

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE RECREATION/SUBDIVISION COMMITTEE MEETING
THURSDAY MAY 14, 2015 – 2:30 P.M.**

The regular monthly meeting of the Recreation/Subdivision Committee of the Non-Flood Asset Protection Management Authority was held on Thursday, May 14, 2015 at 2:30 p.m., in the Lake Vista Community Center, 2nd Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chair Ernst called the meeting to order at 2:32 p.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chair Greg Ernst
Vice Chair Darrel Saizan
Comm. William Settoon
Comm. Stanley Brien

STAFF:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny - Non-Flood

ALSO PRESENT:

Al Pappalardo – Real Estate Consultant
John Holtgreve - DEI

OPENING COMMENTS

Chair Ernst noted that the meeting would be mostly informational. I will be out of town the first week of June, and the Recreation Committee meeting will be delayed until July.

ADOPT AGENDA

Comm. Saizan offered a motion to adopt the Agenda, seconded by Comm. Settoon and unanimously adopted.

APPROVAL OF MINUTES

Comm. Settoon offered a motion to approve the February 5, 2015 minutes of the Recreation/Subdivision Committee meeting, seconded by Comm. Saizan and unanimously adopted.

Comm. Settoon offered a motion to approve the March 5, 2015 minutes of the Recreation/Subdivision Committee meeting, seconded by Comm. Saizan and unanimously adopted.

REPORT ON CURRENT RECREATION/SUBDIVISION ISSUES

The COO advised that concerns regarding Wren St. condominiums were addressed with the developer, with the main issue being flooding on the sidewalk area outside the construction site. Maintenance personnel cleaned all drains in the immediate area. A leaking water meter belonging to the City was discovered and it is unknown at this time what action the Sewerage & Water Board will take. Once the gas company disconnects the gas lines, demolition of the condominiums on the opposite side of the street can begin. To date, the developer has not submitted plans for those condominiums as the present apartment complex has not been demolished. The developer committed to fix the streets by the circle near the condominiums, which condos are expected to have a selling price near \$600,000.

The COO advised that new shelter doors are being purchased. Mr. Dixon tested fabricated doors at Shelter No. 4. The doors cost \$600 and are secured, anchored and swing out to prevent from being kicked in. Doors for the remaining shelters are currently being fabricated and will be installed. Utilities will be connected once the backflow preventers are installed.

The COO advised that test piles were being driven and boring samples were being taken for construction of Shelter No. 3. Only two backflow preventers are needed (Shelter Nos. 1 and 2) as the Corps paid for one backflow preventer due to the utility crossover for Shelter No. 4, and the bid for Shelter No. 3 included the backflow preventer. Boh Bros. gave a quote of approximately \$33,000 for a backflow preventer, but the bid for Shelter No. 2 included a price of \$17,000. A better idea of the cost will be determined through a Request for Bid.

OLD BUSINESS

1) Discussion regarding responses to RFP for selection of Architect/Engineer for subdivision plan review

The COO advised of two respondents for Architect/Engineer for subdivision plan review: CIS Architects (current architects) and Meyer Engineering. A list of the current prices being charged for plan review was prepared. The Authority gives a flat fee for plan review with an additional \$10-\$20 for the administrative fees.

The COO advised that both bids were responsive and professional. Mr. Silbernagel is the current architect and he works for a reasonable amount of money. Mr. Horan from the City and Mr. Silbernagel were very helpful in getting the Wren St. condominium issues resolved. The RFQ requested a schedule of fees which Mr. Silbernagel provided. Meyer Engineering provided an hourly rate.

Comm. Settoon offered a motion to accept the proposal from CIS Architects, seconded by Comm. Saizan and unanimously adopted. Comm. Settoon noted that CIS Architects had institutional knowledge regarding Lake Vista, Lake Oaks, Lakeshore and Lake Terrace, but more importantly a flat fee schedule was provided as requested in the RFP.

NEW BUSINESS

1) Update on Mardi Gras and Lake Terrace Fountain

The COO advised that the pump for the Mardi Gras Fountain will be installed in the near future. Magnolia Pools will pump the water out, clean and refill the fountain, and Water Works will determine any issues with the fountain. The fountain shuts down at night and comes on again in the morning. The fountain can be changed in hundreds of ways as to light and water patterns by office personnel and Brett Liuzza from DEI has some practical operational experience. Magnolia Pools will train the new Facilities Maintenance Manager to operate the Fountain upon his employment.

Chair Ernst advised of ongoing discussion regarding the Lake Terrace Fountain. The Fountain is on the approved list for alternative funding from the Airport. Many residents want to move forward, but the item is not currently budgeted. The budget beginning July 1, 2015 contains \$100,000 to get the lights and electricity to the Fountain straightened out if that is an appropriate, cost effective avenue.

John Holtgreve (DEI) advised that the bottom line to get the Fountain operational and into current code is approximately \$850,000. A minimum of \$450,000 would be needed just to get the Fountain operational with 12 lights. There are also costs for resident inspection and construction administration. There are a total of 50 lights. All pumps and nozzles are the same equipment that was installed when the Fountain was built in 1956. Chair Ernst clarified that the cost to repair 50 lights is approximately \$840,000 the cost to repair 12 lights is approximately \$725,000 and requested the COO forward the fountain estimates to the Recreation Committee. Chair Ernst then requested a formal presentation regarding the fountain.

Chair Ernst noted that neighborhood association was willing to contribute a portion of the funding to repair the Fountain, but residents were not prepared to contribute to such an expensive project. The contribution was based on a cost in the \$100,000 range, but the \$800,000 number is well beyond the ability of the neighborhood. Comm. Settoon noted that it may be best to demolish the fountain and replace it with a brand new fountain or building.

PUBLIC COMMENTS

Kathleen Ponds, Lake Terrace Resident

Ms. Ponds advised that all neighborhoods in the area are anxious to get the fountain repaired. The fountain was running after the storm, but that was temporary. The COO advised that a lawnmower damaged the power vault causing faulty wires.

Comm. Settoon advised that the fountain is 60 years old, and it is not a matter of fixing various parts. Major components must be replaced to bring the fountain to code. A message to the neighborhoods is that the Authority would love to get the Fountain operational. Chair Ernst noted that the Authority assumed it would be a much lower cost to repair the Fountain. An \$800,000 fountain is a much bigger project. There is some alternative funding approved for the Fountain. Approximately \$100,000 was approved out of money the Authority will receive from FEMA for not rebuilding one of the hangars. The Fountain was one of the smaller projects approved. DEI's estimate is five times more than what was approved.

The COO advised that Comm. Heaton is trying to determine other funding sources. The City's 300th anniversary is in 2018. The theme is City of Water, and the City is focusing on water-type projects. Chair Ernst noted that money from the millage will be used toward revenue producing assets as there is a much work to be done. The Fountain is not the same priority as maintaining the Shelters, marinas and buildings owned by the Authority. Many projects have greater priority as they produce revenue and have not been maintained properly.

ANNOUNCEMENT OF NEXT MEETING

Chair Ernst announced that the next Recreation/Subdivision meeting is scheduled for Thursday, July 9, 2015 at 2:30 p.m.

ADJOURNMENT

Comm. Settoon offered a motion to adjourn, seconded by Comm. Brien and unanimously adopted. The meeting adjourned at 3:17 p.m.