

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING WITH PUBLIC OFFICIALS

November 22, 2009

In attendance:

- Bryan Lamb, County Commissioner
- Brandon Wade, Deputy City Manager
- Karen Mahoney, City Council
- Wendy O'Donohoe, Director of Planning
- Eric Wilson, Director of Utilities
- Angelo Grasso, Directors of Municipalities
- Justin Bowling, Contract services
- Sergeant Timothy Buck, Police Department

### Planning Department: Wendy O'Donohoe

FEMA is still assessing the homes. The "Red, Yellow, and Green" areas do not reflect the homes completely destroyed by Ike, which total 60.

Permits:

- Processed 1300 since "Ike", all "Green Zone" now.
- Need an emergency permit to put sand under the house.
- The process is now expedited, lines are almost non-existent, and the Planning Department will call applicant when a permit is ready.
- 180 days for emergency permit rules
- No concrete can be used under emergency rules
- GLO Policies FAQ: The City has not adopted these policies and if they need to they will.
- Beachfront owners – a topographical survey is necessary; if an emergency, not necessary but photos with drawings on it will suffice.
- Registered 700 contractor groups; applications are on line.
- Walkovers – since there are no dunes, there is no program to replace them.
- Storage sheds – to build or re-build one, general building permit is required.
- Dune restoration – you can apply for an emergency permit to restore dunes and you can go 20 feet in front of the 4.5 LOV line. The restoration program can incorporate up to 50% clay.
- Code enforcement: **Call 797-3660 or email [planningcounter@cityofgalveston.org](mailto:planningcounter@cityofgalveston.org)** for any issues or concerns.

Vehicles on the beach: The City will replace the warning signs and bollards but not certain when it will be done. If the sign is not a City sign that refers to an ordinance, the police cannot do anything if vehicles are driving on the beach. Vehicles driving on the beach should be reported and the police will do their best to handle the situation but cannot enforce it.

Sand thieves: The City's hands are tied and cannot do anything to stop people from taking sand from one place to another. The sand piles have debris in them. The sand the GLO plans to place back on the beach will be sifted.

# Department of Public Works: Brandon Wade, Eric Wilson, Angelo Grasso, Justin Bowling

Street signs – let the City know where the street signs are down or missing. **Call 797-3660 or email [publicworks@cityofgalveston.org](mailto:publicworks@cityofgalveston.org)**

Street lights – let the city know where the street lights are malfunctioning or missing or not working. **Call 797-3660 or email [publicworks@cityofgalveston.org](mailto:publicworks@cityofgalveston.org)**

Debris pick up:

- Last day for pick up is November 30 but the City received a three day extension to December 3.
- All debris should be brought to the street by November 30 because after does not assure pick up.
- The City is asking FEMA for a two week extension. Approximately 1.5 million cubic yards of debris has been picked up by the city.
- New construction material will not be picked up and any hazardous items to please do not package in a plastic bag, clear or black. They must be out separate so the drivers can identify them as hazardous.

Water Bills:

- No charges for homes without sewer or water - even Identified 109 of these homes on the west end.
- Full charge to all others regardless of how much water was used. Water has been restored to core areas.
- The City may increase water and sewer rates.
- Permanent residents: If you do not have water or sewer, **call 797-3630**. You will need a plumbing permit.

FM 3005: Texdot has the responsibility in cleaning debris and restoring the ditches.

Cul de Sacs: Washed out areas at ends of streets will be evaluated as soon as possible.

Fire Hydrants: Washed out or destroyed fire hydrants will be replaced soonest.

Street Lights: Any street light that is out or needs repairs to please call **797-3630** with the name of the street and location.

New Sewers: The proposed new sewers planned for various subdivisions are on hold now due to Ike and the City's finances. It could be years before the program commences again. However, for the already approved bonds and financing, work will continue. Palm Beach subdivision on the beach and bay side will have new sewers installed. Terramar sewers will be completed and this should start right away.

Acapulco Village: Real problems since the streets are private. One way to access homes is through a piece of vacant land that can be purchased two ways: 1. the homeowners should buy to grant permission to build a road. 2. Acapulco Village proposes to City Council to buy the vacant lot and then the City can install street access to the homes.

Gulf Palms/Karankawa: Culvert on FM 3005: Brandon talked about the troublesome culvert and Texdot will not remove nor help in any way to block it. During storms, the water rushes through it and floods Karankawa and Gulf Palms and water goes to the beach. If Texdot would remove or block it, Brandon believes the problem would be solved. He suggested the subdivisions contact the new Texdot area engineer, Delvin Dennis, 713-802-5001 to request blockage or removal of the culvert.

Hershey Beach/Karankawa Beach: Concrete Roads: The collapsed road in Karankawa on Gleis Street and Hershey Beach Road will be replaced with a target date of mid December.

Karankawa Beach: Inquired how far the closest sewer main is located and the cost to bring in sewers. The closest is 3 miles and the cost would be anywhere from \$1 million to \$3 million.

Miramar Beach to Bay Harbor: The question was raised when water will be available to this area. Brandon advised this area suffered a catastrophic failure from Ike and the City needs to re-build the water trunk main system, which could take 6 months. The cost could be \$1 million.

Pirates Beach: Traffic Lights: Signal light at 12 mile road and FM 3005. This needs to be re-wired. The sensors keep getting affected by rain or salt air.

Spanish Grant and Bermuda Beach: The worst possible scenario ever predicted did occur for these two subdivisions. All debris has been cleared and looking at putting down crushed rock for access.

- Roads: FEMA may pay for new road surface and area under it; they will not pay for sand. Coast to build Bermuda Beach road with a revetment system is \$2.7 million and cost to build Spanish Grant road with a revetment is \$1.7 million. There are easement issues in Bermuda Beach with 6 to 10 properties. Building up a new Ventura Road will start in 3 weeks.
- Water and sewer: The City does not plan to put the regular system back now but are looking at a grinder pumps and pressure services. TCEQ has approved the use of these devices. The City will use a contractor if FEMA accepts to install the temporary water and sewer lines to service the homes. The City needs FEMA to pay 75% of the cost. Timeline to install the grinder pumps is 60 to 90 days after Thanksgiving. One manufacture being considered for these pumps is E1 Manufacturing at a cost of \$2800 plus shipping.

Terramar: The new roads that were washed out by Ike will be repaved. Same for the water and sewer lines.

## **Public Safety – Sergeant Timothy Buck**

- Police patrols are normal now. Will increase the beach patrol as best as the Department is able.
- Contractors cannot camp on private property, live in trailers, or do any road camping.
- Call for anything suspicious.
- **Call 765-3702 or 3703 or 3704 or 3705.** This is a non-emergency line and it goes straight to the dispatcher.

## **Private Property Debris Removal – Brandon Wade**

- The City is proceeding with the FEMA program, 75/25. FEMA advances 50% of the estimated cost. The City may require the applicant to front 50% of the costs since they are short of funds and the applicant would be reimbursed 25%. The authority is delegated to the City Manager and there must be a compelling reason to go on private property.
- Canal debris: As far as debris in a home owner association canal, there is confusion if this fits the program. FEMA authorizes canals to be cleaned in low lands but the upland canals like the home owner association type could be their responsibility. Brandon is checking.
- Submerged land debris is the responsibility of the GLO.
- Golf carts and vehicles in canals: These are usually covered by the owners insurance so the home owner associations could remove them ASAP and get reimbursed by the insured.

# Buy Outs – Brandon Wade

- City Council is interested in participating in the program and will retain a consultant. If any property owner is interested in a buy out to please advise the City at: **797-3630, Cindy DeWitt**
- The program is based on a benefit cost analysis. If a home is identified as in the "red zone", they qualify without going through the analysis.
- The program is designed to mitigate repetitive losses and if the home is on pilings, FEMA looks at the first floor (living area) and if it flooded.
- There is a paper work shuffle and homes are bundled into various groups. The bundles have to meet the benefit cost analysis.
- FEMA pays 75% of the buy out; the City will not do the 25% but possibly the GLO could assist.

**Power:** Centerpoint Representatives, Keith Gray and Daryl Kinsey, were not able to attend the meeting but submitted the following:

## Indian Beach

- When will power be restored for the beach front areas?

**The facilities are in place to serve West and East Devaca except for 18514, 18510, and 18506 E. Devaca. There two piles of sand that needs to be removed so we can replace the pedestals.**

## Miramar Beach

- We have no Electricity. What is the timeline for power from Bay Harbor to Miramar?

**Most of the facilities are in place to serve Bay Harbor and Miramar. We do need to install two transformers and replace two pedestals which we will have done the week after Thanksgiving.**

## Pirates Beach

- When will power be restored for beach front areas of Pirates Beach?

**The facilities are in place to serve the houses that can receive service on the beach front of Pirates Beach.**

## Terramar Beach

- Still no power to the beach area homeowners – timeline? Gulf Drive especially.

**The facilities, as you know, that served Gulf and Kennedy Streets were destroyed during the storm. They have to be relocated to the street right of way and access roads. We are waiting on easements for the access roads before we can begin construction. Please inform the residents of Gulf and Kennedy Streets the south side of the street must be filled in and clear of debris before we can stake the pole locations.**

Some of the problems we are encountering are the properties and streets not at final grade and contractors on bobcats damaging the existing pedestals. We are also having problems with trash piles in the way of where our facilities are to be installed.

Please let me know if there are any addresses having problems getting service in the areas that are ready.

Below is a spreadsheet that depicts the repair status of the West End. We appreciate the patience of the residents and are working diligently to restore power ASAP.

<b>Post Ike Galveston Repair/Rebuild Project</b>	<b>Ready</b>
To Be Rebuilt / Redesigned / Repaired	Status - Updated 11/21/2008
Bermuda Beach	Facilities are in place for John Reynolds
<i>(John Reynolds Rd, Bermuda Beach Dr - Road is gone)</i>	
Spanish Grant	Need easements - 11/10/2008
<i>(Spanish Grant Blvd, West Ventura, East Ventura, West Buena Vista Dr, East Buena Vista Dr) (East and West Ventura are repaired)</i>	
Acapulco Village	Repaired - 11/14/2008
<i>(Antigua Dr, Veracruz Dr - Road is Gone, Tampico Dr)</i>	
Gulf Palms	HOA approved - Waiting on repairs - 11/17/2008
<i>(Bristow Blvd)</i>	
Kennedy Drive	Need easements and staking - 11/14/2008
<i>(22221 - 22721 Kennedy Dr, aka West Beach)</i>	
Hershey Beach	Repaired - 11/17/2008
<i>(Hershey Beach Dr)</i>	
Gulf Drive - Sea Isle	Need easements and staking - 11/14/2008
<i>(21201 - 21423 Gulf Dr)</i>	
Gulf Dr (2) - Terramar	Need easements and staking - 11/14/2008
<i>(23102 - 23130 Gulf Dr)</i>	
Jamaica Beach - Gulf Side	Repaired - 11/04/2008
<i>(Jamaica Beach Rd, West Beach, Blue Heron Cir)</i>	
Beachside Village	Repaired - 11/04/2008
<i>(Permnikle, Sea Urchin, Sand Dollar, Grand Ave, Seaside Cir, Wentletrap, Beachside, Conch, Neptune, Abalone, Sea Butterfly, Opihi, Nautilus)</i>	
Pirates Beach - Gulf Side	Repaired - 11/14/2008
<i>(Buccaneer, Grande Terre, Maison Rouge, Barataria Ct, Campeche Ct, Long Tom, San Domingo, Fiddler Crab, Ghost Crab, Sand Crab, Sand Piper, Pelican, Sea Gull, Spoon Bill)</i>	
Pirates Beach Sect 10	Facilities okay - 11/03/2008
<i>(Swashbuckle, Spyglass Cir, Gold Lagoon, Silver Reef, Rum Bay, Turks Point)</i>	
Pointe San Luis	Repaired - 11/05/2008

*(Catalina Dr, Mendocino Dr, Carmel Ct, Palmdale Ct, Sausalito Dr, San Simeon, Coronado Ct, Monterey Ct, Salt Cedar Dr)*

Pointe West	Facilities okay - 11/12/2008
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*(Catalina, Green Heron, King Rail Cir, Spotted Sandpiper, Royal Tern, Snowy Egret, Great Blue Heron, Willet, Sandhill Crane, Glossy Ibis Way, Flamingo, Pointe West, Cat Tail, Grassy Pointe, Jetty, Salt Prairie, Seahorse)*

Beachcomber Estates	Repaired - 11/21/2008
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*(Beachcomber Dr) (16905 - 16929 Jamaica Beach was destroyed)*

Playa San Luis	Repaired - 11/14/2008
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*(Intrepid, Defender, Courageous)*

Kahala Beach	Repaired - 11/14/2008
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*(Kahala Drive, 19122 - 19174)*

Pointe West A	Waiting on repairs - 11/17/2008
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*(Glossy Ibis Way, Flamingo, Sandhill Crane Way, Willet, Great Blue Heron, Snowy Egret, Spotted Sand Piper, King Rail Cir, Green Heron, Bay Breeze, Royal Tern)*

Pointe West B	Waiting on repairs - 11/17/2008
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*(Estuary Ct, Tributary, Estuary Dr, Baywater, Mangrove, Jetty, Cattail, Grassy Pointe, Point West)*

Pirates Cove	Waiting on repairs - 11/17/2008
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*(Grambo, Lucia Cir, Rigard, Petite Cir, Jolly Roger Cir, Muscatee Cir, Cross Bones Cir, Christmas Tree Point, Treasure Cir, Carthegena, Cutlass, Musket, Doubloon)*

Lafittes Cove	Waiting on repairs - 11/17/2008
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*(Eckert, Binnacle Way, Windlass Cir, Windlass Ct, Lanyard Place, Mpyenne Place, Lafittes Point, Jibstay Ct, Cove, Foremast, Cutwater Place)*

Indian Beach	Waiting on repairs - 11/21/2008
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*(West Devaca is okay, 18506-18514 East Devaca needs repairs)*

Respectfully Submitted  
Jerry Mohn  
President  
WGIPOA

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