

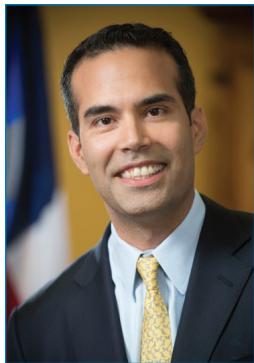


The Cabin Connection

A publication of the Asset Inspection Program of the Texas General Land Office • George P. Bush, Commissioner

May 2015

A Message from Texas Land Commissioner George P. Bush



Welcome to the 2015 edition of *The Cabin Connection*. As your new Texas Land Commissioner, I've become familiar with many aspects of the General Land Office, an agency most Texans have never heard of. One thing I've learned that permit holders have known for decades: The Cabin Program is one of the most popular services offered by the GLO.

Needless to say, it's been another busy year for the program, and you, the permit holders, have been great stewards of our Texas coast. In this issue, we'll update you on the U.S. Army Corps of Engineers' General Permit and tell you more about the coastwide derelict structure removal initiative. We also introduce you to new staff members on the Cabin Team. Please remember to check the Tips and Information section for the latest updates and information on Cabin Program policies.

Thank you for your participation and stewardship. Feel free to contact us with any questions, concerns, or ideas for improvement, and have a safe and enjoyable summer on the coast.

GEORGE P. BUSH
Commissioner, Texas General Land Office

Coastwide Derelict Structure Removal Initiative

As we reported to you in 2012, the General Land Office has been actively involved in removing derelict structures from the bays. Large-scale debris removal projects have been completed in several areas, including Galveston Bay and Lower Laguna Madre, resulting in 800 tons of material excavated from the bays. While this is good news, there is more work to be completed. A Web-based geographic information system (GIS) or map-based data set is currently under development to help identify and rank all derelict structures in Texas bays to the greatest extent possible. As funds become available, these structures will be removed, based on that ranking system. Many factors are used, including type of structure, threat to safe navigation, and the coastal habitat that will benefit from the removal. Relic oil and gas structures with

no responsible party will be a top priority in this initiative.

In Corpus Christi Bay, Coastal Management Program grant dollars were combined with money from the GLO to provide bathymetric light detection and ranging (LIDAR) data. This gives us a 3D image of the bay floor, showing pipelines and other structures that may need to be removed.

Your knowledge of the bays can help us with this initiative. If you are aware of any derelict structures, especially those that may be navigation hazards, please notify us by phone or email so we can confirm that it is in the database. We don't want to miss anything. GPS points are preferred, but we will work with you on whatever data you may have. We look forward to tackling this task—one derelict structure at a time.



Galveston Bay platform prior to removal (left) and Balinese Room off Galveston Island removal (right).

Upper Laguna Madre cabin removal (before/after).

Cabin General Permit Process

The General Land Office (GLO) has been actively working with the U.S. Army Corps of Engineers (USACE) to ensure that all structures included in the GLO Cabin Program are in compliance with federal permitting requirements.

This initiative may involve different USACE permits, depending on whether the cabin structure is located over land

or water; however, regardless of the location of the cabin, this will not impact what is presently authorized and existing at your cabin site. Moving forward, you will not be required to coordinate with any agency outside of the GLO.

The GLO will administer any needed permits for the USACE. If

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800.998.4GLO
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Please send us photographs, stories, recipes or any other items of interest for future newsletters. We welcome your input.



Cabin General Permit Process

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required, you will receive a copy of the USACE General Permit along with your Cabin Permit. Your responsibility remains the same: to obtain prior written approval for any changes from the GLO and notify the GLO if your cabin is damaged or destroyed, prior to rebuilding.

A USACE Programmatic General Permit (PGP) for all residential piers, including cabins, is already in place and is administered to piers associated with GLO authorized cabins as needed. It is authorized under SWG-2002-02904. This PGP is for cabins located over land, with an associated pier over water. The PGP is attached to your permit when required.

If your cabin is located over water, you may receive a different USACE PGP for the entire cabin structure and pier. This PGP is still in the

coordination process and should be out on Public Notice in the near future. After the Public Notice process is complete, the PGP will be finalized and GLO staff will begin administering this permit for the USACE as well. We will keep you updated on the status of this process as it moves forward.

Again, the goal of this initiative is to make sure every structure in the GLO Cabin Program has the appropriate USACE Permit, if required. The details of this authorization process are still in the coordination phase, so there may be minor changes to the draft procedure described above; however, we want to keep you as informed as possible as this process moves forward. Please do not hesitate to contact us with any questions you may have regarding this process or any paperwork you receive.

Tips and Information

- Thanks to all of you who have used our DocuSign process to sign your cabin permit electronically. If you have not sent us your email address, please send it to cabins@glo.texas.gov along with your permit number so we can add it to our database. It is also important that we have your email address so we can send you the renewal application. We appreciate your help in streamlining the cabin permit process.
- You **must** have prior written approval from the GLO before making **ANY** changes to the cabin or associated structures. Email us at cabins@glo.texas.gov to request any changes. Please remember there is a \$175.00 amendment fee if you request changes during your contract term which result in an Amendment contract. You can be fined, put on probation, or possibly have your permit terminated if you do not obtain approval before making changes.
- Burning trash and debris of any kind at the cabin site or on state-owned land is **strictly prohibited** and anyone found in violation may face termination of their permit. Open flames are not allowed at the cabin sites.
- Bird disturbance is a violation of state and federal law. We recommend staying 50 yards away from all birds to avoid being ticketed. Also, avoid nesting waterbirds from February 15th to September 1st of every year. Be sure to keep all domestic animals on a leash and away from the birds as well.
- In case of emergencies, please use VHF channel 16, call 911, or your local county sheriff. Also, contact your county sheriff if you notice any suspicious activity or if you have a break-in. Please contact us also when break-ins happen so we can notify other permit holders in the area. If you would like any fellow permit holder's contact information, email us at PIALegal@glo.texas.gov and we can send you their information to help keep watch.
- Permits effective on September 1, 2015 and after will now be charged \$0.20 per square foot for the piers, docks and walkways, which were previously no charge encumbrances. Please call or email us if you would like to know your estimated rate increase.
- **No commercial activity of ANY kind is allowed in connection with the GLO Cabin Program.** It is a violation of state law to charge people for guide services and let them stay 'free' at the cabin. These state-owned structures may **ONLY** be used for recreational purposes. Direct or indirect commercial use may subject your permit to termination.
- The primary permit holder is our main contact, they are listed on the permit, and they can add and remove partners as they like. If you would like to add someone to the permit as a partner, we need you to email us their name, address, phone number, and email. They will not be listed on the permit but will be listed in our database, so if anything happens to the primary permit holder, we will have someone to contact. If partners would like to be protected, we suggest forming a partnership privately. The cabin permit can be listed in the partnership's name as well.

Meet Your Cabin Team

Staff from our Asset Inspection Program play an important role in overseeing all of our coastal field programs, including the Cabin Program. We would like to introduce you to some of the members of our Asset Inspection staff who serve in various ways on our Cabin team while also being responsible for many other duties within the General Land Office. In the Corpus Christi Field Office, we welcome Jennifer Lawrence and Lee Schroer. They join our veteran staff members, Amy Nunez (Cabin Coordinator and Regional Field Office Manager), Rene Garcia, Jason Zeplin and Jennifer Stephens. Also in Corpus, our long-time employee, Anita Flores, has graciously taken over cabin administrative duties from Naoma Bryant who retired. In the La Porte Field Office, we welcome Christina Solis, Charles Grisafi and Chris Jensen to our veteran staff of Mollie Powell (Regional Field Office Manager), Tara Mealy, Wanda Wilkerson and Dianna Ramirez. In the Austin office, Jaime Hernandez and Tommy Mobley joined our long-time staff members, Julie Fielder and Tony Williams.



Corpus Christi Field Office Cabin staff. From l-r, Jennifer Lawrence, Lee Schroer, Jason Zeplin, Rene Garcia, Amy Nunez, Jennifer Stephens and Anita Flores.



La Porte Field Office Cabin staff. Front row (l-r) Tara Mealy, Mollie Powell, Christina Solis and Wanda Wilkerson. Back row (l-r) Dianna Ramirez, Chris Jensen and Charles Grisafi.



Austin Headquarters Cabin staff. From l-r Tommy Mobley, Tony Williams, Julie Fielder and Jaime Hernandez.

Recipes

Laguna Madre Killer Salsa

by Bob Daigle of PC1521

This recipe is the best kept secret in the Laguna Madre. It is the perfect blend of taste and texture. Because you are blending together four containers of ingredients, you will end up with two quarts of "Killer" salsa. Don't worry, it will get eaten quickly. Keep it cold and it will last for days.

Mix one (1) eight ounce refrigerated container of each item below:

Julio's Mild Salsa *

Julio's Hot Salsa *

Julio's Serrano Peppers Salsa (Red) *

Add eight ounces of Herdez Salsa

Mix well in a two-quart pitcher, keep cold, and serve in smaller bowls.

* Julio's is only available at H-E-B grocery stores.

Barbecued Redfish by Stephen Kinney of Austin

sent in by Keller Towns of PC1409

It is so good that it reminds me of eating lobster!

The grill fire has to be just right—too hot and it'll burn through. When the coals are fully glowing, spread them out to disperse the flame and provide even heat.

Make the relish. I sauté finely chopped onions and garlic in olive oil seasoned with salt and pepper.

Season the fish. Here I use whatever I have—lemon pepper, Tony Chachere's, garlic powder, etc.

Put the redfish on the grill and spread with the relish, close the top on a ventilated grill and check back after 15 minutes—at this point you may need to pull the thinner fillets if the meat

flakes out of the half-shell. After about 18 minutes all should be just right, depending on your fire.

Majek Corner Ceviche

from Gary Boyd, Craig Johnson and Lupe Del Toro of PC1605

2 lbs white fish fillets (trout, drum, or reds work great)

2 sm bottles of lime juice (or freshly squeezed)

2 tsp salt

2 tsp coarse black pepper

blackened redfish seasoning to taste (or cayenne pepper)

2 bunches chopped green scallions (include green tops) *

1 chopped extra large red onion

4 chopped large tomatoes *

3 finely crumbled bay leaves

2 tsp chili powder

1 tsp dried oregano

1 lg bottle sliced green olives with pimento (drained)

2 sm cans sliced black olives

4-6 diced jalapenos (with seeds if you like it hot) *

1 lb small cooked cocktail shrimp (in the frozen fish section)

1 lb imitation crab meat (cut bite size)

1 lg bunch finely chopped cilantro *

1 tsp sesame seeds

1 tsp celery seeds

1 tsp poppy seeds

In lieu of the items (*) you can substitute fresh pico de gallo. I use 2 medium containers and 1 hot container from H-E-B.

Cut fish into bite size pieces, mix in large Ziplock bag with salt and lime juice then refrigerate 6-8 hours (minimum) shaking occasionally. Drain lime juice then combine fish and all other ingredients in large bowl. Mix well and refrigerate 2-4 hours. Drain before serving. Serve on tortilla chips. Feeds a bunch! Refrigerate any leftovers – it's even better the next day. Salud!

Permit Holder Stories

Bill Ferris Remembered

by George J. Tracy, Jr.

Bill and I fished at the cabin together for 24 years, prior to his accident three years ago. The new cabin was a replacement for the old cabin that was destroyed during a hurricane (I don't remember the name) that hit in the Corpus/Padre Island area 9 or 10 years ago...we started by taking our daughters (similar in ages), but after they became teenagers (and re-directed their interests to boys), we continued our fishing trips without the girls' company...Leonard joined Bill and I after his cabin-fishing-companion "just got too old to fish," and the three of us called ourselves "the three amigos."

We loved escaping to the cabin, and always commented on the beautiful sunrises and sunsets—Leonard said that Bill and I were in touch with our "fillins" (Leo's version of "feelings"). For many years we fished without a guide and usually caught limits on speckled trout, with an occasional red.

Bill loved to catch fish, and thought he was a good fisherman; so he wasn't happy when others (such as myself and Leonard) caught fish and he didn't. He'd get a smirk with a gritty "I'm so happy for you" comment and we'd just throw salt on the wound by talking up the quality of "our fish" versus "his fish."

Our motto was "what happens at the cabin stays at the cabin," but I can share one moment that's "for public consumption."

One weekend when we were heading down the intracoastal toward the cabin, the oil siren went off signaling low oil pressure and the need for adding oil to the reservoir in the boat. We pulled over (we had two boats, including Leonard's flounder boat) and Bill and Leonard proceeded to the cabin to get more oil. Upon returning, I laughed at Bill for returning with only one quart, which lasted about 10 minutes before the oil siren went off again. Leonard and I never let Bill forget the incident, and started calling him "short-a-quart." Since that time, we never left the dock without a full oil reservoir and one spare gallon of oil.

Most of our recent fishing experiences were with Bill Sheka, a great guide and a great fisherman. Since Ferris was left-handed, he'd always station himself in the rear of the boat to make his left-handed casts easier. He always had the same comment when Leo and I caught something—"I'm so happy for you"—and regardless of what he caught, Leo and I would always comment on "the little minnow" on his line.

I wasn't with Bill, Leonard, and Bill Sheka when Ferris caught his "big red" but he was so excited that he had it mounted and placed (after his accident) in his room to remind him of all the years of fun, and take his mind off of the situation he was immersed in.

I miss my friend, especially every time (usually monthly, from April through October) that Leonard and I have gone to the cabin during the last three years. We think of him often and we wish he was still there with us, but we truly believe that he's watching over us, and he's still saying "I'm so happy for you."

10th Annual Alvarado Family and Friends Fishing Trip

by Nic Alvarado (PC1406)

Last November was our 10th annual fishing trip to Land Cut Cabin PC1406. Our group included both family and friends. This is a trip that everyone really looks forward to. It brings us all together doing something we truly enjoy.

This particular trip was a cold one! It was very windy and it rained most of the weekend; however, the weather did not stop us. We caught plenty of reds, black drum and trout. The total number of fish we caught over the four-day weekend trip was 73 including two large 34-inch bull reds, which were released. We used four boats for this great weekend of fishing. Although it's a little soon, we are already starting to make plans and looking forward to our next trip. Great times!

The fishermen in attendance at last year's trip were Gus Alvarado, Rudy Alvarado, Raul Alvarado, Tony Alvarado, Nic Alvarado, Chandler Schluter, Dan Boggs, Greg Oetken, Kenny, Jason Shields and Phillip Barber.



Bill Ferris.



Permit Holders



David McCollum of PC1217 snapped this picture of a rainbow.



Joe Meredith's 16-year-old grandson, Brady Meredith, with his 31-inch fish in front of PC1092. All Brady could say was, "Oh my gosh! What a fish!"



Stan Casner of PC1192 took this great shot of the cabin.



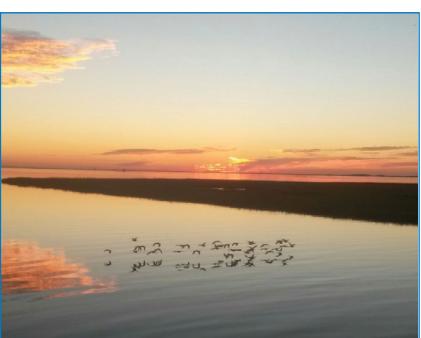
Ken Pizzini of PC1546 got this nice picture of the cabin.



Gary Boyd of PC1605 is relaxing inside the cabin.



Ken Pizzini of PC1546 got this picture of a water spout (barely seen just to the left of PC1575).



Look at this great sunset shot off Guyton Cut by Ken Pizzini of PC1546.



David McCollum of PC1217 caught this Gulf toadfish.



Stan Casner of PC1192 with his great catch.



Taken off the porch of PC1198, Tanya Sandel said they were ready for a great day of fishing.



Joe Luyckx of PC1484, when he was 15, after a nighttime of floundering fun.



Ruthie Casner of PC1192 with her nice flounder.



Ken Pizzini of PC1546 (pictured) and his friend David Lauw caught this nice group of redfish and flounder.