

MINUTES OF REGULAR MEETING

July 2, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Simpson called the meeting to order at 6:01 p.m.

Present: Tom Czulewicz, John Fox, Bill Simpson, Merriam Walker

Absent: Daniel Gazda

Also Present: Dave McCorquodale, Director of Planning & Development
Katherine Vu, WGA Consulting Engineers, City Engineer
Diana Titus, Deputy City Secretary

VISITOR/CITIZENS FORUM:

None at this time.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action on the June 4, 2024 Regular Meeting Minutes.

Dave McCorquodale said staff was working hard to finish the minutes before the meeting and was not able to complete them.

Motion to table the minutes was made by Tom Czulewicz and seconded by Merriam Walker.
All in favor. (4-0)

2. Consideration and possible action on a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street Suite 105, Montgomery, Texas 77356 (tabled 6/4/24).

Bill Simpson said they tabled this item at the last meeting to see if she could verify wording. Dave McCorquodale said in speaking with the city attorney their guidance is the license or the act that she is being licensed for by the State is called tattooing. He said our table of uses calls it a tattoo parlor and thinks the recommendation needs to necessarily include that, but again with whatever conditions if you wanted to recommend approval on it, it would be with whatever conditions you decide. Tom Czulewicz asked if it has to go to City Council plus have a public hearing. Dave McCorquodale said yes. The City Council's step will be to call a public hearing, they will receive your report, hold their public hearing, and then they will act on the ordinance assuming they are going to allow it.

Tom Czulewicz moved to approve the use of the Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street Suite 105, Montgomery, Texas 77356. John Fox seconded the motion. The motion carried with 3-Ayes and 1-Nay vote by Merriam Walker. **(3-1)**

3. Presentation and discussion of a proposed 50-acre mixed use development west of Cedar Brake Park along the north frontage of Eva Street/SH105..

Jonathan White, a civil engineer with L Squared Engineering introduced himself and Justin and Tom with Gracepoint Homes representing the development. Jonathan White said Justin had put together the presentation packet. He said this is an approximate 50-acre development in the park just west of the heart of town and west of Cedar Brake Park. This will be an extension of Caroline Street where they will have a couple of different types of products. Gracepoint Homes will be pitching about 71 lots that will be 45-foot wide frontage by 110 and those are alley loaded lots and they are trying to look at more of like a streetscape style home very similar to the product that is on the west side of the park currently there. The other ones are going to be 50 x 100, 27 lots of those based on this current land plan are going to be garage loaded through the front. Price points for the homes are \$550,000 to \$750,000. It is going to be a higher end product.

Jonathan White said the vision of this is to be able to have a double fronted boulevard landscape style road extension from Caroline and all of those homes are going to be alley loaded so they are really looking for the vision of the streetscape connectability through the historic district and back into downtown so they can have some walking trails or golf carts to be able to get into the heart of town. There will be a couple of variances they would be ultimately seeking. Tonight they are just here to present the project and get your general feedback so they can make sure that things work on their end and come back. The next step would be the feasibility study with the City and the city engineer and then variance requests and plats.

Jonathan White said there is going to be a commercial component along Highway 105. There are two tracts consisting of one acre and two acre commercial tracts that will be a frontage and they will have to see what kind of uses they are going to have there. The 13 acres of mixed use really depends on who the user may be but they are thinking it could be professional offices, retail, restaurant style, two-story building style, trying to really sell it to a few Houston developers who can come up here and put that type of product on the ground.

Tom Czulewicz asked if he was talking about residences above the businesses. Jonathan White said no residences but it will be like offices on the second floor, restaurants on the bottom floor, and maybe some retail pieces. The lake detention would be amenitized, he is thinking a restaurant view of the lake.

There will be a comprehensive drainage study on this so this is the upper end of Town Creek that you have had some issues with downstream. He is also working on the Tri Pointe deal which is west of this and is 108 acres and they are currently working on a drainage study there so they are looking at that 108 acres for drainage and this 50 acres for drainage and they will make sure that everything ties in together well where it is not one person working on that whole picture makes it look better and can make sure that it works as a whole.

Jonathan White said he wanted to present this to the Board to get their general thoughts and feedback and he is happy to answer any questions and also the development team is here to speak on the product and style of the development that they are looking to put on the ground as well.

Tom Czulewicz said he would not approve any lot size narrower than 55 foot. He also said when you show the alley and say 71 lots are alley load, does that mean that the people will be driving

into their garages off the alley. Jonathan White said yes. He said on the third page of the packet there are two styles of the houses. The front two are going to be typical where you have the driveway and the garage that are front loaded and the alley loaded will not have the garage up front and that is the vision you will see as you are driving down that boulevard section. It is more of a beautiful style street scape and because of that there is a lot of sacrifice. There is twice as much concrete, double size of the roads, and then you have the alley so the density goes way down. Typically with 45 foot products or 50 foot products you are going to see price points in the \$250,000 range maybe \$225,000 range and these are going to be higher end products on a lower end lot because of the sacrifices they are making on the development side.

Tom Czulewicz asked if he was developing the covenants and restrictions. The developer said yes they would. Tom Czulewicz said the only way the 18 foot alley is going to work is if you have in the covenants and restrictions absolutely no parking in the alley. Jonathan White said they do not promote parking in the alley ways. Tom Czulewicz said you have to be able to enforce it because fire trucks are nine feet, nine inches wide and if a car is parked there a fire truck cannot get through. Jonathan White said they would not promote any type of fire lane access from an alley but they would be front loaded. They still have street frontage and so the fire trucks would access from the frontage, they would not be accessing through the rear.

Tom Czulewicz asked how wide is the street opposite the median. Jonathan White said 28 feet. Tom Czulewicz said he is going to ask the question he asked before and been given the wrong answer but is that 28 feet flat street surface not counting curbs. Jonathan White said it is back a curb to back a curb it is a 26 foot face. The boulevard section is actually going to be six inch curbs and most likely since they are not going to have driveways it will be 27 feet face to face. He said he knows the Mayor brought up a concern at the last meeting when they pitched the Mia Lago development where there were concerns about roadways. He said he knows the City's minimum is 28 feet and a lot of you had a question on minimum street widths if that is something fire marshals look at and is something they have approved or looked into. On Montgomery County's open ditch subdivisions their minimum requirement for paved road is 20 feet wide and that is all Montgomery County requires. The Montgomery County Fire Marshal's office because of the County engineering office is updating their current development manual they coordinated with the Fire Marshal's office. The Fire Marshall asked for 28 foot minimum paved roads that is back of curb to back of curb so if you have a rollover curb that is 12 inch curb on both sides that is 26 foot face to face. This is the minimum requirement the Fire Marshal wanted to set for over the entire County and the City has a matching cross-section for that. Tom Czulewicz said he sees there is a 50 foot street coming in which you want you look at that future College Street but that is good there and then you have the median which is a good extension of Caroline Street and asked if he was saying at either side of the median is 28 feet. Jonathan White said on that part yes. For the other lots that are going to be driveway fronted that will have the driveways in the front those will be 28 foot, still two lane 14 and 14 but on the boulevard section you have 28 feet on both sides. Tom Czulewicz said you are showing 50 foot for the street on the other. Jonathan White said that is the right-of-way. The 50 feet is the public right-of-way and that is the right-of-way width that they dedicate and the 28 foot road is within that 50 feet.

John Fox said one problem he sees is the extension of College Street and Caroline Street. Today neither one of those streets would handle any kind of traffic more than what they have. Jonathan White said that is why they have the boulevard entry on SH 105 that is going to be the main point of access. There will be some coordination with TxDOT. He said he knows they are doing a raised median project through town going west so they will have to coordinate with them about potentially getting a left turn lane in if that is even possible. John Fox it sounds good as you do

not have an exiting on SH 105 but any traffic on those two streets today is going to be whatever it is five cars, 10 cars, or 20 cars they are not in that kind of condition. Jonathan White said he understands and believes that Caroline is what the County minimum was around 20 feet. John Fox said we keep referring to the County and maybe they need to improve their standards beyond the County. Jonathan White said you all have your own set of standards. He was just referring to the County because the County did confer with the Fire Marshall's office to find out what they would require. John Fox asked if the Fire Marshal would make a review of this plat. Jonathan White said that is a big question right now which is when and if they get the review. A part of their due diligence is they like to involve the Fire Marshal. The Fire Marshal then sends it to the local fire department in town.

Bill Simpson said his only concern is not everyone is going to use the main entrance off of SH 105 and like John was saying the street width on College and Caroline cannot even carry one car. Jonathan White said correct. They want to be able to promote access from this development into downtown and no one is going to want to get onto SH 105 to go east towards downtown so connections with sidewalks on the west side of the park have sidewalks and they try to connect that over the bridge crossing that is there right now so connectability with sidewalks and things like that for pedestrian movement.

Bill Simpson said he knows they do not have the drainage study done yet or even looking at it yet. Jonathan White said it is actually in process. Bill Simpson said that is going to be a main concern. He said you sat here at the last meeting and we have a mess in town and that is something they really need to look at with the engineers is not only the effects that are going to be in your property but what it is going to affect downstream and future if you can predict what is going to happen upstream that will affect your properties. Jonathan White said what the County typically only requires them is the study of the hydrology that is going to be the flow characteristics of water so it is going to be flow rate. They detain to make sure they do not increase flow. For something like this they would like to study the hydraulics which is going to be your water surface elevations so they are going to do two checks. He said he met with the County yesterday in fact where they provided them the hydrology and the hydraulics and they were like why did you provide those, we just wanted the hydrology and do not care about the hydraulics. They had the discussion that they prefer to give them the extra level of detail so they can say they have reduced flow but it also has not reduced water surface elevation. Typically those two go hand in hand but providing that extra level of detail does help them paint that picture to any concerning resident. They are doing a full H&H which is a little beyond what the minimum requirement is especially since there is some flood plain involvement on that west side and they just do that as a double check.

Merriam Walker asked if they are going to build three houses right across from the park in succession with those other four homes. Jonathan White said yes, part of the acquisition is that corner. He thinks originally it was going to be a commercial corner. Merriam Walker asked so it was commercial and you are going to ask for it to be changed. Jonathan White said he does not know if it is zoned commercial or not. Dave McCorquodale said his sense is it is probably zoned commercial. He said you could use it for R1 without but if you were going to put houses on there you would want to go to an R1 zone.

Merriam Walker said her other question is she sees water and one of them says detention and then she sees like a pond and she thought there was water all the way through in that area and she sees houses that are between the detention pond and the other one that does not have anything written on it. Tom Czulewicz said that is creek detention. Jonathan White said that is

a little channel that is across from city hall but if you look it is a little depression of channel especially where the sanitary sewer follows that location. Jonathan White said they will put detention but the likelihood of it actually holding water that is usually in design if they may need some extra dirt they can make that happen. The intention on the west side where it says lake that would be amenitized and the ponds on the east side may or may not be. Merriam Walker said she was just wondering as that is water there and she sees houses that you are proposing to build there. Jonathan White said they would have to build that up. Tom Czulewicz asked if it was wetland. Jonathan White said it would not be a jurisdictional wetland. He said jurisdictional wetlands usually only occur in a flood plain.

John Fox said on College Street you have several homes backing up to College Street and then the subdivision to the north. He asked how would they treat that property line there. Jonathan White said they are actually going to front. Their proposed road they will not front. John Fox said he is just asking about a barrier at that location. Jonathan White said College is supposed to punch through. There is a question that if there is a one foot spike strip that would prevent them from connecting to College Street and those are things they do not even know if they can extend College Street or connect to College Street at this point and those are things they are working through due diligence right now if that is even a possibility. Bill Simpson asked so that entrance may not even be feasible. Jonathan White said correct. He said he believes the previous owner of the tract to the north may have put a spike strip there.

Jonathan White said he knows you engage some consultants to relook at a comprehensive planning tool. It is going to be done over the next couple of years. These are products they may be very familiar with in these type of areas. They are not a normal type of product you would normally see so he encourages any kind of conversations with them to say we do these types of developments and these are other things that we would typically see in terms of alley loading or density, lot sizes, and valuations just to show they are not trying to maximize.

Tom Czulewicz said he is going to be opposed to anything less than 55 foot with a 10 foot setback on the sides. The developer asked is there a reason why. Tom Czulewicz said one of the reasons why is because of the parking that drives a lot and the other is the proximity of people. If you are going to put the lots that small just make row houses and do not put individual houses. Make it multi-use and put row houses through there and that way you do not have any issues with side yards. He said with five foot setback you cannot put air conditioners. If someone wants to put in an emergency generator they do not have any place to put it unless you wire it up from the back so that it can accommodate them to be able to put the generator in the back. His other concern is emergency response with the streets. The 28 foot street with the 25 foot flat area if a car is parked there on either side of it the truck cannot get through. Fire trucks here at the fire station down the street are nine foot nine inches wide. Jonathan White said even with the County Fire Marshall's approval with the street widths that they would proposed is still a concern. Tom Czulewicz said yes it is absolutely. He said he worked as an emergency planning manager for a county and ran through this stuff for years. He saw people die because of the fact that the fire emergency vehicles could not get there and it was because you cannot enforce parking and that is the problem. You have this 18 foot alley way and unless you have some way of putting it in the covenants and restrictions to have absolutely no parking in the alley way you are not going to be able to enforce it. The developer said they have built these types of communities in Shenandoah and they have the same size and no one parks in those anyway. You use it to get into your garage. Tom Czulewicz said what happens if you have a family with two teenagers and you have four cars and not enough room in the garage or they do not want to cycle. The developer said there is a driveway that goes up to the garage some on that portion of the

driveway but it does not extend into the road and the road is typically a one-way anyway so if you parked there you would be illegally parking and your car would be removed. Tom Czulewicz said that is what he is talking about. You can build it and everything and if you do not put it in the covenants and restrictions. The developer said they would not have a problem. Jonathan White said they would not be trying to promote the parking in the 18. They would promote emergency vehicle access should go through there and that is something they would not do. The developer said the benefit for the alley for them was to keep all of the cars off this main boulevard and keep flow going into the City walkability park and also keep garbage cans off the street. Tom Czulewicz said visitors are going to park in the front if the front entrance is there. Visitors are going to park right in the front. Dave McCorquodale said one thought on the separated road if you have 28 feet on both sides because he thought it was one lane each way and that it would be a one way, but if you made that boulevard section one way with the current width then you solve basically your parking. Jonathan White said they would have a nine foot parking space parallel parking along the roadway and the rest would still have 18 feet left for a single drive line. Dave McCorquodale said in looking at it, it feels like the boulevard has more than enough room with some other tools in the tool box to look at. He said to the alleys, the way that they keep cars out of the alleys is that those are not needed over to the City whereas the City has a real hard time saying no you cannot park here those alleys would very likely I do not know if you are 100 percent but the City's position would likely be that those are going to remain a private alley. They are effectively like a driveway. He said that is what the ones at the park are over here. The alley that is on the back side those he is 99 percent sure are private. Katherine said they are private. Jonathan White said those are plotted as an alley but are privately maintained. Dave McCorquodale said those deed restrictions are able to have some teeth in that alley. Tom Czulewicz said he understands and that is why he says you have to put it in the covenants and restrictions that there is no parking in the alleys. Jonathan White asked if there have been any issues with parking in the alleys next door on the west side of the park. Tom Czulewicz said all the alleys, the 18 foot alleys. Jonathan White said he was just asking has there been any issues. Merriam Walker said she knows of a home over there that someone she knows lived there and will tell you that they were visited by the police and saying we know that is your vehicle there but you need to move it or we are going to give you a ticket and that was in the area that you are talking about. Merriam Walker said she knows that it happened because they moved. Jonathan White said he is sure it is almost impossible to fully prevent it but at least it is also being enforced. Merriam Walker said Montgomery police have visited that area over there. Tom Czulewicz said he has been on two different HOA boards and he knows that if you put it in the covenants and restrictions the HOA has more teeth than the City and if you put it in there and the HOA sees it and recognize they can enforce it, then the City does not have the headache of trying to enforce it. Jonathan White said he is sure if when they ever get to an action item that you all say approve subject two that being in the covenants and restrictions reviewed by the City staff, he does not think he would have an issue at all with that being a part of those governances.

John Fox said there are many of these subdivisions just like this all over south Montgomery County with private driveways in the back for access and as long as it meets the Fire Marshal's regards he does not have a problem with it. He said the only problem he has is if they try to use those two existing streets for access the City has a problem. They need to upgrade those streets. Jonathan White said he knows they do have to upgrade Shepperd Street as you know as Shepperd was widened with those houses it tapered back so part of what they had to do was to widen Shepperd out to SH 105. John Fox said while we are talking about that one grievance he has over the appearance of that subdivision and the way it is done is the houses did not follow the topo. He said it just looks like it is a much up and down with big bar ditches in front and if

that is the kind of stuff we are going to do we need to pass on it. Jonathan White said the difference of this is it was probably a special case. He said these will actually be curb and gutter so no bar ditches, curbs on both sides, and an underground storm sewer to help those transitions. He does not know if the topo from what he recalls is not as bad but they would do a full migrating plan on something of this size like this infill type development. John Fox said definitely and get the elevations closer to one another.

COMMISSION INQUIRY:

Tom Czulewicz said he would like to know where they are at with the dumpsters. Dave McCorquodale asked what he forwarded to you guys did that not answer that. Tom Czulewicz replied it just said that during construction or that they would be required to cover the dumpsters. Dave McCorquodale said he will look into it again. He said there is nothing that he is moving forward on but will be glad to look at it. If it is something like they need to add a code, honestly he is going to recommend that that is done by the development team that is doing our stuff.

Tom Czulewicz said he has an advisory question for everyone. His son's coffee shop is now selling soft serve ice cream and he wants him to make him an ice cream cone. He asked if he can set that out there without having to get permission. He said it is just like a temporary stand type standup. Dave McCorquodale asked if he is putting it in at the end of the day. Tom Czulewicz said yes. Dave McCorquodale said he would not consider that an exterior modification and he thinks if you really tried to hem him into a sign or something like that you could. Tom Czulewicz said no it is just to let everybody know. Dave McCorquodale said if it is out during business hours and put up not during business hours. Tom Czulewicz said he already has one of the fold ups that he sets out front.

Merriam Walker said she has one thing they previously spoke about. You spoke to the fact that we will add to a list of the development personnel that is working with our City right now, add code in regard to dumpsters. She would like to also add that she would like something, she does not know what it is, an ordinance or what they can do starting on FM 149 across from the community center the Burger Fresh, the empty parking lot, and In Stitches Drapery. She is wondering the ordinances that would be required to ask them to improve their appearance of their establishments because it is not a continuous flow of what the historic district and the historic area have going on. It is like they forgot the memo. She said she does not know if they need to address it, write the new owner of the parking area empty lot if they could clean it up, pull the dead trees away and maybe Burger Fresh can put a fresh coat of paint and clean up around the area. She said for In Stitches they improved their sign but they did not improve their building. She does not know what it is that is needed to address the development company. Dave McCorquodale said he will talk with Gary about what their options are but again like he mentioned earlier he does not think there is a maintenance code that they are going to fall back on but if there is anything they can creatively come up with that might help they will certainly do that. Merriam Walker said it is just not cohesive. She said you drive down there and all of a sudden it is like woah, we are trying to get people to come here. She said Burger Fresh has a good burger but she is just saying. She also said In Stitches is a great seamstress but by all outside appearances. John Fox said you have the same thing at Shipley's donuts. He said it is run down and looks like heck.

John Fox said he wanted to talk about abating abandoned buildings. He said he knows this has been a hot issue in the legislature and they recently passed some new laws. They obviously have two or three houses along FM 149 that need to come out or something to happen with them. He said he worked on it himself trying to get those buildings removed and did not have much luck at the time but the law has changed. Now the law says if you are not going to tear it down you have to put a fence up around it. He said let us get them to get the fence up, absorb the cost of that, and identify the taxes that they are paying because it is an existing dwelling. They have to be paying taxes but put some friendly pressure on them and get those houses cleaned up. Dave McCorquodale said he will pass that on to Gary and see what action he wants him to take.

Bill Simpson said he has one last thing concerning the last meeting. He asked if there is any update on the dealings with the church and the residential properties with the flooding that has occurred. Dave McCorquodale said he has not heard anything. Bill Simpson said his concern is he knows they have ordinances in place for the buffers but then again the ordinances are really only as good as the enforcement and he knows they do not really have any enforcement codes. Dave McCorquodale said if he were asked if they were in compliance right now his gut tells him yes because their standards are not hard to meet. He said he has not but he would believe that fence is going to meet their visual barrier. He said they have reached out to him; the church has reached out to him about a possible expansion so this may be an awesome opportunity. Bill Simpson said they will have to go through a lot of hoops too because he would be hard pressed to even think about giving a yes vote on any commercial property that was going to be rezoned commercial that is going to back up to a residential piece of property because of what has happened down here. He said it is not fair to those homeowners on what is going on. John Fox said speaking of that issue itself, one thing they need to ask their engineers to do is this area you are talking about is where they had a developer go in and develop the property downhill and put all the houses downhill and did not create any kind of interceptor ditch along the back and then create some easements out to take the drainage away, away from those retaining walls in the back. He said it is actually called a retainage ditch. He said he is sure you are familiar with what he is talking about. He also said that is where they just let the developer just sonder out there and do whatever he wanted to and now they are all paying the price for it. He said they need to look at those drainage plans closely. Bill Simpson said that was going to be his question to Katherine like he mentioned to them is a developer develops this and now he understands the developer is only concerned with draining his development correct. Katherine Vu asked if he is talking about the developer. Bill Simpson said yes. Katherine Vu said whenever they are reviewing drainage plans they have to show that the amount of water leaving their property is less than or equal to what was leaving their property before they developed so when they are increasing impervious cover however that may be, if there is an increase in impervious they have to see drainage calculations that show how they are going to handle that so that posted developed flow is less than or equal. John Fox said you are familiar with the law and you know that those homeowners downhill have to sift that water and what they are hearing is the City becomes the agent to stop the surface water shedding across the property and that is just not the way it is. They need to make them aware of their rules and responsibilities to accept that cheap flow and deal with it where they have to. He thinks in this case where he is talking about that big line of houses there was because the developer did not identify that everything there is downhill. He said he has had kinfolk over there, water in the swimming pool all kinds of issues over there because not looking to what the run off was going to be and installing such things an inceptor ditch and easement to let it drain off.

Tom Czulewicz said he has a curious question. He said he noticed after the last couple of storms at Town Creek that it is washed out severely over there along Lone Star Parkway. He asked if there are any long range plans for that. He lives in Town Creek Crossing and he knows that the creek comes back behind the two schools and he noticed they went through all the work of putting the rocks there last year and then they are all sitting in the middle of the creek now. He asked what kind of planning is going on for that. Katherine Vu said there is a much longer answer to that question. The City engaged an engineering firm to do a study over all of Town Creek. She said what the City is up against right now is that area is private property. Tom Czulewicz asked the creek itself, the creek bed. Katherine Vu said the portion of the creek behind Town Creek Crossing is owned by MUD 160. She said past there on the other side of Lone Star Parkway is private property so the City is limited to what they are able to do. Tom Czulewicz asked if the private property owners did all the rock work. Katherine Vu said right under Lone Star Parkway that was the County. She said Lone Star Parkway is owned by Montgomery County so they came in and did their improvements project. Tom Czulewicz asked because of the bridge. Katherine Vu said exactly. She said the bridge was being undermined because of the erosion and they came in and installed sheet piles and riprap the rocks within their right of way where they are allowed to work. She said they did that improvement to their area and the City is not able to do improvements on private property without an easement they do not have.

John Fox said they went through that before with Anders Branch. He said Anders Branch backs water up into Martin Luther King Boulevard in that general area so we may have went in there and cleared out some trash to get it to work but it is still a problem. He asked are you saying we cannot do anything with that at

all because of the ownership of that property. Dave McCorquodale said this would not involve just a cleaning out though this would be a major restoration. John Fox said Anders Branch probably needs that.

Katherin Vu said the erosion issues are along Town Creek and Atkins Creek which goes along behind FM 1097 and then another branch of Town Creek which then goes in a different spot of FM 1097 across from Summit Business Park there is Anders Branch. She said to just go in and repair one section would not necessarily be effective because it is going to continue to erode and continue to be an issue. The solution is a repair of the entire situation which estimates have been between \$6 million and \$20 million. Tom Czulewicz said the big thing is to protect the Lone Star Parkway. Katherine Vu said correct. She said the County is aware of how close it is getting to Lone Star Parkway. She was out there two or three weeks ago and made a phone call to the County engineer to let them know your road is being threatened. Tom Czulewicz said he was amazed by the amount of wash out because they worked for months to put all that riprap in there and then now it is sitting in the middle and the walls are completely washed out. Katherine Vu said yes. Tom Czulewicz asked where did all that dirt go. Katherine Vu said to the bottom of the creek downstream. Tom Czulewicz said and it is on both sides because the other side on both sides of the bridge it is a complete wash out. Katherine Vu said the City has had to relocate two force mains. Tom Czulewicz asked is that the work going on over there that he saw. Katherine Vu said yes, two emergency relocations right there the City is doing a sanitary sewer relocation. Tom Czulewicz said the storm coming may add to it.

ADJOURNMENT

John Fox moved to adjourn the meeting at 6:42 p.m. Merriam Walker seconded the motion. **All in favor. (4-0)**

Prepared by: _____ Date approved: _____
Diana Titus, Deputy City Secretary

Bill Simpson, Chairman

Attest: _____
Dave McCorquodale, Director of Planning & Development