

MEETING AGENDA
TOWN OF CORTE MADERA
Flood Control Board

Monday January 9, 2017
7:00 P.M.

Note: A 6.8ft High Tide will occur at 9:00am

Corte Madera Town Hall Council Chambers
300 Tamalpais Drive, Corte Madera, CA 94925

1. CALL TO ORDER
2. OPEN FORUM FOR NON-AGENDA ITEMS
3. APPROVAL OF MEETING MINUTES (NOVEMBER 14, 2016)
4. ENGINEERING STAFF UPDATE-Kelly Crowe
5. DISCUSSION ITEMS
 - A. 2016-2017 Winter Preparation (Michael Palmer)
 - B. Golden Hind/Ebbtide Project
6. FUTURE AGENDA ITEMS
7. ADJOURNMENT

Attachments:

1. Draft Minutes of November 14, 2016 meeting

*Note: Per Ordinance No. 821 of the Corte Madera Municipal Code, the **Storm Drainage Special Tax** has a 25 year term, beginning July 1, 1998 and expiring June 30, 2023.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Department of Public Works at 415-927-5057. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting, please notify the Department of Public Works at least 3 business days before the meeting in advance of the meeting date. If the Town does not receive timely notification of your reasonable request, the Town may not be able to make the necessary arrangements by the time of the meeting.

FLOOD CONTROL BOARD
NOVEMBER 14, 2016
CORTE MADERA TOWN HALL COUNCIL CHAMBERS
DRAFT MINUTES

Boardmembers Robert Bundy, Chair
Present: Stephanie Bennett
Nathan Blomgren
Ramon Garcia
Patrick Shea
Ann Thomas

Commissioners David Bell
Absent:

Staff Present: Associate Engineer Kelly Crowe

1. Call to Order

Chair Bundy opened the meeting at 7:06 p.m.

2. Open Forum for Non-Agenda Items

Mr. Alom Naveh, Harbor Drive, had questions about the work being done on Harbor Drive. Chair Bundy stated the slot drains were intended to get to the biggest puddles that were in proximity to storm drains. Mr. Naveh asked the Board to visit the site. Chair Bundy stated he would make a point of coming by during the next storm. A 6.9 tide is predicted for tomorrow. Boardmember Shea asked if the work at Sea Wolf and Paradise Drive was affected this morning by the rains. Associate Engineer Crowe stated “no”. Chair Bundy asked if the check valve for that area has been installed. Associate Engineer Crowe stated “not yet” but it delivered to the Public Works Corporation Yard.

3. Approval of Meeting Minutes (June 16, 2016)

M/s, Bundy/Thomas and approved unanimously to approve the June 16, 2016 minutes as corrected.

4. Engineering Staff Update

Associate Engineer Crowe reported on Project #15-001 (slotted drains)- the curbs were poured on Echo and Harbor and they are almost done with Sea Wolf. The contractor has moved to Prince Royal Passage (the longest stretch- about 600 feet) and has just started the demolition. They are 70% to 75% complete. The final step is to come back with the paving crew, grind down about four feet of the street, and then repave. Chair Bundy asked if that would be done for all the slotted drain projects. Associate Engineer Crowe stated they were looking at getting it down for Marina Village right now. Staff is evaluating the costs. Chair Bundy asked if they would grind down the crown of the street. Associate Engineer Crowe stated “no”- it will not be a complete street restoration. Chair Bundy asked about the condition of the pavement on Harbor and Echo- it looked pretty beat up. Associate Engineer Crowe stated it would be all right for now. Staff was working on the Pavement Management Report which would assess and prioritize the condition of all Town streets. Street repaving requires a lot of coordination with utility companies.

Boardmember Shea asked if the paving aspect of these projects were part of the initial bid. Associate Engineer Crowe stated paving was included in the bid price but sequencing is up to the contractor. They could charge an extra mobilization fee if staff has a special request.

Associate Engineer Crowe report they were making progress on the Marina Village Levee Project. Field crews went out and cleared the levee of the vegetation. The surveyor has compiled the elevation data and should be able to produce a survey pretty soon. The project will start to take shape very soon and staff will start to see some sketches and cross section in the next couple of months. The project is moving forward. Chair Bundy stated it looked very clean out there and he was pleased that they hauled off the fennel. Boardmember Garcia asked if borings have been done. Associate Engineer Crowe stated he did not think they were going to do design level geotechnical investigation at this time. That would come at the design phase during the next Fiscal Year. Boardmember Garcia stated the integrity of the levee could be checked ahead of time. Chair Bundy asked if these boring would give an indication of the integrity of the levee. Boardmember Garcia stated it would give an indication of compaction, sub-surface materials, etc. Boardmember Blomgren stated a site like this could benefit from trenching some sections and not just relying on a 2" bore hole. Chair Bundy stated these levees were not engineered and were probably built in the 1950's. Associate Engineer Crowe stated he would ask the consultant to see what it would take to make this project FEMA accredited. Marina Village could then, theoretically, come out of the Flood Zone. However, the cost could be prohibitive. The freeboard requirement would be 3 feet above the base flood elevation- they would have to come up 5 feet. Boardmember Thomas noted the entire system would have to be at 5 feet. Chair Bundy stated they should not get too far into this due to the cost and the fact that the protection system was along the creek.

Chair Bundy asked about the status of the check valve projects. Associate Engineer Crowe stated the one at Spindrift was just a matter of the crew doing the work. Staff would need to put these into the next budget cycle. Chair Bundy stated they want to make sure they will "do the trick" and will be effective in keeping the tide from backing up onto the streets. Spindrift will be a good first test. They need to focus on the areas that are most impacted. Sea Wolf and Golden Hind Passage was an area that should be able to be fixed due to the elevation of the houses and yard. The more difficult area would be Ebb Tide and Golden Hind Passage. Associate Engineer Crowe stated that catch basin system was in the budget. Chair Bundy asked about the budget figure-that area would require a lot of remediation. Associate Engineer Crowe agreed it would be a pretty intricate fix. The area has been studied quite a bit. Chair Bundy asked who did the study. Associate Engineer Crowe stated AN West has done some conceptual sketches of what they thought could be done. A lot of it hinges on getting around that sewer pump station. He thought it would be good to continue to fix Golden Hind with the slotted drains and incorporate the fix at Ebb Tide to get some relief especially for that one stretch on the west side of Golden Hind that experiences an exacerbated amount of curb ponding. Chair Bundy asked Associate Engineer Crowe to email the study and the budget figures.

Chair Bundy talked about a list of small fixes for some of the ponding issues that would not require installing slot drains but might be fixed with something simpler such as curb work, a basin, and a drain pipe. He asked if there was funding for this. Associate Engineer Crowe stated there would be some money left over from the slotted drain projects. He would report back with the exact figure. He has fielded calls from Madera Gardens' residents about some curb ponding due to low points. They are requesting an additional catch basin. Staff has some of the original grading plans for that area from the 1950's and it is interesting to see how that subdivision was designed. It was built almost flat with street grades at .3%. The actual drainage facilities were pretty sparse and they were relying on the gutter system to convey the flows to a few drains. They have been installing additional catch basins over time. It might make sense to find out what the concerns are and add this to a project list. Boardmember Shea asked if staff gets calls from residents on Flying Cloud. Associate Engineer Crowe stated he did not think so. Boardmember Bennett stated neither Flying Cloud nor Pacific Queen have any catch basins. Chair Bundy stated the Board decided a while ago to do particular project with the available funding in order to get the most "bang for the buck". The goal was to get some of the major streets resolved before doing the other streets. Boardmember Shea asked if this standing water could be vactored up. Associate Engineer Crowe stated if it was silted up it would be a problem. Vactored up water could be taken to the Central Marin Sanitary Agency (CMSA).

Boardmember Thomas asked if subsidence was still occurring in these subdivisions. Associate Engineer Crowe stated "yes". Chair Bundy stated it has slowed down but could continue for a long period of time.

Boardmember Bennett asked if any projections were performed. Associate Engineer Crowe stated Miller Pacific did some projections.

5. Discussion Items

A. 2016 Flood Hazard Mailer Development

Chair Bundy stated Associate Engineer Crowe did a good job incorporating the Board's suggestions.

Boardmember Thomas stated the content was excellent. She pointed out a couple of typographical errors.

Associate Engineer Crowe stated Engineer Dan Ring offered his assistance in helping to give the mailer a new "look and feel". He plans to work on the "Adopt a Drain" section to make it more inviting. Chair Bundy stated this is the first attempt at putting the idea out to residents.

Boardmember Bennett suggested listing the street sweeping days. Associate Engineer Crowe stated the list from Mill Valley Refuse was quite lengthy but he could put a link to the address. He noted the Town has multiple street sweeping efforts- the Town also does sweeping before and after storms. He referred to page 2 and stated he would like to add something about residents moving his or her car during street sweeping days under the "Help us out" section.

Boardmember Blomgren referred to page 6 and suggested some changes to the language to make it more consistent. He also suggested some illustrative examples (tides and surges during the 1982 flood). Associate Engineer Crowe stated he could add the datum conversion table.

Boardmember Blomgren asked about FEMA and insurance regulations regarding properties that are partially in the flood zone. Boardmember Thomas stated even if a small corner of a garage is in the flood plain then the property is placed in the flood plain. Chair Bundy stated it was possible to get the property removed if it could be demonstrated that structures were not in the flood plain. Associate Engineer Crowe stated if a portion of a lot is in the Special Flood Hazard Area but the structure is clearly out of the area then a homeowner could submit a LOMA Out-as-Shown request. If the zone clips a portion of the house but the homeowner does not think this is correct then they can get an Elevation Certificate to demonstrate the lowest adjacent grade which ultimately determines whether the property is in or out of the flood zone. Boardmember Blomgren referred to page 7, "What are my Options" and noted this information should be included in this section.

Boardmember Garcia referred to page 6 and suggested spelling out the elevation datum. He referred to page 3 and asked that the information in the red square be consolidated.

Boardmember Bennett referred to page 3, under the "What about Flood Insurance" section, and asked about the use of the term "high-risk" area. It seemed vague. Associate Engineer Crowe stated he could use the term "FEMA Flood Plain" and the A & B Zones. Boardmember Bennett asked about the timeline for comments. Associate Engineer Crowe stated he would like to get this mailed in mid to late November.

Associate Engineer Crowe asked if Marina Village or Madera Gardens has a separate neighborhood association. Chair Bundy stated Madera Gardens has a Disaster Preparedness group and Marina Village has a local organization. He noted Nextdoor was a good way to get the word out.

Boardmember Garcia asked if the Town had any programs targeting schools that would educate students about flood control, waste water, etc. Chair Bundy stated the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) has various programs and workshops. Boardmember Bennett stated Hall Middle School has a Leadership Class that could be a good venue for this type of program. Redwood High School also has a Leadership Class.

Associate Engineer Crowe thanked the Board for their comments.

B. FEMA CRS Program

Associate Engineer Crowe presented a staff report and a PowerPoint presentation. He gave a brief overview of the history of the program how the Town is involved, what activities the Town participates in, and next steps in moving forward. The Community Rating System (CRS) Program is an important part of the Public Works Department efforts and the end result is that it gets homeowners a 15% on National Flood Insurance Program (NFIP) policies. He stated the Town of Corte Madera has obtained a Class 7 rating which allows residents a 15% discount on flood insurance. The last audit indicated they are about 100 points away from a Class 6- a 20% discount. He discussed ways to obtain credits including Public Information (Series 300), Mapping and Regulations (Series 400), Flood Damage Reduction (Series 500), Flood Preparedness (Series 600), and Extra Credit. Staff was optimistic they could get into the next class due to the open space credits.

Boardmember Garcia asked when the next recertification would occur. Associate Engineer Crowe stated the big audit (community verification visit) would occur next year but staff got the confirmed recertification on October 31st. The community verification visit is more stringent than a recertification. They will have to move into the new manual during the next audit cycle. He briefly discussed the three main components of the manual- series, activities, and elements. The elements are the things that the Town would do to get points. He discussed various outreach projects including the mailer and the Website. He stated he would like to get some feedback from the Board about the Website.

Boardmember Blomgren asked if the class could only change every five years. Associate Engineer Crowe stated they could apply through the recertification process but he was not sure of the mechanics.

Boardmember Thomas stated the Town should make sure the public was aware of the hard work staff is doing to help with the insurance rates. Boardmember Shea agreed and stated it should be included in the mailer. Associate Engineer Crowe stated staff could also put this information on the Website.

Boardmember Blomgren asked how much flood insurance cost. Chair Bundy stated there was a tremendous amount of variation depending on the insurance company, whether or not the property is “grandfathered” in, etc. He thought it was anywhere between \$300 to \$1,500 per year. Boardmember Blomgren stated it was also important to educate residents on how to get the discount. Chair Bundy agreed that the burden was on the homeowner to inform the insurance company about the rating. Boardmember Bennett stated staff could do a post-card mailer to property owners in the flood zone.

Boardmember Shea asked if the Town had an elevation certificate on file regarding the rebuilding of the Sea Wolf Pump Station. Associate Engineer Crowe stated he did not think so since it was not an insurable structure. Boardmember Shea stated they did a survey and put in a monument behind the gate. Boardmember Garcia stated there should be some design drawings with elevations. Associate Engineer Crowe stated he would try to find them. Boardmember Shea stated it would be helpful for the neighbors in that area to have a ballpark idea of that elevation to serve as a reference point. Boardmember Garcia asked if the Town had a map that would show property elevations. Associate Engineer Crowe stated some communities map the topography of their municipality. They do have an aerial topographic map. Chair Bundy noted this could not be submitted as documentation to the insurance company. Associate Engineer Crowe stated staff was working on getting a more extensive benchmark system in Town. He stated MarinMap could be used as a resource- it does have elevation information.

Boardmember Shea asked if the Town would get CRS credits for the work being done on the levee. Chair Bundy stated “no” since FEMA only accepts levees engineered to a certain level. Associate Engineer Crowe stated it might be possible- he would find out. Staff would re-evaluate these credits when moving to the new manual.

Boardmember Blomgren asked if the jurisdiction of the California Coastal Commission applies to the bay shore. Boardmember Thomas stated “no”.

Chair Bundy thanked Associate Engineer Crowe for his hard work.

6. Future Agenda Items- Chair Bundy stated the following items would be on an upcoming agenda: 1) Discussion regarding Ebb Tide Pump Station; 2) Winter Preparation Update by Public Works Superintendent Kramer; 3) Discussion regarding possible Facilities Tour by Superintendent Kramer.

7. Adjournment- Chair Bundy adjourned the meeting at 9:09 p.m.