

**BURNT STORE ISLES
CANAL ADVISORY COMMITTEE
MEETING
DECEMBER 8, 2009**

MEMBERS PRESENT: Gary Brewster, Chairman
Norman Ashworth Joseph Gil
Leslie Totten, Frank Wiechec

OTHERS PRESENT: Randy Brodersen, Canal Maintenance Supervisor
Rick Keeney, Public Works Director
Don McCormick, Vice Mayor
Wayne Worrell, Joe Castaldo

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting – Tuesday January 12, 2010 - 1:30 p.m.

APPROVAL OF MINUTES

- A. Regular Meeting – November 10, 2009
 - Mr. Keeney, Public Works Director, clarified he had not yet confirmed information regarding neighborhood watch signs with the City Attorney as delineated on page 3.
 - Mr. Brewster stated he had been advised some individual condominium residents were paying assessment fees of \$400; however he had since found that not to be correct.
 - Mr. Gil MOVED, Mr. Ashworth SECONDED approval of the November 10, 2009 minutes
MOTION CARRIED UNANIMOUSLY.

CANAL MAINTENANCE MONTHLY REPORTS

- A. Permits Authorized by City Staff – Installation of Docks, Lifts, Outpilings, etc.
 - Mr. Randy Brodersen, Canal Maintenance Supervisor, announced no permits had been issued in November 2009.
- B. Budget Utilization Report
 - Mr. Brodersen displayed an overhead of the Budget Utilization Reports, as delineated in the agenda material, offering to answer questions. He then distributed and displayed material, stating the figures on the first page regarding seawall failures were due to recent heavy rains and low tides. He pointed out 4 areas of seawall failure totaling 300 feet on December 5 and 6, 2009. He concluded with a summary of seawall cap repairs.
 - Mr. Brewster asked if repairs were typically the filling of cracks and pieces missing from existing seawalls.
 - Mr. Brodersen concurred.
 - Mr. Gil questioned if there was a specific percentage of damage which determined replacement of a seawall as opposed to repair only.

- Mr. Brodersen replied in the negative, offering different scenarios and explaining individual handling of each depending on the severity of damage.
- Mr. Gil pointed out the difference in size of new versus older seawall caps, stating newer caps were larger and not uniform in appearance when abutting an older cap.
- Mr. Brodersen stated repairs were not done for aesthetic purposes, adding a perfectly stable seawall cap would not be replaced to match a new, larger portion.
- Mr. Brewster asked if cement saws were used to cut out damaged areas of a seawall cap to leave a smooth bonding surface for attaching the new portion.
- Mr. Brodersen concurred, stating they also inserted expansion material between the old and new concrete.
- Mr. Brewster stated a citizen had observed sledge hammers being used to remove seawall caps, possibly damaging cap not slated for replacement.
- Mr. Brodersen responded that that could be the case where a large section of cap was to be replaced, adding sometimes sledge hammers were needed to break away the cap. He also advised the concrete being removed was placed in the canal against the seawall as rip rap for support. He then reported the perimeter canal had been dredged in time for the Christmas Boat Parade.
- Mr. Wayne Worrell questioned if there was a per foot estimate when talking about repairing a seawall. He stated a significant amount of seawall was projected for repair, as delineated in the budget.
- Mr. Brodersen replied typically the total amount per foot was \$300 to replace the entire wall. He added cap only was about \$73 per foot on developed properties and approximately \$53 per foot for vacant properties.

CURRENT BUSINESS

- A. Continued Discussion of Canal Assessment Methodology
- Mr. Brewster summarized previous discussions, as delineated in the Committee's November 10, 2009 Minutes, stating he believed members were not in favor of recommending a change in assessment methodology.
 - Mr. Totten clarified previous figures estimated 600 to 700 man hours to record the lengths of the seawalls and 200 hours of administrative design, totaling nearly 900 man hours.
 - Mr. Gil questioned the associated costs of same.
 - Mr. Totten replied \$45,000 was estimated at \$50 per hour.
 - Mr. Brewster pointed out \$45,000 would be paid by residents. He revisited the issue of condominium assessments, stating although PGI had many condominiums in that area, BSI had only two. He went on to say Mondovi Bay, the larger condominium in BSI, had

approximately 750 feet of seawall, explaining there were 40 units and approximately 40 boat slips. He stated Mondovi Bay's assessment based on 90,000 square feet would come to a total assessment of \$3,600, roughly \$90 per unit or \$90 per boat.

- Discussion ensued with regard to the assessment methodology used for multi family condominium properties.
- Mr. Gil confirmed only one formula applied to condominiums in both PGI and BSI.
- Mr. Keeney concurred, providing a brief explanation of same.
- Mr. Brewster reiterated, it appeared the committee was not inclined to make changes to the current methodology, including condominiums.
- Mr. Gil confirmed Mr. Brewster would prepare a report reflecting same for City Council.
- Mr. Weichek MOVED, Mr. Totten SECONED, to recommend no change to the current methodology.
- Mr. Brewster suggested the committee could revisit their recommendation, if desired.
- Mr. Gil clarified the recommendation included condominium assessments.
- MOTION CARRIED UNANIMOUSLY.

CITIZEN COMMENTS

- Mr. Joe Castaldo questioned the basis for the reallocation of seawall funds.
- Mr. Brewster replied requests from residents to City Council.
- Mr. Worrell stated 22 years earlier, he purchased two lots totaling 300 feet of seawall, he had paid a premium price for same. He noted he continued to pay increasing taxes, opining he had paid his fare share. He suggested as far as lots at the ends of canals with 45 feet of frontage and those with 150 feet of frontage, the committee should consider the differential including a street side comparison. He questioned if a position had already been taken or if there was time for further discussion.
- Mr. Brewster replied yes that option had been discussed, concluding the position of the Committee was to recommend maintaining the current methodology.

- Meeting Adjourned: 2:06

Gary Brewster, Chairman

Perri Turner, Recording Secretary