

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MEETING WITH GALVESTON CITY MANAGER

February 18, 2005

City Managers Meeting

West Galveston Island Property Owners Association

February 18, 10:00 AM, Room 204, City Hall 10:00 AM to 12:00 PM

Attendance:

City: Steve LeBlanc – City Manager; Wendy O'Donohoe – Director of Planning; Brandon Wade – Director of Public Works; Ken Mack – Chief of Police and Captain Putmal – Police Department; Mike Varela – Fire Chief

Parks Board: Dianna Puccetti – Chair and Lou Muller

WGIPOA: Jerry Mohn - President; Susan Bishop and Charlotte Goeters – Acapulco Village; Tom Boothe – Condos; J.D. Epstein – Kahala Beach Estates; Peggy Zahler – Spanish Grant Beach; Jeff Southard – Dunes of the West; Bruce Reinhart – Beachside Village; Wanda Greer – Terramar Beach and 5500 Association; Marty Baker – Pirates Beach/Cove; Jeanette DiFilippo and Carol Yard – Sea Isle

Topics of Discussion

Communications: Steve LeBlanc advised the homeowners association that an Email is the best way to communicate with the City because it becomes a document that can be tracked.

1. Public Safety – Police Patrols
 - a. Not enough patrols of the West End

Response: Chief Mack clarified the patrols of West Galveston Island. The City has 21 vacancies for patrol officers, which equates to 25% of the patrol staff. The West End currently has 3 officers each on day and evenings and 2 officers on the night shift for 8 officers. We were under the impression from the 11/3/04 meeting that the West End had 10 officers on patrol. The Chief indicated they try to have 3 officers for the night shift but due to demands of the City, it is not possible. In addition, the Police Department does not pull officers for other areas of the Island unless specific situations arise. One example could be during Mardi Gras when more patrols are necessary downtown. The West End receives 4% of the cost of service and 20% of the available police patrols.

- b. Response time is slow at times

Response: Chief Mack advised during this particular call, which was during Mardi Gras, it did not appear to be life threatening and an officer did not respond because of the demands in downtown Galveston.

- c. Lafitte's Cove would like the police to stop golf cart violators, underage drivers and no license plate

Response: Lafitte's Cove is part of Pirates Beach/Cove and considered a Master Planned Community and the golf cart requirements are different. He will forward the requirements. Basically, golf carts are not to be operated on a public street.

- d. Police Sub Station is necessary– The West End is now 37% of Galveston Tax base. The population is growing and public safety is a real concern and the need for a police substation.

Response: The Chief is not interested in a police substation and prefers to increase the number of officers on patrol. To operate a police substation would require 4.7 officers per day to man the operation 24 hours per day, seven days per week.

e. Dunes of the West:

1. What is the exact driving on the beach restrictions with regard to golf carts, electric versus gas, driving to or from golf courses, etc.?

Response: The Chief will forward the information on the regulations for golf carts.

2. The theft and trespassing is a real problem for us. I realize the police won't do much more but we need to get on the record with our problems.

Response: Get the information on record. When you call the police dispatch, record the incident. The problem with the West End is that they do not believe anything will happen and usually do not report the incident. Report the problem!! The non-emergency number is 797-3704.

2. Fire Prevention:

- a. Subdivisions are concerned if Fire Hydrants along FM 3005 and in subdivisions are serviced and maintained on a regular basis.

Response: Chief Varela advised there is a fire hydrant maintenance program for each District. Every fire hydrant is checked, caps are greased, and the water flows are checked. In addition, blue markers are glued down on the street to identify where the fire hydrant is located. If there are bad fire hydrants, a list is given to the Public Works Department to remove.

- b. Kahala Beach Estates: The fire hydrant on our west end has been on its side for at least two months. A resident called the City at least three times with no result.

Response: The Public Works Department will take care of this problem. The fire hydrant should have been removed. The Fire and Public Works Department agreed there needs to be a follow up program to make certain issues on bad fire hydrants are addressed.

3. Parks Board

- a. The West End would like to see the City increase funding to the Parks Board for trash pick up of the west end. The Parks Board has inadequate funds to clean west end beaches and the City needs to increase funds in the upcoming budget cycle to meet the demands and growing population of the west end.

Response: The Parks Board receives funds for trash pick up of the beach from hotel/motel taxes, which have not reached the forecasted levels. As a result, beach trash pick ups of the west end had been reduced last season but a new alternate plan by the Parks Board will be introduced for the coming Season to hopefully take care of the problems. The City currently contributes \$30,000 to the Parks Board for clean up of trash on the Seawall. The WGIPOA along with the Parks Board will request the City to increase the funds for trash pick in the next

fiscal budget cycle. Discussion also centered around the large accumulation of wood debris on the beaches. The Parks Board periodically removes the wood and takes it to the wood grinding facility provided by the City. However, the grinder has been down but the City will spend \$10,000 to repair the machine to start the grinding of wood debris again. The Parks Board also puts a roll on/off dumpster at Pocket Park 2 to handle the wood and other extra trash debris. The Parks Board time involves 50% picking up wood debris and 50% picking up trash.

- b. Public Works and Parks Board: We recommend the possibility of twice weekly residential trash pickups on the West End during the 10 weeks of summer peak season. If not, then place a dumpster for property management companies to dump the extra trash. When trash is overflowing in home garbage cans (whether it's a rental property or not) then people take it to the Park Board beachside barrels and then the problem is exacerbated.

Response: The Public Works Department operates trash pick ups 4 days per week – Monday through Thursday and Friday is set aside for maintenance and repairs of the trucks. The City is not equipped to handle dumpsters. The trash trucks are capable in handling large 300 gallon trash containers. The City recommends the rental firms, management company's, realtors, etc, to rent one of these containers from the City at \$3 per month. The City and Parks Department would encourage subdivisions to pick up trash on the beach and place the trash bags at access points to be picked up on Monday mornings. This program will be modified and expanded. Brandon Wade recommended that Realtors and rental firms encourage their rental landlords to order and place extra trash containers at the properties. The large size 300 gallon containers can be placed at strategic areas in the West End at \$3/month. Brandon Wade would be pleased to meet with various groups in coming up with a plan for extra trash cans at different sights in the West End. He would be willing for extra bags to be placed at specific and approved areas on the West End.

4. Planning department:

- a. 5500 Association would like to know when bollards and signage will

be placed on the Beach to comply with the new Beach Access Plan.

Response: The Planning and Public Works Department have met to institute a program in installing bollards and signs at key access points. Most likely, it will be either April or May for the program to be implemented for bollards and signage at the 5500 Association. The implementation time frame is dependant on current Public Works projects, such as street paving and infrastructure improvements. Wendy O'Donohoe advised the Galveston Beach Access Plan is still waiting for comments from the GLO. In the interim, the City can implement the Beach Access Plan on a conditionally certified basis.

- b. Sands of Kahala Beach would like "Keep Off The Dunes Signs" – does the City provide or should they obtain? Is their a requirement?

Response: The City does not provide these types of signs and it is up to the subdivision or property owners association to make and install these type of signs.

5. Public Works – Brandon Wade wanted to give a perspective of the City's dilemma in maintaining City roads. He advised the City has 300 centre line miles of streets to maintain. Asphalt roads have a 20 year life and the City needs to reclaim at least 15 miles per year in order to keep up with the mainstream. Unfortunately, the City is only able to maintain 2 miles a year.

- a. Acapulco Village would like the City to take over their streets.

Response: The Public Works Department has initiated the process in evaluating the economics and advantages in taking over the streets. It will be brought before City Council when all the information is available. The City is not interested in doing any test project with polymers or new type of ingredients. The roads would be asphalt based. Brandon advised asphalt is the preferred base for streets – it last an average of 20 years. The next phase will be the request by the Public Works Department to City Council.

- b. Spanish Grant Bay would like Jenkins Road to become a public Road. This will be a necessity when Anchor Bay Phase II is developed and the City should begin the process now.

Response: City Council would have to condemn Jenkins Road. The City is reluctant to do it now. The City would like to search for a different way to use Jenkins Road. The street is narrower than 11 mile road and there would be a tremendous amount of work to make it a public road. In addition, the fences boarding the road from the residences would have to be moved farther back in order to widen the road. Jenkins Road is in terrible shape and it would be difficult to maintain. Brandon Wade will gather more information in order to make a proper evaluation.

- c. Lafitte's Cove would like 11 mile road widened. It is becoming a safety hazard when two cars are going down in opposite directions, especially during rain storms.

Response: The City needs more rights of way along 11 mile road in order to expand it. In addition, there will be wetlands mitigation since the adjoining areas are in the wetlands. The City has an area to mitigate these wetlands but needs first the right of way by the owner of the east side property. A developer is working with the property owner on a project and has approached them to grant an easement for a right of way. The property owner has yet to decide.

- d. Spanish Grant Beach would like the City to make all residents hook up to the sewer lines. Septic systems are still in the subdivision.

Response: The City should send a letter to the homeowner to tie into the sewer line and to shut down the septic system. The City ordinance should be modified that if a resident does not tie in within a certain period of time, the water would be shut off. The due process to change the ordinance could take 9 months. This matter will be investigated.

- e. Sewers for the West End. When will the next bonds be issued for sewers in Sea Isle and Terramar

Response: The design phase of the project is almost complete for Sea Isle, Terramar, and the trunk lines. Depending on the City's cash flow, the next bond approval could be \$10 million or \$23 million. The \$10 million would complete the building of the water tower in Jamaica Beach and internal repairs of the system and not Sea Isle and Terramar. The \$23 million would not only do the water tower but also the design for the remaining sewers to be installed for the entire West End plus Sea Isle, Terramar, and the Jamaica Beach water tower. The water tower at Jamaica Beach is critical since the City of Galveston has been sighted by the TEQC for non-compliance of water quality. The location of the sewer line from Terramar Beach to Sun Bird Beach could be a problem. The City would like to install the line South of FM 3005 but City Council is not in favor because installing a sewer line in an eroding area. If the South area is not approved, then going North of FM 3005 will have to go through Sea Isle. City

Council will be evaluating the bond program in the very near future and the subdivisions should advise the City of their desires.

f. Indian Beach:

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

Response: Brandon thought the drainage pipes were fixed and will investigate.

2. 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: The City did not mow the ditches and someone mowed it for hay. The City will look at cleaning out the ditches but this is at least a year away. Indian Beach is not as critical as other areas.

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

Response: The City does not plan to repave Indian Beach until the sewer program for the area is finished. They do not want to repave the roads and then dig them up and repave again when sewers are installed. Time line to repave depends on the sewer bond program.

a. Palm Beach:

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

Response: Water in Palm Beach drains to the East, which should then drain to the Bay but it does not occur since the drainage at Pirates Beach next door is very bad. There is no easy solution for Palm Beach unless rights of way are granted in order to take the culverts out.

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

Response: Unfortunately, Palm Beach is in the middle of the island and difficult to bring in a special sewer line from the City. The best solution is for Palm Beach to tie in with MUD 1 when they receive approval of a new discharge.

b. Karankawa Beach to 16 mile road: Major drainage problems with

subdivisions along this area. The City should embark on a study to tie in with the TEXDOT Hydraulics Study to alleviate the flooding and drainage problems. Need to evaluate a pumping system to get the water to drain to the Bay.

Response: The City is looking at an outflow canal at Karankawa Beach area to drain to the Bay. It will be tied in with the TEXDOT Hydraulics plan to elevate portions of FM 3005 and to repair and replace culverts. The WGIPOA, City, and property owner associations from this

area plan to meet with TEXDOT to understand the past drainage system, culverts that are affecting the drainage, and what needs to be done for proper drainage of the areas.

- c. Kahala Beach Estates: the ditch fronting the subdivision could be cleaned out as water seems to be standing for a long time.

Response: TEXDOT plans to recut and clean out the ditches along FM 3005 to their original grade. The City will request a timetable when this will be accomplished.

- d. Bay Harbor: Sewer installation on the beachside.

Response: For a Bay Harbor beachside sewer system, it would require a lift station. For sewers in Bay Harbor, there are right of way issues to investigate first before implementing a sewer program.

- e. Sunny Beach:

1. Update on the Drainage, Ditches, and Water tank requests from the 11/4/04 meeting

Response: There are two drainage ditches in Sunny Beach – one at Bernice and Beard and the other just North of Beard. The one at Bernice and Beard is always full of water and it cannot be mowed. When the subdivision was built, there were no easements and the developers built up the area. To fix the problem, this ditch will have to be covered up and then dig it out. Everyone in the area will have to dedicate an easement so the City can dig, fill, and dig the ditch. The second ditch just on the north side of Beard has to be considered to be water of the U.S. This used to be a swale from information drawn on 1950 old maps and waters have closed it. The US Army COE has no jurisdiction over fresh water areas.

2. Determination from the GLO about artificially breaching the beach.

Response: The City is preparing to go to the GLO and US Army COE. The drainage for Sunny Beach never worked and for a proper one will require breaching the beach to drain properly. The question of artificial breaching will be raised within two months with the agencies in order to attain adequate drainage at Sunny Beach. .
