



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Dockwalk Bulkhead/Mattocks Property**

Board Meeting Date: **August 28, 2023**

Prepared By: **Paula Webb – Town Manager**

Overview: Discussion is needed regarding the recent deterioration of the bulkhead and property at the shoreline along the Mattocks Property where the Bicentennial Park Boardwalk Extension with Public Day Docks are to be constructed.

Background and Points for Discussion Include:

- The Town received notification in November 3, 2020 that the Bicentennial Park Boardwalk Extension with Public Day Docks Grant Project had been approved and granted the full amount requested of \$142,350. The Total project cost is \$158,350 with the grant. \$7,000 of the required \$16,000 town match will be non-cash/in-kind. The project will include the following:
 1. A 150 feet by 12 feet wide wooden boardwalk to be located waterward of an existing concrete bulkhead along the shoreline of the southern section of the park and the Mattocks House property. The boardwalk will connect on the western end of the existing Town Dock located in the Moore Street right-of-way.
 2. A floating dock measuring 6 feet by 130 feet will be located immediately waterward of the Boardwalk and will connect to the existing Moore Street Dock by means of 4 feet by 30 feet aluminum gangway on the western end.
 3. There will be seven boat slips to accommodate day visitors in small boats, 2 of which are included in a rental agreement for Randy Swanson's use.
- A Lease and Dock Rental Agreements were executed with Randy Swanson. An excerpt from the Lease provides:

ARTICLE VI

REPAIRS AND MAINTENANCE

LESSEE shall maintain at its expense the Demised Premises and its

Improvements and keep the same in good condition and repair.

- Per the grant contract, dredge work was completed on April 8th, 2023. On or about July 3rd, 2023, owner Randy Swanson indicated that he noticed something odd when his fence posts would not stay grounded at the bulkhead area. On Friday, August 11th, 2023, he notified the Town that the ground at the shoreline was cracking.

Action: _____

- On Monday, August 14th we consulted with Crystal Coast Marine/Justin Cleve who shared that he could drive pilings to secure the bulkhead as an immediate solution. The proposal was sent to CAMA for consideration.
- On Tuesday, August 15th I received approval from CAMA for maintenance/repair to drive the pilings, which were then driven on Wednesday, August 16th.

The land side of the bulkhead continues to deteriorate due to the tide washing in/out around the bulkhead. Two estimates were provided by Justin Cleve.

1. Temporary Repair - \$24,200 – remove failing soil, line the cavity with Geo Fabric and granite washed stone and rip rap at the entrance/exit points of high flow water.
**CAMA has approved this as maintenance and repair*
2. Replace Bulkhead - \$101,450 – remove/dispose of old wall/debris & soil and
Install a new composite wall
* *Will require modification of current CAMA Permit - now or later*

Project Engineer, John Wade has indicated that the bulkhead must be replaced prior to the dockwalk being built. He has already designed it. We do feel CAMA will approve the modification, however, that timeframe is unknown, and the further deterioration of the land is concerning due to the proximity of Randy Swanson's pavilion.

If the CAMA modification comes through within the next week, we can omit the repairs and proceed with the bulkhead replacement. If the CAMA modification is delayed, I am fearful that deterioration of the landside could be detrimental.

Recommended Action: Discuss, provide guidance, and action to allocate funding for repairs and replacement of the bulkhead.