

MINUTES OF THE BOARD OF SUPERVISORS

ISLE OF PALMS SPECIAL DISTRICT

September 12, 2018

Board President Ken Wright opened the meeting; calling it to order at approximately 1830 hours with a Roll Call of all Board members present [Agenda Item 1]. Other Board members/officers present were Vice Present Paul Raudenbush, Secretary Brad Radloff, Member Tim Pacheco, and Member David Touring. A quorum was established with all five Board members present at the meeting. Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW) was not present but alternate LLW Attorney John Wallace sat in his place, along with Joe Wagner, P.E. of Wood, PLC as representative for the District's Engineer of Record to administrate upcoming dredging efforts, were also present. A total of 8 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 August 8, 2018 Board meeting.

MOTION: To approve the minutes of the August 8, 2018 Board meeting, by KWright.

The motion was seconded by PRaudenbush and PASSED unanimously by all Board members.

4. Treasurer's Report. PRaudenbush provided an update to the Treasurer's Report for this meeting and reported the District's bank balance at \$1,097,212.93, as of 8-31-18. In addition, there were two bill(s)/invoice(s) needing the Board's approval for payment: (1) from LLW for \$850.00 and (2) from the Florida Municipal Insurance Trust (FLMIT) for \$5,054.00. As a special note, there is a dual signature requirement that is in place for all checks/bill payments.

MOTION: To approve the payments to LLW and FLMIT, as described above, both by KWright.

Said motions were seconded by BRadloff and PRAudenbush, respectively, and PASSED unanimously by all Board members.

5. HWSD dredge spoil site proposal forwarded by KWright and any other matters related to spoil sites. Mr. Stanley Pipes, Chairman of the HWSD, was present at this meeting and came prepared to present a proposal to the Board regarding the available capacity at their spoil site on Reed Island and what they would charge for the IOPSD to deposit spoils there. Mr. Pipes provided a handout which outlined current capacities, potential capacities (with the addition of the COJ's adjoining property), and rates to deposit various volumes of spoils at their site. HWSD's proposal to the IOPSD was based upon the estimated volume (150,000 cubic yards) required by the IOPSD, and at least one use or possibly two, for a total of 300,000 cubic yards. Their proposal indicates that the first possible use averages out to \$6.25 per cubic yard and then if a second use (if HWSD is able to secure the 2nd property from the COJ) becomes available, the overall rate between the two uses would average out to \$3.96 per cubic yard. Mr. Pipes suggested that their site could be ready for use for the first deposit within a year after notification from the IOPSD Board. According to Joe Wagner, there are certain permit requirements that would have to be met to use the site. After presentation of the HWSD's proposal, the Board members asked many questions and much discussion ensued between the Board and Mr. Pipes. Much of the discussion revolved around the possibility of the IOPSD purchasing the COJ property (north of HWSD's south property). Mr. Pipes suggested that HWSD wants the north property and that attempts by the IOPSD to buy it would just create a bidding war. Various pros and cons were discussed, based upon whether HWSD obtained the second property or IOPSD did and how that might workout, including reduced capacity because of the necessity for berms/levies, liability, and necessary maintenance, etc., as well as both District's working together to try and get the 2nd property purchased from the COJ, be it HWSD or IOPSD. David Carter from Sea Breeze brought up the Beach Marine spoil site again and Board members suggested that said site has already been looked at and that it has issues related to low capacity and berm maintenance (seepage). The discussion resulted in the IOPSD Board wanting to do more exploration relative to either finding another site (closer by) to purchase, determine whether FIND sites would be a better option, and to discuss HWSD's proposal at future Board meetings. KWright's plan of action was to have PRAudenbush continue his discussions with the COJ council member(s) and to have DTouring investigate the possibility of using the FIND sites.
6. Report any new information re: 12% City share of dredging; Council member discussions assisting with possible purchase of remainder of HWSD spoil site. *[HISTORY:* PRAudenbush contacted the COJ to determine their position on the Ordinance that appears to allow for a 12% contribution from the COJ for the District's dredging efforts and whether the COJ (in particular, the Parks and Recreation Dept.) would sell the north portion of the spoil site on Reed Island. The COJ's position according to the OGC was that the 12%, in their opinion, does not apply to the IOPSD because the District already

has an avenue for collecting funds to conduct maintenance dredging. The Board decided that a little more homework and contact with the OGC should be done on this, with WFlowers help, to determine whether the Board should go ahead “push-back” a little to be sure the COJ’s position is the original intent of the Ordinance.] At this meeting Mr. Pipes was asked if their District was able to benefit from the Ordinance to which he suggested that they could not since their waterways are not officially available to the public. John Wallace (LLW) suggested that Wayne Flowers (LLW) checked with the OGC and they “rebuffed” him on the possibility of obtaining the 12% cost share for the IOPSD.

7. Discussion of Engineering Services/Project Management proposals for additional engineering work at problem areas by Mr. Wagner of Wood, PLC (Wood) which was preliminarily discussed at the last meeting. [*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.] However, 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 at a previous meeting to suspend, until further notice, his billable activities revolving around providing options and costs for existing spoils sites. So his update revolved around Wood’s Proposal, dated August 8, 2018, which would begin the process for possibly addressing shoaling at four areas, within the District as specified by the Board at previous Board meetings [*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 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].

At the August 2018, JWagner presented a summary of Wood’s proposal to initially look

at the shoaling issues identified in the paragraph above along with a fourth area that was apparently added to the list sometime during or since the last Board meeting. The fourth area was identified as the "Island Drive Canal" near the corner of the canal where it changes direction from N-S to E-W. The Island Drive canal has large tree falling into the canal that have grown near and within a failing and unmaintained bulkhead to the northeast of the corner. Copies of the Proposal were passed out to Board members and attendees. JWagner discussed each of the areas and their unique problems (due either to natural processes or man-made, i.e. by the COJ), their locations, and cost template, as presented in the proposal, to provide an evaluation for determining the resultant costs to fix the problems and reduce or eliminate the sediment influx. Board members and some attendees asked JWagner certain questions particular to each area and discussed costs to obtain the evaluation. One particular question from KWright, in order to get a feel for the possible magnitude, was a "ball park" idea of the cost to fix the Marsh View Drive Canal problem, to which JWagner suggested \$100,000.00-\$150,000.00. Based upon the ball-park idea of the cost to make one fix and since the Board members just received the proposal on the day of this meeting, the Board decided to defer a vote on the proposal until more homework can be done to determine whether the cost-benefit ratio is worthwhile.

At this September 2018 meeting, the Wood proposal was brought up again for discussion between the Board members. The general sentiment seemed to be that because of the suggested possible costs to fix the problems (as provided by Joe Wagner for only one fix) and that the additional expenditures will seem to only benefit a few rather than the majority, it may be that the general dredging effort will have to suffice to fix the problem areas. No further action was suggested for this item.

8. New Business. No business was brought up either from Board members or the attendees.

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 1933 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:

October 10, 2018 November 14, 2018 December 12, 2018