

Special Meeting of the Town Commission of the Town of Ocean Ridge held on Thursday, January 18, 2001 at 8:30 AM in the Town Hall Meeting Chambers.

The meeting was called to order by Mayor Aaskov and roll call was answered by the following:

Commissioner Bingham	Commissioner Bridges
Commissioner Kaleel	Commissioner Willens
Mayor Aaskov	

#### Actions and Reports

1. Presentation of improvements to Ocean Inlet Park By: Bill Wilsher, Superintendent of Park Planning and Design, Palm Beach County

Mr. Wilsher stated that years ago the County had received permission to connect the two parcels at the Inlet and now they have the money for the improvements. He stated that the County feels the facility is dated and they would like to add vehicular and pedestrian connections to the Town as opposed to the south side Inlet entrance.

Scott Barber, Gee & Jensen Engineers, advised that the intent is to upgrade and renovate the park while correcting some safety issues such as the Inlet driveway. He advised that the only changes to the north parcel would be to bring the parking up to Palm Beach County parking standards, add a gazebo and possibly some drainage improvements. The south side of Inlet vehicle entrance would change, but keep the pedestrian access to the beach. He explained that additional changes would be updating the parking to Palm Beach County parking standards, relocating utility poles, two new gazebos, additional planters and picnic tables, building renovations to bring the bathrooms up to ADA standards and removal of some of the black chain link fence. He stated that they would not be altering the drain lines, but may change some of the inlets because of the new planters.

Mr. Wilsher stated that the County would be reviewing the turn issues on A1A and, hopefully, installing a flashing pedestrian light. Comm Bridges questioned tunneling under A1A for pedestrian access to which Mr. Wilsher stated that previous requests for a tunnel at this location have been denied. He stated that he would try again if he had the support of the Town Commission. Comm Bridges stated that two tunnels were placed under A1A just north of this location and traffic was stopped for five days. He stated that he felt this started a precedent that the Town should be allowed to follow. Comm Kaleel stated that the tunnels north of the park are at a different elevation than the one at the park would be and that is DEP's concern.

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Comm Kaleel stated that it should be known that the Town does not want a light directed at slowing down traffic and would prefer to have the visibility of the Ocean Ridge and Manalapan Departments of Public Safety accomplish that. He stated that pavers placed in the area would also help with traffic control. He added that the park portion would be closed at dusk.

Comm Kaleel stated that the presence of the Palm Beach County Sheriff's Office at the Inlet helps minimize trouble and wanted to condition any approval that the substation remains in the park.

Comm Kaleel stated that there is room on the plan for the Ocean Ridge monument adding that the Town would like a faux lighthouse to be placed at the entrance.

Mr. Wilsher stated that they would like to remove the chain link fence between the parcels.

Comm Kaleel moved to allow the removal of the chain link fence between the parcels, seconded by Comm Bridges.

Comm Bingham questioned who oversees the drainage at the park to which Mr. Wilsher stated that the Parks Department and Health Department do periodic checks.

Mr. Wilsher stated that they would also like to have shielded security lights at the marina, as there were two break-ins there this year.

Roll call was taken on Comm Kaleel's motion.

Motion carried – yea 5.

Atty Spillias stated that he has been involved in mediation regarding the Olanoff and Lucibella lawsuits and that he was requesting an attorney client meeting with the Town Commission to discuss these mediations. He suggested that they meet on January 19, 2001 at 8:30 AM.

Comm Kaleel moved to have an attorney client meeting on January 19, 2001 at 8:30 AM, seconded by Comm Bingham.

Motion carried – yea 5.

2. Discuss alternatives, level of service, costs and financing relating to flood control study and improvements

Lisa Tropepe, Shalloway, Foy, Rayman and Newell, reviewed the list of the areas which were evaluated and reminded the Town Commission the cost estimates may change once legal accessibility problems have been solved.

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Regarding the Douglas, Beachway and Adams area, Ms. Tropepe explained that they were suggesting alternate B previously described in an earlier meeting with the Town Commission. She quickly described the system and which streets would flow into which lines using the single pump system. She advised that a cost estimate for this alternate would be between \$2 million and \$4 million.

Ms. Tropepe explained that the Harbour Drive and Spanish River areas receive mainly nuisance flooding as opposed to flooding inside the homes. She explained that for both of these areas they would be suggesting alternate 1 discussed in a previous meeting. She reminded the Town Commission that this alternate would involve TVing and slip-lining the pipes and placing a valve on the pipes to prevent backflow. She explained that the cost estimate for Harbour Drive would be \$100,000 and \$150,000 for Spanish River Drive.

Regarding Hudson Ave., Ms. Tropepe stated that they were suggesting alternate 2 previously discussed which involved reconstruction of the roadway. She stated that the Town Manager has already contacted an engineering firm to do soil testing and the results of that testing will greatly affect the cost. She explained that their estimate at this point for this alternate is \$1 million.

Ms. Tropepe explained that water from the east side of A1A flows down Coconut Lane so DOT must be involved in these drainage discussions. Comm Kaleel questioned if A1A flowed onto Hudson as well to which Mr. Shalloway stated that it did and DOT should be involved in all aspects of the drainage improvements of the Town in order to ascertain their involvement in the cost and improvements. Ms. Tropepe explained that they would be recommending a sump system for Coconut Lane that would drain into the wetland area, the same as it does now. She advised that this would only be a “band-aid” for the road as it really needed to be reconstructed. She advised that the difference between reconstructing Coconut Lane and Hudson Ave. is that the elevation of the buildings on Coconut Lane is much lower and would therefore make road reconstruction more difficult, if not impossible. She added that the estimate for this alternate would be \$50,000.

Comm Bingham questioned if Ocean Ave. would flood as a result of raising Hudson Ave. to which Ms. Tropepe explained that a swale system would be implemented when the road is reconstructed.

Comm Kaleel questioned if the paving previously done on Hudson Ave as a short-term solution has been working to which Ms. Tropepe explained that it is working, but that the road is sinking. She stated that once it is determined how much muck is on the street, the road can be built so that it will no longer sink.

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Comm Kaleel questioned if the Town could use the detention pond on Ocean Ave. or a vacant lot for additional retention to which Mr. Shalloway stated that a berm would have to be built around a vacant lot which would include more permitting and that the pond on Ocean Ave. was for water quality and not flood control.

Ms. Tropepe stated that their estimate for the total project would be between \$3.3 million and \$5.3 million.

Mark Rayman, Moyle, Flanagan, Katz, Kolins, Rayman & Sheehan, PA., and Clark Bennett, Spectrum Municipal Services, were present at the meeting to answer any financial questions the Town Commissioners might have. Mr. Rayman advised that he has worked with the Town before and would be more knowledgeable of the legal side where Mr. Bennett would know more on the financial side. Mr. Rayman stated that the current millage rate for the Town is set at 4.0 which brings in \$1.3 million in ad valorem taxes. He stated that a 1.0 mill increase would cover a thirty-year loan to pay for the drainage improvements, but a referendum would be necessary for this increase. He advised that the cheapest source for the loan would be from the state's revolving fund.

Mr. Bennett explained that currently the interest rate from the state revolving fund for sewers is 3.5%, but it takes a long time to get a loan from this source. He indicated that non ad valorem revenue could be used for repayment of a loan without the need for a referendum, but all non ad valorem revenue would have to be pledged for repayment of the loan and the Town would have to find a way to replace these revenues.

Mr. Shalloway stated that assessments are often made in certain districts during improvement projects as big as this. Mr. Bennett stated that an assessment district would need to be established for cost and maintenance. He explained that a bond would be needed for this, but it would not use ad valorem revenues. He stated that a special assessment would be paid every year in the property owner's taxes which stays with the property when it is sold, however, constant maintenance must be shown.

Comm Kaleel questioned if the costs for the David lane area could be isolated and split between the area property owners to which Mr. Shalloway explained that the cost for reconstructing a road could be assessed to the property owners, but drainage would be a Town responsibility.

Comm Bridges stated that he was against a special assessment stating that he felt the entire Town should share in the cost.

Comm Bingham questioned what would happen if the residents were given this special assessment for drainage and then their property flooded to which Mr. Shalloway stated that no matter what is done, it will always flood as Mother Nature can always outdo what they have done. He stated that it will just not flood as often.

Town Clerk Hancsak advised that the water improvements were done by a general obligation bond which will be paid off in 2005.

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Ms. Tropepe read her memo to the Town Commission regarding her findings about the Ocean Harbour Estates' drainage. She stated that it appears that water drains from Oceanwalk to Portofino to Ocean Harbour Estates. She stated that there is no catch basin on the west side of the road in this area. She suggested that a \$3,000 catch basin be installed on the west side of A1A between Oceanwalk and Ocean Harbour Estates. She stated that the Town could either send a letter to the FDOT requesting that they install the catch basin and if they do not, the Town could then install it and invoice the FDOT. She stated that since this would be on behalf on the FDOT, an FDOT permit would not be necessary and only a letter modification would be needed from the SFWMD. She stated that a second option would be that the Town install the catch basin and pursue an FDOT permit and SFWMD letter modification.

Comm Bridges commented that the area where the Ocean Harbour Estates development is located has been an historic basin to which Ms. Tropepe stated that there are rules for the permits that Ocean Harbour Estates had to obtain from SFWMD. Mr. Pike, EnviroDesigns, advised that even in minor storm events, water flows from Oceanwalk over to Ocean Harbour Estates. He stated that this wrongful flow puddles in front of Ocean Harbour Estates and they have installed a pipe to help alleviate this problem. Mr. Pike explained that \$3,000 was nominal for a fix. Mr. Shalloway stated that he was certain the Town could get a letter modification from SFWMD to use the existing outfall pipe installed by Ocean Harbour Estates. Mr. Pike explained that the pipe drains into a sort of moat inside the wall and then goes through the system to the Intracoastal. Atty Spillias questioned if the pipe had been dedicated to the Town to which Mr. Pike said that it had not been. Ms. Tropepe stated that it could be in an FDOT right-of-way and a rededication of the easement would be necessary.

Comm Kaleel moved to allocate \$3,000 from the contingency account to install a catch basin on the west side of A1A between Oceanwalk and Ocean Harbour Estates with a letter forwarded to FDOT requesting remuneration, seconded by Comm Willens.

Mr. Shalloway stated that the Town should not rely on SFWMD to do a total review of projects and suggested that the Town establish their own review process as well. Comm Kaleel suggested that the Town hire an engineer on an as needed basis because of the complex nature of the Town.

Comm Kaleel moved to have Atty Spillias establish guidelines for an engineer for the Town on an as needed basis and for Shalloway, Foy, Rayman and Newell to be used in this capacity on an interim basis, seconded by Comm Willens.

Ward Northrup, 5505 Osprey, stated that the Town should seek engineering proposals to which Comm Kaleel stated that it would be similar to the hiring of the Town Attorney in that Shalloway, Foy, Rayman and Newell would be used on an interim basis until a permanent firm has been hired. It was also mentioned that this firm is probably most familiar with familiar with the Town's drainage issues.

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Roll call was taken on Comm Kaleel's motion.

Motion carried – yea 5.

Town Clerk Hancsak advised that the earlier motion would need to be amended to take the money from budgeted funds and not the contingency account.

Comm Kaleel amended his earlier motion for the funds to be taken from the Public Works Roads and Maintenance Account, seconded by Comm Willens.

Motion carried – yea 5.

Adjournment

The meeting was adjourned at 10:20 AM.

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Mayor Aaskov

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Commissioner Bingham

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Commissioner Bridges

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Commissioner Kaleel

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Commissioner Willens

Attest By:

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Town Clerk