

INFRASTRUCTURE COMMITTEE MINUTES
CITY OF TYBEE ISLAND
September 8, 2011
5 pm

ATTENDEES: Paul Wolff, Diane Schleicher, Bill Lovett, Bill Garbett, George Reese, Barry Brown, Joe Wilson, Kathryn Williams and Mary Hogan.

Approve the minutes of the previous meeting – Paul Wolff called the meeting to order and asked for a motion to approve the minutes from the previous meeting. Bill Garbett moved to approve the minutes from the last meeting. Paul Wolff seconded.

New Business:

- I. Roger Waddell – Appeal Denial for Request for Shallow Well in Pond at Shipwatch Dunes Subdivision
 - A. Roger Waddell joined the committee table and stated what we want to do at Shipwatch Dunes is to continue to add water to our pond, as needed in dry weather, the same as it has been for over 20 years. Our goal is to supply that water with a shallow well instead of using City water, due to increased water bills. We thought a shallow well would be a good answer to the problem. Our request for permit has been denied because Mr. Wilson and Mr. Davis said the pond is supposed to be a retention pond and should be dry. As I have stated before, it's been that way for over 20 years, even with City water supplied to it. We think a lot of purchase decisions in our subdivision have been influenced by the addition of that pond to our neighborhood. If the pond was dry and unsightly, that would probably reduce property values.
 - B. Barry Brown states that pond has had water in it since it was dug. George Reese states it has a City meter there. They have used City water for a long time to keep water in it.
 - C. Paul Wolff states I understand the engineering prospective but if they have been adding water to this for 20 years and there hasn't been any flooding, I'd sure rather them do it with a shallow well; they're going to do it anyway.
 - D. Roger states that when we do get a lot of rain at one time, water does over flow from the pond to my driveway and to a drainage swale which was designed to go between my property and the one next to Bay St. It goes out to the foot of the street. My landscaper put in a 6" perforated, plastic line with a drain right by the street, to take that water down to the swale on the west side of our property which then goes out to the Bay St. ditch.
 - E. Paul asked if the over flow has an impact on anyone else. Roger responded, in worst case it could get up in the driveway of 5 houses. Paul asked are they people that have signed off on this? Roger replies, yes.
 - F. Kathryn Williams asked if anyone in the neighborhood harvest rain water. I'm assuming that there's a good bit of irrigation going on with the lawns. It seems like it would be wise to utilize rain barrels to harvest as much of the water as you could. It might be something you could discuss with the association to aid with the conservation of water and also to reduce some of the run off.

- G. Paul asked how many homeowners are there. Roger responds, 17 with 9 of those being permanent residents. Paul states if you do a shallow well as a community resource, then you could use it for irrigation. If you did a 4" shallow well it would give you a pretty good supply. Roger states he has talked with McClain Shallow Wells and they proposed a 4" shallow well. We would also like to get a splitter on the discharge pipe so it could go in the pond or we can use it for irrigation.
- H. Bill Garbett asked reasons not to do this. Downer Davis states, when I review plans for permits, I do it the same for public, as for private. We would not permit a 2" road base or a 1" asphalt surface. This is a retention basin, not a detention basin. I was unaware that water was being introduced into it. The thing with a retention basin is that you don't drain it out fully; you have an overflow. With the overflow, it has to cross the road in front of Mr. Waddell's property and then go to that swale. Joe Wilson and I have looked at this pond. You have pavement that is cracking, potholes and obvious saturation. If Tybee does agree to let him put in a wet well, I want to make sure that we're not incurring any joint responsibility with them if their current pavement wear and tear accelerates. If this was a City street, I'd be screaming pretty loud. Bill Garbett states we can't stop them from filling it up with City water; if they're going to continue to fill it up with City water, it would be preferable to have them fill it up with the shallow well.
- I. Paul Wolff states the City doesn't have any recourse if they continue to fill this; there's no violation of City ordinance. If this is only impacting private property and they have signed off on this, they have haven't they? Roger responds, the majority has but we have received one today from someone on Shipwatch Lane. These people say once they saw a surveyor's stake somewhere in the pond that the pond and the street belong to the people's whose property it's on as opposed to being an easement for the lagoon, which makes that a part of the common property. It is an easement. Paul asked is it an easement from those property owners rather than jointly owned property by the residents in the subdivision. Roger replies, right, the association does not own property. This is an easement for traffic, drainage and the utilities. The lady that sent me a letter today, and another resident on at least one other occasion, said that pond belongs to the people that live on Shipwatch Circle.
- J. Paul Wolff suggested that Roger come back with a written proposal, a hold harmless agreement stating that if it impacts their commonly owned road, that they will not hold the City liable, a definite proven majority of the Homeowners Association, along with a hold harmless agreement from all of the 10 adjacent owners, and agree to have the electrical inspected and abide by the terms of the shallow well permit. (Paul states he will make available to the Zoning Department, a copy of the Terms of Shallow Well Permit) Paul states he agrees with Joe Wilson; if this is, in any way impacting City property, we need to be very careful on how we move forward on this. Paul asked Downer to bring in a copy of the original plans next month.

II. STORMWATER MANAGEMENT PLAN CONFORMANCE

- A. Major push by EPA

1. Bill Lovett states that the EPA is pushing the EPD to get out and do inspections on Stormwater Management Plans.
- B. \$37,500/Day fine
- C. Be sure plan is clear
 1. Downer Davis states that they just revised their current plan. Diane Schleicher has seen it; Joe Wilson has worked on it; as well as Dianne Otto and me.

Old Business:

I. ULTRAVIOLET DISINFECTION SYSTEM

- A. Trojan PLC Repair
 1. Cost \$19,580
 - a. vs \$375,000 estimated replacement costs
 - b. All HGBD questions/concerns addressed
 - c. RFQ process halted prior to advertisement
 2. 18 month warranty on controls upgrade and PLC
 3. Schedule for replacement??
- B. Enterococci Levels
 1. Within permitted limits
 2. New system will be able to meet Enterococci limits

II. HISTORIC BUTLER AVENUE PEDESTRIAN SAFETY PROJECT

- A. All plans approved by DOT
- B. DOT Update??? – Bill Lovett states they received an email from the DOT the other day stating it had been changed to a November “let”. I called the guy at DOT and asked what does “let” mean? Does that mean we can let the contract? He said, I don’t know, I’ll try to find out for you and call you back; I tried to get it moved to October, but I was not successful. Bill states that Diane Schleicher called him today and said she had talked to a

lady at DOT that said it had been moved to October. Diane and I will be in a conference call with her tomorrow afternoon, to see what “let” means.

C. Proposed Schedule:

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| 1. | First Public Advertisement
(depends on DOT authorization) | Day 1 |
| 2. | Second Public Advertisement | Day 15 |
| 3. | Pre-Bid Conference | Day 17 |
| 4. | Bid Opening | Day 38 |
| 5. | DOT’s Authorization to Award | Day 52 |
| 6. | Recommendation to Council | Day 57 |
| 7. | Council Approval | Day 61 |
| 8. | Notice to Proceed | Day 75 |
| 9. | Construction Complete (90 Days) | Day 165 |

D. Public Presentations – Bill Lovett states the Public Presentation will be next Thursday morning and afternoon. You need to decide how you want the presentation to take place.

Paul Wolff states he would like to see a power point presentation (if you are prepared to do so), or just stand up with the board with the blown up maps like you have here; here’s the proposal, here’s the time frame, here’s what the effects will be, the benefits, etc.

Diane Schleicher states the business’ have concerns about loading zones, parking, etc.

III. WATERSHED PROTECTION PLAN

- A. EPD approval date – December 15, 2011
- B. Plans to be reviewed and approved by:
1. EPD
 2. Infrastructure Committee
 3. Full Council
- C. Chimney Creek/Spanish Hammock Influence

IV. FUTURE GROUNDWATER WITHDRAWALS

A. Additional groundwater withdrawal reductions being considered

B. Tybee Options

1. Lower Floridan

- a. \$350,000± Test hole and report – Bill Lovett states the cost of the well is an additional \$500,000 that includes the well, pumps, electrical system, generators, etc. Paul Wolff states based on a discussion we had recently, I was left to understand that our most cost effective option would be doing RO on our existing wells. George Reese states, that's exactly what we talked about. Bill Lovett states, that may be but, if the EPD significantly reduces your ground water withdraw... Kathryn Williams states I think we would have to challenge them in court. George agrees. Kathryn states we are being penalized for conserving. Bill Lovett states I would hope that it would never get that far. I would hope that someone would look at Tybee and say, it isn't realistic for Tybee to get surface water from the City of Savannah. I'm just really, really concerned about future potable water on Tybee Island.

2. Cretaceous Aquifer

- a. \$8,000,000 well
- b. Reverse osmosis treatment required
- c. Temperature reduction required
- d. Brine Disposal required

C. Corps of Engineers Financial Assistance

1. Include in Harbor Deepening project
- a. Paul Wolff states, hasn't the Core already proven that the Harbor deepening will not impact it. Bill Lovett states, I don't know.
- b. Bill Garbett states, I think they have shown that deepening the channel is not going to touch the confining layer above the aquifer.

2. Washington Lobbyist at no cost??

With no further business to discuss, Paul Wolff asked for a motion to adjourn. Bill Garbett so moved. Kathryn Williams seconded.

A quorum of city council members may be present which would constitute a meeting.

Respectfully submitted by Karen Reese on 10/11/2011