

West Galveston Island Property Owners Association
November 17, 2012

The WGIPOA Board meeting was called to order at 9:05 a.m., by Jerry Mohn, President. A quorum was established by attendance of Peggy Zahler – Spanish Grant Bay, Lee Petros - Pointe West, Al Galli – Jamaica Beach, Ron Coker – Bermuda Beach, and Ron Pearrow from Pirates Beach/Cove.

Jerry Mohn introduced former Mayor Bo Quiroga, City Enforcement Bill Herr, and City Council Member District 6 Marie Robb. John Kinnard, newly elected District Clerk, was introduced. Corporate sponsors were also recognized and included JSC Federal Credit Union with Peggy Zahler and Coastal Solutions with Marie Robb.

The Minutes and the Treasurers Report were reviewed. Upon motion duly made by Peggy Zahler and seconded by Lee Petros the following resolution was adopted by unanimous vote. RESOLVED THAT, the Board approved the minutes of October 20, 2012, and the Treasurers Report.

Community Policing – Officers Stacy Papillion and Carl Lomax made the following suggestions for Thanksgiving and Christmas Holiday's:

- Check doors and windows – burglars look for an easy way to enter
- Don't leave holiday packages around the door
- Make certain the gifts cannot be seen from a window
- Don't let boxes sit outside your residence like for flat screen TV's.
- Lock your doors
- When shopping try not to be alone
- Make certain to have your keys and ready to open your car or unlock your door. Don't look for them when you get to your car.
- Be careful with purses.
- Park in lighted spaces
- If you see something not right, please call the police – non-emergency number is: 409-765-3702
- If you leave town, call the police department on your days away from the house and they will periodically check the facility.

Citizens Police Academy – Eddie Howard, President of the Galveston Citizens Police Academy Association, stressed the importance of the academy and encouraged citizens to join. It's an eleven week course starting January 21, 2013, from 6:00 – 8:30 PM at the Mount Holly Baptist Church at 36th & Sealy. Eddie explained the purpose of the Association is to raise funds for the police department, who he feels is understaffed and under budgeted. The Academy is great because you learn how the police department operates and a real hands on experience. Learn how the police operate and how to become one. Eddie advised that Galveston is split into four sections with the west end starting at 61st Street to San Luis Pass. There are four policemen assigned to the west end but not to expect more than three because of vacations, sick time, etc.

Galveston Island Nature Tourism Council (GINTC) – Diane Olson, President advised the audience of the upcoming "Breakfast with the Sand Hill Cranes" event for December 8 from 8AM meeting at the Galveston Country Club for breakfast. Cost is \$20 for members and \$25 for non-members. Check the GINTC website at: www.GalvestonNaturetourism.org

WGIPOA Newsletter: Peggy Zahler advised the next issue of the www.GalvestonwestEnder.com will be in January and the deadline for articles to be included will be January 15, 2013. She is interested in topics relative to your neighbors, neighborhood, history, etc. Send pictures. The newsletter has been a real success and they have an extensive network now with email addresses.

District 6 Happenings: City Council Member for District 6, Marie Robb, talked about the initiative she undertook in getting the Texas Municipal League (TML) involved with windstorm insurance issues for the Texas coastal communities. The TML agreed with 2/3 vote to address the support the issue. TML is a lobbying group specifically for the Texas cities.

Marie discussed the sand nourishment and dune construction project from the end of the Seawall to Dellanera Park, which will cost around \$4.2 million. The funds are coming from the GLO (\$700,000), private funds from the Seascape Condominiums, and FEMA funds (around \$3.4 million) that were assigned to the City and Parks Board. This was part of the \$40 million project west of the Seawall to 13 Mile Road that was cancelled with the Severance decision. The GLO funds will be used on the wet or public beach area. The City did approve of an easement for this project which can be used for property owner associations on the west end.

Trash cans were removed from the beach for the Lone Star Rally and they have been put back and trash pick-ups on the beach will continue.

Port of Galveston: Captain John Peterlin, Senior Director of Marketing and Administration, and Roger Quiroga, former Galveston mayor and now the Port's Director of Real Estate and External Affairs, were the guest speakers for the Port of Galveston.

Legendary pirate Jean Lafitte established the colony of Campeche on Galveston Island in 1817 and utilized this area from 1818 to 1821. The Port was officially established as a port in 1825. It was the homeport of the Texas Navy in 1835. It was one of the busiest ports in the U.S. before the tragic storm of 1900 – second to New York City. Today the Port contributes to \$1.2 billion of economic activity and brings 27,700 direct and indirect jobs to Galveston. The Port of Galveston is the number one cruise port of Texas and the Gulf of Mexico with Carnival, Disney, and Royal Caribbean. They are number 5 in the U.S for a cruise port and compete with New York City who is number 4 – Florida locations are the number 1, 2, and 3.

The Port has over 850 acres on Galveston and adjacent Pelican Island. The Port serves a diverse mix of domestic and international cargo and is a self-supporting enterprise with current annual operating revenues of approximately \$28 million.

Revenue for the Port now comes from:

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| Docking fees | - \$6.3 million |
| Rentals | 5.4 “ |
| Passengers | 4.7 “ |
| Wharf age | 3.4 “ |
| Parking | 4.2 “ |
| Ship Service | 2.2 “ |
| Rail Switching | .7 “ |
| Other | 1.1 “ |
| Total | \$27.9 million |

Approximately \$65 million has been invested in the Port since 2000 and there are 257,657 square feet length of the facility and handle 1.5 million passengers per year and 7.8 million tons of cargo per year. Traditionally, the Galveston Port was known as a bulk port handling commodities like cotton and grain. At one time the Port was the largest grain port in the U.S. The Port handles imports of fertilizers, bulk liquids, and petroleum products.

Roll on/Roll off is a big business for the port with products like tractors (John Deere) and wheel type products. Refrigerated foods from Del Monte bananas are huge. The Port just signed Del Monte to a 25 year contract and they will invest \$10 million to upgrade their facilities. The Port will widen their pier number 16 and 18.

There was discussion on losing Princess Cruise Lines and Norwegian Cruise Lines to the Port of Houston. Houston offered incentives to Princess of \$700,000 and to Norwegian of \$6 million. Houston issued \$100 million in bonds to build the Bayport terminal. The Port has difficulty in raising funds and difficult to compete with other ports. The Port has no tax support to issue bonds like Houston will do to get their new business. It takes an additional 3 to 4 hours to go up the ship channel verses coming to Galveston.

A big business now is windmills for the wind farms in Texas and the Gulf. These are manufactured in China, Korea, Japan, and Europe and come into the port. The merchandize is transferred to rail and shipped to various destinations in Texas.

Livestock has become a big business for the Port now and have become the number one port in the U.S. for 4 legged animals like cattle and horses. The biggest destination is Russia for cattle like Herefords, etc. The Port is set up to bring the cattle in, warehouse them and have veterinarians come in for testing before being shipped. They handle 16,600 head of cattle now.

Port improvement projects include the Del Monte improvements, roll on/roll off, Gulf Copper, and cruise ship improvements. Walleneous is the largest roll on/roll off shipper in the world and came to Galveston to establish a business. John Deere used Baltimore before Galveston and previously all the livestock shipped from the U.S. came out of Wilmington, Delaware.

Development projects include:

- Pelican Island rail bridge and bulk facility. The Port owns 100 acres and they eventually will run out of room on Galveston Island and need Pelican Island for any expansion. This will require a rail connection to the island and working with the U.S. Army Corp on the project and there has been discussion with an organization to haul coal from Wyoming to export from Pelican Island.
- East end piers – make the 15th and 16th pier as one, which will give 1000 square feet of berth.
- New rail bridge from Texas City to Pelican Island – whether to come across the bay or on the current rail line.
- Panamex ships coming through the Panama Canal – the new ships will handle 12,000 containers verses the current ships at 5,000 containers.
- \$24 million additional improvements to increase the berth size to handle the larger cruise ships.

Other:

Easement: WGIPOA is working with legal counsel on an easement to be presented to the GLO. We are trying very hard on resolving the issues on getting renourishment.

Noise Ordinance: A noise ordinance was passed for 85 decibels; we are concerned that that is inadequate. Although not sure what 85 decibels is and whether it is too high or low. It is measure at the origins of the compliant. Surf is at 78.

Trash Barrels: Trash barrels were removed from the beach to handle the Lone Star Rally event and have since been replaced. The parks board is cleaning trash on wet beach. The Parks Board has identified two types of sites for trash barrel pickups. On site where the public has access to the beach like at 13 Mile Road and 8 Mile Road and the Parks Board will continue to pick up here. Offsite refers to the areas where no public access to the beach is possible like in front of Kahala Beach Estates and the City will now pick up these trash barrels. Property owners or Associations are responsible for raking the seaweed.

The **Land Use Plan** by the City of Galveston will make another presentation in December 2012 and Peggy Zahler made a pitch to the members to please participate in the effort.

Windstorm Insurance – looking at an increase of 5% of properties on the Texas coast. Big rally at the State Capital in Austin on March 5, 2013, to protest the rates. Need to let legislatures know we do not like these rates.

Adjourn at 11:10 am