

## MINUTES OF THE BOARD OF SUPERVISORS

### ISLE OF PALMS SPECIAL DISTRICT

June 13, 2018

Board President Ken Wright opened the meeting; calling it to order at approximately 1835 hours with a Roll Call of all Board members present [Agenda Item 1]. Other Board members/officers present were Vice President/Treasurer Paul Raudenbush, Secretary Brad Radloff, and Member Tim Pacheco. Although Member David Touring could not make the meeting, a quorum was established with the presence of four Board members. Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW) was also present, along with Joe Wagner, P.E. of Wood, PLC (Wood, formerly Amec-Foster Wheeler) as representative for the District's Engineer of Record to administrate upcoming dredging efforts, were also present. A total of 14 homeowners from the District attended.

#### **Agenda-Specific Public Comments [Agenda Item 2]-**

As a result of a Florida Statute, public comments of agenda items only (no general items) are to be taken prior to addressing the Meeting Agenda. There were no public comments on any agenda items from attending homeowners (however, any who wished to comment later during the meeting did so as discussions proceeded on each agenda item).

#### **OTHER AGENDA ITEMS**

3. Approve the Minutes of the May 9, 2018 Board meeting.

**MOTION:** To approve the minutes of the May 9, 2018 Board meeting, by TPacheco.

**The motion was seconded by KWright and passed unanimously by all Board members present.**

4. Treasurer's Report. PRaudenbush provided the Treasurer's Report and indicated an updated account balance of \$1,093,979.78. In addition, there was one bill(s)/invoice(s) needing the Board's approval for payment from LLW for \$390.00. As a special note, there is a dual signature requirement that is in place for all checks/bill payments.

**MOTION:** To approve payment to LLW, as described above, by PRaudenbush.

**The motion was seconded by BRadloff and passed unanimously by all Board members present.**

5. Updates/Discussion of next steps for engineering services/project management and proposals for additional engineering services at problem areas by Mr. Wagner of Wood, PLC (Wood). *HISTORY:* after officially implementing the process of requesting qualifications from qualified Engineers to provide Engineering Services and Construction Administration, the District selected Wood, PLC as the District's Engineer to administrate and manage the dredging effort. Wood's Project Manager, Joe Wagner, P.E., is available at Board meetings to inform the Board of progress on approved tasks and to request authorization, as needed, for the currently proposed preliminary tasks that will eventually lead to requesting bids from dredging contractors to conduct dredging efforts at some point in the future. At the December 2017 meeting, the Board authorized Wood to initiate Task 1 of their Proposal, dated December 5, 2017. Joe Wagner was present at this June 2018 meeting to update the Board on any current progress since the May meeting.

Mr. Wagner's presentation to the Board began with an update on the proposal for additional engineering services. [*HISTORY:* at the April 2018 meeting Wood was approved by the Board to provide a proposal to determine what would be necessary to address certain areas, that have issues related to other natural and man-made sediment influxes from outside the District, by providing engineering solutions and/or determining whether legal solutions may be necessary to eliminate said sedimentation from off-site sources. Two areas that were identified as needing to be addressed were near the Cordgrass and Marshview inlets. Also, at the April meeting, Mr. Wagner indicated that he had not prepared a proposal as yet but had done some "pre-proposal" work toward that effort and suggested that for the Cordgrass issue (near the end of old San Pablo Rd.), influxes of sediment may be related to the rerouting of San Pablo Rd. (ending the road near there) and removing a bridge also formerly located near there. It would have to be demonstrated that such actions have contributed to the sedimentation issue. The end of Marshview issue apparently would require engineering solutions to repair/replace a berm formerly located near the mouth of this canal]. For this June meeting, Mr. Wagner indicated that he still did not have a proposal ready since he was awaiting some information from the FDEP and, so, did not have anything new to share. However, subsequent to Mr. Wagner's presentation, the Board was informed (by BRadloff, on behalf of Gordon Holder) of another area in the District where sediment is entering the canal from the street at the south end of Royal Palm Drive and creating a shoal/sand-bar. The Board heard from Mr. Holder, the area was pin-pointed to Mr. Wagner, and was requested by the Board to be included in Wood's proposal to address said areas (now three).

Mr. Wagner's next presentation to the Board and attendees, for this meeting, primarily revolved an update to his work trying to locate options for a suitable and affordable spoils

site location. He indicated that there are three preliminary options (and these are not in order of preference or importance, just North to South): 1) the first option is JAXPort that maintains a number of sites but their tipping fee is very high at \$22.00/cubic yard and that fee is apparently expected to increase at some point. Also, the port is no longer using the site closest to our District and instead is offering Bartram Island which is much further away, 2) the second option is the Harbor Waterways Special District (HWSD) on Reid Island. Discussions with Stanley Pipes at HWSD revealed that whenever they are ready to accept other's spoils they will have a tiered tipping fee structure: 0-25,000 cubic yards would be \$10.00/cubic yard, 25,000-50,000 would be \$7.50, and greater than 50,000 would be \$5.00. Mr. Wagner also suggested that HWSD indicated they are still trying to purchase the secondary adjoining parcel of land from the COJ (which the Parks Dept. apparently has first control over and wants to keep for possible future use) since if HWSD is going to be accepting other's spoils (apparently there also is much interest by others to deposit spoils there), they want to be sure their district's needs are met first, which means for several decades to come, and 3) the third possibility would be FINDS sites that are inexpensive but the spoils have to eventually be removed and the site restored.

6. Update, if any from DTouring, regarding possible DMMA's with a specific update regarding the status of the HWSD site. DTouring was not present for this meeting to provide any updates he may have but new information provided by Mr. Wagner was used to discuss the spoils site options and other related issues. As a part of this item, TPacheco and KWright both questioned why our District would not consider the possibility of purchasing the second parcel (the Parks Dept. parcel) with the HWSD. After much discussion ensued between the Board members regarding how much it would cost to buy, what would be possible on-going maintenance costs, and what would be potential liabilities, as offered by WFlowers; then decided that one of the Board members should meet with Stanley Pipes to broach the subject and see what HWSD's position might be on such a proposal. Given the motion to possibly purchase land for a spoils site, Mr. Wagner suggested that the Board might want to temporarily suspend his task duties of evaluating possible spoils sites until after our discussions with HWSD, to which the Board agreed and suspended that task temporarily. Other discussion included the special ordinance that the IOPSD is apparently named as a part of and that may provide an allowance of 12% for certain dredging projects in Duval County and work that Paul was doing to determine how the District can take advantage of it. Paul suggested that he could not find the reference/Ordinance and KWright said he would send it to him so that he could follow up on it.

**MOTION:** To have KWright meet with Stanley Pipes to propose the possibility of purchasing the second parcel of the Parks Dept. land together, by KWright.

**The motion was seconded by TPacheco and passed unanimously by all Board members present.**

7. Preliminary discussion regarding Annual Assessment. The annual assessment is currently at \$750.00/year and there is a proposal to raise it the maximum allowable annual amount of \$100.00 to \$850.00/year. The Board members discussed the

possibility of raising it at the May 2018 meeting and agreed to make official notifications of a Public Hearing to be held in July 2018. At this June 2018 meeting, WFlowers confirmed that the Board wanted to go ahead make the required notifications and letter-mailings to affected home owners. He notified the Board that some of the costs to mail letters, etc. have gone up and to expect to see a difference in that from last year and also strongly made a point to the Board that there needs to a quorum present for the Public Hearing in order to be able to vote on the assessment increase, so make plans to the be there.

8. New Business. PRaudenbush indicated that he has gotten calls/emails regarding the photo (showing boats sitting on mud in a canal) on the District's website and that it might be better not to show a pic that's more representative of IOP. He also said that he gets calls/emails requesting information on the progress of the dredging and where the District is on that, to which he suggested that the Meeting Minutes should be referenced for now until we get closer to a point where we are actually putting out bids for dredging, etc.

#### ***General Public Comment -***

There were no comments from the public at the end of the meeting.

#### ***Adjournment -***

KWright adjourned the meeting at 1914 hrs.

#### ***Future Meeting Dates -***

Meetings are to be held on Wednesdays at 6:30 PM at the "Pablo Creek Regional Library," 13295 Beach Blvd. Jacksonville 32246; for the dates listed below:

July 11, 2018    August 8, 2018    September 12, 2018    October 10, 2018

November 14, 2018    December 12, 2018