

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 15, 2007

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, Sidney McClendon – Pirates Beach/Cove, Peggy Zahler – Spanish Grant Beach; Ken Diestler – Spanish Grant Bay; Marty Bilek – Dunes of the West Beach; Andy Lang – Bermuda Beach; Tom Boothe – Condominium; John Schiller – Acapulco Village; Carol Stewart – Sportsman Road; Ed Nadalin – Terramar; and, Sharon Ryan – Jamaica Beach Improvement Committee. Marty Baker – Advisory to the Board. Susan Gonzales – CKM Property Management and Recording Secretary.

In attendance were Galveston District 6 City Council member, Dianna Puccetti, District 2 City Council Member Juan Pena; Galveston Parks Board of Trustee Chair Jeri Kinnear; Lt. Henry Poretto – also running for Galveston County Sheriff Department. Corporate sponsors recognized were Peggy Zahler - Johnson Space Center Federal Credit Union and Apollo Environmental with Perry Culp and Andy Elms. Eddie Fisher, Director of Coastal Protection with the General Land Office was also recognized.

MINUTES: Minutes of the November 17 meeting were sent by email and reviewed by the Board. Upon motion duly made by Tom Boothe and seconded by Peggy Zahler, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the minutes of November meeting were approved as presented.

FINANCIAL REPORT Marty Bilek gave the financial report. Total cash on hand as of November 30, 2007 is \$23,102 and total assets were \$24,212. Upon motion duly made by Sidney McClendon and seconded by Tom Boothe, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the financial report was approved as presented.

West End Real Estate Statistics

Alice Melott recommended not placing a "For Sales" sign unless you are serious. It is a buyers market and falsely placing a sign will mislead potential buyers. Alice Melott handed out statistics.

City Council Dianna Puccetti stated:

- Sand on the beach – the sand source is from the east end west of the Jetties. Looking to expand the sand project. Sand will be moved through a pipeline. Exploring issuing bonds as a way to fund but also looking at ways to pay off the bonds. Jerry Patterson, Commissioner of the Texas General Land Office project is for \$13.5 million beach project is a reality and will start end of 2008.
- On golf cart use the City of Galveston will introduce a golf cart Ordinance in 2008.
- An Inter-modal Transportation Committee has been formed. This committee will be looking at areas of significant congestion. Areas to look at will be 61st Street and plans may be for a pass over. Flooding and elevation areas that are being reviewed are FM 3005 and 7-1/2 Mile.

General Land Office – Eddie Fisher – CEPRA V Sand Nourishment for the West End

- Eddie Fisher, Director of Coastal Protection stated the question of the day is "where is the

beach nourishment going to be?" Everyone would like to see it in front of their property.

Review of the Coastal Erosion Planning & Response Act

- CEPRRA was established in 1999
- Before CEPRRA there was limited knowledge about erosion in Texas
- Now CEPRRA has strategies underway to address both Gulf & Bay issues.
- Ten years later we have knowledge, Partners and funding.

Beach Nourishment Basics

- Is it a waste of money and will it wash away? Yes, the sand does move and it will move to the west but it will be in the system where it comes onto the beach down stream.
- Role of the Land Office and the CEPRRA Program – Legislation charged us to do it
- Miami Beach set the standards for economic return for beach nourishment.
- Miami Beach was a 700 to 1 return on the investment.
- Virginia Beach, Va. – typical large-scale beach nourishment which widened the beach 200-300’.
- South Padre Island – 5000 cubic yards of sand are placed every two years.

Plans for Galveston Island

- Immediate – End of Seawall to 10th Street – Emergency Beach Nourishment Project.
- Future – Large-scale – marsh restoration – goal is to sand nourish the entire island

CEPRRA End of Seawall Beach Nourishment Project

- Base project announced by CEPRRA to now 2-3 million cubic yards. West of end of Seawall at a cost of \$13.5 million. Projected to go 3 miles – hopefully to 11 mile road
- Work still is underway with public and private partners to expand the scope of the project to the East & West to as large as \$30 million. Would like to begin sand nourishment starting at 10th street and moving west all the way to San Luis Pass.
- Erosion rate of Galveston Island averages 5’ per year, determined by a 75 year historic average includes hurricanes, normal erosion due to elevation rise.
- Sand source – permitted at South Jetties.
- Moving the sand can be done by piping underwater the sand to the beach; using offshore pipeline to come in at 61st street, Also, could use a hopper dredge placed at a 10 Mile distance

from the South Jetty Sand to the West Beach. A Hopper Dredge is where the sand is loaded on the ship, brought close to the beach and pumped ship to beach. Dredging in the South Jetties will be affected by the ships in the ship channel from the wake of the ship.

- Critical areas needed to be protected: road, evacuation routes that are close to the shore and the underground pipelines. The program will also include dune restoration and vegetation.

Sand Source Project

- South Jetty Sand Source has 5 million cubic yards and can be excavated and moved at a cost of \$10-\$15 per cubic yard. The dredge area is located seaward of Big Reef. The North Jetty has over 30 million cubic yards but not good beach quality and too many fines. In addition, the North Jetty would be difficult to permit from an environmental standpoint.

- San Luis Pass Flood Delta – has 10 to 20 million cubic yards and can be excavated at a cost of \$10 per cubic yard. There is a lot of sand north of the San Luis Bridge – it is pure sand at 20' below. The Channel is not going through the center of San Luis Pass rather it is along the west shoreline and is eroding the beach. If this is used as a sand source the channel will be re-cut and protect Treasure Island from eroding. In addition, the sand source in the San Luis Pass flood delta can be used for marsh restoration programs for west Galveston Island bay areas.

- The San Luis Pass sand source could cost \$10 per cubic yard.

- The overall sand nourishment project will place sand out 200 – 300' dry beach and approximately 1000' under the water graduated out at a rate of 50 to 75 yards per linear foot of beach. Past projects have only been 6 cubic yards per linear foot.

- Once projects are built and then damaged by storm/hurricane – FEMA will fund 75% - 100% to repair/replace the damage. The scope of the project helps you qualify for FEMA funds.

- Those subdivisions/areas west of 11 Mile Road, to get sand, will need to come up with funding.

- The GLO will use test projects on ways to hold the sand on the beach. There is on3e for Beach Restoration in the CEPRA V program. Beach nourishment is the best option.

- Once the scope is finalized the cost per mile can be projected. It could be as much as \$1 – 2 million per mile to sand nourish Galveston beaches.

- For future funding, a new Federal program called the 1818 Lease has great possibilities in obtaining royalties from drilling in the Gulf of Mexico, possibly \$50 million per year.

OTHER

- Spanish Grant vs. Anchor Bay – Planning Commission meeting on Tuesday.
- Height/Density Study: Next public meeting early in January. Go to the City of Galveston website for results of the last meeting and updates. Need West Enders to voice their opinion. There is a Comprehensive Plan questionnaire that should be completed.
- 4 B Sales Tax was lost but will be brought back up and needs to be voted in.
- Paid Parking on the Seawall is being reviewed.

- Coastal Protection & Improvement Bill needs a funding source.
- CIAP & CEPRA programs were reviewed.
- West Galveston Bay Marsh Restoration – encourage canal subdivisions to participate. This is using dredge from canals for marsh restoration projects.

Jerry Mohn handed out T-shirts that stated:

GOT SAND?

GALVESTON ISLAND

to Eddie Fisher, Dianna Puccetti, Juan Pena and the Board members.

There being no further business to come before the Board the meeting was adjourned.

Susan Gonzales

Acting Secretary
