

From: Ryan Adams ryan.paul.michael.adams@gmail.com

Subject: Re: Hogpen Creek

Date: May 5, 2026 at 17:48

To: Aaron Cooper Aaron@rivercityrentals.com

Cc: Jake Jacobs jakejacobs1919@gmail.com, Jason Hafer jasonrhafer@gmail.com, steven@somedayhomes.com, Greg Haynes greg@pwrgeotech.com



Very much AI assisted

I've done lots of digging and scraping through archives and crafted this response using all of that research and some directed AI prompts

I'm too ADD to write out something that long myself

Ryan Adams

[c] +1 (203) 770-4876

[LinkedIn](#) [Calendly](#)

On May 5, 2026, at 5:10 PM, Aaron Cooper <Aaron@rivercityrentals.com> wrote:

This is pretty solid. I am guessing this is AI assisted? If not I say we run it through AI to see what possible arguments or find gaps in logic.



Aaron Cooper
Broker, River City Rentals & Realty

904-321-9020 | www.RiverCityRentals.com

Aaron@RiverCityRentals.com



On Tue, May 5, 2026 at 4:41 PM Ryan Adams <ryan.paul.michael.adams@gmail.com> wrote:

Gents - see below for my recommended feedback coming off the meeting today.

Jake - give me a call after you read it please!

Ryan

Subject: Hogpen Creek Dredging – City's Established Responsibility & Burden of Proof

Councilman [Name],

Following our recent call regarding the Hogpen Creek sedimentation issue, I'm writing to address the Public Works Director's assertion that the 150+ homes along Sandalwood Canal—rather than the miles of City-managed Sandalwood Canal collecting runoff from **thousands of homes**—are responsible for the sedimentation in Hogpen Creek.

This position contradicts the City's own documented acceptance of responsibility and requires the City to meet a clear burden of proof.

TIMELINE: HOGPEN CREEK DREDGING & CITY RESPONSIBILITY

<PastedGraphic-1.png>

I. THE CITY ALREADY ACCEPTED RESPONSIBILITY (2003-2004)

The City of Jacksonville has already determined, through formal legislative action and financial commitment, that it bears responsibility for Hogpen Creek sedimentation caused by the Sandalwood Canal system:

1. Ordinance 2003-873-E (Enacted September 9, 2003)

- **Authorized the Hogpen Creek dredging project** at a total cost of **\$2,373,477**
- **City contribution: \$1,395,664** (approximately **59%** of total project cost)

- **Property owner assessment: \$977,813** (approximately 41%)
- **Funding source for City contribution:** "Sandalwood Canal/Flood Control" account (PWCP31LSD538-06505)

The City explicitly appropriated funds FROM the Sandalwood Canal/Flood Control budget TO the Hogpen Creek Dredging project. This is a direct legislative acknowledgment that the Sandalwood Canal system was the cause of the sedimentation problem.

2. Ordinance 2004-68-E (Enacted February 10, 2004)

- Appropriated an additional **\$967,813** for the property owner portion
- Total City financial commitment exceeded **\$1.4 million**

3. Jacksonville Waterways Commission Recommendation

- The JWC reviewed the project and **recommended City contribution exceeding the standard 12% match**
- The City Council approved this recommendation on **September 9, 2003**
- **This was the ONLY time in City history an exception was made to the 12% rule—because the evidence was so compelling and the City's responsibility was SO clear**

II. THE ORIGINAL DREDGING (2003-2005) ADDRESSED HISTORICAL SEDIMENTATION—NOT THE ROOT CAUSE

The 2003-2005 dredging project was designed to **remove accumulated sediment**, not to **prevent future sedimentation**. The City never:

- Repaired or upgraded the Sandalwood Canal silt ponds
- Implemented ongoing silt pond maintenance
- Addressed the root cause of sediment flow into Hogpen Creek
- Installed permanent sediment control infrastructure

The problem was always the City's failure to maintain the silt ponds at the terminus of the Sandalwood Canal. The 2003-2005 dredging was a one-time cleanup of the City's mess—not a permanent solution.

For 19 years (2005-2024), the City has done nothing to address the root cause. The sedimentation has returned.

III. THE CITY'S BURDEN OF PROOF

Since the City accepted responsibility in 2003-2004 and paid 59% of the dredging cost, the burden of proof is now on the City to demonstrate:

1. **What infrastructure improvements or maintenance activities** have been completed on the Sandalwood Canal system since 2003 that would eliminate the City's responsibility?
2. **What watershed analysis or engineering study** supports the claim that 150+ homes are now responsible for sedimentation that was previously attributed to a canal system serving **thousands of homes**?
3. **What budgetary line items exist** showing regular maintenance of the Sandalwood Canal silt ponds since 2003?
4. **What has changed** in the hydrology, land use, or stormwater management of the Sandalwood Canal watershed that would shift responsibility from the City to 150+ homeowners?

The City cannot simply assert a new theory without evidence. The Public Works Director's "professional engineer opinion" is insufficient to override the City's prior legislative findings and financial commitments from 2003-2004.

It does not take a PhD in geology to understand this concept: 150+ homes do not share the same sedimentation burden as the **thousands of homes** that spill into the Sandalwood Canal. This is a simple concept.

IV. THE SEDIMENTATION PROBLEM HAS WORSENERD—DUE TO CITY ACTIONS

Not only has the City failed to address the root cause, **City-driven development has made the problem worse:**

1. San Pablo Road Expansion (Completed in the 2020s)

- Increased impervious surface area
- Increased stormwater runoff volume
- Increased sediment load into the Sandalwood Canal system
- No corresponding upgrade to silt pond capacity or maintenance

2. Continued Neglect of Silt Ponds (2005-2024)

- No evidence of maintenance since the 2003-2005 dredging
- Silt ponds are likely at or beyond capacity
- Sediment now flows directly into Hogpen Creek

3. Ongoing Development Pressure

- **Thousands of homes** continue to drain into Sandalwood Canal

- No new sediment control infrastructure has been installed

V. MANATEE HABITAT & MAYOR DEEGAN'S ENVIRONMENTAL PRIORITIES

The continued sedimentation of Hogpen Creek is not just an economic issue—it is an **environmental and public safety crisis that directly contradicts Mayor Donna Deegan's campaign priorities.**

Mayor Deegan's Platform (2023 Campaign):

- "Protecting our waterways and the St. Johns River"
- "Environmental resilience and clean water for all neighborhoods"
- "Equitable investment in infrastructure and quality of life"

The Reality in Hogpen Creek Today:

Manatee Habitat Degradation:

- Hogpen Creek is designated manatee habitat
- Increased turbidity and muck accumulation are degrading seagrass beds and submerged aquatic vegetation (SAV)—the primary food source for manatees
- Shallow, muck-filled waters create **navigation hazards for manatees**, increasing the risk of boat strikes and entrapment
- Low-oxygen events caused by sediment decomposition harm the entire aquatic ecosystem that manatees depend on

Broader Ecological Harm:

- Loss of SAV and benthic habitat
- Fish kills and reduced fish populations
- Loss of wading bird foraging habitat (herons, egrets, ibis)
- Degraded water quality affecting the entire St. Johns River tributary system

Public Safety & Access:

- Loss of navigable waterway access for residents
- Increased risk of vessel groundings
- Reduced emergency response capability

Mayor Deegan cannot claim to champion clean waterways and manatee protection while the City refuses to address the root cause of sedimentation in a designated manatee habitat.

VI. REQUESTED DOCUMENTATION & NEXT STEPS

To evaluate the City's new position, I respectfully request the following documentation:

1. **The watershed analysis or engineering study** cited by the Public Works Director that attributes sedimentation to the 150+ homes rather than the Sandalwood Canal system serving thousands of homes
2. **Budgetary records** showing silt pond maintenance expenditures from 2003 to present
3. **Inspection reports** for the Sandalwood Canal silt ponds from 2003 to present
4. **Stormwater infrastructure improvement records** for the Sandalwood Canal system from 2003 to present
5. **Any engineering analysis** quantifying sediment contribution from the 150+ homes vs. the broader Sandalwood Canal watershed serving thousands of homes

If this documentation does not exist, the City's position is unsupported and its original acceptance of responsibility from 2003-2004 stands.

VII. THE STAKES ARE HIGH—AND GROWING

The continued sedimentation of Hogpen Creek is causing:

Economic Harm:

- Loss of "Deep Water" designation → reclassification to "Tidal Access"
- Estimated **\$25-30 million in property value loss** across 150+ homes
- Estimated **\$275,000-\$360,000 annual property tax revenue loss** for the City
- Loss of family equity, refinancing ability, and economic mobility for homeowners

Environmental Harm:

- Degraded **manatee habitat** in a designated manatee zone
- Loss of seagrass and SAV critical to manatee survival
- Increased turbidity, muck accumulation, and low-oxygen events
- Harm to fish, benthic life, wading birds, and the broader St. Johns River ecosystem

Public Safety & Access:

Public Safety & Access:

- Loss of navigable waterway access
- Increased risk of vessel groundings and manatee boat strikes
- Reduced emergency response capability

VIII. CONCLUSION & REQUEST

The City of Jacksonville accepted responsibility for Hogpen Creek sedimentation in 2003 by appropriating **\$1.4 million** from the Sandalwood Canal/Flood Control budget and paying **59% of the dredging cost—the ONLY time in City history an exception was made to the 12% rule.**

That responsibility has not been extinguished—it has been neglected for 19 years.

The burden of proof is on the City to explain:

- What has changed since 2003 that eliminates City responsibility?
- Where is the evidence supporting the new theory that 150+ homes are responsible for sedimentation caused by thousands of homes draining into the Sandalwood Canal?
- Why has the City failed to maintain the silt ponds that are the root cause of the problem?

If the City cannot provide this evidence, we expect the City to share MEANINGFULLY in the cost of the next dredging project—equal to or greater than the 59% contribution provided in 2003-2005.

I respectfully request a meeting with you, the Public Works Director, and relevant City engineers to review the evidence and discuss a path forward that:

1. **Acknowledges the City's ongoing responsibility** for sedimentation caused by the Sandalwood Canal system
2. **Commits to a meaningful City contribution** to the next dredging project (consistent with the 59% precedent or the Morven Lake/JWC process for exceeding 12%)
3. **Addresses the root cause** through silt pond repair, maintenance, and long-term sediment control infrastructure—so we don't have to do this again in another 20 years

The homeowners of Hogpen Creek—and the manatees that depend on this habitat—should not be forced to pay for the City's infrastructure failures.

Thank you for your attention to this matter.

Sincerely,
Ryan
[Contact Information]

Resources:

1. **Ordinance 2003-873-E** (Hogpen Creek Dredging Authorization – September 9, 2003)
2. **Ordinance 2004-68-E** (Additional Appropriation – February 10, 2004)
3. **Ordinance 2004-1264-A** (Uniform Method Authorization – September 28, 2004)
4. **Ordinance 2004-1369-A** (Final Assessment Roll – November 23, 2004)
5. **Excerpt from Jacksonville Waterways Commission Minutes** (showing JWC recommendation for City contribution exceeding 12%)
6. **Summary of Morven Lake precedent** (2006-2007 ordinances showing path to exceed 12% through JWC process)
7. **Mayor Deegan's 2023 Campaign Platform** (environmental priorities excerpt)

On May 5, 2026, at 10:19, Greg Haynes <greg@pwrgeotech.com> wrote:

I have made a request of Four Waters engineering for a watershed study quote of Hogpen Creek in relation to the Sandalwood Canal discharge.

Regards,
Greg

Greg Haynes

512.893.2023

greg@pwrgeotech.com

www.pwrgeotech.com

<Image.jpeg>

From: Jake Jacobs <jakejacobs1919@gmail.com>
Sent: Tuesday, May 5, 2026 9:02:00 AM
To: Aaron Cooper <Aaron@rivercityrentals.com>; Jason Hafer <jasonrhafer@gmail.com>; Ryan Adams <ryan.paul.michael.adams@gmail.com>; steven@somedayhomes.com <steven@somedayhomes.com>; Greg Haynes <greg@pwrgeotech.com>
Subject: Re: Hopgen Creek

We have to use the following conference call number, not the zoom
717-908-1690
1016568#

On Tue, May 5, 2026 at 8:53 AM Jake Jacobs <jakejacobs1919@gmail.com> wrote:
Please see below; sorry I didnt send it earlier

[https://us05web.zoom.us/j/83604654948?
pwd=ba7QKWFFvmODaZT3Se6BJW1nGePJNV.1](https://us05web.zoom.us/j/83604654948?pwd=ba7QKWFFvmODaZT3Se6BJW1nGePJNV.1)

On Tue, Apr 7, 2026 at 12:44 PM Jake Jacobs <jakejacobs1919@gmail.com> wrote:
Please add 5/5 9 AM - 9:30 AM to your calendar. we will zoom call with Nick Howland then

When I get the official invite, Nick's assistant said I should be able to forward it to you guys. The below invite is a placeholder
\

----- Forwarded message -----
From: **Howland, Nick - City Council Office** <NHowland@coj.net>
Date: Tue, Apr 7, 2026 at 11:08 AM
Subject: Hopgen Creek
To: jakejacobs1919@gmail.com <jakejacobs1919@gmail.com>

Jake -

I will send zoom details when we get closer to the date of this meeting.

Best,

Amber Lehman
Office of the Council Vice President

