

MINUTES OF THE BOARD OF SUPERVISORS

ISLE OF PALMS SPECIAL DISTRICT

July 11, 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 Secretary Brad Radloff, Member Tim Pacheco, and Member David Touring. Vice President/Treasurer Paul Raudenbush was present remotely and heard via speaker phone. A quorum was established with the four Board members physically present. Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW) was also present, along with Joe Wagner, P.E. of Wood, PLC (arriving at the meeting approximately 30 minutes late) as representative for the District's Engineer of Record to administrate upcoming dredging efforts, were also present. A total of 51 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 June 13, 2018 Board meeting.

MOTION: To approve the minutes of the June 13, 2018 Board meeting, by TPacheco.

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

4. Treasurer's Report. PRaudenbush was not able to provide an update to the Treasurer's Report for this meeting but indicated the balance from the last meeting was reported at \$1,093,979.78. In addition, there was one bill(s)/invoice(s) from LLW needing the Board's approval for payment of \$1,490.55. 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 BRadloff.

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

5. Updates/Discussion of next steps for engineering services/project management and proposals for additional engineering work 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, although late, at this July 2018 meeting to update the Board on any current progress since the May meeting. Since Mr. Wagner arrived subsequent to the timing for the discussion of this agenda item, BRadloff gave a quick summary of what Mr. Wagner would have had to report based upon a telephone conversation prior to the meeting. Basically, Mr. Wagner indicated that he had just obtained necessary information from the FDEP two days prior to this July meeting and would be able to have a proposal ready for the August meeting. Also, since the Board decided to explore another avenue for securing a spoil site (i.e., possibly purchasing our own site); he was asked by the Board to suspend, until further notice, his billable activities revolving around providing existing options and costs for existing spoils sites, so there was no update to be given for that.

Mr. Wagner's normal presentation to the Board would include an update on a proposal, as requested by the Board, for additional special engineering issues. [*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. Three areas that were identified as needing to be addressed were near the Cordgrass and Marshview inlets and at the end of Royal Palm Drive. 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 the end of Royal Palm Drive, Mr. Wagner suspects that the street drains into the canal and that it may have to be demonstrated as such].

More recent *HISTORY*: Mr. Wagner's primary work prior to the temporary suspension of his Board-approved task was to locate options for a suitable and affordable spoils site. At the June meeting, 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 Waterway Special District (HWSD) on Reed 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.

6. Update, if any from DTouring, regarding possible DMMA's with a specific update regarding the status of the HWSD site. DTouring provided a brief re-summarization of a telephone conversation he had with Stanley Pipes of the HWSD on June 12, 2018 indicating that HWSD has finalized the purchase of the south half of the Reed Island spoils site and that they will continue to see about purchasing the north half which the City Park's department apparently has "dibs" on. Meanwhile, they will move forward with preparations (building a berm, etc.) for the south portion that they do own and after which they will expect to have a capacity of 350,000-400,000 cubic yards. Of course, the HWSD's first priority is their own needs for the next 50 years which will result in a remaining total capacity for other users, like the IOPSD, of up to maybe 150,000 cubic yards. As such, DTouring's conversation with Mr. Pipes did not seem to him as being as hopeful as previous conversations. After DTouring, KWright added that he had a recent conversation with Mr. Pipes also about teaming up with HWSD to possibly try and purchase the north parcel together, to which Mr. Pipes was not initially excited about but suggested that a meeting might be worthwhile, so KWright did meet with them. However, during the meeting it appeared to KWright that HWSD really did not want to get into a purchase together since the IOPSD's needs (for capacity) are much greater than their own and, apparently, do not seem to want to relinquish or lose control of who else can use the spoils site(s). KWright and DTouring agreed that, basically, it does not look like HWSD's site is going to be our best bet at this time but that we should continue conversations (re: possible usage and tipping fees) with them but, all the while, looking at other options -- to include land that the IOPSD might be able to purchase on its own. The Board fielded some questions and discussion from attendees. [*HISTORY*: At the June 2018 meeting, 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 (KWright) 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.

7. Paul Raudenbush report on contact with Councilman Gulliford on: a) Harbor Waterway spoils site 2 acquisition and b) 12% City cost share for dredging. PRAudenbush provided his report on these issues and suggested that he is trying to coordinate a meeting with Gulliford's office for July 30 or 31 to discuss the possibilities of both issues. He will plan on reporting back about the meeting during the next Board meeting in August. Several attendees, like Walter Jabowsky and Ronnie Linewell asked about why our District doesn't try to purchase out own spoils site, to which the Board indicated that is currently on the table if we can find a suitable site. Matt Ingersoll asked why we are trying to get a tipping fee of less than \$22/yard, if that is the going rate (at the City's Bartram Island site) and suggested just paying it and moving on, he also likes using the FIND sites. Several others, like Mike Plan and Mark Kitry wanted to know who we are talking to and when with the HWSD folks and whether we have talked to Beach Marine and Palm Cove Marina, to see if we can use their spoils sites. KWright suggested we've been talking to HWSD for several months now and are continuing and someone from our Board has contacted the marinas but they don't really have the capacity. More discussion ensued between the Board members and the attendees regarding specifics of buying and/or using the Parks site and any other options that might be available.
8. Discussion and vote regarding Annual Assessment. [*HISTORY*: 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 life-time maximum allowable limit is \$1000.00 per year.] The Board members provided their various and "usual" views/positions on whether to raise it or not, took some questions from the attendees, and then voted. Comments from attendees, included: Scott Smith (SIOP), Steve Maher (SIOP), Todd Miller (SIOP), Ron Swanson (SIOP), and Walter (CIOP) all basically were in favor of increasing the assessment.

MOTION: To raise the annual assessment from \$750 to \$850, by KWright.

The motion was seconded by DTouring and PASSED 3 to 2, with BRadloff and TPacheco having the dissenting votes, by all members present and on speaker.

9. New Business. None.

General Public Comment -

There were no comments from the public at the end of the meeting (comments/questions taken during the meeting).

Adjournment -

KWright adjourned the meeting at 1920 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:

August 8, 2018 September 12, 2018 October 10, 2018 November 14, 2018

December 12, 2018