

PUBLIC WORKS & FACILITIES COMMITTEE
Regular Meeting – May 22, 2017
12:00 – 1:00 PM – City Hall Assembly Chambers
MINUTES

I. ROLL CALL

Meeting was called to order at 12:00 p.m.

Members Present: Ms. Gladziszewski (Chair), Ms. Becker (By Phone) Mr. Nankervis,
Ms. Weldon

Staff Present: Rorie Watt, Roger Healy, Tina Brown, John Bohan, Michelle Elfers, Lori Sowa, Skye Stekoll, Rich Ritter, Rob Steedle, Brent Fischer, Samantha Stoughtenger

II. APPROVAL OF AGENDA

None.

III. APPROVAL OF MINUTES

A. May 1, 2017 – Regular Meeting - Approved

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Watt presented an award to Lori Sowa which is a phone with no handset that needs no answering for the South Franklin Street Reconstruction project. Mr. Watt said, “We hardly had any phone calls, if any, during the South Franklin Street Reconstruction project. Ms. Sowa had done an amazing job with public engagement, meeting people’s needs, twisting contractor’s arms, and pulled the rabbit out of the hat.” Mr. Watt wanted to publicly acknowledge her effort; it was a heck of a job well done.

V. ITEMS FOR ACTION

A. Augustus Brown Pool Covers

Mr. Healy spoke on Parks & Recreation’s request to transfer funds from two CIP’s that have an available balance: P46-100 Augustus Brown Pool HVAC in the amount of \$31,863, and P44-086 AB Pool Short Term Repairs in the amount of \$120,000 to a new CIP titled Augustus Brown Pool Covers. The estimate for pool covers for the leisure and lap pools at the Augustus Brown Swimming Pool is \$151,863. The pool covers will provide energy savings and reduce humidity.

Ms. Becker asked that the request to transfer two CIP’s with remaining funds: P46-100 Augustus Brown Pool HVAC in the amount of \$31,863, and P44-086 AB Pool Short Term Repairs in the amount of \$120,000 to a new CIP with a total of \$151,863 funds, titled Augustus Brown Pool Covers be forward to the full Assembly.

No objections. Motion passed.

B. Proposed LID – Mendenhall River Erosion – Ballot Results

Mr. Healy provided an overview of the Proposed LID 200 – Mendenhall River Erosion – ballot results as shown in the memo in the packet. There is severe erosion to some of the properties. This was brought before the COW in February 2016 identifying that this was potentially a project applicable to the (NRCS) Natural Resources Conservation Services funding and the potential mechanism was the Local Improvement District Program for funding. NRCS does require a 25% local match and it requires that the local political subdivision be the entity. Mr. Healy stated that we have many members of the audience that are interested in this. Staff's request would be that the issue be moved forward to the Committee of the Whole.

Mr. Bohan stated that as a part of being responsive, the City will maintain the project for the first 10 years and NRCS would like it to be longer. Maintenance would be minimal, possibly a couple of inspections a month by the Streets maintenance crew. After ten years the maintenance could revert back to the property owners or the City could continue to maintain it depending on the will of the Assembly.

Ms. Gladziszewski asked for members of the public who would like to speak.

Howard Jaeger of 3451 Meander Way, his property is affected by the drop of the rip rap. The original rip rap was put in around 1978. They bought their home in 1982. Up until a year ago last September their rip rap area along the river was just fine. Mr. Jaeger said, "We got up one morning and about 40 feet of the 80 feet had dropped into the river. Prior to that, our neighbors on the downstream side have had problems with their banks dropping into the river. In the ensuing time after the 40 foot drop the river kept eating into their bank. We were about 45 feet from the water and now we are at 24 feet from the water in front of the house. They declared a personal emergency because they found out there is no way for an individual to go to a City, State or NCRS. As it got worse they realized that they could not make it through a few more Jokuhlaup's without having the water right up next to their home, it appeared." They and their upstream neighbor decided to apply for a permit so they could drop in some emergency rip rap. They added 3 million pound of rock at a cost of about \$60,000 for both lots. He is in favor of the LID. He is hoping that he can be refunded the partial cost he has already spent on rip rap.

Curtis Goehring, of 3361 Meander Way spoke against the proposed LID 200 for Mendenhall River Erosion, which is estimated at \$78,000 per property of 28 parcels. He wanted to make it clear that only some of the home owners are affected not all 28. This causes a great concern for him, because he strongly opposes this and would like to see this effort die here and not be moved forward to the Assembly. He also wanted to make it clear that CBJ does own a lot and would be liable for an LID parcel assessment. He presented a letter showing his concerns. He feels this is a very radical proposal. He has long been a proponent, as well as some of the other homeowners, that a less radical and a less expensive erosion mitigation project should be concerted. He cannot afford the \$78,000 estimate which has been presented. So far his property is not affected by

this erosion. He does sympathize with the property owners who are adversely affected. He asked that his letter be included in the record. He would not like the LID to be approved.

Joe Hieson who lives at 3211 Meander Way, which is the first house on the street, he has been there for 32 years, he has lost between 6 and 8 feet of bank over the years, but mostly over the last couple of years as a result of the Jokuhlaup's. He doesn't like the estimate of \$78,000, but if they can get it on a 15 year payout on an LID it's workable. He feels that it is vital that they get the Federal Government to pay three quarters of the total cost of the project; otherwise CBJ will need to spend 7 or 8 million dollars. He said, "You have about 12 million dollars of property value that can conceivably float down river. Something needs to be done." He is strongly in favor of this project.

Danielle Lindoff, who lives at 3467 Meander Way, is adamantly opposed to this project and more specifically opposed to their home being included in this project. When this concept first started, they were not even considered or in the communication loop for this project. After the Committee of the Whole reviewed the project in 2016, they started looking at expanding their scope, she is not really sure why. They told her that her property would be a starting point to angle the direction of the river. They purchased their home just over four years ago. They have been through two of the major Jokuhlaup's. They are not being impacted at all, their bank line is a beautiful slope, they do not have a cliff, and they are gaining more beach line. The effects from them are across the river, which is the Brotherhood Bridge area on the other side of the river. She asked the NRCS why their home is included; they were told that they needed an anchor point starting place. She is sorry but she is not going to pay \$78,000 because they need a starting place. They are not in trouble with erosion. She has brought photos as a part of the record. There has been a lot of testimony on her behalf through email communication. She feels for the neighbors and she can see the erosion downstream. She asked NRCS about what happens after this, she had been told that anything they do downstream can effect upstream. She has only lived in her home for 4 years, she bought when the market was high and now it is low, and she has no equity in her home. The cost of a loan for \$78,000 for 15 years would mean \$100 a week more that she would have to pay out, she already works 3 jobs and she just cannot afford it. If we are included we will be going into bankruptcy and they will have to foreclose on our house. She is adamantly opposed of this LID.

John Taber who lives at 9399 River Court Way, is in the last property on the downstream of the proposed project. They are very strongly in favor of the project. They have a high bank, the risk to their property is not from flooding but it's from bank erosion. The bank has been eroding within 6 feet to the back corner of their home. This has been very intimidating and concerning. They have done their due diligence and know that insurance isn't available for the kind of risk they face. A project of this sort is just about the only thing that can offer some measure of protection for their property.

Discussion ensued.

Ms. Becker requested comments that have been submitted by property owners in response to the LID ballot be provided to the PWFC.

Mr. Healy would provide the comments that were in the ballot results.

Mr. Nankervis spoke in that this is such an unusual LID that it should go to the COW for discussion before the PWFC would make a recommendation to go to the full Assembly.

Mr. Bohan said that the intent was for this to be forward to the Committee of the Whole for discussion.

Mr. Nankervis asked that LID 200 be forward to the Committee of the Whole for discussion.

No objections. Motion passed.

VI. INFORMATION ITEMS

A. Parks and Recreation 1% Temporary Sales Tax and CIP Update.

Ms. Elfers gave an update on the 1% Sales Tax projects for Parks and Rec and Trails. In the packet, the committee was provided an overview of the money that was allocated and the status for design planning and construction. Ms. Elfers said that we have a few questions that are hanging out there. This is just a first stop to get comments on some specific projects and then we would continue on our research and possibly going to the PRAC and then coming back to the PWFC if we want to request any transfers. In the memo, we talked specifically about Capital School Park which was approved for \$150,000 and Chicken Yard Park which was approved for \$93,000; we haven't started much work on these two projects yet. The Capital School Park project voter pamphlet included many things: a restroom, playground, retaining wall, and addressing drainage issues. \$150,000 is not enough to address all those issues. What we are proposing is to focus on specifically, is the wall. We have conducted somewhat of an informal structural analysis at this point and the wall is performing adequately. There are some areas we could do some patching. There are drainage issues around the basketball court that we want to take a look at. The playground equipment is not ADA compliant, so we are looking at replacing the equipment. Chicken Yard Park has been used as an informal community garden. There have been requests from the community to put water into the park. We also have long standing issues with this park being accessed by a home owner for vehicle parking, so there is conflict here with the playground. We are recommending that we do some cost estimating on the ideas for these two parks. We would meet with the PRAC and then come back to PWFC and propose how we want to move forward. This is voter approved money, so there is a public process if we are going to change anything or move money around. There is also a trail proposal that Mr. Fischer is here to speak about if needed.

Discussion ensued.

B. Utilities Financial Update

Ms. Stoughtenger, Wastewater Utility Supervisor gave a presentation on the Water and Wastewater Utilities Financial Update and Projections as provide in the packet. This included a refresher on where we are financially and how we got here with our utility rates. We have gone through this with the Utility Advisory Board, as well as a lot of other issues. We have been to the COW with this information and we will be requesting funding from the 1% Sales Tax. The information provided will give you some background on why. Also provided to the PWFC was a wastewater and water utility updated rate model. This will go before the Finance Committee and the COW.

Discussion ensued

Mr. Nankervis asked if Staff could bring back the 2013 statistics regarding other communities and what they have done with their water and wastewater billing. He would also like this information to be provided to all of the Assembly members along with an updated version of the modifications requested in the water utility updated rate model.

VII. CONTRACTS DIVISION ACTIVITY REPORT

Ms. Gladziszewski spoke letting everyone know we have gone past our time and if there are any questions on the Contracts Activity Report to contact Roger Healy, the Engineering Director.

VIII. ADJOURNMENT - Meeting adjourned at 1:20 PM.

The next PWFC meeting will be June 12, 2017.