



# Town of Melbourne Beach

**TOWN COMMISSION WORKSHOP  
WEDNESDAY, NOVEMBER 1, 2017, 6:00 p.m.  
TOWN HALL MASNY ROOM – 507 OCEAN AVENUE**

## **MINUTES**

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

Interim Town Manager Elizabeth Mascaro  
Town Clerk Nancy Wilson

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## **PUBLIC NOTICE**

The Town Commission conducted a Town Commission Workshop  
at 6:00 p.m. on Wednesday, November 1, 2017 in the  
Town Hall Masny Room  
located at 507 Ocean Avenue to address the items below.

## **Call to Order – Led by Mayor Simmons**

Mayor Simmons called the meeting to order at 5:58 p.m.

### **II. Roll Call**

Town Clerk Wilson led the roll call.

#### Commissioners Present:

Mayor Jim Simmons  
Mascaro

Vice Mayor Tom Davis  
Commissioner Wyatt Hoover  
Commissioner Sherri Quarrie  
Commissioner Steve Walters

#### Staff Present:

Interim Town Manager Elizabeth

Town Clerk Nancy Wilson

### **III. Pledge of Allegiance and Moment of Silence**

Led by Mayor Simmons

### **IV. Public Comment**

No public comments

Prior to discussing the agenda item, Mayor Simmons asked that the Commission consider a request for staff to submit a Request for Proposal for grounds maintenance services. Scott Hunter Landscaping said he would no longer provide landscaping services for the Town of Melbourne Beach; his contract expires on November 30<sup>th</sup>. Commissioner Walters requested that the other company that showed interest in submitting a bid for the 2016 RFP be contacted. Mayor Simmons suggested that for this contract, we extend the notification period of cancellation to 90 days. He said an extended period of notification should also apply to other contracts. Interim Town Manager Mascaro said that the scope of work has been tweaked to more accurately reflect what work needs to be performed. The scope of work will include: mowing, weed whacking, trimming, edging, weed control and fertilizer application. The Town performs our own sprinkler maintenance so that has been removed from the required services. Mayor Simmons suggested adding the provision for minor landscaping. That provision would be at an additional cost but wouldn't necessitate going to RFP. Commissioner Hoover suggested that we reach out to Satellite Beach and the *Keep Brevard Beautiful* group because they certify lagoon friendly landscaping companies and they may have some good contacts who could provide the services we are looking for.



**The Town Commission agreed by consensus to allow staff to move forward with advertising an RFP for Grounds Maintenance Services and to bring any bids back to the Commission.** The bids will be available at the December 20, 2017 Town Commission meeting.

## **V. Old Business**

### **A. Discussion regarding stormwater issues**

Mayor Simmons said we have stormwater issues and the recommended action is to develop a plan to fix immediate problems and discuss longer term plans. At the October 18<sup>th</sup> meeting, several residents described what they felt were stormwater drainage issues affecting their properties. The Commission decided at that meeting to hold a workshop that would focus solely on stormwater issues. Greg Schaefer from Public Works provided a memo outlining the areas that require immediate attention. A pictorial of these areas was also displayed at this meeting.

Interim Town Manager Mascaro said that she and Mr. Schaefer toured the major areas of concern with B.S.E. Consulting's Project Engineer. Those areas include Poinsettia, Citrus, Oak, Rosewood and 2<sup>nd</sup> Avenue. After discussing our infrastructure, we were connected to contractor Billy Watson, via B.S.E., who also surveyed the areas of concern, in more detail, with Greg Schaefer.

In his report, Mr. Schaefer said that the pipes on Poinsettia, Rosewood, Oak and Citrus are at least 40 years old. Metal pipes near the beach have a life expectancy of 15 years so these pipes have, and will continue to, rust, crumble or form holes. At 505 Citrus, multiple deep holes have been discovered in the lawn; they are being caused by a 24 inch concrete pipe failure. It is unknown if the joints of the pipes have lost integrity or if the pipe is crushed. It's estimated that the issues on Citrus and Andrews will require the replacement of approximately 1000 feet of pipe. Some of the other problems in the Town are caused by pipes that were installed when there were far fewer houses in the area. The depression in the road on Oak resulted from leaks in the walls of the junction boxes. He said that the topography on 2<sup>nd</sup> Avenue is peculiar because at a certain point, it dips down and comes back up so that area holds water and there are also driveways that are below grade. Mr. Schaefer then said that he often finds the storm drains covered with debris and that when that debris is removed, the water drains as it should. He added that he can't explain why the engineers at the time directed water to 2<sup>nd</sup> Avenue. Mr. Schaefer went into more detail on the stormwater issues and concluded by

saying that the scope of work is enormous and that the “hot spots” mentioned above require immediate attention.

The Interim Town Manager said that B.S.E. Consulting is aware of all the aforementioned issues and is working on a report to be presented to the Commission. She said that trees and bushes that have been planted in the right-of-way will have to be removed to address many of the problems.

Commissioner Walters said that Oak from 2<sup>nd</sup> Avenue to 4<sup>th</sup> Avenue floods every time it rains. That area belongs to the County so they need to remedy that problem. He also reported that the Town had surveys prepared by 2 engineering firms within the last 15 years that mapped our entire stormwater system. He said that the estimate at the time to fix all of the problems was \$10 million. Several years ago, the Town spent \$3.5 million on the most serious issues. Interim Town Manager Mascaro said that the surveys, about which Commissioner Walters referred, were previously sent via email to all the Commission members. Commissioner Walters remembered that some of Melbourne Beach’s stormwater pipes run on top of the Melbourne water pipes which caused issues when the stormwater system was worked on several years ago. He also suggested that when water lines are exposed during stormwater repairs, that the City of Melbourne replace the water lines leading to each house.

Commissioner Hoover said that the stormwater issues that present health hazards should be addressed first. He said it could be a 15-20 year project to bring our stormwater system into the 21<sup>st</sup> century by adhering to current standards and being responsible stewards of our waterways. Interim Town Manager Mascaro said the Project Engineer from B.S.E. told her that because we don’t have retention ponds, because the Town is built out and because we don’t put water in the river or ocean, our streets are designed to flood. With the amount of rain we experienced, the water table was high and the water had nowhere to go.

Mayor Simmons said that our Code requires that stormwater be maintained on each individual’s property so all that should be draining is what is on the streets. What has happened is that people have built up their properties so the water they should be maintaining on their property is going into the streets or into their neighbor’s yard. The Mayor also asked Mr. Schaefer if the dip in the road on 2<sup>nd</sup> Avenue is over a storm drain to which he replied that it was hard to tell for sure without surveying equipment. Mr. Schaefer said that when the storm drains are kept clear of debris, water drains as it



should. The engineers told Mayor Simmons that there is nothing that can be done regarding flood waters when we have a 100 year storm.

*Gina Quigley*  
*503 2<sup>nd</sup> Avenue*

Ms. Quigley said there are four storm drains on the corner of Pine and 2<sup>nd</sup> Avenue which were designed to collect and drain water from Ocean Avenue. She said that because the drains aren't working, all of those pollutants end up in her yard. She added that parts of her house were destroyed during the storm and it was by design. Mayor Simmons asked where she thought the water should go to which Ms. Quigley responded that the water should be redirected to 1<sup>st</sup> Avenue not percolate in her yard or drain into the river. Mayor Simmons said that he has knee deep water up to his stem wall after a rain because his yard is the lowest in the neighborhood as is Ms. Quigley's. She said that 50 acres of water drain to 2<sup>nd</sup> Avenue and that water contains a high proportion of pollutants so she wants to know who is liable because this didn't happen prior to the work that was done on the stormwater system several years ago. Mayor Simmons said water seeks its own level so if no dirt is present, water will go to the lowest spot; so in certain areas, there's nothing that can be done. The Mayor said that when he keeps his storm drains clear of debris, water drains property. Ms. Quigley said the answer is to send water from her street to underutilized drains and she'd also like to see maintenance logs because she thinks that there is sludge blocking the drains. Mayor Simmons said the drains were vacuumed 3 times this year. Interim Town Manager Mascaro said that the company who does the drain vacuuming, goes into the drains with tools to break up solidified sludge so that is not the issue.

*Kate Wilborn*  
*502 2<sup>nd</sup> Avenue*

Ms. Wilborn said the flooding on 2<sup>nd</sup> Avenue doesn't only happen during heavy rain events, it happens when there is just 5 inches of rain. She said her house was flooded and she thinks this is a safety concern and a health hazard. When her neighbors were building their house which is higher than hers, she asked where their water was going to go to which the building official replied that it will go to the drain. However, that is not the case, their water flows to her yard so she feels the Town has not protected her. Ms. Wilborn said there's a drain at the end of 1<sup>st</sup> Avenue that doesn't have any pipes running to it and she would like 2<sup>nd</sup> Avenue water to be redirected to that drain.

*Ed Arabian*

### *603 Mango Drive*

Mr. Arabian said Andrews Avenue was just repaved but there was no work done on the gutters which are falling apart and if they retain water instead of letting it flow freely, the road will get undermined. Currently, the road has numerous cracks in it. Commissioner Walters had some complaints about cracking on the newly paved roads and he asked that core tests be performed to determine depth and condition. Interim Town Manager Mascaro said that VA Paving was called out and they were surprised at the degree of cracking; we have a 2 year warranty.

Mr. Arabian mentioned an area near Mango and Andrews where he felt there might be pipe damage and where there are dips in the road.

Mayor Simmons said that all we can do at this point is engage the engineers and wait for their report on solutions. At that point, the Town will have to get buy in from the community to pay for it. We spent about \$7 million on 2 of the 5 phases of work that were required to update the entire stormwater system.

Commissioner Quarrie asked if when we get all new pipes and connectors, won't we have to replace everything? How do you integrate the old pipe with new pipe? She believes that the Town needs to bite the bullet and replace all the stormwater infrastructure. Commissioner Quarrie said if Andrews is fixed, how will we know if the existing pipes will connect. Mr. Schaefer agreed with Commissioner Quarrie but the Mayor interjected that there are some locations where that won't be a problem. Commissioner Quarrie was particularly concerned about Andrews because it's a long stretch and there are many points of connection. She wants to ensure that we don't just put band-aids on any problems. She also agreed with the Mayor that we don't want to fix 60% of the problem and then leave the other 40% unsatisfied.

Commissioner Walters said there are ways to integrate the pipes.

Mr. Arabian said that normally you don't connect aluminum pipe to concrete pipe. The main run down Andrews is concrete now but will be replaced with PVC. The side streets won't connect directly to the PVC, rather, they connect to a manhole which serves as an intersection. Commissioner Quarrie asked if the manholes are in good shape to which Interim Town Manager Mascaro answered that they could use some work. Mr. Arabian said that we are probably going to have to change out everything because it sounds like more flow is needed. Therefore, a larger pipe will be required necessitating a bigger junction box.



The engineering firm will attend the December 6<sup>th</sup> workshop to get authorization to do an analysis on what our stormwater infrastructure requires to perform optimally.

Vice Mayor Davis said our infrastructure is shot so we can't drag this out for years. He said this is one of the few communities where the residents say if the Town needs something, to raise their taxes. However, we are limited on how much we can raise them. We need to float bonds to obtain the necessary revenue to fund a stormwater repair plan.

Mayor Simmons agreed that the baffle boxes could be cleaned out more frequently. Ms. Quigley asked if the baffle boxes could be removed in order to increase flow to which the Mayor responded that he doesn't want our debris dumped in the river by removing those boxes. Ms. Wilborn then asked if the Fire Department could provide pumps during storms. The answer was "no" because 5 feet of water is required for the pump to operate properly.

The conversation among the audience and Commission regarding the stormwater issue continued without anything new being addressed or discussed.

The Mayor announced that Abby Johnson from St. Johns River Water Management District, Cost Share Program, is giving a presentation at the November 15, 2017 meeting to discuss funding opportunities.


**It was agreed by consensus that the baffle boxes will be cleaned out more often and cleaned out prior to storms.**

## **VI. Adjournment**

**Vice Mayor Davis made a motion to adjourn; Commissioner Quarrie seconded. Motion carried 5-0.**

Meeting adjourned at 7:35 p.m

ATTEST:

  
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James D. Simmons, Mayor

  
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Nancy Wilson, Town Clerk