

West Galveston Island Property Owners Association (WGIPOA)

Board of Directors Meeting

The WGIPOA Board of Directors held a meeting on August 16, 2014, at the Galveston Country Club. Jerry Mohn called the meeting to order at 9:00 A.M. A quorum of Directors was established by the attendance of Tom Boothe – Condos, Boyd Carr – Isla Del Sol, Steve Kendziera – Jamaica Beach, Dick Kuriger – Pirates Beach/Cove, Charley Jones – Sea Isle, Clay Lewis – Sportsman Road, Joan Newton – Bermuda Beach, Bruce Reinhart – Seaside Village, Lew Ahrend – Dunes of West Beach, and Peggy Zahler – Spanish Grant Beach.

The Board reviewed the minutes and financial statements previously submitted. Motion by Tom Boothe and seconded by Dick Kuriger, the Board by unanimous vote approved the June 21, 2014 minutes and August 10 financial report.

Attending elected officials Judge Jim Schweitzer and City Council Member Carolyn Sunseri were recognized.

Candidates for office also spoke, which included Justice of the Peace Jim Schweitzer, and State Representative Wayne Faircloth.

Judge Jim Schweitzer stated that a young gang called the Omega's are knocking on doors and when people answer, they break in and steal items.

Corporate sponsor JCS Federal Credit Union was recognized.

Community Policing: Officer Chad Meyers advised burglaries are down this year compared to 2013. The Galveston Police Department is strongly enforcing the rules for golf carts. They find 99% of the people stopped are not aware of the rules. The police are dedicated to enforce the rules until the end of the summer or after Labor Day. Officer Meyer's stressed to be proactive and when you see it, call it in.

Coastal Beach & Bay Foundation: Ron Pearrow, President, described the benefits of the foundation to property owner's association. It is a 501©3 non profit organization and can be used for any shoreline restoration projects such as sand nourishment, dune construction, and marsh restoration. The Bay Harbor, Terramar, and Pirates Beach/Cove subdivisions have used the foundation for these purposes and contributors can receive a tax deduction.

City Council Member District 6: Carolyn Sunseri advised the City and FEMA met with 6 subdivisions to discuss the type of walkovers and funds to re-build them in subdivisions, which include the Karankawa Beach, Dunes of West Beach, Indian Beach, Pirates Beach, Palm Beach, and Pirates Beach West. Condos also will get a walkover plus funds for sand nourishment and dune construction from FEMA. FEMA will pay for the walkovers but it requires a 10% match. Total project is \$2 million.

City Council is becoming more streamlined and not taking as long for meetings. A future agenda item needs to be work shopped twice before it comes before City Council. There are \$360,000 funds to rebuild the Pirates Beach 12 Mile Road Fire Station. Budget process is almost complete with top priorities to clean the City of dilapidated homes. The effective tax rate will be set 9/4 and it will be reduced \$.025. Public hearing on the budget and tax rate will be 9/4 and 9/11.

Carolyn also stressed golf carts rules are being enforced and the police are writing tickets so obey the rules, have a license, registration, and no unlicensed drivers.

A sand nourishment and dune construction project of approximately \$4 million from the end of the Seawall to Dellanera Park will commence in October and finish by Mardi Gras. There is also a sand nourishment and dune construction project for the condos.

The City received a grant of \$141,000 for three large green plastic recycling containers and one will be placed at the Sea Isle firehouse.

WestEnder Newsletter: Peggy Zahler advised there are two mailing lists, one for the newsletter and one for the WGIPOA mailing list.

LDR (Land Development Regulations): Galveston Planning Director, Rick Vasquez, advised that a new set of regulations that governs the land across the island is almost in place. Planning Commission worked on the rule document for the last 18 months and the maps are now 95% complete. Planning Commission has almost finished and meeting with areas for input. Target date for the LDR is end of October for introduction of ordinances and adoption of new rules. The City plans to meet with areas to review the articles.

The LDR's are designed to:

- Support economic development and revitalization

- Improve preparedness for future disaster scenarios
- Update standards and incorporate best practices
- Deal with unique areas like the West End
- Make regulations easier to navigate, understand, and administer
- Coordinates and clarifies administrative process

There are 14 articles in the LDR with the first “Jurisdiction and Zoning Districts” that color codes different types of areas that can be identified on maps such as commercial property as “red” and residential single family as “white”. The City has been working on the zoning areas for the last three years – the City had 5 zoning districts initially and finally gravitated to 25 zoning districts with overlay areas as well. This is the first update of the zoning districts since 1967. Rick reviewed the second article, “Uses and Supplemental Standards” that sets out the uses that are permitted in each zoning district.

The recently approved RV Park at the Bay Harbor/San Lis Pass area was not the best use of land. The LDR’s will have a new set of regulations that govern the land across the island and what you can use the land for and how to use the property. For businesses there are new rules for signage and for new subdivisions in how the land is laid out with streets and utilities. There will be rewriting of lighting regulations, parking uses, and overlay districts with height and density administrative review.

Rick did review the “SUP” (Special Use Permit) that is popular as a negotiating tool and a catch all to circumvent standards like the height and density requirements where it states certain height for a building but the developer can ask for a SUP for a higher building. It still needs City Council approval but the rules still have ways to get around the regulations and the LDR’s will tighten this up.

Rick was very upbeat on the LDR’s and feels the City will be able to manage land development much better as a result.

Other:

Police Department Meeting July 26: Jerry Mohn reviewed the process that lead to a WGIPOA meeting with the Police Department. The Board met with the Chief and three others to go over issues and concerns on the west end with patrols, vandalism, vehicles on the beach, and golf carts. The most prevalent issue was golf carts and it is

out of control with reckless driving, driving over dunes, under age drivers, driving on the beach, etc. The Police Chief would have a program in a few days to go after golf carts and issue tickets. It had an immediate impact and was successful.

Windstorm Insurance: Jerry Mohn attended the Texas Windstorm Insurance Association (TWIA) meeting on 8/12 in Galveston. Although the Actuarial Committee recommended no increase in rates, it was voted down 5/4 and since the Texas Legislature approved previously that TWIA could increase rates 5% January 1 of each year, the Board approved the increase.

Rattlesnakes: Jerry Mohn has heard from members of rattlesnakes in the dunes. It was recommended to post signs on this issue before entering the beach and for property owners to use snake repellent around their house.

Meeting was adjourned at 10: 30 A.M.