

**PUNTA GORDA ISLES
CANAL ADVISORY COMMITTEE
MEETING
DECEMBER 20, 2010**

MEMBERS PRESENT: Bill Dixon, Chairman
Nancy Dauster, Thomas McAlear,
David McBride, James Thompson

MEMBERS ABSENT: Bill Folchi, Charles Thomas

OTHERS PRESENT: Randy Brodersen, Canal Maintenance Supervisor
Tracy Quintana, Executive Assistant
Mark Gering, City Engineer
Gary Disher, Project Manager
John Dauster

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
 - 1. January 20, 2011
 - Mr. Dixon reminded members their next meeting would be held on a Thursday, explaining the change was due to conflict with a holiday.

APPROVAL OF MINUTES

- A. Regular Meeting of November 15, 2010
 - Ms. Dauster MOVED, Mr. McBride SECONDED approval of the November 15, 2010 minutes. MOTION CARRIED UNANIMOUSLY.

REPORTS

- A. Permits Authorized by City Staff for Installation of Docks, Lifts, Outpilings, etc.
 - Mr. Randy Brodersen, Canal Maintenance Supervisor, reported 15 permits were issued in November 2010, stating same were outlined in the agenda material.
- B. Budget Utilization Report – November 2010
- C. Seawall and Seawall Cap Replacement Status Reports
 - Mr. Brodersen drew members' attention to the subject reports, as delineated in the agenda material, offering to answer any questions.
 - Mr. Thompson observed two different unit cost amounts on the final page of the Seawall Cap Replacement Status Report, stating he assumed one was for vacant lots while the other was for occupied lots.
 - Mr. Brodersen responded affirmatively.
 - Mr. Dixon questioned the cost of a seawall panel, excluding installation.

- Mr. Brodersen replied he would research same and report the exact cost at the Committee's next meeting.
- Ms. Tracy Quintana, Executive Assistant, then reminded members they had reviewed a draft Waterfront Property Owner's Manual (WPOM) in November 2010. She submitted a final WPOM into the record and distributed copies of same to Committee members, concluding the WPOM was also available on the City's web site. She mentioned letters were issued to more than 40 real estate offices in the City as well as to the Punta Gorda Isles (PGI) and Burnt Store Isles (BSI) Civic Associations.
- Mr. Dixon commended staff on a job well done.

NEW BUSINESS

A. Review of Eleverts and Davits

- Mr. Mark Gering, City Engineer, announced a resident had approached the City regarding a recently purchased lot with existing davit pads, adding a question arose regarding whether or not this individual was allowed to install davits. He explained staff determined such action would be allowed, noting this resident was also allowed to install eleverts. He mentioned the BSI Canal Advisory Committee (CAC) recommended tabling the issue until data from the seawall study was available. He concluded staff simply wished to keep the Committee informed at this time.
- Mr. Dixon commented he had sought approval for installation of davits on his own property many years earlier; however, Mr. Richard Benson, former Canal Maintenance Supervisor, had denied his request. He pointed out his lot was equipped with davit pads and live electricity.
- Mr. McAlear expressed surprise davits were allowed, asking if same were detrimental to the seawall. He further asked if davits would be permitted to be re-installed only on properties with existing davit pads.
- Mr. Gering replied affirmatively to the latter question.
- Mr. McAlear asked if new eleverts were permissible.
- Mr. Brodersen replied eleverts were still being used quite often on the perimeter canals due to the lesser widths of the navigable channels, acknowledging this was more prevalent in BSI.
- Mr. McAlear asked if installation on the seawall itself was allowed.
- Mr. Brodersen replied they were actually installed behind the seawall, confirming there could be no attachments to the seawall in any way.
- Mr. McAlear commented he had seen dock installations.

- In response to Mr. McAlear's concerns relative to the detriment of the seawalls, Mr. Gering responded more cracking in the seawall was seen in areas where davits were located; however, staff had not gathered sufficient data to determine percentages.
- Mr. Dixon asked if staff planned to do so.
- Mr. Gering replied affirmatively.

UNFINISHED BUSINESS

A. Condominium Assessment Methodology

- Mr. McAlear noted Mr. Thomas had intended to present additional information this date.
- Mr. Dixon asked members if they wished to continue including this as a discussion item on the Committee's agenda each month.
- Mr. McAlear replied affirmatively.
- Mr. Thompson countered he felt the issue had been taken as far as possible.
- Ms. Dauster stated she would not be opposed to ongoing discussions contingent upon the provision of new information. She spoke in favor of a more equitable methodology.
- Mr. McAlear state he felt the issue should remain open until a definitive resolution was reached.
- Mr. McBride commented there seemed to be a need for an objective or some type of direction which could then be analyzed.
- Mr. Dixon pointed out a former Mayor was very much in favor of increasing the annual assessment on condominiums from that which was currently being charged.
- Mr. McBride responded he did not interpret same as direction from Council.
- Mr. Dixon concurred, noting he had simply agreed the Committee would discuss the matter. He again asked if members felt they should continue to do so.
- Mr. McBride recalled Mr. Thomas had offered to research assessments of other condominiums; thus, he believed the Committee should consider same in their deliberations.
- Mr. Dixon concluded "Condominium Assessment Methodology" would be included on the following month's agenda under Unfinished Business.

B. Update on Seawall Geographic Information System (GIS)

- Mr. Brodersen introduced Mr. Gary Disher, Project Manager, stating Mr. Disher was a contract employee who provided assistance with analysis/assessment of seawalls during waterward inspections. He acknowledged the assessment project in PGI was not yet complete, explaining 19.6 miles remained; however, significant progress had been made out of a total of over 90 miles.

- Mr. Dixon asked if City staff would have the ability to update data in Charlotte County's system.
- Mr. Brodersen cautioned the project must be approached through slow, steady steps.
- Mr. Disher then gave a presentation covering the condition of PGI's seawalls and seawall caps as of 2007, photographs of the GIS equipment itself and a sample data collection page, all delineated in the agenda material, providing a detailed explanation of same.
- Mr. Dixon commented favorably on the data collected thus far.
- Mr. McAlear stated the GIS program described above would provide a "picture" of the current condition of PGI's seawalls. He questioned the timing of re-inspection of seawalls which may not currently require immediate attention but must be kept in mind to avoid deterioration.
- Mr. Disher responded the goal was to conduct annual re-assessments.
- Mr. Brodersen interjected re-inspections would not be started in the summer months so as to avoid significant conflict with the tides.
- Mr. McAlear suggested the GIS program, once entirely complete and fully implemented, could be utilized to prioritize streets and the condition of same.
- Mr. Gering responded the City's current road maintenance program was highly successful.
- Mr. Thompson questioned the timing of staff's goal of having all data entered and ready to use as an ongoing tool.
- Mr. Brodersen expressed hope data collection would be complete shortly after the start of 2011.
- Mr. Thompson then questioned the amount of time anticipated to be required to complete the annual assessments.
- Mr. Brodersen estimated roughly 200 hours of boat time during low tides.

STAFF COMMENTS

- Ms. Quintana announced two public hearings on ordinance changes were scheduled for the Committee's January 2011 meeting. She advised the agenda item related to elevators and davits, as discussed earlier, would be placed on a future agenda once staff gathered sufficient information.

COMMITTEE/BOARD COMMENTS

- Mr. Thompson requested an update on the potential inclusion of property in the Canal Maintenance Assessment District (CMAD), as discussed at the Committee's November 15, 2010 meeting.
- Ms. Quintana responded the issue was brought to City Council on December 15, 2010.

- Mr. Dixon pointed out the Committee had not made a recommendation to City Council, stating he had been under the impression the matter would not yet be presented to Councilmembers.
- Ms. Quintana clarified the issue was brought forward to City Council as a discussion item, adding no further action was taken nor was staff given any direction.

CITIZENS COMMENTS

- Mr. John Dauster mentioned he had encountered an independent cartographer near his home recently, stating this individual advised he intended to update charts. He stated he believed this gentlemen wished to gain support from either the City, State and/or Federal government, adding he had provided contact information for the Public Works Department.
- Mr. Dixon announced Marine Patrol logged 139 hours on the water, 0 citations and 19 warnings.
- Mr. McAlear reported volunteers spent approximately 197 hours on the water.

ADJOURNMENT

- Meeting Adjourned: 2:24 p.m.

Bill Dixon, Chairman

Mary Kelly, Recording Secretary