

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 15, 2006

Jerry Mohn, President, called the Board of Directors meeting for the West Galveston Island POA to order at 9:00 a.m. Directors making up the quorum were Jerry Mohn, Mary Baker – Pirates Beach, Tom Booth - Condominiums, Peggy Zahler - Spanish Grant Beach, and Mike McCulley – Pointe San Luis. Susan Gonzales – CKM Property Management was also in attendance and recording secretary.

Jerry Mohn introduced Al Choate - Navigation District Commissioner and Republican candidate for County Commissioner-Pct 2; Brian Lamb, Democratic candidate for Commissioner Precinct 2; and, Jackie Cole – Galveston County City Council Member and running for Pct 6.

Also introduced were Lyda Ann Thomas City of Galveston Mayor and also running for Mayor; Vic Pierson, Mayor of Jamaica Beach; and, Brandon Wade – Director of Public Utilities for the City of Galveston and the Assistant City Manager.

Corporate sponsors Peggy Zahler with Johnson Space Center Credit Union and Vic Pierson – Moody National Bank were also acknowledged.

Jerry Mohn stated that the program today is for the three candidates running for District 6, Jackie Cole, Richard McCauley and Beau Rawlins. Questions will be taken from the audience and each candidate will have the opportunity of answer the questions.

Minutes: The minutes had previously been sent to the Board for review. Motions by Peggy Zahler, second by Tom Booth, the minutes of March 18, 2006 were approved by unanimous vote with the following resolution:

RESOLVED THAT, the Board approved the March 18, 2006, minutes as presented.

Treasurers Report: Jerry Mohn gave The Treasurers report. Total Cash as of March 16, 2006 is \$21,906.58 with net equity to be \$32,906.58. Motion made by Tom Boothe and seconded by Peggy Zahler, the Treasurers report was approved by unanimous vote with the following resolution:

RESOLVED THAT, the Board approved the April 2006, Treasurer's Report as presented.

CANDIDATE FORUM

Jerry Mohn introduced district 6 Candidates Jackie Cole, Richard McCauley and Beau Rawlins. Each candidate was given the opportunity to state their platform and provide information concerning their background. Three written questions from the audience were selected and each candidate replied. At the end of the Forum, each candidate had a closing statement.

Jackie Cole stated that the West End Land Use Committee held their last meeting. The Committee formulated dune setbacks, land use for commercial and residential and excavation ordinances. In Ms Cole's two years she has worked on sewer, water drainage and trash pick up issues. The City Council initiated a study by the University of Texas Geology Department putting together a map that will be a blueprint for development which identifies wetlands, marsh areas, and developed areas.

Richard McCauley entered Petroleum Engineering and has lived on the island for three years. He has performed in Civic Groups through the years. Mr. McCauley stated he would work towards preservation of the islands resources and on improving services. Mr. McCauley stated that the City of Galveston needs to control spending.

Beau Rawlins was born and raised on Galveston Island. He is a 6th generation Galvestonian and stressed the importance of maintaining and improving the school system. Mr. Rawlins is also a Builder on the island. Protecting the environment is of great importance and providing more policing on the West End. Mr. Rawlins stated he wants to be a Council Member who makes decisions before the issues come up.

The following questions were asked of each candidate:

#1 What should be the City's stance be on providing Hurricane damage protection on the West End and to provide shoreline protection?

#2 What are your positions on conservation of wildlife and gambling on the Islands?

#3 Can you avoid a stampede by developers to get a permit before the West End Lane Use Committee adopts its policies?

PROGRAM

Jerry Mohn introduced Brandon Wade, Director of Public Utilities, City of Galveston and Assistant City Manager. The Program to be covered today is water, drainage and sewer projects for the West end.

Water and Sewer Projects:

1. 12-inch Water line FM 3005 – Jamaica Beach to White Sands Tower: approximately 3 ½ miles of water line have been installed, line to be partially in service prior to Memorial Day.
2. Terramar Beach Wastewater Treatment Plant, Phase 1 - 500,000 gallons per day replacement Wastewater Plant, the structure is complete and the initial plant startup expected in mid-June.

Capital Improvement Programs:

1. Terramar WWTP Trunk Main and Lift Station: design is complete, bids have been received, project is expected to be awarded by Council on April 27, 2006, construction is expected to begin in June 2006 and take 9 months.
2. Jamaica Beach Elevated Storage Tank and Pump Station: the design is complete and has been submitted to TCEQ for approval, expect to advertise for bids in June 2006, award contract in July 2006 and begin construction in September 2006.
3. West End Water Pressure Control Valves: the design complete and has been submitted to TCEQ for approval, expect to advertise for bids in June 2006, award contract in July 2006 and begin construction in September 2006.

Development Capacity Enhancement – Design Only

1. Isla Del Sol Elevated Tank, 2 million gallons – Design only: to be located between Isla Del Sol and Terramar Beach, funds for construction were recommended for 2007.

2. 16-in Line FM 3005 from 13-Mile Road to Jamaica Beach: design beginning in late summer 2006 and funds for construction recommended for 2007.

2006 Sewer Revenue Bonds

1. Terramar East Trunk Main (to east of Sea Isle): design is nearing completion, to be advertised for bids in April 2006 and begin in September 2006.
2. Terramar Beach Subdivision Sewer and Fire Lines: design in nearing completion, to be advertised for bids in August 2006 and begin in November 2006.
3. Sea Isle Subdivision Sewer and Fire Lines: design is near completion, to be advertised for bids in April 2006 and begin July 2006.
4. Bay Harbor "Reserve": project was separated into two phases bay Harbor Subdivision Lines and Bay Harbor M 3005 Trunk Main & Lift Station. The Bay Harbor Subdivision Lines section is being reconsidered for alternative sewer technology (vacuum sewers or grinder pumps) due to the lack of adequate right-of-way in the subdivision. The Bay Harbor FM 3005 Trunk Main and Lift Station is being prepared for advertisement for bids and expected to begin in January 2007.
5. Unserved Areas Design: the project has been separated into 3 sections: Far West End Unserved Areas (those areas roughly between Jamaica Beach and Sunset Cove to include Indian Beach, Karawkawa, Acapulco Village and Gulf Palms), Palm Beach Unserved Areas; and Near West End Unserved Areas (those areas roughly between Spanish Grant and 7-Mile Road including Ostermeyer/9-Mile Road, Sunny Beach and Sportsmans Road): Council consideration of a design contract in June 2006 and the design will take 9 to 12 months.

FY 2006 Sewer Industrial Development Corporation Funds

1. Terramar WWTP Expansion, ½ to 1 million gallons then to 1.5 million gallons, Phase 2 – Design Only: Council consideration of Preliminary Engineering Report approval in June 2006
2. MUD 1 Lift Station Participation (Palm Beach Lift Station): waiting on MUD-1 to move forward with the project.

FY 2006 Drainage Improvement

1. West End Drainage Preliminary Engineering (In-House): preliminary Engineering reports are completed for Sunny Beach/Henderson Hole, Playa San Luis Subdivision, Spanish Grant Beach Side and Karawkawa Beach/Gulf Palms/Acapulco Village.
2. Preliminary Engineering Reports are being prepared for the following areas: Ostermeyer Rd./9-Mile Road area, Crash Boat Basin/103rd Street/Sydnor Drainage and Tidal Flooding.
3. West End Drainage Preliminary Engineering: includes Terramar Beach, Sea Isle and Teichman Road, public meeting to be held in July 2006, estimate completion of Engineering December 2006.
4. Working with Trust for Public Land to determine environmental sensitive land

Streets and Traffic

1. Traffic Signal-FM 3005 at Cove View: design proposal is expected to be received April 2006.

2. Antascosa Key (Sea Isle) Raising/Reconstruction: design is 90% complete, project bidding is estimated for July 2006 and construction October 2006, project expected to take 4 months.
3. 11-Mile Road - FM 3005 to Stewart Road Widening: design is 95% complete, requires Corps of Engineers approval, requires land swap completion, schedule pending. Money is in the bank for this project.
4. Cleaned and re-leveled 24,200 linear feet of ditches in the following areas: 9-Mile Road ditches, Ostermeyer Road, Palm Beach Ditch (eastern outfall ditch), Palm Beach Subdivision, Terramar Beach Ditch near Community Pool, Sea Isle Ditch, 11-Mile Road (West Side).

Brandon reviewed the drainage maintenance program where the City cleaned 24,000 feet of ditches 410,000 feet of curb debris. Approximately 98,000 feet of storm drains were cleaned and 4.6 million pounds of sand and debris removed from these areas.

As far as trash, the hand picking crews have been successful and the City will purchase two new trash trucks.

There will be no Friday pick ups on the West End between Memorial Day and Labor Day. The City has sufficient containers now and residents and renters should obtain at only \$3 per month. If the City finds more trash between these periods of time, they may consider Friday pick ups again. This will be determined after Memorial Day.

Brandon advised to do the West End correctly will cost \$200 million and it is achievable. In the last 5 years, the City has spent \$40 million for the West End.

TPL: The Trust for Public Land has purchased 300 acres west of McAllis Point property located north of FM 3005 between Indian Beach and East of Silverleaf. This land is the last piece of property on the island that can be developed in to a nature preserve, all other land on the island is marked for residential or commercial development. Donations are still being collected as the full sales prices has not been paid. Please send your money or pledge to:

The Trust for Public Land
Houston-Galveston Office
1113 Vine Street, Suite 115
Houston, TX 77002
Tel: 713-226-7200 Fax: 713-226-7229 Cell: 713-703-1123
linda.shhead@tpl.org

Jerry Mohn encouraged all members to support this very important effort to save what little are left of green space on the west end.

Tax Meeting: The Board of Directors had a meeting with Cheryl Johnson, Galveston County Tax Assessor-Collector, as a follow up to her presentation at the April 15 WGIPOA meeting. The purpose was to review and develop strategy in proposing legislation to cap property taxes or some type of program to curtail the spiraling exactions of property taxes, not only for Homesteaded properties but also for second home properties. The results are to wait until after the Special Session to meet with the State Legislators in pursuing the matter.

Texas ASBPA: Jerry Mohn reported a Texas Chapter of the American Shore & Beach Preservation Association was being held April 21 in South Padre.

There being no further business to come before the Board the meeting was adjourned at 11:30 a.m.
