

M E M O R A N D U M

TO: Tom Harmer, Town Manager
FROM: Isaac Brownman, Public Works Director
REPORT DATE: September 12, 2019
MEETING DATE: September 23, 2019
SUBJECT: Comprehensive Beach Management Plan Update and
Timeline for Referendum Process

Recommended Action

None, informational only.

Background

The Town maintains over ten (10) miles of engineered beaches along the Gulf of Mexico shoreline in Manatee and Sarasota Counties. The largest component of the Town's maintenance approach to date has been, and will likely continue to be, beach nourishment. To guide the management of the beaches, the Town maintains a Comprehensive Beach Management Plan, first developed in 1995, to document the beach activities and identify future needs for beach nourishment and other shore protection measures. The Comprehensive Beach Management Plan for the Town was last updated in 2008. The analyses currently underway will produce recommendations for Town consideration as possible updates to the existing Plan.

On October 1, 2019 Regular Meeting, the Town Commission will be presented with updates to fundamental, engineered beach elements such as:

- Current beach conditions and shore protection needs, including projections of sand volume for various beach segments;
- Assessment of available sand sources, and make recommendations for future sand sourcing;
- Evaluate the current level of storm protection offered by the beaches. A number of areas are quite healthy, while others need improvement;
- Present the array of feasible alternatives, including cost opinions, for the scope and construction method associated with "the next project" and alternatives for future projects (with significant consideration for costs and available sand resources);
- Maintenance and monitoring of the Town's engineered beach nourishment projects for continuing eligibility for FEMA post-disaster Public Assistance (cost-sharing).
- Evaluate existing design template and corresponding profile and recommend adjustment.
- Evaluate current and potentially new funding sources for ongoing beach management.

Upon completion of the presentation, the Town Commission will be asked to approve the updated Comprehensive Beach Management Plan, which would then be used as the guidebook for managing the shoreline now, and over time.

Proposed Beach Budget - Hybrid Project (Current Budget Approach)

Based on the principles of the Comprehensive Beach Management Plan update, balanced with what the property owners of Longboat Key may be willing to financially support, the following “hybrid” project budget plan is proposed in the current FY20 budget:

- Continue with Canal 1A Dredge (Funded in FY19)
- \$10 Million for installation of five (5) permeable groins at North end in FY21
- \$25 Million for Sand Fill in FY22
- \$1.5 Million for U.S. Army Corps of Engineering (USACoE) Shore Protection Program (FY21-FY23)
- \$1.45 Million New Pass Groin Tightening (FY24)
- \$4.5 Million for Sand Search, Design, Consulting, Monitoring Protected Species

As described at the May 20, 2019 Special Workshop (Budget), this plan will require a voter approved referendum to issue bonds. Back in May, it was determined that we would need to borrow about \$24 million plus closing costs in FY21, which assumed that we would continue to receive state reimbursement funding at 22.79% of eligible costs. Our initial calculations, using a six-year payback, would require raising the beach millage for both District A (Gulfside) and District B (Bayside) to 1.1564 and 0.2891, respectively. For FY20 the beach millage rates for District A (Gulfside) is 0.6181 and for District B (Bayside) is 0.1545.

The Finance Department will need to update these estimates prior to the referendum to reflect the most recent certified property values, update other funding sources available and determine current market borrowing rates. In addition, the current Beach Districts sunset after the final debt payment is made on the current debt. Sarasota and Manatee County appraiser offices are working on creating the tax rolls for the new Beach Districts established in 2014. Manatee County has notified us that they may not have the new Districts completed until mid-November.

In the interim, Finance will work with our consultants and Financial Advisor to update the Beach Financial model with new District data and determine the best debt structure.

Major Referendum Milestones

In order to proceed with a voter referendum, milestones would need to be met depending on the targeted election date. The Manatee and Sarasota County Supervisor of Elections Offices (SOE) has scheduled election dates for the 2020 calendar as follows:

- March 17, 2020, Presidential Preference Primary Election

- August 18, 2020, Primary Election
- November 3, 2020 General Election

The SOE require a 90-day notice for an item to be placed on a ballot. Below is the schedule for the three election dates in 2020 and the timeframe for Commission consideration of ballot language (pending confirmation of year 2020 Town Commission meeting dates).

March 17, 2020 - deadline to SOE is December 16, 2019

- October 15, 2019 Regular Workshop to consider proposed Ordinance
- November 4, 2019 Regular Meeting, first reading of the Ordinance
- December 2, 2019 Regular Meeting, second reading, public hearing, and adoption

August 18, 2020 - deadline to SOE is May 18, 2020

- February 2020 Regular Workshop to consider proposed Ordinance
- March 2020 Regular Meeting, first reading of the Ordinance
- April 2020 Regular Meeting, second reading, public hearing, and adoption

November 3, 2020 - deadline to SOE is July 31, 2020

- May 2020 Regular Workshop to consider proposed Ordinance
- June 2020 Regular Meeting, first reading of the Ordinance
- July 2020 Regular Meeting, second reading, public hearing, and adoption

The March Referendum date is the preferred target date so that the mill rate can be reflected on the August 2020 TRIM notices for the FY21 budget. After a March referendum, the tentative schedule would be to complete a Master Bond Resolution in April 2020, validate the bonds by late July and close on the bonds late August 2020. Also, if the Bayside District fails to approve the referendum, the Gulfside District bears 100% of the costs.

If there is reason to postpone the referendum past the March 17, 2020 election date, then we may want to consider a district levy, without debt, similar to an operating mill rate in the FY21 budget.

Both SOE Offices have indicated that it would not be practicable to hold an all-mail ballot during the 2020 election cycle as a result of the three scheduled elections and that any ballot proposal be placed on a currently scheduled date for best efficiencies in all offices.

Staff Recommendation

None, informational only.

End of Agenda Item