

PUBLIC WORKS COMMITTEE REPORT
December 1, 2010 2:05 PM
City Council Chambers

Members Present: Ed Childers, Dick Haines, Lyn Hellegaard, Roy Houseman, Bob Jaffe, Marilyn Marler, Renee Mitchell, Stacy Rye, Dave Strohmaier, Pam Walzer, Jon Wilkins

Members Absent: Jason Wiener

Others Present: Steve King, Kevin Slovarp, Jack Stucky, Starr Sullivan, Pat Brook, Doug Harby, Monte Sipe, Gregg Wood

I. ADMINISTRATIVE BUSINESS

- A. Approval of the minutes of November 10, 2010 Approved as submitted
- B. Announcements –Gregg Wood, Project Development Coordinator, said there would be a Public Meeting on the 5th / 6th / Arthur Street project on Tuesday, December 7, 2010 at 6:30PM in Room 333 at the University Center.
- C. Public Comment on Non-Agenda items – None

II. REGULAR AGENDA ITEMS

1. Award the purchase of one 2011 International 7600 truck with an Aquatech B15 combination vacuum truck and jetter unit. (memo)—Regular Agenda (Jack Stucky) (Referred to committee: 11/22/2010) **REMOVE FROM AGENDA**

Motion: The committee recommends the City Council award the purchase of one 2011 International 7600 truck with an Aquatech B15 combination vacuum truck and jetter unit to Utilities Specialties of Butte, Mt. for a net after trade in cost of \$337,343 and authorize the return of all bid bonds.

Jack Stucky, Vehicle Maintenance Superintendent, requested the committee recommend the City Council purchase one 2011 International 7600 truck with an Aquatech B15 combination vacuum truck and jetter unit for \$337,343.00 and return all bid bonds.

Dick Haines said he feels that this might not be a good time to spend so much money and asked if the City could wait until next year to purchase this truck. (Inaudible)

Jack Stucky said the new truck was replacing an older truck in the Wastewater Treatment Plant and the Wastewater Treatment Plant truck would replace an older truck in the Street Division.

Steve King, Director of Public Works, said this was a significant purchase that had already been postponed for three years and it is a vital piece of equipment needed for emergencies, cleanups, etc. and the truck is on the replacement schedule.

Ed Childers asked what would happen if we did not have this piece of equipment and showed up at a house, are we sued?

Jack Stucky said this was like a patrol car for the sewer department, if the sewer backs up this truck is what is used to clean up the raw sewage.

Pat Brook, Collections Supervisor, said they respond to all emergencies immediately because it can turn catastrophic very fast, the sewage has to go somewhere; he said you cannot leave raw sewage because it would have a chain reaction and affect home after home. He said this truck would be used immediately if the pump station were to fail.

Ed Childers said he understands Dick Haines concerns but he feels that some things cannot be put off and this cannot be put off another additional year. He said he is in total support of this purchase.

Pam Walzer asked Jack Stucky if there would be any economic advantage to buying now, would the cost increase if this purchase were delayed.

Jack Stucky said as regulations become stricter, he expects cost increases and gave the example of the recently purchased street sweeper; three years ago the old sweeper costs \$179,000.00, the new sweeper cost \$207,000.00.

Jon Wilkins asked how many trucks we now have and did we get to demo different models before the selection.

Jack Stucky said they have two combination trucks, one for moving big things and one for clean ups, one old truck that was moved from Wastewater to the Street Department years ago and that truck is the Street Department's primary truck for cleaning sumps. He said they were selective in choosing this company and one of the factors in choosing this truck was that they could provide local service.

Jon Wilkins made the motion the committee recommend the City Council award the purchase of one 2011 International 7600 truck with an Aquatech B15 combination vacuum truck and jetter unit for \$337,343.00 and authorize the return of all bid bonds.

Pam Walzer wanted to point out that the vendors were from Missoula.

Renee Mitchell asked if this truck was to mitigate sewage problems and to do the regular routine cleaning of STEP systems, and she asked what the breakdown was annually.

Pat Brook said one hundred sixty residential units annually and fifty six community tanks twice a year. He said they pump the residential units all summer and the commercial units as needed.

Lyn Hellegaard said based on Jack Stucky's explanation she would support the purchase but her concern was if revenues continued to drop the City would need to add another rate increase to cover the debt the Wastewater Treatment Plant is taking on.

Pam Walzer called for the vote; it was passed with eleven ayes and one nay by Dick Haines.

2. Use of \$60,000 allocated by FY2011 budget in Road District #1. ([memo](#))—Regular Agenda (Ed Childers) (Referred to committee: 09/20/2010) ([Attachment](#)) **REMOVE FROM AGENDA**

Motion: The committee recommends the City Council advise the Mayor to direct Public Works staff to use the \$60,000.00 set aside from the recently created City of Missoula Road District #1 for the purpose of reducing sidewalk/curb assessment costs for owner occupied single dwelling unit properties for the installation of American with Disabilities Act (ADA) accessible ramps on corner lots.

Steve King, Public Works Director, gave an introduction saying the Public Works staff has been working on some proposals for methods to use \$60,000.00 for City of Missoula Road District #1. He said this was for the purpose of assisting owner occupied single dwelling property owners with funding for the Curb and Sidewalk Installation/Replacement program, and how to have staff do this equitably and to manage this assessment. The first proposed option the Public Works staff suggested would be to contribute to the costs of installing ADA corner ramps by reducing the assessment costs to the property owners of corner lots because typically they have the highest assessments. He said the whole community benefits from the ADA ramps but it is the property owner that pays the entire cost; a reduction could cut the cost \$1,500.00 to \$2,700.00 depending on the available funds. The second option would be to lower high assessments by reducing the portion of the assessment exceeding \$6,000.00 by twenty five per cent. The plus side to this proposal is it would be easy to calculate at the end of the project once the final costs were in, he said the exact costs would be difficult to include in the initial notice letters because these are estimated figures. Steve said the staff recommends the first option of assisting with costs of installing the ADA ramps adjacent to the property owner because it would lower the assessment which is typically higher for the corner lots and this policy would spread the benefit to a larger number of property owners than option two. He stated that a combination of options one and two could be considered if more funding became available in the future.

Doug Harby, Construction Project Manager, said the gas tax funds have not been available since 2008 and are no longer available for ADA ramps; they are now assessed to the property owner. He said it would be easier for the staff to administer this option (option one). He used scheduled 2011 projects as examples. A twenty year \$6,000.00 assessment costs would range from \$80.00 per month decreasing to an estimated \$40.00 per month at the end of the twenty years. He said he feels that option one would benefit the most people with the limited amount of funds available.

Bob Jaffe asked if other money was used for subsidizing the ADA ramps and were we just cost shifting or were we providing an additional benefit. His concern is that larger properties would get more money allocated than smaller properties. He feels the \$6,000.00 cap should not be applied only to corner properties.

Dave Strohmaier said option one was a good case but he wanted to clarify if this option was for ADA ramps for retro-fits to existing sidewalks or the installation of new sidewalks with ADA ramps or a combination of both.

Doug Harby said it would include retro-fits for existing sidewalks and for new installations, he said the intent was to help everyone in the community with ramp assessments.

Steve King said what the Public Works Department concluded from the City Council was that they wanted to help out those property owners of corner lots with big costs and Public Works included both new corners and retro-fits in their recommendation.

Ed Childers said the gas tax had not been raised since 1993 and the last three years no gas tax money has been available for these projects. He feels option one, (assisting corner lot property owners with the installation of ADA ramps) would be the better choice. He said there is cost shifting, it is cost shifting from the gas tax collections to the equivalent of property tax collections because we have Special Districts based on property value, the City is trying to make up for a shortfall in funds.

Jon Wilkins asked if these funds were allocated for sidewalks only or could the money be used for other things such as extra snow plowing. He thinks maybe we should save this money for emergencies.

Steve King said the \$60,000.00 was included in the Council's adopted and approved budget. He said the language is explicit and read the following excerpt: directed the \$60,000.00 annual assessment to mitigate cost associated with owner occupied residential sidewalk curb and gutter installation and/or repair when such improvements are ordered in by the City. He said Public Works is working within that budget resolution.

Jon Wilkins said his concern is those property owners on fixed incomes that cannot afford \$100.00 a month. He said retired owners would have a lien on the home and he feels these property owners should be subsidized first.

Monte Sipe, Construction Project Coordinator, said there are two programs available for property owners with low income. A full deferral if they meet the income level requirement. They can defer the full cost of the assessment until the property is sold or their income increase. The second program is the high assessment deferral without income limits; they can defer any amount over \$6,000.00 until the time of the sale of the home.

Bob Jaffe asked if those were the only two programs available and Monte Sipe said yes, they average one to four requests a year.

Bob Jaffe said the cost shift is a problem; the money was coming from the gas tax and he thinks some percent of road taxes should be used. He asked what percentage of gas tax was used for the ADA ramps projects.

Steve King said the percentage of gas tax was about five or six percent. He said the gas tax money is now going for materials and the benefit is that the materials are going to patch the streets where the sidewalks are built so the neighborhoods are still benefiting; he said in addition to that the \$60,000.00 is a significant subsidy that we are very supportive of. Steve said the Public Works staff can administer the ADA ramp installation option but is not staffed to verify dozens of income applications for property owners.

Pam Walzer wanted to remind the Council that the amount of funding is not unlimited, that it is a small amount of \$60,000.00

Ed Childers said he understands the limitations of the amount of funds but he said we have at least one option to use this money to benefit the communities. Ed Childers made the motion the committee recommends the City Council advise the Mayor to direct Public Works staff to use the \$60,000.00 set aside for the City of Missoula Road District #1 to reduce sidewalk/curb assessment costs for owner occupied single dwelling properties for the installation of ADA ramps on corner lots.

Pam Walzer asked if property outside a project is putting in sidewalks but did not necessarily want ADA ramps, would they be able to use this program if the City required them.

Doug Harby said if an existing sidewalk existed and if the costs of the ramps did not increase the costs significantly they would be eligible for some assistance. It would not help new house owners where the ramps were a requirement of their building permit.

Jon Wilkins said he was opposed to owners who voluntarily installed ADA ramps using the funds; and he would like to amend option one by removing 1. b Voluntary improvements for owner occupied single dwelling units may be considered.

Ed Childers said he would agree and proposed to include the amendment to the motion.

Dave Strohmaier asked Steve King if he had the budget language available and did it specify the monies would go towards projects the City ordered.

Steve King said yes, the language is "such improvements or installation repairs and such improvements are ordered in by the City."

Dick Haines expressed concern about how the Missoula Road District was created and could not support the motion (inaudible).

The amended motion was passed with seven ayes and four nays (Dick Haines, Lyn Hellegaard, Renee Mitchell and Jon Wilkins).

III. HELD AND ONGOING AGENDA ITEMS

1. Discussion on the sizes of grease interceptors for the restaurant industry ([Grease Interceptor PowerPoint](#)) ([memo](#)).—Regular Agenda (Stacy Rye and Bob Jaffe) (Referred to committee: 04/21/08)
2. Review infrastructure conditions at the locations of serious and fatal traffic accidents: 2007-2009 ([memo](#)).—Regular Agenda (Jason Wiener) (Referred to committee: 01/25/10)
3. T4 America partner support ([memo](#)) – Regular Agenda (Stacy Rye) (Referred to committee: (Referred to committee: 08/16/10)
4. Ordinance revising requirements relating to sewer connection on sale. ([memo](#))—Regular Agenda (Jason Wiener) (Referred to committee 10/18/2010) **REMOVE FROM AGENDA**
5. Presentation from Public Works staff regarding proposed process for finding contractors and awarding bids for reconstruction of Russell Street. ([memo](#))—Regular Agenda (Bob Jaffe) (Referred to committee: 11/15/2010)
6. Resolution to restore vacated Inez Street at South 2nd Street to the public trust and public use, and vacate a public access easement that was a condition of the vacation ([memo](#)).—Regular Agenda (Carla Krause) (Referred to committee: 04/26/2010) **REMOVE FROM AGENDA**

IV. ADJOURNMENT

Meeting adjourned at 4:05 PM

Respectfully Submitted,

Peggy Diamond, Program Specialist
City Public Works Department