



Town of Melbourne Beach

TOWN COMMISSION WORKSHOP WEDNESDAY, SEPTEMBER 6, 2017

MINUTES

Mayor Jim Simmons
Commissioner Tom Davis
Commissioner Wyatt Hoover
Commissioner Sherri Quarrie
Commissioner Steve Walters

Interim Town Manager Elizabeth Mascaro
Town Clerk Nancy Wilson

PUBLIC NOTICE

**The Town Commission conducted a Workshop, immediately following the Special Meeting,
at 6:15 p.m. on Wednesday, September 6, 2017 in the Masny Room**

I. Call to Order – Led by Mayor Simmons

Mayor Simmons called the meeting to order at 6:15 p.m.

II. Roll Call

Town Clerk Wilson led the roll call.

Commissioners Present:

Mayor Jim Simmons
Commissioner Sherri Quarrie
Commissioner Wyatt Hoover
Commissioner Steve Walters

Staff Present:

Interim Town Manager Elizabeth Mascaro
Town Clerk Nancy Wilson

Commissioner Absent:

Vice Mayor Tom Davis

III. Pledge of Allegiance and Moment of Silence

Led by Mayor Simmons

IV. New Business/Board Reports

- A. Discussion with Historic Preservation Board Chairwoman Marty Remark to discuss Ryckman House maintenance.

At the August 2nd Town Commission Workshop, the Commission directed Town Staff to invite the Historic Preservation Board Chairwoman to September's workshop to determine and prioritize recommended maintenance and repairs for the Ryckman House.

*Marty Remark
707 Atlantic*

Ms. Remark said the back wall has been replaced and the rear window was remade but there are critical issues with the inside. There are six windows on the second floor, a couple of which need to have wood replaced, due to rot, and all of them need caulking. Six or seven years ago, the second floor windows were replaced but they were not properly sealed and caulked. On the first floor, several of the windows need to be repaired and wood on the aprons and sills need replacing. Mayor Simmons said that we budgeted \$3,000 from Public Works that is not dedicated for anything. Additionally, we budgeted \$15,000 for the roof, this year, and \$12,000 for siding and windows. Ms. Remark said that seven windows in the building need work or to be replaced. Mayor Simmons added that the Commission has received mixed messages related to what material is used and he suggested we replace the old windows with vinyl hurricane windows. Ms. Remark is fine with the windows not being age appropriate as long as they are similar. She'd like them to be double hung with two over two panes.

Commissioner Quarrie mentioned the rotten wood around the windows, saying that along with new windows, new framing would be necessary. Ms. Remark said that the attic window is in good shape. Regarding the roof, she said a new roof is necessary because it is beyond repair. Mayor Simmons said wood shingles are expensive and it's hard to find somebody to put them up but staff can look into finding shake looking shingles.

Commissioner Hoover said it would be helpful to know exactly what windows need what repairs so we can get accurate quotes. Commissioner Walters said to get a couple window contractors to come in and see what needs to be done and give us quotes. Ms. Remark said the second floor window leak is damaging the floor and the bead board ceiling on the first floor so that is a priority.

Mayor Simmons said he has talked about the practicality of using reproduction materials to better preserve the building at a lower cost. The Town can't afford to keep the structure as a "period" building and Ms. Remark understands that. She would just like us to keep it looking as historic as possible while using modern materials.

The final consensus was for Interim Town Manager Mascaro to get with Ms. Remark to determine priorities on what needs to be replaced and/or repaired and then get quotes on the work. The Mayor added that we have \$15,000 budgeted for the roof and \$12,000 budgeted for windows with an additional \$3,000 in the Public Works budget that can be used for the Ryckman House.

Matt Susin, from the Department of Education, told the Mayor that if Melbourne Beach has any small construction projects, Melbourne High has a construction trade school and those students could help out with small jobs.

The Mayor also reported that Sissy Jones has an 1830's cradle she wants to donate for display in the Ryckman House and she and her daughter have offered to help decorate the House at Christmas time. Ms. Remark said for insurance reasons, they are no longer able to accept items on loan to the Ryckman House.

Ms. Remark concluded by saying that the backside of the kiosk by the pier looks tacky because it consists of just a sheet of plywood. Interim Town Manager Mascaro said a member of the Environmental Advisory Board said he may be able to paint something on the plywood. Ideas will be brought back to the Commission for approval.

B. Discussion with Curtis Byrd and Kelli Hunsucker regarding oyster bed "planting" and associated activities.

Curtis Byrd was unable to attend but two of Ms. Hunsucker's colleagues from FIT were in attendance: Robert Weaver from Indian Harbor Beach is an Associate Director of Ocean Engineering at FIT and Ryan Christianson from Melbourne is a graduate student in Ocean Engineering at FIT.

Kelli Hunsucker

320 1st Avenue

Ms. Hunsucker sits on the Environmental Advisory Board and is a Research Professor at FIT. She said EAB is hosting an event on September 30th at the pier where they will be installing living docks which are oyster mats wrapped around pilings. She displayed an oyster mat. They have fifty premade mats that will be wrapped around the pilings by volunteers. Oyster mats are made with oyster shells securely tied to mesh sheets that can then be hung from the dock pilings. The shells attract the larva of filter feeding organisms such as oysters, sponges, barnacles and tunicates. Oyster mats teeming with new life have the potential to significantly improve lagoon water quality as well as provide a habitat for crabs and fish.

Mayor Simmons asked if they are having long term success with the mats. Mr. Weaver said they have had platforms south of Melbourne Beach where they have seen natural recruitment of oysters, et.al, that have done well. They were short lived, though, because they were eaten by natural predators. He said that they are not just gardening oysters, they are also attracting mussels, sponges, tunicates and sea squirts that also help filter water. Mr. Weaver talked about successes in other locations and oysters are doing great south of Ballard Park.

Ms. Hunsucker said over spring break, they set up two lagoon tanks, one with oyster shells that had been in the water and one without. The time lapse cameras showed how the water quality in the tank with the oysters improved.

Mr. Weaver said if the mats were put on the lagoon floor they would get covered with muck and die so it's good to mount them vertically. FIT has another site in Cape Canaveral that has been in place for over a year and they have seen settlement of many different organisms.

Commissioner Hoover asked if the oyster reefs at the base of the bridge are seeded. Mr. Weaver responded that some are seeded and some aren't. What the County and the Zoo have been doing is building reefs and the bags at the top of the reef are seeded bags. Mr. Weaver said that one of the reasons they chose Indialantic for the *Living Shoreline Project* is that there is natural oyster recruitment at that location; if we can provide a habitat that protects them from predators, they can continue to grow and breed.

Ms. Hunsucker said they would like to park their educational RV near the pier during the hours of the event which is from 9am – noon. The RV will have microscopes, computers and other educational materials for the public to view. It was decided that staff will reserve parking spots to accommodate their 27 foot long vehicle.

Commissioner Hoover asked if the mats will be visible and the answer was that they will be visible during certain times of the year.

Commissioner Quarrie asked if they've ever had a failure such that only the plastic remained and the answer was no. She also asked about the plastic material and zip

ties that are used for the mats and for attaching the mats to the pilings. Mr. Weaver answered that although plastic is not the most desirable material to use, it is practical because it lasts; the plastic is aquaculture grade and other materials are being tested.

Mayor Simmons suggested using the old concrete pilings for oyster mats.

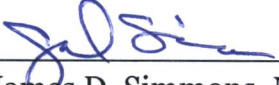
Commissioner Hoover said he would have liked the event to be better advertised and perhaps in the future, they could hold this kind of event in conjunction with a *River Day*. He also got permission to have some tables set up to display educational material from related organizations.

V. Adjournment

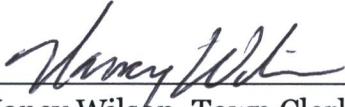
Commissioner Walters made a motion to adjourn; Commissioner Hoover seconded. Motion carried 4-0.

Meeting adjourned at 7:14 p.m.

ATTEST:



James D. Simmons, Mayor



Nancy Wilson, Town Clerk