

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE RECREATION/SUBDIVISION COMMITTEE MEETING
THURSDAY AUGUST 11, 2016 – 4:30 P.M.**

The regular monthly meeting of the Recreation/Subdivision Committee of the Non-Flood Asset Protection Management Authority was held on Thursday, August 11, 2016 at 4:30 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 Wheaton called the meeting to order at 4:36 p.m. and led in the Pledge of Allegiance.

The roll was called which constituted a quorum.

Present:

Chair Rodger Wheaton
Comm. William Settoon
Comm. Stanley Brien
Comm. Dawn Hebert

Staff:

Ken Schwingshagl – Executive Director
Sharon Martiny – Administrative Assistant

Also Present:

John Holtgreve – Stuart Consulting
Roy Frischertz – Crescent Commercial Construction
Walter Baudier – DEI
Jim Martiny - DEI
Lynn Long - Resident
Susan Garcia – Lake Vista Resident
Octave Raney – Lake Oaks Resident
Monte Shalett - Resident
Ray Landeche – Lakeshore resident

Opening Comments

Chair Wheaton noted many items on the Agenda and advised that the meeting will proceed fairly quickly.

Adopt Agenda

Comm. Settoon moved to adopt the Agenda, second by Comm. Brien. Motion passed.

Approve Minutes

Comm. Brien moved to approve the June 2016 Recreation/Subdivision Committee meeting minutes, second by Com. Hebert. Motion passed.

Report on Current Recreation/Subdivision Issues

The E.D. reported that the deadline for RFQ proposal submission (Architect / House Plan Review) is August 12, 2016 at 1:00. The Authority has received two responses to date. A special scoring committee will be designated to review and score the submittals, and make a recommendation to the full Board. CIS Architects will continue to review house plans under the current contract. The new contract will include a provision for preliminary review to advise residents if they are on the right track with submittal of house plans.

Old Business

1) Report by Maintenance Director Adam Mansur regarding scope of work for the Lake Terrace Fountain

The E.D. advised that Mr. Mansur was unable to attend, and noted that the Lake Terrace Fountain is presently inactive. A preliminary inspection is scheduled for August 15, 2016 with Magnolia Pools to determine the scope of work to repair the Fountain and

an estimate of same. Going forward, the Authority will set aside funds to repair and maintain the Fountain on an annual basis.

2) Discussion regarding ongoing issues with subdivision restrictions in Lake Vista

The E.D. advised of a meeting with LVPOA and City Hall to discuss and prepare a set of procedures going forward that will ensure building restrictions are adhered to by all who submit house plans for review and approval. The Authority plans to move forward with a policy in which the Property Owners Association can appoint an architect to review the house plans prior to the Authority sending them for review to the contracted Architect for review of same. To date, LVPOA has not yet retained an architect to review said house plans. The preliminary house plan review will have no impact on office staff, and the Authority's licensed and contracted architect's opinion for house plan reviews will trump the Homeowner Association architect when reviewing plans.

There was an issue with a set of fence plans recently. The homeowner was advised to cease all work until the plans were submitted and approved by the Authority's architect due to a grading issue. There is a site meeting in the near future to view the fence and resolve the issue. The fence was included in the house plans, but that fence was extended farther than shown in the plans.

3) Discussion regarding coordination between the Flood and Non-Flood Authorities to address ongoing issues regarding motorized golf carts in Lake Vista Parks/Parkways and along Lakeshore Drive

Chair Wheaton noted recent reports of four-wheelers riding atop the levees along Lakeshore drive and advised that the Flood Authority spent a large amount of money of the flood protection levees, which were recently armored with mesh and re-sodded by the Corps. The Non-Flood Authority has requested the O.L.D. Police Dept. to enforce the rules regarding motorized vehicle riding atop the levees and in the interior parks and parkways of the surrounding neighborhoods by issuing citations to those who violate the rules.

Susan Garcia (former LVPOA President) advised that signs were recently erected in the Lake Vista Parks advising that motorized vehicles were not permitted in the parks and parkways of Lake Vista. As the O.L.D. Police Dept. is not likely to issue a citation, there may be a chance that Metro Security will take action against those utilizing motorized vehicles in parks and parkways.

4) Update regarding grass cutting

The E.D. advised that he continues to work with RCI to ensure the contractor is complying with the contract. The blade height has been lowered in an effort to keep the grass shorter in-between cuts. The contract does not specify what areas are cut and when the areas are cut, and the Authority cannot request that certain areas be cut at certain times. In an effort to cut down on grass cutting expenses, prices will be obtained for grass cutting equipment to determine if additional staff to cut grass would be more cost effective. In the future, grass cutting may be performed by a combination of staff and contractors.

5) Update on acceptance of Shelter No. 3

Chair Wheaton advised of numerous issues with the interior of Shelter No. 3, making acceptance of Shelter No. 3 by the Authority not possible at this time. Issues include a graffiti wall coating, painting, doors, and walls on the interior of the Shelter. Additionally, the Shelter was designed to have air flow throughout the Shelter made possible by lattice doors, which were later replaced with metal doors preventing said air flow. With air flow not possible, the interior of the Shelter accumulates condensation. The issues with Shelter No. 3 cannot be solved on the Committee level, and must be presented to the full Board.

Jim Martin, DEI, advised that the Authority has withheld payment to the contractor. The Shelter was a replacement in kind by the Corps. Crescent Commercial Construction took a \$200,000 cut to get the project, and has not been paid for the items in question

plus the backflow preventers that were installed successfully at Shelter Nos. 1, 2 & 3. The backflow preventers were installed at a cost of \$23,000 each, and the contractor has not been paid for installation of same. The backflow preventers are a different item and payment for installation should not be withheld. Chair Wheaton offered a motion to authorize staff to make payment to the contractor for installation of the backflow preventers, second by Comm. Hebert. Motion passed.

The graffiti coating that was selected was not the best product if the Authority chose to paint the inside of the Shelters as the graffiti coating prevents any paint from being applied to the surface where the coating has been applied. DEI has been in contact with Sherwin Williams to determine if this issue could be remedied. The contractor was directed by the former COO to replace the lattice doors with metal doors, which has caused the condensation issue. The Shelter, which was designed by DEI, was approved by the full Board. Walter Baudier, DEI, advised that any pending issues will be discussed between the contractor and DEI in an effort to resolve this issue prior to the Board meeting.

6) Update on Request for Proposals (RFP) for Shelters 1, 2 & 4

The E.D. distributed copies of each proposal submitted for leasing of Shelter Nos. 1, 2 & 4. One proposal (fitness oriented) was received for Shelter No. 2 and two proposals (concessions/snowball stand) were received for Shelter No. 1. Proposals will be graded by a scoring committee who will make a recommendation for the E.D. and Real Estate Consultant to enter into lease negotiations with the winning proposers. As no proposal was received for Shelter No. 4, Shelter Nos. 3 and 4 will be opened to the public and food trucks will be brought to those Shelters to determine if concessions are needed in those areas. The Committee will review and grade the proposals prior to the August 25, 2016 Board meeting.

7) Discussion regarding Capital Outlay requests

The E.D. advised that the 2015-2016 Capital Outlay requests included the following:

Lakeshore Dr. / Stars & Stripes Blvd. - Safety Striping and Pavement Markings	
Planning and Construction	\$ 130,000
Repair lighting / Conversion to alternate lighting system	
New Orleans Lakefront Airport	
Stars & Stripes Blvd., Haynes Blvd. Flyover	\$ 275,000
Interim Airport Flood Protection	
New Orleans Lakefront Airport	\$ 900,000
Silt removal - New Basin Canal and Orleans Marina	\$ 475,000
South Shore Harbor – silt removal	\$ 475,000
Incident Command/Conference Center - Planning and Construction	\$ 200,000
Drainage repairs and berm design – New Orleans Lakefront Airport	\$ 350,000
Lake Vista Community Center Repairs, Site Paving and Fill	\$ 550,000
Replace ARFF fire truck – New Orleans Lakefront Airport	\$ 800,000
Replace ARFF Station – New Orleans Lakefront Airport	\$ 1,500,000
Lake Terrace Fountain Restoration	\$ 200,000
South Shore Harbor – restripe parking lot	\$ 150,000
North Peninsula at S.S.H. Marina – installation of utilities	\$15,000,000
North Peninsula at S.S.H. – Raise land level to 16 feet	\$ 650,000

Each Committee will discuss Capital Outlay Requests, which must be prioritized and approved by the full Board prior to the submission due date of November 1, 2016.

Announcement of Next Meeting

Chair Wheaton announced that the next Recreation/Subdivision meeting is scheduled for Thursday, September 1, 2016 at 4:30 p.m.

Adjournment

Comm. Settoon moved to adjourn, second by Comm. Brien. Motion passed.
The meeting ended at 5:40 p.m.