

**MEETING MINUTES**  
**SOUTH GULF COVE NON-URBAN STREET & DRAINAGE ADVISORY COMMITTEE**  
**October 16, 2014 – Regular Meeting**  
**10:00 a.m. – Building Construction Services Conference Room**

- Attendees:** Paul Chattinger, Patricia Hall, Jeanne Keyser, John Paine and Carmine Rossi
- Absent:** Karen Ireland (excused)
- County:** Mike Dallenbach, John Elias, Chuck Koons, James Layport, Francine Lisby, Judith Nothdurft, Linda Rohmer-Free, Joanne Vernon, and Sandy Wright
- Guests:** Sign in sheet attached

The meeting was called to order at 10:00 a.m. A roll call was taken that established a quorum was present.

County staff introductions were done.

The minutes from July 24, 2014 were approved as written and the minutes from September 11, 2014 were approved as amended.

**Citizen Input on Agenda Items Only (3 Minute Limit)**

- Mr. Robinson, the President of the South Gulf Cove HOA, stated he was there to listen to what the project entails. He expressed concern over the property owners not being notified of such a massive plan. He stated he thought money was taken out of the MSBU budget for these projects and now is finding out an additional \$200 in assessments would be required for this paving project. He doesn't feel \$200 per year would be a good impact on the property owners for the next 10 years when some of these roads are not traveled. He asked for input from the experts in the Engineering Department.
- Mr. Clark stated that he travels every nook and cranny of the community. He understands it's prudent to do all the paving at one time; however he doesn't understand paving the roads if they are not traveled.
- Mr. Ermirio stated that the Committee talked about paving all the roads at one time years back and now the Committee is discussing going back to phases. Some roads were recently paved and don't need paving. He thought the committee was going to try to extend the paving until 2020.
- Mr. Adkins stated that there are no bad roads in South Gulf Cove. Some of the paved roads have not been driven on. He expressed concern over having 3 lots, which means a \$600 per year assessment increase for him. He is concerned about having continuous 10 year paving loans.

**Unfinished Business:**

- Paving Program – There was extensive discussion regarding the different paving options, the timing of the paving, cost estimates for the loan, and County owned property being exempt from these assessments. There was discussion regarding the cracking and weed growth in the roads. Mr. Rossi explained his reasoning for his motion in February of 2013 requesting the Engineering Department re-review their assessment [5 Phase Paving Plan] and consider the feasibility of re-paving the entire community in 2020. Mr. Rossi explained the savings that the MSBU would gain by doing all the roads at one time by reducing mobilization costs. The one phase plan got changed to a two phase plan and now they are discussing a three phase plan. There were citizen complaints regarding not planning ahead. Mr. Koons explained that the Engineering Department has been talking to this committee for over a year regarding the condition of their roads and provided a brief summary of what had transpired during that time. He explained the previous paving followed the 5 Phases of the utility work done from 1995 through 2007. The Engineering Department initially recommended a 5 Phase Paving Program in February 2013. The Committee requested a 2 and 3 phase approach so Engineering provided those plans and the 2 Phase program was selected by the Committee. Mr. Koons also provided handouts and explained the "Pavement Condition Curve". He explained the paving of Phase 1 and 1A, which is approximately 46 miles of roads were paved in 1995, are now reaching the end of their life cycle and need to be paved in FY 2016. Mr. Koons stated 2020 is too late to start paving; stating the roads will be in worse shape and cost more to repair. He then explained how they determine the condition of the roads and what kind of repaving would be required.

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- Financing the Paving Program – Ms. Rohmer-Free from the Fiscal Services explained the Board of County Commissioners (BCC) policy regarding MSBUs and rate increases. The BCC wants to approve a paving plan that the community endorses. This committee has been discussing this for more than a year in an attempt to plan ahead. County staff is trying to present the information to the Committee for their recommendation of how to proceed. She explained how the assessment rate increase estimate is calculated. The annual assessment rate increase estimate would be approximately \$200. Incremental rate increases are also possible. Money collected for paving will be spent only on paving. Loans are taken out for each phase. Mr. Robinson requested that the presentation and County staff be present at the community meeting scheduled for October 22<sup>nd</sup>.

Mr. Paine asked each Committee member for their comments:

1. Ms. Keyser doesn't feel the committee should wait till 2020. She recommends moving forward with the 2 phase paving plan starting in FY 2016. She thinks it would be better to be proactive instead of reactive.
2. Mr. Chattinger agrees with Ms. Keyser regarding the 2 phase plan and recommends starting in FY 2016.
3. Mr. Rossi agrees with a 2 phase plan. He stated that the Engineering staff is the expert and he may be changing his original opinion of waiting until 2020; since interest rates and asphalt cost are both low at this time. However, he reserves his recommendation until after the community meeting. He is willing to go with the recommendation the community wants.
4. Ms. Hall agrees with Ms. Keyser's recommendation that there should be a 2 phase paving plan beginning in FY 2016.
5. Mr. Paine recommends waiting until 2020 to pave, as the roads are not structurally failing at this time.

The discussion ended with the Committee agreeing to move forward with recommending the 2 phase plan to begin in 2016 at the community meeting on October 22<sup>nd</sup>. The \$200 estimated annual rate increase will be presented to the property owners at this meeting. There are no outstanding paving loans at this time; they have all been paid. The current assessment is for maintenance only.

- Herbicide Spraying – There was discussion regarding the effectiveness of the spraying that was done on 10.5 miles of roads in Section 94 earlier this year. The roads were inspected and the grass keeps coming back after a few months. Mr. Layport stated that spraying 2 times a year helps to keep the root mat from extending and recommended continued spraying. Mr. Koons explained that they are requesting quotes to do herbicide treatment in another MSBU.

### **Citizen Input on MSBU Related Items Only (3 Minute Limit)**

- Mr. Robinson asked what the cost difference would be between a 2 and 3 phase plan. Ms. Rohmer-Free explained that cost would be similar for the two proposals for planning purposes. Mr. Paine noted the mobilization fees will likely cause the cost to go higher for 3 phases.
- Mr. Clark feels the cost will be higher if the plan is made into 3 phases.
- Ms. Price commented on the condition of the roads and asked for clarification of how the roads were assessed. Mr. Koons explained that the estimate that was provided was done without a project assessment due to the length of time between the estimate and project start date of 2020. The estimate is based on Engineering's experience to provide a budgetary number. Prior to actually doing the paving, a review of each road will be done; at that time it will be known if more or less is required on the roadway. They do not want to do any work that is not necessary. In reality the number may be more or less once the assessment is done. Engineering tries to provide conservative estimates. The Contracts are awarded to the lowest qualified bidder.
- Mr. Paine asked if it would be done in conjunction with other county contracts. The County has an annual paving contract every year and the contractor has to honor his price regardless of the district. The life expectancy of a newly paved road is 20-25 years.
- Ms. Price thanked the committee members for their service to the community.

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- Mr. Rossi commented on rejuvenation and asked what kind of rejuvenation is being used. There is a penetrating product that can be used instead of a coating. Mr. Koons stated that they use Reclamite which is a penetrant and not a coating. Engineering consistently reviews different products and feels they are using the best product to help extend the life of the road.

The Community meeting is scheduled for next Thursday, October 22, 2014 at 6:30 p.m. in the South Gulf Cove Pavilion.

The meeting adjourned at 11:52 a.m.

Submitted by:



Sandy Wright  
Public Works Department

CHARLOTTE COUNTY  
PUBLIC WORKS DIVISION  
SOUTH GULF COVE NON-URBAN S&D ADVISORY COMMITTEE  
ATTENDANCE ROSTER

MEETING DATE: Thursday, October 16, 2014

MEETING TIME: 10:00 A.M. – Building Construction Services Conference Room

**INFORMATION SUPPLIED ON THIS FORM BECOMES  
PUBLIC RECORD**

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