

August 8, 2020

TO: Proposed Seawall Armor Rock SAD Property Owner:

FROM: Carey Meyer – City Engineer

As a follow-up to the neighborhood meeting we had on July 23, and in preparation for the second neighborhood meeting later this month, I wanted to answer a few questions that I could not answer at the time. I also wanted to provide you with information as to how the estimated assessments shown on the preliminary assessment role was determined.

- 1) Attached is a memorandum that was included in the latest City Council meeting packet that describes the “Tiered Benefit” method used to estimate assessments for each lot for this proposed project.
- 2) Questions left unanswered:
 - a) Why can't the City take on more cost based on the City owned infrastructure in the neighborhood? What about the other utilities (Enstar, HEA, ACS, etc.)?

Like all questions regarding the creation of a SAD, the City Council makes the final decision. We have not approached the other private utilities, but I would assume that they would have the same response that I have given up to now. Typically, the developer of a subdivision pays for the construction of road, water, and sewer improvements. When constructed to City standards, the City assumes “ownership” of the improvements; and fixes them when they break and replaces them when they wear out, for the benefit of the lots that they serve. The cost to do this comes from water bill revenue.

In this neighborhood, the water and sewer mains were constructed through a SAD process, in which the benefitted property owners paid their fair share. Yes, the cost was subsidized by sales tax revenues paid by residents and visitors on purchases originating within City limits.

The City assumed “ownership” of the improvements *for the benefit of the lots that they serve*. If erosion persisted as projected, and the impacted lots disappear along with the infrastructure that serves them, there would be no reason for the “City” to construct new infrastructure. The lots that they serve would no longer exist.

b) Will rock be placed along the entire length of the seawall?

Yes. The size of the rock may vary, but the toe along the entire wall is eroding and will benefit from the proposed improvement.

c) How will the wall be maintained when access to the wall is restricted by armor rock?

The proposed rock placement is expected to greatly reduce (but not eliminate) the need for maintenance. The rock is expected to reduce the amount of water that runs up over the wall, but not eliminate its potential for eroding the area behind the wall. Access to the top of the wall will continue to be needed. The engineer is working to minimize width of rock placement to allow equipment to reach the top of the wall and/or develop reasonable periodic access route to the top of the wall from the east end.

d) Will property owners be allowed to place their own rock?

If the SAD is successful, I assume that all rock will be placed by the Contractor hired to complete the project. Should the SAD fail, I expect that the City might no longer facilitate wall maintenance and might very well request that the Corps no longer look to the City as responsible for maintenance. At that point, the City would have little say in the matter and it would be the responsibility of each property owner to maintain/protect the wall. I expect that the Army Corps of Engineers would not care if all rock was placed at one time or it was placed individually by each property owner.

While some lots are probably more critical than others to the armor rock revetment's overall structural integrity, as a general rule, if one lot were left off, the integrity of everyone else's rock face would be compromised. So, one property owner protecting his/her lot, when others do not, probably won't work.