

## MINUTES OF THE BOARD OF SUPERVISORS

### ISLE OF PALMS SPECIAL DISTRICT

April 11, 2018

Board President Ken Wright opened the meeting; calling it to order at approximately 1840 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, Member Tim Pacheco, and Member David Touring, establishing a quorum with the presence of all Board members. Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW), 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. Only 1 homeowner 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 March 14, 2018 Board meeting.

**MOTION:** To approve the minutes of the March 14, 2018 Board meeting, by KWright.

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

4. Treasurer's Report. PRaudenbush provided the Treasurer's Report and indicated an updated (as of April 9) account balance of \$1,114,952.75. In addition, there were two bill(s)/invoice(s) needing the Board's approval for payment and included: 1) \$575.00 from LLW and 2) \$1,824.43 from Wood, PLC for on-going engineering services. As a special note, there is a dual signature requirement that is in place for all checks/bill payments.

**MOTION(S):** To approve payments to LLW and Wood, as described above, by KWright.

**The motions were seconded by PRAudenbush, respectively, passed unanimously by all Board members present.**

5. Update Report on results of survey by ARC Surveyors/Discussion of next steps for engineering services/project management with 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 April 2018 meeting to update the Board on any current progress since December.

Mr. Wagner's presentation to the Board and attendees for this meeting primarily revolved around the final results of the bathymetric survey conducted for the entire District. He provided copies of Wood's report, "Preliminary 2014 and 2018 Survey Analysis Report-dated April 9, 2018, and poster-sized maps showing the modeled results of the entire survey for all to see. The report indicated the possible volumes of dredging a "Center-Channel" as was done for the original dredge and for a "Bank-to-Bank" scenario. Mr. Wagner went over his report indicating cross-sections that show an example of one transect and how the dredging results would look given both the Center-Channel and Bank-to-Bank scenarios. Wood's report recommended the "Bank-to-Bank" scenario. (BRadloff questioned the basis for this recommendation since no engineering work has been done to determine the likelihood that some, if not almost all, existing bulkheads would "blow-out", as a result). He also confirmed that indeed, after verifying the results for the North and Central areas, there has been a reduction in the overall volume of sediment requiring dredging. He was not able to offer an explanation for the condition, other than it could have been a surveying error during the 2014 survey. There also was discussion regarding the possibility of over-dredging or "over-depth" an additional foot to ensure the dredging results in at least the permitted 5-feet of water at mean-low tide but this may apparently require agency approval.

Part of the purpose of Wood's report was to obtain, from the Board, a volume *or* range of volumes of sediment (that needs to be dredged) relative to obtaining "apples-to-apples" quotes from dredging contractors. As such, the Board asked Mr. Wagner various questions (and much discussion around where the spoils might be disposed, etc.) that would lead up to an agreed upon volume or volumes that would allow Wood to determine what the District's best options are for DMMA's and potential associated costs to use the possible DMMA's. After much discussion about different scenarios and possibilities, the

Board agreed upon, for purposes of establishing a DMMA and requesting dredging bids, a total volume of 150,000 cubic yards that need to be dredged. Other short discussions ensued, involving Mr. Wagner, regarding general questions about dredging and clarifications to his explanations between attendees and certain Board members. *MORE HISTORY:* Mr. Wagner indicated at a previous meeting that: the results of this survey will provide an updated volume of the dredge material that will require removal and this will be compared to the previous survey(s) conducted in the last few years. With the results of the survey and the estimated total volume of dredge spoils, Wood will go to the three Dredge Material Management Areas (DMMA) potentially available for the District's use and obtain use requirements and fees, etc. He had also gone through some discussion as to the differences between the various DMMA's. Preliminarily, the most cost effective DMMA may be a "third" site that the Harbor Waterway Special District (HWSD) has recently purchased. The Board at the HWSD has expressed an interest in discussing an agreement whereby the IOPSD may also be able to use the HWSD site. Mr. Wagner added that there are certain permit requirements and certain details (e.g., obtaining a survey of the capacity of the site and taking water with the spoils but not having a return for the water - the water must remain at the site) that will need to be considered and/or addressed prior to finalizing, assuming the HWSD and IOPSD come into an agreement.

**MOTION:** To approve a dredging volume of 150,000 cubic yards for Wood to use for purposes of DMMA options and requesting quotes for dredging, by KWright.

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

6. Update, if any from DTouring, regarding possible DMMA's with a specific update regarding the status of the HWSD site. DTouring indicated that, since the last meeting, he has had another quick conversation with Stanley Pipes, the Chairman of the HWSD, to which Mr. Pipes indicated he was not ready to quote a fee for the use of their site, as yet, but suggested that it would be on a per yard basis and that HWSD is still interested trying to obtain the second COJ property adjacent to their existing one. Although DTouring's conversation with Mr. Pipes indicated that HWSD was in the process of obtaining the COJ site, WFlowers suggested that based upon his understanding, HWSD is not ready (or does not have a deal) to purchase it and, therefore, still leaves the potential for such a transaction up-in-the-air. (*HISTORY:* The COJ site is available and adjoins the JAXPort, so it would be instrumental in increasing the overall capacity available to HWSD and IOPSD. However, purchasing of the COJ site by HWSD is apparently somewhat in the air at this point and may have an effect on IOPSD's timelines, etc. and that currently there may be certain agency approvals needed by IOPSD to use the HWSD site). DTouring indicated that an agreement with the HWSD could mean the District might be able to obtain a cost-sharing rate of \$1.00/cubic yard to dispose of spoils at the HWSD's site (although it is over 12 miles away). As part of determining what DMMA sites might be available for use, there was some discussion about using the FINDS site and that there are some politics involved with using those, so the District might have to work through that in order to make usage of those work for the District's needs. Mr. Wagner added that in order to use a particular DMMA (once

determined), approval would need to be obtained from the Florida Department of Environmental Protection (FDEP) and the FDEP will not make such an approval without an agreement between the District and whichever DMMA is chosen to be used.

7. Update on placing IOP engineering documents on the District's website or a Dropbox-type site. PRaudenbush was able to move all the documents to the District's website although not publically accessible yet. But most documents, if .pdf, can be posted and accessed, either there, or via a link.
  
8. New Business. 1) Mr. Wagner brought up the area near the mouth of the canal (to the south of the canal) that services Plumosa and Marshview Drives where a creek drops sediment into the canal which narrows its effective use. Mr. Wagner suggested that a berm formerly existed there and has eroded away. He talked with the FDEP and said that they would be amenable to some sort of fix to bring it back to the way it was and could be done during dredging activities using some spoils. He also said it is not likely to be an "easy" permit to obtain but apparently is doable and would be a modification to the District's existing permit. Much discussion ensued and looking at maps to help with understanding what the actual conditions are and how it got that way. A resident from Marshview suggested that he thinks the berm was primarily destroyed during one of the hurricanes. BRadloff suggested that if the Board is going to consider working out and/or, possibly, paying for a solution to fix the subject condition; the Board may also want to consider other possible areas around the District where there might be similar conditions. PRaudenbush suggested that the creek emptying into the canals from the end of Old San Pablo Rd (Cordgrass canal) would be a consideration.

**MOTION:** Request a proposal from Wood to address the Marshview and Cordgrass issues related to depositing of creek sediment into the canals near these streets, by PRaudenbush.

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

2) WFlowers also suggested that the Board would need to begin discussions about whether the annual assessment will be increased (or even stay the same) by the May 2018 meeting in order to be able to meet official deadlines for submittal to the COJ and, as a result (if there is going to be an increase), the necessary public notice for a hearing to discuss and vote on such an increase.

***General Public Comment -***

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

***Adjournment -***

KWright adjourned the meeting at 1955 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:

- May 9, 2018    June 13, 2018    July 11, 2018    August 8, 2018    September 12, 2018  
October 10, 2018    November 14, 2018    December 12, 2018