

Meeting Summary

Neighborhood Construction Update Meeting – West Linn



Meeting number: 030

Date: Tuesday, January 6, 2014

Time: 7:30 a.m. to 8:15 a.m.

Location: Burgerville, 18350 Willamette Drive, West Linn

Facilitator: Eryn Kehe

Attendees: Four neighbors attended the meeting.

Project team staff:

Katy Fulton, City of Lake Oswego

Dennis Koellmeier, City of Tigard

Ted Jeffery, Slayden Construction Group

Ed Pietrok, Slayden Construction Group

Brian Van Vleet, Slayden Construction Group

Khameese Waked, Emery and Sons Construction

Garrett Wavra, Emery and Sons Construction

Jim Seely, Emery and Sons Construction

I. Welcome & Introductions

Eryn welcomed everyone to the meeting, introduced new project members and outlined the agenda.

II. Today's topics of interest

Eryn asked attendees what topics they wished to discuss at the meeting. The brainstorm of topics included:

1. Report of loud, pounding noise that sounds like a ship yard, coming from the plant
2. Highway 43 pipeline construction - asphalt aggregate is coming apart, is loose on the road and is dangerous as it flicks up onto pedestrians. Request to improve work zone clean up.

Discussion of these items is covered below in Sections III to VII.

III. Update (Emery and Sons Construction) – Highway 43 pipeline construction

Khameese stated that Emery started laying pipe on Highway 43 in West Linn near Mapleton last month. They have progressed into the Hidden Springs Road intersection, continuing north. They are aiming to lay 50-100 feet a night. The Lake Oswego, southbound crew are near Marylhurst University, making good progress and installing about 150 feet a night. All work on Highway 43 in West Linn will be done at night, Sunday through Friday morning, 8 p.m. – 5 a.m. Some saw-cutting work is occurring during the day in Lake Oswego.

IV. Update (Slayden) – Water Treatment Plant

Ted stated that work continues on installing decking on the chemical building, which does create some noise at times, but the next layer should be a little quieter. Decking needs to be installed on the ballasted flocculation. Crews are working on the startup of the mechanical dewatering building.

Work continues in the center of the site on electrical ductbanks. Shortly, there will be a larger backfilling operating for the clearwell which may create some vibration for neighbors close to the site. This is weather dependent, as the coating needs to be applied in the dry weather prior to backfilling.

Katy provided an update on the overall schedule for the work at the plant. Neighbors are expected to receive a letter today, and an email will also be sent out later today with more information. Recently, the contractor indicated that work to upgrade and expand the existing plant is extended and now forecasts a final completion in early 2017. Katy stated that the Partnership understands an extended construction duration has additional impacts to the neighborhood and the project team is committed to finding ways to minimize this. Slayden is projecting that most major construction activities will be complete by fall 2016. Activities

occurring after fall 2016 would likely be low impact in terms of noise, vibration and construction traffic and in general would include work inside new structures, finishing electrical, mechanical and plumbing work, architectural finishes, landscaping, site cleanup, startup of new ozone system.

V. Updates on previous action items

There were no action items from the previous meeting.

Item #	Date raised	Question or concern	Response or comment	Status
29.1	12.02.14	Report of a pothole that has formed on Mapleton Drive, in the east bound lane near the bottom of the first hill.	<i>Ted stated that Slayden would investigate it and report back at the next meeting. 1.06.15: Ted explained that the pothole had been taken care of.</i>	Closed 1.06.15
29.2	12.02.14	How often is the clearwell tested in the future, once construction is complete?	<i>Ted stated that the plant operators would need to provide more information on the frequency. Katy stated she would speak with the operations department and report back at the next meeting with more information. 1.06.15: Katy explained that there is a sensor on the clearwell that operations staff use to check the levels every day. There is a monthly check for manholes, and during this inspection it would alert to a leak. In addition, for best management practices, every 3-5 years the clearwell is drained and inspected for any abnormalities.</i>	Closed 1.06.15

VI. Topics of interest discussion (from II, above) and action items

Questions and responses provided during the meeting are listed below.

Question or concern	Response or comment
How will you manage traffic in the intersection?	<i>Khameese stated that the signal is turned off during work hours, and traffic is flagged through the intersection. Jim stated that to increase safety and visibility, flaggers are carrying traffic wands to help direct traffic.</i>
Report of loud, pounding noise, that sounds like a ship yard, coming from the plant	<i>Ted mentioned that this was likely the metal panning being installed on the roof for each structure. At times, they need to hammer it into place on the trusses before welding it together. Ted mentioned that there is one more structure left out of the eight that they are currently working on where this needs to occur.</i>
Highway 43 pipeline construction - asphalt aggregate is coming apart, is loose on the road and is dangerous as it flicks up onto pedestrians. Request to improve work zone clean up.	<i>Khameese mentioned that the area is swept at the end of each shift, but the "cold mix" (asphalt aggregate) that is used is environmentally friendly mixture that does tend to crumble and break during the day, compared to the "hot mix." They are trying to use "hot mix" when it is available which provides a smoother surface, but there are difficulties with supply particularly during the winter. Khameese said they will try and improve the sweeping as much as they can.</i>
What was occurring yesterday at the plant that was creating a low noise and some vibration?	<i>Ted and Ed stated that it was likely the vibratory compactor compressing the fill in between the clearwell and the chemical building for a fire and utility line. This backfilling work is ongoing, intermittently as the project continues.</i>
Which buildings have a garden roof?	<i>Half of the roof on the electrical building has garden roofing and solar panels. The administration building also has some garden roofing.</i>

How tall is the mechanical dewatering building?	<i>Ted and Dennis mentioned that they thought it was between 27-32 feet tall, but would confirm the height and report back at the next meeting.</i>
Has the clearwell compaction finished yet?	<i>No, this activity is weather dependent. The coatings need to be applied in dry conditions, and the backfilling cannot take place until the coating is applied. Ted said they are hoping to get this complete over the next few weeks, but that compaction on the site is ongoing.</i>
Report from an attendee that a neighbor on Mapleton has had new cracks form in their house. What should they do, should they wait to file a claim until the end of the project?	<i>Katy said that if neighbors feel they have experienced damage as a result of the work at the site they should file a claim with the City of Lake Oswego, sooner rather than later.</i>
If construction schedule is delayed for the treatment plant, when will Mapleton and Kenthorpe be resurfaced?	<i>The contractor estimates repaving Mapleton and Kenthorpe in the summer/fall of 2016.</i>
When is the Mapleton Drive pipeline being installed?	<i>Katy mentioned that the contractor is still estimating sometime this spring, potentially April. They are currently installing pipe over in Gladstone and anticipate completely that first before beginning on Mapleton.</i>
Report from a neighbor that they can't keep framed pictures on their walls and the caulking has been splitting out of their window frames.	<i>Staff noted this.</i>
What is involved in the shop local marketing plan for Hwy 43 businesses? The Partnership should be sending out all the coupons directly to everyone in West Linn to encourage people to shop local.	<p><i>Katy outlined that the plan includes:</i></p> <ol style="list-style-type: none"> <i>1. Promotional advertisements in the West Linn Tidings including black and white 1/8th page advertisements, placed twice a month during construction and two special 8-page inserts in the West Linn Tidings.</i> <i>2. Customized video profiles provided to the businesses, shared on social media and placed on the Partnership's website</i> <i>3. A business directory on the Partnership's website, listing all businesses</i> <i>4. Coupons developed with local businesses, provided to local community members via Burgerville meetings, door hangers, Tiding's inserts and to contractors</i> <i>5. Open for business signage displayed along the road during construction</i> <i>6. Shop Local promotional shopping bags</i> <i>7. A large display poster at the West Linn Public Library</i>

VII. Action Items List

The following action item was raised at the meeting:

Item #	Date raised	Question or concern	Response or comment	Status
30.1	1.06.15	How tall is the mechanical dewatering building?	<i>Ted and Dennis mentioned that they thought it was between 27-32 feet tall, but would confirm the height and report back at the next meeting.</i>	Open

VIII. Wrap up and next meeting

The next West Linn construction update meeting will be **Tuesday, January 20 at 6 p.m.** at Burgerville, 18350 Willamette Drive, West Linn. Thank you to those who attended the meeting. Thank you to Burgerville for providing the meeting space, cookies and coffee.