

MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION
INFRASTRUCTURE COMMITTEE REPORT
November 4, 2017

Gravel road repair

David Ward has repaired several problem areas, most notably the hill at 59 CCR.

Ponding and erosion on East Beach Drive

David also did a superb job re-building the berm adjacent to 10 East Beach Drive (the site of two previous episodes of major erosion); the repair survived a downpour of 2.3" over 12 hours. We now plan only to place a storm grate at the low point in front of 12 East Beach Drive, with the drain running to a catch basin to settle debris, then to perforated pipe located 30-35' from the MHW mark. Per consultation with Stephen Boyett and DEQ/CAMA in Wilmington, only a local permit is required.

Preliminary evaluation of available road ROW on Cape Creek Road

As you know, much of Cape Creek Road from East Beach Drive to the second Dogwood Ridge intersection has a deeded ROW that is only 20' or 25' wide, an approved width for a private secondary road in a development, but less than the 30' required by Section 26-124 of the Village Ordinances for a public secondary road. At our last meeting, the Board approved an initial effort to determine the width of the available Association property between the private property lines and the MHW mark of Bald Head Creek.

The Chair located 20 iron survey stakes along this section of Cape Creek Road. This coming Wednesday, Stephen Boyett will mark the MHW opposite those stakes, providing an initial indication of the maximum achievable road ROW without voluntary conveyance of private property or the use of eminent domain to take private property. Whether the Village will accept a narrower ROW than required by Section 26-124 – and whether a 40' ROW is required along East Beach Drive between the entrance and the Cape Creek Road intersection – are pivotal issue for conveyance of the roads to the Village.

The attached draft of the decision logic regarding conveyance of our private roads to the Village is provided for Board review.

Asphalt Paving and Road Dedication Working Group

Report will be provided orally.

Gravel Road and Chip Seal Working Group

The Working Group has explored two approaches to lower-cost maintenance of our gravel roads using rental equipment to scarify, to remove larger stones, to shape, and to recompact the roads.

The plan is to test the equipment in January/February on two sections of the western half of Cape Creek Road and decide on an approach to interim maintenance. Availability of water from the hydrants has been confirmed with Utilities, and workers compensation coverage for periodic use of the equipment at no additional cost has been confirmed with our insurer.

The Working Group is also evaluating an alternative to calcium chloride for dust suppression and road consolidation. Several reports, comparison experiments, and environmental tests have been reviewed.

The group also plans to contact Wilson Whitehurst, who previously provided a chip seal quote, and other potential chip seal contractors to firm up our cost estimates.

Cape Creek Dock and Ramp Working Group

A written report reviewed by the Infrastructure Committee will be sent to the Board separately.

Annual Meeting Presentations

The President will outline the general plan to develop a balanced presentation of the road options for meetings of Middle Island property owners in the late spring in preparation for a vote of the owners this coming summer.

The Committee and the Working Groups will summarize their activities to date and outline plans for the coming months. No facts that may be in dispute, no conclusions, and no financial or dues estimates will be presented at this meeting of the property owners.

DRAFT FOR BOARD CONSIDERATION – 11/4/17

Decision Logic – Conveyance of Middle Island Roads to Village

