

FINAL MINUTES

FLOOD CONTROL BOARD APRIL 6, 2009 CORTE MADERA COUNCIL CHAMBERS

Boardmembers Robert Bundy, Chair
Present: Stephanie Bennett
Vaso Medigovich
Barry Trainer
Sanford Zeller

Staff Present: Town Manager David Bracken
Public Works Manager Debra Sue Johnson
Councilmember Alexandra Cock

Chairman Bundy opened the meeting at 7:30 p.m.

1. Public Open Time

Chair Bundy asked staff to comment on the new catch basin with the duckbilled inboard valve on Golden Hind across from San Clemente School. Public Works Manager Johnson stated staff would address this during agenda item #5.

Boardmember Zeller noted that page 3 of the November 13th minutes included some items that would be placed on an upcoming agenda. Chair Bundy stated he would place these items on an upcoming agenda.

2. Review and approval of November 13, 2008 minutes

M/s, Trailer-Zeller to approve the November 13, 2008 minutes as submitted.

3. Discussion of moving meeting date

Chair Bundy noted the current meeting date conflicts with several Boardmembers schedules. He asked if the first Monday of the month would work as a new meeting date. Boardmember Medigovich asked if that would work for staff since the Town Council meets on the following night. Public Works Manager Johnson stated it should not be a problem.

It was the consensus of the Board to change the regularly scheduled meeting date to the first Monday of the month.

4. Discussion on new FEMA Flood Insurance Rate Map

Chair Bundy noted the rate map was posted on the wall. He stated there would be a public meeting tomorrow night at the Recreation Center regarding this issue. He asked if a member of the Board should comment at the meeting. Public Works Manager Johnson stated she would be introducing the representative of FEMA and turning the meeting over to them. She is videotaping the meeting. It is a question and answer format with the FEMA representatives describing the changes that were made. The Board is welcome to attend. She referred to the map and noted the new areas were indicated in red. Boardmember Medigovich asked Public Works Manager Johnson to elaborate. Public Works Manager Johnson stated the old flood zone areas were indicated in a blue "speckled" overlay and the red shaded areas were the new areas. Boardmember Medigovich pointed to an area on Birch Avenue and asked if that was a new area. Public Works Manager Johnson stated that area was delineated as "area determined to be outside of the annual chance flood plain".

Town Manager Bracken stated FEMA did not change the elevation of the flood plain but rather the datum. The actual elevation of that flood plain, aside from a round off in that change of datum, is the same. There is more area included because they resurveyed and this accounts for the settlement that has occurred. Boardmember Bennett asked if property owners have been notified. Public Works Manager Johnson stated approximately 250 people were notified. Boardmember Medigovich pointed to a pink area and stated that was all fill and south of that area was Hidden Valley Ranch.

Chair Bundy stated he attended one of the regional conferences regarding sea level rise and the potential for flooding and many other towns were not aware that a lot of their issues were related to settlement. This is something that Corte Madera has identified and tried to come up with some solutions. He noted some homeowners have raised their homes but they will need flood insurance even though they have taken steps to alleviate the dangers of flooding. Town Manager Bracken stated if the home is raised but not the ground, the property is still in the flood plain. If the house and ground are raised above the flood plain then the homeowner could ask for an amendment to the map to remove the property from the flood plain. The homeowner who has raised their home would get a reduction on the cost of the insurance.

Mr. Harry Schriebman asked if copies of the maps were available. Public Works Manager Johnson stated there were several maps and he should come into her office and she could help him decide which ones to order. Chair Bundy asked if those maps would be shown tomorrow night. Public Works Manager Johnson stated "yes".

A resident stated he went on-line to the FEMA Website and pulled up a photo satellite shot with the flood plain in it and noted the resolution was terrible. He stated it looked like the boundary just nicked his property. Public Works Manager Johnson stated she could probably help him out with the Town's GIS data. Boardmember Medigovich asked if this data was justified with FEMA's. Public Works Manager Johnson stated "yes". A resident asked if staff could post the Jpegs on the Town's Website. Public Works Manager Johnson stated she was not sure how much room that would take since it would necessitate a lot of little snapshots.

Chair Bundy asked if the Town built the project that AN West has presented (tidal barrier and pump stations) could they then petition FEMA to get those areas out of the flood plain. Town Manager Bracken stated "no" since what AN West was proposing was not to FEMA standards. This would be a tremendous amount of money since the walls would need to be about three feet higher. Boardmember Medigovich asked if FEMA assumes that the worst flooding occurs right after an earthquake. Town Manager Bracken stated he was not sure but knew that the FEMA standards were tough to meet in terms of levee construction.

5. Discussion on FY 2009/10 flood control projects

Public Works Manager Johnson presented a Powerpoint presentation and discussed the following projects: 1) 405 Corte Madera Avenue Drainage Improvements; 2) Corporation Yard Pump Station; 3) Gutowsky Ditch; 4) Marquart Lagoon Pump Station; 5) Storm drain Masterplan; 6) Golden Hind at Ebttide; 7) Golden Hind at Cay Passage; 8) Paradise at San Clemente Levee; 9) High Canal Storm Drain Outlets; 10) Golden Hind at Cay Pump Station; 11) CMP Replacement; 12) Raise/Repair Town Levees; 13) Emergency Drainage Repair; 14) San Clemente Pump Station Upgrades; 15) Golden Hind at Ebttide Pump Station; 16) Channel Drive Pump Station; 17) Low Canal Auto Gate; 18) Morningside-Redwood Drainage; 19) Low Canal Improvements; 20) Mariner Cove Drainage/Infrastructure; 21) Marin Estates Drainage/Infrastructure; 22) Madera Gardens Drainage/Infrastructure. She noted nothing would be expended on project #1, 405 Corte Madera Avenue Drainage Improvements, this year. Project #2, Corporation Yard Pump Station, and #3, Gutowsky Ditch, were complete. The design for Project #4, Marquart Lagoon Pump Station, was 90% complete. Construction would be completed during the next fiscal year. Boardmember Medigovich asked if the existing structure would be removed. Public Works Manager Johnson stated they are making the structure smaller and replacing the pumps, the pipes, and the gate. Boardmember Trailer asked about the increase in the budget and stated he thought construction costs were going down. Public Works Manager Johnson stated this is the best estimate and the bids could come

in lower. Town Manager Bracken stated the \$170,000 figure was compiled prior to any design work. The increase really represents having a better idea of what needs to be done. Boardmember Medigovich asked if a pump was needed in that area. Town Manager Bracken stated "yes". Councilmember Cock asked why project #3, Gutowsky Ditch, almost doubled in cost. Public Works Manager Johnson stated this project was split over two years and came in only \$8,000 over budget. Boardmember Medigovich asked about the number of catch basins included in this project. Public Works Manager Johnson stated she thought it included four but it ran the full extent of the park. Project #5, Storm drain Masterplan, was complete. The costs for Project #6 and #7, Golden Hind at Ebbitide and Cay Passage, came in much higher than expected. They originally budgeted \$15,000 and were only able to do the one at Cay Passage. The cost was \$35,000. Staff is suggesting the Ebbitide project be done next year. Boardmember Medigovich asked if this was the duckbill in the street. Public Works Manager Johnson stated "yes" and added the duckbill was housed in a full, concrete box. Town Manager Bracken stated the structure ended up being much bigger than was originally anticipated. Public Works Manager Johnson stated the pipe ended up being 24" instead of 18" but the outfall was 18". Chair Bundy asked if the outfall had been replaced. Town Manager Bracken stated "yes" several years ago. Chair Bundy asked if this was set up so they could put an electric pump in there. Town Manager Bracken stated they would put a pump into a different structure but tie the discharge from the pump into that box and use the same outfall. They want to plan for the pump in the next fiscal year. Chair Bundy stated this project would help alleviate street ponding from occurring due to tidal backup into the street. Public Works Manager Johnson reminded the Board that these were pilot projects. Chair Bundy asked if this particular catch basin drains the flatlands and the storm drains from the hills go separately into the bay. Town Manager Bracken stated "yes". Public Works Manager Johnson stated they want to add features suggested by AN West along with the pump station. Chair Bundy stated this phase would give them "a lot of bang for the buck". AN West would do the design for the Golden Hind at Cay Passage Pump Station before the end of the current fiscal year and hopefully go out to bid in the fall. Boardmember Medigovich asked if they have considered raising the street along Golden Hind to create a crown. This would keep the curb ponding on the bay side. Town Manager Bracken stated they would not need to do that because of the pump station. Public Works Manager Johnson stated no money would be expended on Project #8, Paradise at San Clemente Levee. Boardmember Medigovich asked about the location. Public Works Manager Johnson stated it was right next to the Fire Station on Paradise Drive. Boardmember Medigovich stated this project was critical. Public Works Manager Johnson stated the cost was \$45,000 and it was not possible to simply put in sand bags. The water might get pushed into the neighbor's home. This project needs more design. Town Manager Bracken stated it needs more extension than originally thought. If this project were moved into this coming fiscal year then something else would need to be moved out. Chair Bundy asked about the elevation of the levee. Public Works Manager Johnson stated she had a survey in her office. Boardmember Medigovich stated during the last high tide the water was up to the dyke off the end of Channel Drive. He would rather do this project and delay Project #4, Marquart Lagoon Pump Station. Town Manager Bracken stated the problem was the extent of the levee that would need to be built. Boardmember Medigovich stated the AN West report indicated there were two critical spots- the Fire Station and where Harbor and Edgemar come together. Chair Bundy asked if the low spot was the tidal gate or the levee. Boardmember Medigovich stated it was the wall that goes over the gate. Town Manager Bracken stated what is needed is a levee surrounding that subdivision. They could add \$20,000 to the project and add some blocks to the wall. They do not want to start building a formal levee in that area. Public Works Manager Johnson stated there was \$75,000 budgeted for the future for Project #9, High Canal Storm Drain Outlets, but they do not plan to spend any money soon. They have not gotten the erosion they thought they would get around those pipes. Town Manager Bracken stated they could buy some time. Public Works Manager Johnson stated Project #11, CMP Replacement, was for emergency work only. Staff decided to increase the amount for next year. Public Works Manager Johnson stated they would be spending about \$10,000 on Project #12, Raise/Repair Town Levees. AN West is helping research any grant funding. Town Manager Bracken stated they would put another \$10,000 in for this year. Boardmember Medigovich stated that was an excellent idea and he would recommend they take a look at the JPA/assessment district that purchased the gravel parking lot at Nordstrom's and try to use this as a funding mechanism for this project. Nordstrom's and Macy's would get a huge benefit from this. Town Manager Bracken stated he would talk to them and he was sure they would participate in an assessment district. Public Works Manager Johnson stated they would be spending a little over \$51,000 for Project #13, Emergency Drainage Repair. Staff is increasing the budget amount for the next two fiscal years.

Public Works Manager Johnson stated they were budgeting \$30,000 for next year for Project #14, San Clemente Pump Station Upgrades. They plan to reconfigure the air release valves and do some other minor changes to make that pump station work more efficiently. Public Works Manager Johnson stated the original budget for Project #15, Golden Hind at Ebbside Pump Station, was \$207,000 but has been moved into the future. Town Manager Bracken stated this project has always been considered to be around \$1 million and there has always been money budgeted in future years. Public Works Manager Johnson stated Project #16, Channel Drive Pump Station, has been moved into a future year. The remaining projects are not in the budget and are in the “to be determined” category. Boardmember Medigovich referred to Project #17, Low Canal Auto Gate, and asked if this was the pipe located at the end of Mohawk. Town Manager Bracken stated “yes”. Boardmember Medigovich stated he would eliminate this project altogether. Boardmember Medigovich asked for clarification on Project #19, Low Canal Improvements. Town Manager Bracken stated this project was initiated to try and remove parts of Madera Gardens from the flood plain. He stated staff should probably eventually remove all the “to be determined” projects from this worksheet and look at them on an individual basis.

Town Manager Bracken stated the Storm Drain Tax Revenue is about \$640,000 per year and they spent less this year than expected. Councilmember Cock asked how many years were left on the Storm Drain Tax. Boardmember Medigovich stated it started in approximately 1997 and it was a 25-year tax. Town Manager Bracken stated it was a Parcel Tax and was not based on assessed value of the property. He noted there was no inflation factor built into it and this is becoming a bit of an issue. Boardmember Medigovich stated he thought it would be reasonably easy to extend, and perhaps increase, the tax. Councilmember Cock asked if the properties being added in the FEMA maps were already paying the tax. Boardmember Medigovich stated the tax was town-wide and included residences and businesses.

Chair Bundy referred to Project #20, Mariner Cove Drainage/Infrastructure, and Project #21) Marin Estates Drainage/Infrastructure and noted the streets are getting torn up frequently by MMWD and there was a lot of time and money spent on resurfacing. He asked if MMWD planned to redo those lines completely rather than patching them up every 100 feet or so. Public Works Manager Johnson stated they have a project planned for Golden Hind around the loop and up a little ways. They plan to start sometime in the summer. Chair Bundy asked if there was a way to get someone in to fix the storm drains when the street is torn up. Town Manager Bracken stated these three projects were generated from an informal study that was done several years ago that looked at the substandard drainage in the area. This study has been superseded by the AN West study and those last three projects should probably be eliminated. Chair Bundy asked if they could take the same plan and piecemeal it when the streets were torn up. Town Manager Bracken stated staff would look at this in association with the utility companies. Chair Bundy stated the sewer laterals were going to get relined sometime soon through Mariner Cove. Town Manager Bracken stated there is a plan to do the western side of Mariner Cove. They had to realign all the mains on the eastern side due to the settlement.

A resident had questions about the Federal Stimulus Package and “shovel ready” projects. Public Works Manager Johnson stated there currently was no funding for storm drain projects through the Stimulus Package but there might be some in the next phase. She noted archeological studies are required once the digging starts. They were told to focus on slurry seal and overlay projects. Councilmember Cock stated there was money available for flood control but primarily for Delta projects. She stated it was worth looking into. Boardmember Medigovich asked if they could submit for the dyke that protects Nordstrom’s and Macy’s. Public Works Manager Johnson stated it was not “shovel ready”. Councilmember Cock stated the flood control aspect of the package did not need to be “shovel ready”.

Boardmember Zeller referred to the Storm Drain Masterplan and asked if AN West corrected Sheets 6 and 7 on Exhibit G, the boundaries for Watershed Area #9. Public Works Manager Johnson stated “yes”. Boardmember Medigovich asked if AN West compared what they found in Madera Gardens in terms of subsidence with what was predicted in the Kennedy Jenks report. Town Manager Bracken stated “yes”. Boardmember Medigovich asked if Mariner Cove had finished subsiding. Town Manager Bracken stated Madera Gardens is close but Mariner Gardens has a long way to go.

M/s, Medigovich-Trailer to recommend approval of the FY 2009/10 Flood Control Projects Budget as amended by the Town Manager.

Chair Bundy stated he would attend tomorrow night's FEMA meeting. He asked about any future presentations by AN West to the public. Town Manager Bracken stated they could plan a presentation in the next few months and added this change in the FEMA maps could be the "spark" to get people interested.

Chair Bundy stated the next meeting would be held on Monday, June 1st.

The meeting was adjourned at 8:30 p.m.