

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Recreation-Subdivision Committee Meeting
Thursday May 11, 2017 – 4:30 p.m.

The regular meeting of the Recreation-Subdivision Committees of the Non-Flood Protection Asset Management Authority was held on Thursday, May 11, 2017 at 4:30 p.m., in the 2nd Floor Conference Center – Lakefront Airport Terminal Building located at 6001 Stars & Stripes 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 4:32 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Chair Rodger Wheaton
Comm. Greg Ernst
Comm. William Settoon
Comm. Dawn Hebert

Staff:

Jesse D. Noel, P.E. – Executive Director
Sharon Martiny – Administrative Assistant
Ngoc Ford – Deputy Director

Also Present:

Ray Landeche – Lakeshore Resident
Tom Long – Lake Vista Resident
Mike Moffett – Lake Vista Resident

Adopt Agenda

Comm. Ernst moved to adopt the Agenda, seconded by Comm. Settoon. Motion passed.

Approval of Minutes

Comm. Ernst offered a motion to approve the minutes of the April 11, 2017 Recreation/Subdivision Committee meeting minutes, second by Comm. Settoon. Motion passed.

Public Comments

Ray Landeche noted that questions regarding the shelters would be addressed during the appropriate time during to the Agenda.

Director's Report

E.D. Jesse Noel advised that a request for a Location Agreement for Biker Fest 2017 was received. The event is a family-oriented event scheduled to take place in the Shelter No. 3 area in the last weekend of July. This is typical of what is done on the Lakefront in the past. The Capital Improvement Plan is currently being prepared along with the Asset Management Plan, which are both 4-6 months out. The Four Winds Fountain was determined that it was not operational prior to Katrina. FEMA has agreed to allocate \$60,000 to return the fountain to pre-Katrina condition. RCL will do the design, which is approximately 50% complete. The Fountain should be pre-Katrina condition by the end of 2017. Testing proved that the water that saturated the Fountain after Katrina came back inconclusive, and could not be determined if the salt water caused the erosion.

Old Business

1) Grass Cutting Contract

The E.D. advised that it is not advisable to change grass cutting contracts in mid-summer. There will be modifications to the grass cutting contracts with regard to how the grass will be cut. The recommendation is to renew the Rotolo grass cutting contract in July with a December 31, 2017 termination date. That will give the Authority through

the winter to get the grass cut and issue an RFP for grass cutting in the September through November time frame.

Chair Wheaton advised that during the past several weeks the area around Lake Terrace Fountain has been mowed by Mr. Forstall. Part of my proposal is to offer pilot programs in which certain areas in the immediate neighborhoods could be mowed by a smaller group to get a cleaner cut on a more consistent basis. That area by the circle is difficult to cut with large equipment. The Authority would have to obtain the appropriate insurance certificates for smaller groups to cut the hard-to-get areas.

Comm. Settoon requested for the record where the OLD grass cutting obligation ended along Lakeshore Drive. Mr. Noel advised that the Rotolo ends cutting 15 feet away from the toe of the levee. When you go down either toe there is a 15-foot vegetated free zone. NFPAMA is obligated to cut from 15 feet of the levee back to the shelters or to residents' houses. There are some questions regarding certain areas and what is considered flood protection and what is not flood protection. Discussion with the OLD will make that determination. Chair Wheaton noted that after the division of OLD and NFPAMA, the Authority was obligated to cut the grass through a contractor. Prior to the split, OLD cut all grass from the street to over the levee.

2) La. Transportation Alternative Program Grant Funding

Mr. Noel noted that there are three approved grants. The grant for Project 1 is on the New Basin Canal lighting project. It is an active grant currently in the design phase. This grant is spearheaded through the Friends of Lakeview who provided the matching funds. The Authority is the responsible charge who will maintain the lighting upon completion of the project. The cost to maintain the lighting is unknown at this time.

The grant for Project 2 is approved for restriping Lakeshore Dr. for the purpose of increasing pedestrian and bicycle uses. The La. Transportation Alternative Program is specifically for pedestrian and bicycle transportation. This is a \$275,000 state grant that requires a 20% match from the Authority, which funding is included in the budget. Funding for environmental and up-front design must be funded and the grant money covers the construction. Chair Wheaton noted that the project is overdue. The underlying process was to evaluate and restore two-way traffic on the weekends. Vehicular traffic has led to a decrease in pedestrian and bicycle traffic along Lakeshore Dr. due to lack of sufficient striping. This grant has been accepted and the environmental process with DOTD is the next step. Chair Ernst suggested Bike Easy be invited to comment on the striping issue as they were proponents with a specific idea regarding striping and bicycle traffic along Lakeshore Dr. There was a question as to whether a formal traffic study was needed to determine whether there was justification to have two lanes in each direction as bike lanes. The original understanding was that there was not adequate bike traffic to warrant two lanes. The issue should be added formally to the Agenda with Bike Easy invited to discuss the issue so the Board can make a decision representing the interest of everyone. Mr. Noel advised that he would proceed with the environmental clearance for the project and submit the necessary documents to DOTD to proceed forward with the grant project and return it to the agenda once further information is available.

The grant for Project No. 3 is a \$400,000 approved grant to repair and replace the Lake Vista sidewalks in the finger parks. This requires a 20% match (\$80,000). It is unknown where the 20% would come from. Tom Long (L.V. resident) noted that former Comm. Stack advised DOTD may have the funding to rebuild the concrete lanes in the parks. Comm. Settoon noted that grants were being given for alternative drainage protection and walking is alternative transportation. There are bus stops in two of the three parks so by upgrading the bus stops you would have alternative transportation for the parks. The sidewalks were to be rebuilt and widened by two feet. Speaking for the landowners, the foot was requested to go on the outside and not in the front yard. Mr. Noel added that the language in the Resolution adopted by the Board reads as follows: *Lake Vista Sidewalk/Multi-Use Path Repairs, to include main park paths within the Authority's purview, including repair to existing paths which are broken in areas, widening existing paths, and/or repair/updating lighting along the main park paths.* The

acceptance letter for this grant was submitted on March 19, 2015. The environmental process is paperwork only, which can be submitted in the same manner as the striping grant paperwork. The paved walkways can be replaced with permeable concrete to help the drainage in the parks. No Request for Qualifications will be advertised as there are presently three engineering IDIQ contracts on file with the Authority. The construction will be publicly bid.

Chair Wheaton requested the E.D. move forward with the grant and submit the environmental portion of the paperwork.

3) Update on Shelters

Mr. Noel advised that the water has been turned on at Shelter No. 3. Janitorial services are needed to clean and maintain the restroom facility five to six days per week. The Shelter is targeted to open for Memorial Day. All funding for the Shelter has been expended and the contractors have been paid in full. The Shelter has been turned over to the Authority. The doors have been replaced with louver doors, and there are no further issues with condensation and/or moisture in the Shelter. Staff is working to open Shelter No. 4 in the near future. The Shelter will be pressure washed prior and painted in the coming weeks.

A text amendment was filed as approved by the Board in mid-April addressing Shelter Nos. 1 and 2. The City Planning Commission meeting is May 23, 2017 at City Hall, and that is a public hearing. Notice was sent to all property owner presidents as well as all commissioners.

Ray Landeche (Lakeshore resident) noted objection to the text amendment and concern regarding the opening of Shelter No. 1 as Mr. Wright, the lessee of Shelter No. 1, has not turned in plans on what will be done with the Shelter. An objection will be written to the text amendment as the Shelter should be opened as a conditional use so all will be aware of how the Shelter will be used. It is his understanding from City Permitting that nothing can be put in the Shelter below flood level. This issue will die in the permitting phase.

Chair Wheaton noted that the lease includes many protections for the neighborhoods. The Authority is attempting to take a blighted Shelter and put it into use as a public restroom facility with a presence on site to deter vandalism in that area. The Shelter will be in operating condition for the general public. The Shelter has been pressure washed and the surrounding area has been cleaned. The drains in the parking lot have been cleared and the Authority is in the process of installing steel doors on Shelter No. 1. A distinct minority of the residents in Lakeshore are not in favor of opening Shelter No. 1 as they are under the assumption that the Shelter will be used as a bar, which is not the case. The neighborhoods will not be sacrificed at the expense of the Shelter, which is why there are open hearings addressing all issues. The text amendment allows the Authority to lease the Shelter to someone, and the amendment was the trade-off in exchange for re-zoning the entire area from Shelter No. 1 to Shelter No. 2. Mr. Landeche objected to the text amendment as it would be a blanket change that would enable the next lessee to open a business without having to go through the process. City Planning clearly says concessions can be sold out of Shelter No. 1, but the Authority wants to run a full-fledged restaurant with alcohol sales, which will be objected to by many residents. Chair Wheaton noted that Lakeshore Dr. is a passive park, and alcohol sales are not permitted in such. Issues such as sound, hours of operation and maintenance/trash collection have been addressed in the lease for Shelter No. 1.

Mr. Landeche questioned the cost of construction for Shelter No. 3 (\$2.1 million), and the operating budget to maintain same. Mr. Noel stated that janitorial services and a maintenance repairer would be needed, both of which positions have not been filled. Mr. Landeche questioned why Shelter Nos. 3 and 4 could not be used as restaurants, why does the Authority want to commercialize Lakeshore? Mr. Noel advised that Shelter Nos. 3 and 4 do not contain any facility for concession sales; the Shelters are restroom facilities only. Shelter Nos. 1 and 2 have previously been used as concession sales prior to Katrina.

Chair Wheaton advised that all future leases will go through a public process prior to Board approval. Chair Wheaton noted that when the Brisbi's and Blue Crab lease came up, the Authority was trying to get something going on the Lakefront. When commercial leases come up for renewal, those issues will be addressed in the new lease.

4) Update on Entergy restoration of power to Lake Terrace Fountain

Mr. Noel advised that Entergy requested a requirement from the Authority's electrician. The Lake Terrace Fountain will be put on the schedule after the requirement is received. Entergy is hard to contact, but they have responded.

Mr. Noel advised that the meeting schedule will be under review to establish more convenient times for all Committee members. Comm. Ernst noted that Committee meetings at Lakefront Airport are inconvenient; monthly Board meetings are not an issue as far as location.

New Business

None

Announce Next Recreation/Subdivision Meeting

Chair Wheaton announced the next Recreation/Subdivision Committee meeting is scheduled for Thursday, June 8, 2017 at 4:30 p.m.

Adjournment

Comm. Settoon offered a motion to adjourn, second by Comm. Ernst. The meeting ended at 6:33 p.m.