction shifts and strong northerly winds lay the waves down.

In March 2004 Andrew McInnes and the Coastal Geology Laboratory of TAMUG began a pilot project to monitor Nineteen miles of beach on the west end of Galveston Island. Traditional cross-shore and along shore monitoring techniques are used to determine the migration of the shoreline. How far up on a weekly basis the water washes up – checking for differences.

*Basis: The shoreline is the position of the wet line:*

*-Enhanced wave run-up (landward advance of the wet line) may result in erosion*

*-Reduction of wave run-up (seaward retreat of the wet line) may result in accretion*

Previous beach monitoring efforts have focused on cross-shore profiling of the beach using standard surveying techniques.

**PROJECT GOALS** – Develop a cost effective beach-monitoring program for Galveston’s West end, which allows for:

1. Rapid regular on going assessment of beach conditions.
2. Estimate a long-term baseline data set for detecting change.
3. Identify and track erosional hotspots as they develop.
4. Enhance public awareness and knowledge.

**METHODS** – Establish an along-shore spatial monitoring technique utilizing a Kinematics Global Positioning System (K-GPS) to determine the migration of the shoreline.

1. Accurate surveying of large areas that require low cost and low manpower
  2. Three surveys per month – from the west end to the Seawall to San Luis Pass. Position recorded every second, average 3269 points per survey (every 30.7’).
  3. The rate of rise for Galveston is about three (3) times the global average.

**PRELIMINARY RESULTS SUGGEST:**

1. Consistent trends in shoreline retreat and advance.
2. Seasonal variability.
3. Have refined survey techniques developed visible monitoring program.
4. May allow for early identification of erosion hotspots.
5. Great deal of public support for this effort.

Incorporation of this monitoring project with existing data will enable the opportunity of scientifically based, sound management for the complex task of local and state coastal planning and decision making.

**BOARD RETREAT:**

The Board held a luncheon last Saturday. The Board reviewed the goals for 2005. The Galveston City Manager meetings have been successful. Key to getting the City items completed is follow up. In February there will be another City Manager meeting. We are asking for more funds for the Parks Board. We are going to ask for more money, more clean up and trash pick up. We are asking member property owner associations to provide a list of items they specifically need addressed by the City Manager.

**2004 ACCOMPLISHMENTS/2005 PROGRAM:**

## Accomplishments:

- Successful meetings with the City Manager to address issues and concerns of the various property owner associations.
- Secured a \$16,500 grant from the Fish America Foundation to vegetate Delehide Cove.
- Successful in pressuring the Police Department to increase the number of Officers on the West End from 7 to 10 and for the Fire Department to maintain a 4 member staff at the Sea Isle Fire Station.
- Succeeded in having Vic Pierson, Mayor of Jamaica Beach, selected as the local government representative on the Coastal Coordination Council Committee.
- Successful joint meeting with GIVRMA at the Parks Department to increase maintenance and trash pick up on the West End beaches.
- Initiated the TEXDOT Hydraulics Study that supported the elevation of FM 3005 in strategic areas. The elevation will allow a safe evacuation for the West End during major storms and also provide better drainage for many subdivisions.

## For 2005 we plan to:

- Pursue in Austin increased funding for CEPRRA (Coastal Erosion Planning & Response Act) and to introduce the Coastal Improvement & Protection Bill as a permanent funding source for major shoreline restoration projects along the Texas coast.
- Work with UTMB and Jamaica Beach to establish a "Telemedicine" facility on the West End.
- Continue the quarterly meetings with the City Manager
- Pursue City funding for implementation of drainage and water projects for the West End.
- Pursue a police substation for the West End
- Continue as a member of the West End Land Use Policy Committee to make certain planned conservation development continues and to preserve the natural environment of the West End.
- Continue with Jamaica Beach with the Hurricane Preparedness meeting for the West End
- Continue to work with Spanish Grant Bay and Anchor Bay in resolving issues
- Pursue approval of the \$10 million bond to build and install sewers in Bay Harbor, Sea Isle and Terramar; and, establish an approval program of subsequent bonds to install sewers for all the west end.
- Be an advocate for any issue or concern of member property owner associations with the City and County.

## NOMINATING COMMITTEE:

Wanda Greer stated that the nominating committee was nominating Jerry Mohn and Al Birdwell to be elected as Directors for the term beginning March 1, 2005. Both Jerry Mohn and Al Birdwells terms end and the committee requests they be re-elected. The committee also requested that the Board be increased to eleven members. The committee recommended that Spanish Grant Beach, Acapulco Village, and Pointe San Luis join the Board of Directors.

The committee recommended that the quorum to be 40% of the executive committee. The Members will vote on the recommendations at the February 19 annual meeting. Floor nominations preceding the election can be made by member associations.

Motion by Al Birdwell, seconded by Bill Moll, the Board accepted the nomination committee report as presented by unanimous vote.

There being no further business to come before the Board the meeting was adjourned at 11:20 a.m.

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