



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • JANUARY 24, 2023

City Commission Chamber

Work Session

4:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Chris Via	Mayor	Present	
John Penny	District 1 - Commissioner	Present	
Penny Currie	District 2 - Commissioner	Present	
John C. Danio	District 3 - Commissioner	Present	
Roy Johnson	District 4 - Commissioner	Present	

2. RV PARK STORMWATER RETENTION - DISCUSSION

Mr. Forte briefly went over what he discussed at length with the Mayor and City Commissioners at the regular City Commission meeting on January 10, 2023 as it pertains to the RV Park Stormwater retention and the recommendations by the City Engineer Andrew Giannini from Mead & Hunt and Zev Cohen's Engineer. This workshop is to help educate and inform all of us as to what the conditions are and what we may or may not be agreeing to and whether or not Mr. Giannini has the ability, based on his professional opinion, to sign off on the stormwater portion of this project. Zev Cohen is not here tonight, just the city's engineer. It's Mr. Giannini's opinion as to what it means and what the outcome of this may be. He is here for questions and concerns for him and see if you can find a comfortable place to be and hopefully, we will reach a conclusion.

Andrew Giannini, City's Engineer from Mead & Hunt explained to the Mayor and Commissioners the following calculations as it pertains to the RV Park Stormwater.

EXISTING VS PROPOSED

	Existing	Proposed	
Elevation	Volume	Volume	Difference
2.5	0	0	
3	2.657	4.73325	2.077
4	8.766	9.962	1.196
5	13.771	10.531	-3.240
Total	25.19325	25.22625	

Mr. Giannini informed them that he is the final QAQC on the review of the site plans and

when he came across this, these calculations stuck out to him. On the right side is Zev Cohen's compensating storage calculations. This site is in a flood plain. It's west of the railroad tracks. Any kind of filling in the floodplain, you have to compensate for it by digging out uplands that are not in the floodplain. That's how you get your compensating storage. Zev Cohen's calculations on the right side of this table shows the existing calculations for the volume. On the right they will see the volume in acre feet from 2.5 elevation to 5. So, 2.5 is where they started, which is a seasonal high water table. Then 5 is the 100 year floodplain elevation. In their existing calculations, they said, "Okay, we have 25.194 acre feet of storage in the pre-development condition." They use the topography to calculate that out. On the left side of the table, he just confirmed that Zev Cohen did their calculations correctly. If they go to the next two tables and go to the right, that table there is the proposed volumes. In the proposed volume starting at 2.5 all the way to 5, you have 25.226 acre feet. Zev Cohen's calculations show that they are not filling the floodplain, basically. So I start looking at elevations between 4 and 5, and if they go to the left side of that spreadsheet and go down, there they have their elevation 2.5 to 5 then they have the volumes in the existing and the volumes in the proposed and they will see for each level, from 2.5 to 3 there's a certain amount of volume then 3 to 4 then 4 to 5. Notice between 4 and 5 on the far right, the difference between the existing and the proposed, your reducing the volume by 3.24 acre feet. That kind of jumped out at him and said it's not a good thing to reduce your floodplain volume. Although, they are meeting, basically, engineering standards for our area, most of the engineers start at the seasonable high water table and they go up to the 100 year floodplain. Being a conservative engineer, I look at all the different levels and that just stuck out to me and I commented on it because I thought it needed to be brought to their attention. If that volume gets filled to 4, after 4 you don't have the same amount of volume that you need between 4 and 5, which could be a problem. They are using industry standard. I could not find anywhere in there in the writing where...in FEMA or any other jurisdiction, where it tells you to start at estimated seasonal high water table to figure out your floodplain compensation. But that's what's been used around this area by engineers. That's his explanation. Mr. Giannini asked the Mayor and Commissioners if there were any questions to what he just went over.

The Mayor and Commissioners asked questions of Mr. Giannini at this time and clarification and discussions took place during this time.

Mayor Via asked Mr. Giannini is his professional opinion still that the city still needs to change the policy now and get away from using the seasonal high water mark? Is that what your recommendation is to us as a body?

Mr. Giannini stated yes, he would agree with that. I think that due to things that are changing in our world, we need to be more conservative with things like floodplains and he thinks looking at that, it's not going to change drastically, that elevation between 4 and 5. Four is probably their 10 year floodplain so between 4 and 5, look at that elevation and compare it to 3 and make sure you have enough floodplain in there. The 5 is the 100 year floodplain. The 4 is approximately a 10 year floodplain.

Mayor Via stated for this project, overall, they're fine.

Mr. Giannini stated their fine using those calculations starting at the seasonable high water

level, they're fine. In my opinion, that 4 to 5 is where they're reducing the volume between that elevation 4 and 5, they're reducing that volume by 3.24 acre feet. Five is the 100 year, which is 13 inches of rain in 24 hours.

The Mayor and Commissioners thanked Mr. Giannini for coming and asked for him to stay just in case any further questions arise.

Mr. Forte asked what happens next? Do they sign off on the permit now?

Mr. Giannini stated it's totally up to the City Commission. We brought this to your attention and in the Code it does...there are provisions for them to do other analysis that proves that they're not causing flooding such as possibly modeling the watershed with their pre-impost conditions and they can do that fairly easily. We do have a model that we developed when we did the stormwater masterplan. They can take that model and they can do a pre-impost model and show the stages in that area whether it rises or not in the 100 year flood. That's something that's in the city's Code. It does talk about doing further analysis.

Mr. Forte stated his question is if they go back to Zev Cohen and ask them to do further modeling, how long will that take and what are we going to do with the results? If the results are favorable, we move forward. If the results are not favorable, what do we do? The only way this project gets approved is if Mr. Giannini sign's off on it.

Mayor Via stated he is trying to look at this in a bigger standpoint, this particular project, obviously what the Commission decides to do can affect them and that's a big deal. All of us up here very much want this RV Park, we believe it will be great for the City of Holly Hill so he doesn't think that's up for debate. He hopes his comments don't reflect on his support for that project but I'm looking at this also, I think we have to look factually at the number and I just don't want to go down a path of having our engineer telling us his professional opinion and I feel uncomfortable overriding that opinion. He thinks the question is how do they move forward and he believes he heard tonight if this Commission moves this forward then their engineer (Zev Cohen) would have to do remodeling and if it comes back that it says it's going to flood out this neighborhood, if that happens I am not comfortable saying, "Yes, I want this to move forward." In fact, I am the opposite. I will not put one project over one house, two houses, dozens of houses or neighborhoods. I won't do it. I understand what the project means for the city so I'm not talking bad about the project. I think it's much bigger than the project. Mayor Via stated his question though is, if we move forward, if the modeling came back and told the city it wasn't good, and this Commission decided that we would not move forward with that project, Attorney Simpson, what are our legal ramifications here, what can you tell us on record to give us advice that if we had to not move forward with the project, meaning moving forward with changing the city's policy here, we're half way through the game, can you advise us legally?

Attorney Simpson shared a couple of things, liability wise, that they can look at with this. Attorney Simpson shared those things with the Mayor and Commissioners at this time.

Mr. Forte stated no permits have been issued yet. What Mr. Walker is waiting for to issue permits is for the full package to be reviewed and signed off and right now we're pending the city's engineer's sign-off on it. The question is, will Mr. Giannini sign off on this project tomorrow as being acceptable or is he looking for more information before he's willing to

sign off on it. I can't tell Mr. Giannini to sign off on it and I don't know if the Commission can tell him to sign off on it.

Commissioner Currie suggested they ask Mr. Giannini what the next step is.

Mr. Giannini stated like I said earlier, the Commission has the authority to override my comments, that's in my opinion. Like you said, the engineers are complying with industry standards are. He just brought the attention to the reduction in the flood storage between 4 and 5 because it jumped out at me and me being a conservative engineer, did not want to see further flooding in Holly Hill, which I believe will happen. That's my opinion. The Commission has the right to override my opinion.

There was CONSENSUS that they all agree that the project meets the industries standards set by the seasonal high. They are not overruling. They are just choosing to use the standards for this project as they have for every other project and as they know, every other project in Volusia County has been held to the same standard. They are not giving any special consideration into this project. They are not making any exceptions. They are not overruling anyone's professional opinion. They are applying the industries standards to this project.

Mr. Forte stated that was well said but we still don't have commitment that the engineer is going to sign off and what Mr. Giannini is saying is he has an opinion. It's no different than Attorney Simpson having a legal opinion and you don't agree with it. He's not going to change his "opinion".

Mayor Via stated based on the Attorney's advice this project should be held to that standard that we did not have at the beginning of this process.

Mr. Giannini stated yes, based on this meeting, I would sign off saying it's acceptable to move forward. In light, I would say, maybe in the future, the city needs to look at other policies with relation to the floodplain.

(A copy of this workshop in its entirety is available on CD upon request to the City Clerk or by listening online on the city's YouTube channel)

3. UPDATE TO THE CAPITAL IMPROVEMENT PROJECT LIST & LEGACY PROJECT CHANGES

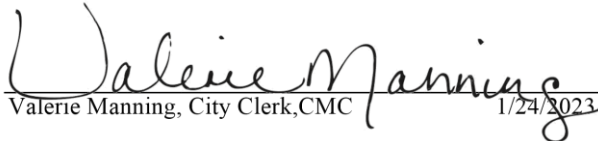
Mr. Forte mentioned every week staff meets and goes over the Capital Improvement Plan and we keep track of what's going on, what's been spent, what the bids are coming in at and due to price increases and delays on materials coming in, things are not moving as quickly as we had hoped. He is talking mostly about the legacy projects that they've talked about before where they were going to hire ZHA to help fulfill those and then we found out that ZHA was too expensive so we reorganized the department and Steve at Public Works became the Project Manager over these. The number of projects that we think we can do, we are not going to be able to do. We will run through this project list the same way we would at our bi-weekly Wednesday meetings and Mr. Khoury will run down the list, where we are, what the status is, where there is funding available, where there is funding shortfalls, what we may delay, what we may replace because we're going to replace some projects because priorities have changed.

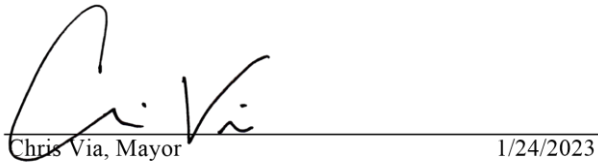
At this time a brief PowerPoint presentation was shown to the Mayor and Commissioners by the Public Works Director Antoine Khoury.

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4. ADJOURNMENT

The workshop adjourned at approximately 6:00 PM.


Valerie Manning, City Clerk, CMC 1/24/2023


Chris Via, Mayor 1/24/2023