

WEST GALVESTON ISLAND PROPERTY OWNERS ASSOCIATION

The West Galveston Island POA Board of Directors meeting was held on August 20, 2016. Jerry Mohn, President called the meeting to order at 9:00 a.m. A quorum was established by attendance of Directors: Bermuda Beach – Joan Newton, Isla Del Sol – Boyd Carr, Dunes of West Beach – Jay Lendrum, Jamaica Beach – Steve Kendziera, Laffites Cove – Wyatt Jernigan, Palm Beach – Melanie Perry, Pirates Beach & Cove – Dick Kuriger, Sea Isle – Charley Jones, Spanish Grant Beach – Peggy Zahler, Spanish Grant Bay – Charles Marcucci, Sportsman Road – Paul Voinis, and Susan Gonzales - Secretary.

Jerry Mohn acknowledged Corporate Sponsors JSC Credit Union – Peggy Zahler, Barney Rapp Realtors – Peggy Rapp, and CKM Property Management – Susan Gonzales

Jerry introduced Joe Guisti – County Commissioner, State Representative Wayne Faircloth, and Carolyn Sunseri – City Council Member.

State Representative Wayne Faircloth stated that the Texas Windstorm met two weeks ago in Galveston. The Texas Windstorm Board was reformed, which will help when trying to get a bill out on the floor. The Texas Windstorm Board did vote for **No Increase** for this year.

Between September 7 – 10 there will be approximately 40 Members of the Legislature visiting the Island to see what Galveston faces. March 1st in Austin is Galveston County Day.

The minutes and financials were reviewed. Motion by Peggy Zahler and seconded by Charlie Jones minutes and financials adopted by unanimous vote.

After discussion the Board approved to have a full Breakfast for the Insurance Presentation at the September meeting.

District 6 – Carolyn Sunseri

The City has had workshops to review and work on the budget. Expect to approve the budget on September 8, 2016. Tax rate is being lowered from 52.9 cents to 52.6 cents. The tax revenue will increase 7.7% over last year. There will be no increase in the water rates or service. There will be a bond election in May for \$2.3 Million for streets and drainage to include water & sewer. There is a need for major infrastructure projects.

There will be RESTORE ACT funds being used for fourteen (14) communities for sewer between Kahala & 6 Mile Road. The roads in these communities will also be restored after the sewers are installed.

Steve Kendziera, Jamaica Beach, raised concerns to Carolyn on an LDR issue that occurred where a firm had property zoned from residential to commercial without prior notification to nearby residents. He feels the west end needs a way to monitor these proposed zoning changes before they are passed through Zoning and Planning.

Cherie O'Brien's from the Texas Parks & Wildlife. Cherie made a presentation on the West Galveston Island Entrance Channel Dredging and Marsh Restoration Project. The participants are: The Harbor, Spanish Grant – Bay, Enclave, Jamaica Beach, Sea Isle, Terramar, Isla Del Sol, Pirates Cove, Laffites Cove, and Bay Harbor.

Cherie O'Brien was contacted by two property owners requesting dredging at their communities' entrance. After discussion with Jerry Mohn it was ascertained that other communities would have the same need. A questionnaire was sent out asking, if they had a COE permit number and was it valid, if a GLO lease number existed & was it valid, what were the dimension of the permitted channel and what is the communities want or need. Also asked was for the community to list any work that had been completed and when and to provide a survey and sediment analysis. The last question was whether the community had any money.

After receiving this information, a RFP for engineering was developed and sent out February 9, 2016. The West Galveston Island Property Owners Association (WGIPOA) is inviting you to submit a cost proposal to provide professional engineering services for maintenance dredging in the entrance canals and two interior canals to a collaboration of 9 existing canal communities and to beneficially use (BU) the dredged material to create tidal emergent wetlands. It is envisioned that the canals would be hydraulically dredged and where appropriate the dredged material would be placed to construct a series of "marshmounds".

An effort to coordinate the placement of the dredged material at existing TPWD managed restoration projects or to examine the placement of the dredged material in a manner that will trap sediment there by slowing the siltation of dredged entrance channels is expected.

Task	Approximate Cost per Subdivision									Total Project Cost	Approximate Schedule, mos
	The Harbor	Spanish Grant-Bay	City of Jamaica Beach	Sea Isle	Terramar	Bay Harbor	The Enclave	Pirales' Cove	Isla Del Sol		
Project Review	7171	7171	7171	7171	7171	7171	7171	7171	7171		30 days from NTP
Data Collection	40081	40081	40081	42831	42831	63731	35131	63731	42831		60 days from NTP
Preliminary design	22767	22767	22767	22767	22767	22767	22767	22767	22767		6 mos from NTP
Preparation of Permit Exhibits Regulatory Coordination	41163	41163	41163	41163	41163	41163	41163	41163	41163		8 mos from NTP
Engr-Des and Prep of Const Proposal Package Final Design	32976	32976	32976	32976	32976	32976	32976	32976	32976		2 mos from USACE permit
Const-Proposal Solic & Contract Execution Bidding Phase Services	7185	7185	7185	7185	7185	7185	7185	7185	7185		
Construction Administration Services	30979	30979	30979	42892	42892	60762	25022	60762	25022		8 mos
Total:	188278	182322	182322	196985	196985	235755**	171415	236755	179115	\$1,769,932	16-18 mos
Cost subtracted to make a better cost comparison: CBS, wetland delineation, cultural resource survey	-36,641	-36,641	-36,641	-36,641	-36,641	-36,641	-36,641	-46,541	-36,641	-	
Alternate total:	151,637	145,681	145,681	160,344	160,344	199,114	134,774	190,214	142,474	\$ 1,430,263	

Notes/thoughts/difference in scope of services:

Task 1: existing data collection, recon site visit, project kick-off meeting

Task 2: includes a desktop cultural resources investigation to ensure that no cultural resources will be impacted through dredging of the canal. The desktop investigation will be conducted and coordinated with the Texas Historical Commission (THC) prior to the start of the field data collection
Coastal Boundary Survey (if required)
Wetland Delineation (if required)

Task 3: 30% draft design and an Opinion of Probable Construction Cost

Task	Approximate Cost per Subdivision									Total Project Cost	Approximate Schedule, mos	
	The Harbor	Spanish Grant-Bay	City of Jamaica Beach	Sea Isle	Terramar	Bay Harbor	The Enclave	Pirates' Cove	Isla Del Sol			
Project Review	7171	7171	7171	7171	7171	7171	7171	7171	7171			30 days from NTP
Data Collection	40081	40081	40081	42831	42831	42831	42831	42831	42831			60 days from NTP
Preliminary design	22767	22767	22767	22767	22767	22767	22767	22767	22767			6 mos from NTP
Preparation of Permit Exhibits												
Regulatory Coordination	41163	41163	41163	41163	41163	41163	41163	41163	41163			8 mos from NTP
Engr Dsn and Prep of Const Proposal Package	32976	32976	32976	32976	32976	32976	32976	32976	32976			2 mos from USACE permit
Final Design												
Constr Proposal Solicit & Contract Execution	7185	7185	7185	7185	7185	7185	7185	7185	7185			
Bidding Phase Services												
Construction Administration Services	36935	36979	36979	42892	42892	60762	26022	60762	26022			8 mos
Total:	188278	182322	182322	196985	196985	235755**	171415	236755	179115		\$1,769,932	16-18 mos
Cost subtracted to make a better cost comparison: CBS, wetland delineation, cultural resource survey	-36,641	-36,641	-36,641	-36,641	-36,641	-36,641	-36,641	-46,541	-36,641		-	
Alternate total:	151,637	145,681	145,681	160,344	160,344	199,114	134,774	190,214	142,474		\$ 1,430,263	

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	The Harbor	Spanish Grant-Bay	City of Jamaica Beach	Sea Isle	Terramar	Bay Harbor	The Enclave	Pirates' Cove	Isla Del Sol		
Data Collection	\$ 10,000	\$ 13,000	\$ 23,000	\$ 25,000	\$ 21,000	\$ 27,000	\$ 7,000	\$ 64,000	\$ 10,000	\$ 200,000	3
Preparation of Permit Exhibits	\$ 5,000	\$ 5,000	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 4,000	\$ 6,000	\$ 5,000	\$ 47,000	2
Engr Dsn and Prep of Const Proposal Package	\$ 15,000	\$ 15,000	\$ 19,000	\$ 22,000	\$ 18,000	\$ 24,000	\$ 15,000	\$ 27,000	\$ 15,000	\$ 170,000	5
Constr Proposal Solicit & Contract Execution	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,200	\$ 1,100	\$ 10,000	2
Construction Administration Services	\$ 12,000	\$ 12,000	\$ 17,000	\$ 19,000	\$ 16,000	\$ 21,000	\$ 12,000	\$ 29,000	\$ 12,000	\$ 150,000	6
Total:	\$ 43,100	\$ 46,100	\$ 65,600	\$ 72,600	\$ 61,600	\$ 78,600	\$ 39,100	\$ 127,200	\$ 43,100	\$ 577,000	18

Notes/thoughts/difference in scope of services: it's not apparent if the data collection includes a CBS (coastal boundary survey), but it seems that it is very likely not included; Many sites likely will not require a CBS if they use existing TPWD restoration site but some subdivisions might need to have a CBS performed if they are using a "new" restoration site. The data collection cost could go up.

Task	Approximate Cost per Subdivision									Total Project Cost	Approximate Schedule, mos
	The Harbor	Spanish Grant-Bay	City of Jamaica Beach	Sea Isle	Terramar	Bay Harbor	The Enclave	Pirates' Cove	Isla Del Sol		
Data Collection	7100	4000	7900	8700	7100	7900	1600	32200	2400		
Preparation of Permit Exhibits	2250	1250	2500	2750	2250	2500	1000	9750	1000		
Engr Dsn and Prep of Const Proposal Package	8900	4900	9900	10900	8900	9900	2000	40600	3000		
Constr Proposal Solicit & Contract Execution	1500	1000	1700	1900	1500	1700	400	6800	500		
Construction Administration Services	4500	2500	5000	5500	4500	5000	1000	20300	1500		3 mos
Total:	24250	13650	27000	29750	24250	27000	6000	109650	8400	\$ 269,950	Total 10-14
Cost added to make a better cost comparison: CBS, magnetometer	+11000	+11000	+11000	+11000	+11000	+11000	+11000	+11000	+11000	-	
	35250	24650	38000	40750	35250	38000	17000	120650	19400	\$ 368,950	

Notes/thoughts/difference in scope of services: I think SME is incorrectly thinking/assuming that all of the subdivisions will be able to utilize restoration sites previously permits, constructed and managed by TPWD. This is not correct for every subdivision. Language from our letter below.

"An effort to coordinate the placement of the dredged material at existing TPWD managed restoration projects or to examine the placement of the dredged material in a manner that will to trap sediment thereby slowing the siltation of dredged entrance channels is expected."

The cost of CBSs are not included in this cost proposal. Many sites likely will not require a CBS if they use existing TPWD restoration site but some subdivisions might need to have a CBS survey performed if they are using a "new" restoration site. The data collection cost could go up.

Task 2: The budget does include attendance to one pre-application meeting (JEM) with the USACE Galveston District. The consultant will also coordinate with regulatory agencies and address any questions, concerns, or comments affecting the project scope of work.

Task 3: Prior to design work, the consultant will coordinate and conduct a recon site visit and kick off meeting with WGIPOA, stakeholders, and other interested parties. This meeting will be scheduled and performed upon receiving an executed professional services contract. This scope and budget include one public meeting with WGIPOA, TPWD, and representatives of the nine canal communities to present the findings of the recon site visit and address any questions, concerns, or comments regarding the project

Three formal submittals and one in-formal cost were received. The in-formal submittal was just an extra tool to help us determine the potential cost of the services needed to engineer and design the project. The cost proposals submitted varied greatly:

\$269,950 - \$368,950
 \$577,000
 \$1,516,156 - \$1,417,156
\$1,769,932 - \$1,430,263

Additional cost was added to the \$270K cost proposal, which brought it to just below \$370,000. Thought that using the lowest cost alone, as the basis for the funding to request might be a mistake. Averaged the two low cost proposals submitted and decided to submit that number for the amount of funding requested for the engineering of the project:

$$270,000 + 577,000 = 847,000 / 2 = \mathbf{\$423,500}$$

This is an additional \$153,500 over the lowest cost proposal (\$270,000) and would cover the additional potential cost/services added (\$100,000) to the project plus another \$53,000 as buffer.

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	The Harbor	Spanish Grant-Bay	City of Jamaica Beach	Sea Isle	Terramar	Bay Harbor	The Enclave	Pirates' Cove	Isla Del Sol		
Date Collection	7100	4000	7900	8700	7100	7900	1600	32200	2400		
Preparation of Permit Exhibits	2250	1250	2500	2750	2250	2500	1000	9750	1000		
Engr Dsn and Prep of Const Proposal Package	8900	4900	9900	10900	8900	9900	2000	40600	3000		
Constr Proposal Solicit & Contract Execution	1500	1000	1700	1900	1500	1700	400	6800	500		
Construction Administration Services	4500	2500	5000	5500	4500	5000	1000	20300	1500		3 mos
Total:	24250	13650	27000	29750	24250	27000	6000	109650	8400	\$ 269,950	Total 10-14
Cost added to make a better cost comparison: CBS, magnetometer	+11000	+11000	+11000	+11000	+11000	+11000	+11000	+11000	+11000	99,000	
	35250	24650	38000	40750	35250	38000	17000	120650	19400	\$ 368,950	
Buffer (\$54,500) divided almost equally amongst the 9 participating subdivision= \$6055	6055	6055	6055	6055	6055	6055	6055	6060	6055	\$ 54,500	
TOTAL	41305	30705	44805	46805	41305	44955	23055	126710	25455	\$ 423,500	
Subdivision's est % share of tot. project cost	9.75→ 10%	7.25→ 7%	10.58→ 11%	11.05→ 11%	9.75→ 10%	10.4→ 10%	5.44→ 5%	29.92→ 30%	5.77→ 6%	100%	
Subdivision's est cost of the 10% match (\$42,350) based on their %	\$4,235	\$2,964.50	\$4,658.50	\$4,658.50	\$4,235	\$4,235	\$2,117.50	\$12,705	\$2,541	\$ 42,350	

If this were the route we go, we would be requesting: \$381,150 from the Bucket 1Restore Act funds and providing \$42,350 as a cash match.

Each subdivision provided a written letter of financial commitment, the letters had to be submitted with the application.

Financial Commitment for each community:

- PPOA \$25,000
- City of Jamaica Beach - \$5,000
- Sea Isle POA - \$4,700
- Terramar Beach CA - \$4,500
- The Harbor PCPOA - \$4,400
- Bay Harbor IA - \$4,235
- Spanish Grant Subd. - \$2,964.50
- Isla del Sol HOA - \$2,500
- The Enclave HOA - \$2,200
- Total \$55,499.50

Island Entrance Canal Dredging & Marsh Restoration Project Projected cost \$423,350; available funding is \$55,500 leaving \$367,850 requested from RESTORE.

When RESTORE expects to announce funding rewards:

ANTICIPATED GRANT AGREEMENT

Although selection is expected to occur in 2016, the anticipated date for entering a grant agreement is expected to be no earlier than late 2016 due to federal and state requirements for RESTORE funding (See section 14). The term for the grant agreements is expected to be four years and will not be extended unless approved by TCEQ. Extensions beyond a fifth year require the U.S. Department of Treasury (Treasury) approval as well. TCEQ may post a sample grant agreement prior to the project application submission due date on the Electronic State Business Daily (ESBD) web site through an addendum to the RFGA located at (<http://esbd.cpa.state.tx.us>).

The meeting adjourned at 10:28 a.m.