

Omega Bay Improvement Committee
Quarterly Meeting Minutes
Mud 12 Building
April 20, 2023

Attendees:

President-Robert (Bob) Lane
Vice President-Robert Michetich
Secretary-Sherryl Gray
Integrity Property Management-Richard and DJ Matthews
La Marque City Mayor-Keith Bell
City Manager-Cesar Garcia
City of La Marque Community Officer-Amanda Gonzales
RS&H Consultants/Project Manager for Cobb Fendley-Eric Sattler and Reagan Aslin
Right of Way Project Manager-Leon Davis
TXDOT Galveston Area Engineer-David Lazaro
Omega Bay Homeowners

1. The meeting was called to order by Bob at 6:33 PM and a quorum was established.
2. Bob led the Pledge of Allegiance and a moment of silence for those in the Armed Forces
3. David Lazaro from TXDOT gave a report concerning the ongoing I45 road work.
 - a. Reasons to widen the freeway are to improve drainage and streamline the hurricane evacuation route.
 - b. Current cost-\$226 million
 - c. Completion projected for late 2027.
 - d. Currently working on moving underground utilities
 - e. Once the frontage road and sound wall are complete, traffic will be diverted off I45 to begin the widening process.
 - f. Entrance into OB on the north side will not be reopened until the completion of the I45 road work and traffic is routed back onto the freeway from frontage road (2027). This is due to the safety concerns for the residents exiting OB.
 - g. There are options to adjust the width of the shoulder road for extra turning issues.
 - h. The intersection of Hwy 6 and I45 will be remade into a normal diamond shape intersection.
 - i. The widening process will only be completed to the Galveston Causeway. There are not any plans for construction of the causeway.
 - j. TXDOT will construct and maintain OB concrete ditch located by the sound wall.
 - k. Some concrete “toe or lip” will be added along the outside of the concrete ditch to help strengthen the base for the new OB road repairs
 - l. All landscaping will remain where it is.
 - m. TXDOT will talk with the contractors concerning:
 - i. Excessive dust and dirt; residents complain of respiratory issues.
 - ii. Spraying the ground with water

- iii. Trash and debris left in the ditch and along the construction site.
- iv. Contractors being rude to the residents.
- v. Fast and reckless driving.

- n. Demolition of the frontage road will not cause much more dust or noise due to it is asphalt.

4. Reagan and Eric spoke concerning the sound wall:

- a. Construction should begin sometime this year.
- b. Wall will be completed before traffic is detoured off I45 onto the frontage road.
- c. There should not be any night work to keep the noise level down.
- d. The sound wall will be 14 feet high (2nd and 3rd level houses will be able to see over) and will only control ground noise.
- e. Drainage from the wall will not increase the flow of the water into the canals.

5. Approval of the January 19, 2023, meeting minutes, Robert/Sherryl 2nd-passed

6. Approval of the Financial report from the 1st quarter (January-March 2023) Robert/Sherryl 2nd-passed.

7. City of La Marque Community Officer Amanda Gonzales gave a report on the police activities in Omega Bay from January through March 2023.

- a. No major calls were made.
- b. 16 minor calls for service were responded to: alarms and loud noises.
- c. The officers made 174 patrols; 100 more than last quarter.
- d. Homeowners complained of solicitors and strangers walking through the neighborhood.
- e. Amanda left surveys for the homeowners to fill out with their concerns in addition to their personal contact information.

8. City Manager Cesar Garcia discussed:

- a. The issue concerning the type of streetlights the residents of OB preferred.
 - i. He asked about brightness, style and warmth or coolness of the illumination.
 - ii. OBIC approved of regular LED, Robert/Sherry 2nd-passed.
- b. A grant was applied for and denied for dredging the OB canals.
 - i. He will investigate the canals being dredged to help with the current Erosion Project of Highland Bayou.

9. The City of La Marque Mayor, Keith Bell, thank OBIC for allowing them to attend.

10. Bob summarized the March 1 and April 14, 2023, executive meetings.

11. Bob discussed the formation of a new Deed Restriction committee and asked for volunteers to contact him or Integrity Management.

- a. The committee will research the possibility of an amendment to disapprove short-term rentals.

- b. OB current deed restrictions state that a rental must be at least 180 days and is strong verbiage; however, more protection against VRBO's and ABNB's are needed for the future.
 - c. Bayou Vista does allow short-term rentals; each renter must obtain a hotel permit and pay hotel taxes.
 - d. Local hotels DO NOT want short-term rentals because it hurts their businesses.
- 12. Bob discussed the resignation of Danny Barnes and Newman Sharp from the ACC Committee and asked that anyone who would like to volunteer for this committee to please contact him or Integrity Management.
- 13. Bob and Robert discussed aerial easements:
 - a. Ground vs aerial and the reasons to deny the ground easement.
 - b. Arms for the electrical wires will be over OB property.
- 14. Robert reported that the de-annexation issue is in limbo, but not off the table. They are working on setting up a meeting with an attorney.
- 15. Doug Boudoin gave a report on TIRZ.
 - a. Waiting on dates for a meeting from the City of La Marque office.
 - b. Should have between \$180-\$190K in the account.
 - c. Question on the funding of the TIRZ account have been directed to Sheryl Johnson
 - d. Robert asked if TIRZ could pay for the repairs or new build of the broken culvert and street on N. Curlew. Doug will investigate it.
- 16. Bob discussed the roads update:
 - a. Scheduled road work was completed by Sole Paving.
 - b. Waiting to see if the city the La Marque will help with painting the speed bumps.
 - i. If not, maybe a community workday needs to be planned.
- 17. Bob discussed the Bulkhead repairs.
 - a. OBIC approved the quote for bulkhead repair for 4 N. Pintail by Conch Shell Construction.
 - b. All future bulkhead repairs are on hold until we know the cost of replacing the culvert on N. Curlew.
 - c. Richard has a meeting scheduled with MUD concerning the repair of the culvert on N. Curlew due to sewage and water lines underground near the broken culvert.
 - d. Bob stated that we need to find out how many more culverts need repair.
 - e. City Manager Cesar suggested that OBIC share the bids and scope of work with the city to help with the build and repair.
- 18. Announcements: None
- 19. Community Announcements:
 - a. Robert discussed the upcoming elections.
 - i. Changes in the City Charter

- ii. Bond Proposals
- b. Doug Boudoin stated that the OBIC website needed to be updated.
 - i. DJ said she would check.

20. Adjourned-8:18 PM