

**Baycliff Civic League Minutes**  
**Alanton Elementary**  
**January 19<sup>th</sup>, 2011**

President Claire Polley called the meeting to order at 7:00 pm. Residents were asked to direct questions at the end of the meeting and to use 3 x 5 cards (placed on each table) to write down questions that may not have been answered.

There were 29 in attendance.

Claire sent around hard copy of the cities responses to:

**Susan Mortiz Letter**

- Jessica Winterwerp PE – Technical Services and Asset Management from the City of Va. Beach Department of Public Works responded that a survey has been requested from the City Surveyor to assess the current flooding conditions on Baycliff Drive and Hidden Cove. In the next few months there will be City Survey crews collecting information mostly within the road right of ways. Once the survey has been released, Ms. Winterwerp will be able to propose changes to the existing storm drain system.

**Responses to Baycliff Residents concerns**

- Zoning inspector issued notices for boats parked in driveways on Echo and Hidden Cove. Re-inspection revealed they are no longer in violation.
- Code enforcement inspector issued notice for trash and junk at 2013 Seafarer Cove and the property will be monitored for compliance.
- The hedges at the entrance of Baycliff that were blocking the view of drivers turning right onto Mill dam Road were trimmed the week of 11/22/10.
- A public utilities contractor has completed replacement of six sanitary sewer laterals and cleaned and de-scaled 200 feet of ten inch sanitary sewer main under the creek at Mill Dam Road and a liner was placed in the pipe to keep it from leaking in the future. Odor control equipment was to be installed in the two stations mid December.
- It was determined by residents and the School System that the BMP behind Alaton Elementary should not have a fence as it was commonly felt that the ability to get to someone if they should be in the pond is much more difficult when it is fenced. The BMP was installed to improve water quality in the Lynnhaven River and to improve water quantity control.

Meeting Topic **Neighborhood Channel Dredging**

Claire introduced David Hansen, Deputy City manager and Phil Roehrs, Water resource engineer for the City of Virginia Beach. Channel dredging resides in Public Works contracting and designs where Phil will oversee project.

If we proceed with the project David Hansen will call in his Deputy Budget Officer along with the Controller who is in the finance department that each work under David and in his department so the money and the project all reside in the same department. He will also bring in the management services deputy budget director to do the Performa which will be how the Special Service District or SSD will be set up. Finance will maintain the money in separate escrow accounts for each neighborhood and will issue annual financial reports. The neighborhood will participate in the management of the account.

## Background

In 2005 Vice Mayor Jones tasked Mr. Hansen to help the residents of Virginia Beach regain use of their waterfront properties, maintaining the channels to get full use of their properties and improving water quality. Va Beach Public Works and Utilities fall under Mr. Hansen.

It was determined that it was extremely difficult for a community of waterfront property owners to come together to do the engineering, the design, regulatory permits, contracting and construction, and put all the finances together to complete a dredging project. The General Assembly passed some laws that allowed local city councils the authority to arrange Special Service tax Districts (SSD's) where the city works with the local neighborhood to work together collectively. There is a vested interest for the city to do a portion of the financing since there is community use working with the neighborhood so they can benefit collectively. There are three legs of financing Piece from the City, Piece from the SSD and Piece from the Residents. There is also a specific start and end date (Timeframe) on project.

The project must work from the bottom up, from the neighborhood to the city council.

**David Hansen presented a Power Point Presentation on Old Donation Creek** and how they went about setting up the SSD and getting neighborhood channel dredging.

### Points of interest:

- There will be 3 dredging over a 16 year window, the City council will “front” enough money for the 1<sup>st</sup> dredging and in some cases the 2<sup>nd</sup> dredging but in the latter years the City will be repaid by the SSD.
- The SSD is a real estate tax and is tax deductible
- Currently there are 10 neighborhoods that are actively engaged in a SSD project and 3 of these neighborhoods have the 80% acceptance rate required by City Council.
- Get educated at [VBGOV.COM](http://VBGOV.COM) – Hot Topics – Neighborhood Dredging
- We will need to come together as a group and establish a Leadership Committee to determine if we want to go down this route.
- Huge environmental positives to restore oyster beds, shelf fish, blue crabs and restore to natural sand bottom.
- Need to identify the homes that would be affected and take this to GIS property map to get an idea of how many properties in the neighborhood are involved.
- The City would **pay for and establish a “City Spur”**. The SSD would **pay for the “Neighborhood Channel”** that everybody benefits from and the residents would pay for their properties specific turn basin and needs.
- The neighborhood will need at least 80% of waterfront owners to agree to the SSD. Once an 80% participation is reached all waterfront owners will be part of the SSD.
- The City will manage the project for the neighborhood creating Economy of Scale; there is a defined schedule and a specific end date. After 16 years the SSD is removed.
- Need to submit Special Services Tax District document stating your willingness to participate in the increased taxes. This is reviewed every 4 years. Along with any easement dedications needed (neighbor crossing over yard to reach waterway).
- The dredging would be done Mechanically using the city Dredged Material Transfer Station at the city disposal area “Whitehurst Borrow Pit”
- We maybe able to utilize our boat ramp area to remove some material which may reduce costs.

### **Dredging cycles**

- 2 years after SSD adoption initial dredging begins this allows for conduct engineering, permitting, contracting and construction.
- 9 years after SSD adoption 2<sup>nd</sup> dredging removing 70% of initial volume
- 16 years after SSD adoption 3<sup>rd</sup> and final dredging removing 50% of initial volume.
- Goal is 4 feet below mean low water.

### **Determining the tax**

- Estimate the cost to be \$30 per cubic yard to remove the material.
- 5% cost escalation
- 20% overhead
- Performa for City council to agree to front the funding.
- If we have engineering plan from previous dredging this will help reduce the costs.
- Individual channels average \$12,000 depending on the size of turn basin you are requesting.
- Residents will pay for their own channel design based on a preliminary construction costs.
- Residents will pay for their own inside loop and turn basin this will be placed in an escrow account for each individual property.

### **What we get**

- Certified Engineer
- One on One design for individual property
- Guaranteed start and end date
- Economy of scale (reduced costs)
- Selling home can advertise deep water access 24-7
- The contractor works for the neighborhood
- Contractor committed to us
- Help with Environmental Permits
- Partnership – Cost Sharing (3 sources)
- City Management of effort – formulation, funding, design, permitting, construction, maintenance.
- Improved water quality

### **Miscellaneous:**

- Residents that do not receive the benefit will not be included in SSD.
- May need to get some environmental permits (cross over wet lands, etc)
- Real Estate Value may change (increase)
- Some properties may become waterfront by easement if allowed by neighbor
- Some homes may be exempt (dredging will not help them)
- The 5% cost escalation is an estimate – it could change over 16 years
- Going in Performa maybe different than Official Document due to changes
- No way to prorate to deep water access on properties not on the water
- Properties that do not needing dredging and do not benefit from the Neighborhood channel will not be part of program

- Has to be wanted by neighborhood (50% to get started)
- Establish committee to represent neighborhood to City Council
- Before we go to engineering we will need commitment from community and personal money up front
- There are other neighborhoods that may benefit from City Spur/Neighborhood Channel and will need to be identified. (Broad Bay Point Greens)
- Get other neighborhoods involved may help off set the costs
- Homes for sale on the water – bank has to respond on SSD
- On personal water access as the space gets tighter – piers, etc. the cost of personal dredging will increase.
- During design bulkhead issues should be identified. If an “old” bulk head fails due to dredging it will be at the residents cost.

The presentation concluded at 8:15 – Claire asked any residents with questions to submit on the 3x5 cards on the table.

### **General Meeting**

Minutes from the November 16<sup>th</sup> meeting were read by recording secretary Janie Cecelic and approved

Treasurer Martin Ton reviewed the treasurers report we have \$10,464 in our account with \$39,895 in the money market account. Still waiting on some resident’s dues to be paid for 2011. There was a little over \$5000 in income from the advertising so far.

### **Vice President Frank Cunningham**

- Plans on working with Bill Seith and anyone else who would like to work on the team for ideas and costs estimates on what to do with the Money market account to benefit the whole community. All suggestion would be put forth for a vote before proceeding.
- Beneficial meeting tonight encouraging everyone to visit the web sites and get educated.

Next Meeting will be March 16<sup>th</sup> – we have invited the Principals from Alanton Elementary, Lynn haven Middle, First Colonial High School.

It was suggested that we invite Bill Bill DeSteph an "At Large" member of the Virginia Beach City Council as a possible future civic league meeting speaker for May 18<sup>th</sup>.

Any ideas for programs please share with Frank Cunningham

Recording Secretary - Christine Westendorf reported that some cards have e gone out offering condolences, or best wishes for improved health.

Claire thanked Christine Westendorf for the great job on the Bugle.

John Hogan reviewed that at the last VBCCO meeting they installed the officers which Claire Polley is one.

Neighborhood Watch Coordinator, Sharon Haring was unable to attend but wanted to remind everyone that robberies continue to be an issue and everyone should be a good neighbor. Be sure you lock your doors and watch for unknown vehicles. If you need assistance, call the police directly.

Additional Crime prevention brochures were available to be picked up at the meeting.

Janie Cecelic reported on the advertising champagne – Still 4 advertisers that have not paid looks like we will collect \$6200 which is \$1800 less than two years ago. Many advertisers are down sizing or not advertising due to the economic situation. Directory goes to press at the end of January.

Question was raised if we should go to all electronic on the Bugle which is currently printed hard copy and distributed to all neighbors at a cost of \$250 per distribution. We do have an electronic copy on our web site Baycliff.net.

John Hogan will review the storm waste management water project at our next meeting in March.

Volunteers for dredging committee

- Jim Cecelic
- Bill Page
- Kenton Patrick
- Ron Filer
- Andy Reid (not in attendance at the time needs to be contacted)

Claire Polley asked that either Claire or Frank Cunningham be in attendance at any dredging meetings.

Weaver Wrenn announced that new boat ramp keys will be available in the next few weeks.

Community yard sale will be chaired by Shannon Bartel and is scheduled for Saturday, May 14th, 8 am - 2 pm.

The meeting was adjourned at 8:33pm

Respectfully submitted,

Recording Secretary , Janie Cecelic