

Garth Sexton Culvert Replacement & Sexton Stormwater Management, Project Log – Tom Wellman, Project Manager

May 19, 2016

Met with representatives from streets and other utilities to discuss project. Richard Stone forwarded me a concept plan for a round-about at the Garth-Sexton intersection. Dan Clark said that electric could possibly be moved from the east to the west side of Garth if that would help.

September 8, 2016

Asked Randy Cole for contacts for a neighborhood meeting. He forwarded Pat Kelley's e-mail address (Ridgeway NA), and Pat and I exchanged e-mails about setting up a meeting in the near future.

September 21, 2016

Met with Greg Willingham and Phil Steinhaus of the Housing Authority. Mr. Willingham wants us to move the water service which comes from the west side of Garth and under the existing RCB to a location near and north of the main entrance. They showed me their plans for a ground source heat well field they planned to install. (This was installed in 2017.) They also explained the complicated nature of the "ownership" of the property. Apparently there are private investors that would complicate any right-of-way acquisition. Mr. Willingham wants the water service to be relocated to come off of Sexton. I told him that it is unlikely that we will be able to do that.

Given what I heard from Mr. Willingham and Mr. Steinhaus, the preliminary alignment will follow the existing RCB. This will minimize excavation and the new RCB may fit within the old.

November 15, 2016

Hosted neighborhood meeting at Ridgeway Elementary School. Nine people attended including me and 2 other City staff members (Allison Anderson and Randy Cole). Also present was a reporter from KBIA, and Reverend Ruffin, the first ward Council Person. (Sign-in sheet can be found in the IP folder.)

I presented the storm and sanitary work that is proposed and Ms Anderson talked about the sidewalk project.

Mark Fitzgerald (owner of 502 N. Garth) really wants the sanitary sewer project to extend a lateral beyond the street where he can connect and eliminate his lateral connection across City property. I told him that I was confident we could arrange the sewer in such a way that it would help.

Everyone was favorable, in general, to both projects. Pat Kelly, the neighborhood association president, was concerned to hear that the sidewalk project may take out some trees. She noted that there is a grant program through the Arbor Day Foundation called TD Green Streets. She also pointed out that after street improvements done in the 1990s, the City arborist worked with the neighborhood to plant trees back and that most of those trees are still doing well today.

I told Ms Kelly that I would be available to speak at a neighborhood association meeting about the project, and that we will likely have another IP meeting about the stormwater management cells to the southwest of Garth and Sexton intersection so that we can ensure we're meeting expectations on it.

November 18, 2016

Allison asked Allstate for a quote to survey the project.

November 29, 2016

Debra Thrower, owner of 506 North Garth and an adjacent lot (she lives in Tampa FL) called to ask about the project. I described generally the scope of the work and told her construction might be underway in early 2018. She asked about street closures and I told her we did expect to close Garth but would probably phase the closure so that only one block was closed at a time. I also noted that we try to maintain access for residents during construction. Ms Thrower seemed supportive of the project and said she thought the sewer needed work.

April 2017

Received the topographic survey of the area from Allstate Consultants

August 23, 2017

Held IP meeting for the proposed stormwater treatment basins to be built on properties along the south side of Sexton just west of Garth. Property owners and residents who directly overlook the site of the basins were invited to the meeting. The meeting was held in the vacant lots where the basins will be located.

We had presented the water quality basins as part of the overall work to be done near Sexton and Garth at the November 2016 IP meeting. At that time we noted that we would have another IP meeting about the stormwater treatment basins in order to make sure that we were meeting expectations of the folks who live closest to the basins.

Two residents attended the meeting – Art Dyer (105 West Sexton) and Hal Williams (Resd. 208 W. Sexton, has interest in 112 West Sexton). Both seemed generally supportive of the plan. Mr. Dyer had questions about what would be required if a gravel lot were converted to asphalt on the Grace Bible Church lot to the east of the project site. I promised I would check into that and get back to him.

Mr. Williams expressed concerns about how the tree preservation area is maintained; he would like to see the poison ivy, shrub honeysuckle, and other noxious weeds permanently removed. In general, the plan seemed to conform to what Mr. Williams would like to see. He suggested that fruit and nut trees be planted back and that some of the water that is captured be retained and used to water the site, a practice known as water harvesting. I told Mr. Williams that I would look into water harvesting. I noted that nut and fruit trees were not specifically part of our project but that the area was being set up in a

way that would facilitate them being planted, and that there would be nothing to prevent the area from having a community garden, with the understanding that it would flood occasionally.

October 17, 2017

Spoke with Community Development and Central Community Action to ensure that lot drainage along Lynn Street is done to direct runoff to the stormwater basins.

November 10, 2017

Mailed notice of Public Hearing for Lynn Street Cottages Stormwater Management Project to Interested Parties (IPs).

November 30, 2017

Public Hearing reminders.

Phoned IPs whose number I could find

Art Dyer – Left message.

Stephen Adair – Left message.

James Porter – Spoke with Mr. Porter and reminded him of the meeting.

Show-Me Central Habitat for Humanity (building a house next to the cottages) – Spoke with office and reminded them of meeting.

Centro Latino De Salud – emailed them a reminder. Received a “thank you” back a few minutes later.

Pat Kelley (Neighborhood Assoc. President) – emailed a reminder to Ms. Kelley

Showmeaction.org (building a house next to the cottages) – e-mailed them a reminder.

March 28, 2018

Called Mr. Fitzgerald in response to an e-mail from him asking about status of the project. I told him of the public hearing date, and told him that the project had changed since we last spoke with respect to the sewer in Garth from Lynn to Worley. I told Mr. Fitzgerald that we had determined that the existing pipe could be lined rather than having to dig it up and replace it, thus there was no opportunity to coordinate a lateral replacement for his property on Garth with a street closure for our project. Mr. Fitzgerald was disappointed with this information.

March 29, 2018

Mailed a notice of the public hearing to 49 potential interested parties in the neighborhood of the project.

E-mailed a notice to the Housing Authority and received a reply from them that the street over the culvert which is to be replaced seemed to be sinking. City staff responded immediately, found a problem with a section of wall in the culvert, diverted traffic from that part of the road, and made repairs as soon as possible early the next morning.