



DeBORDIEU®

## FAQ's Concerning Dredging DeBordieu Canal

### Q. When was the canal last dredged?

- A. The full canal was last dredged in the winter of 2001. The last creek dredging project from the Boat Basin to Debidue Creek took place in 2011-2012.

### Q. Do we have the state and federal permits necessary to dredge the canal?

- A. Yes. The permit was approved in time to dredge during the 2011-2012 timeline, however at that time the regulatory agencies placed numerous limitations on the dredge depth and width. The permit was successfully amended to allow for a dredge depth of -3.5' mean low water (MLW) with an allowable overage of 0.5" for -4.0' MLW.

### Q. When will the dredging be conducted?

- A. The federal permit requires that the work be conducted from October 15, 2018 through January 30, 2019. Because the dredger must work with the tide, the work hours for the project are 24 hours/day Monday through Saturday. Generally, the dredge is expected to advance approximately 100 feet/day so each home owner should only be inconvenienced for one day.

### Q. How will the community pay for dredging the canal?

- A. In 2011 the DCCA Board of Directors approved Reserve Funds to repair and restore the capacity of the disposal site and to dredge from the Boat Basin to Debidue Creek. In 2017, the Board reviewed bids and approved the funds to repair and restore the disposal site with sufficient capacity to hold dredge sediment from the entire length of the canal, per the state and federal permit requirements.

The dredging project has been bid out as two bids. Bid 1 which includes dredging the Boat Basin to deep water of Debidue Creek, benefits all property owners as it preserves one of the community's precious natural resources, (paid for from the Reserve Fund). Dredging this section is estimated to generate approximately 6,000 CY of sediment. Bid 2 includes dredging the Boat Basin out to Debidue Creek (paid for from the Reserve Fund) as well to the end of the DeBordieu canal and will generate approximately 29,100 CY of sediment. This is a more complicated project and will require an additional 9,000 linear feet of pipeline and a booster pump. While all community members have access to this section of the canal, this dredging primarily benefits the canal front owners. Therefore the incremental cost will be allocated to the property/dock owners along the canal and will be conducted if those owners agree to

permit the DCCA to assess them through a Neighborhood Vote. The DCCA Bylaws, (Article V, Section 6, "Neighborhood Assessment"), permits the DCCA Board to establish Neighborhood Areas within DeBordieu for the benefit of owners within the area, and to levy assessments that have been approved by 75% of the owners within the Neighborhood Area. This funding mechanism has already been used to fund this portion of the canal in the 2001 dredging project as well as in beach renourishment, and will be used again this year.

### **Q. What are the payment terms for the canal front owners?**

- A. The 62 properties that abut the canal will each be charged \$13,853. Although the nine properties located in Marsh Creek Landing do not all abut the canal, they own approximately 300 ft. with three docks on the canal, therefore the payment for these properties will be \$4,618. The six Royal Tern properties which share a private community dock on the canal, will pay \$2,309. Payments will be divided in half with the first one payable on September 30, 2018 and the second one payable on December 31, 2018.

### **Q. What are the long-term ramifications for canal front owners if the 75% vote is not achieved?**

- A. The project will be limited to the Boat Basin out to Debidue Creek. If the canal front owners do not vote in favor of dredging along the entire length of the canal, there is no guarantee that we will be able to procure a dredging permit in the future. If an existing permit is not used, it becomes increasingly difficult to obtain another in the future.

Property values along the DeBordieu canal are some of the highest in DeBordieu. Although the spectacular view is one of the benefits of owning property on the canal, the inevitable reduction of navigable waters through continued silting, with the likely result of rendering docks and boat lifts increasingly unusable, are certain to affect long-term desirability and values.

### **Q. Will the dredge go under docks?**

- A. The permitted plans do not permit the dredge to go underneath docks and the dredger will not remove docks.

### **Q. What is the expected life span of the project?**

- A. The additional dredging depth is expected to extend the life of the project. However, the creek is part of a dynamic natural system. This project may last eight to ten years or it may last much longer. While we can expect the same natural processes which created the need for dredging to continue, boaters can reduce shoaling by operating their boats at no-wake speed beginning at the entrance to the channel. Boat wakes are the most significant source of erosion of the canal banks.