

Meeting Summary

Neighborhood Construction Update Meeting – West Linn



Meeting number: 034

Date: Tuesday, March 3, 2015

Time: 7:30 a.m. to 8:50 a.m.

Location: Burgerville, 18350 Willamette Drive, West Linn

Facilitator: Eryn Kehe

Attendees: Six neighbors and two City of West Linn Councilors attended the meeting.

Project team staff:

Katy Fulton, City of Lake Oswego

Khameese Waked, Emery and Sons Construction

Brian Van Vleet, Slayden Construction Group

Jim Seely, Emery and Sons Construction

Ed Pietruk, Slayden Construction Group

Arin Atiyeh, Emery and Sons Construction

Ted Jeffrey, Slayden Construction Group

I. Welcome & Introductions

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

Katy mentioned that a series of planning meetings are being conducted with the Robinwood Neighborhood Association President and a small taskforce of neighbors to respond to the concerns and questions related to upcoming Mapleton Drive pipeline work. The Partnership will report back to the broader neighborhood and host a separate “Meet the Contractor” meeting soon, regarding pipeline construction on Mapleton Drive, and will be able to respond to questions and concerns. Coluccio will also be attending the next Burgerville meeting.

II. Today’s topics of interest

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

1. How are the conditions of approval enforced? Who monitors and enforces them?
2. 24-hour project hotline – who answers the calls?
3. Report that Hwy 43 crews are working past the approved work hours, why is this continuing?
4. Candlesticks at the end of Mapleton Drive, when will they be installed?
5. Report that one of the safety barricades that was damaged recently has not yet been replaced at the end of Mapleton Drive
6. Is PGE complete with their work yet on Kenthorpe Way?
7. Hwy 43 pipeline construction – report of lots of gravel on the road, especially heading into Lake Oswego
8. Request to see the right-of-way on a diagram for construction on Mapleton Drive, to understand the impacts
9. Will the project restore any personal improvements in the right-of-way if they are removed or impacted during construction on Mapleton Drive?
10. On Mapleton Drive, at the eastern end, it appears the pipeline alignment is on the edge of the road where the creek is, will it be shored? Concern the trench could collapse.
11. Report that there is mud on Kenthorpe Way
12. Report that the eastern entrance gate to the plant on Mapleton Drive was left open over the weekend – safety issue

III. Update (Slayden) – Water Treatment Plant

Ed outlined that they are currently backfilling around the clearwell, which may continue for another week as they have a couple feet to go. They are also working on piping around the clearwell, which involves excavating, pouring a slab, setting the pipe, encasing it in concrete and then backfilling the trench.

Slayden expects to begin the startup of the solids processing facilities soon. Electrical work is complete for phase A. Metal panels, swiss pearl panels and brick veneer have been installed on the thickened solids building and mechanical dewatering structure. Masons have now completed applying their brick veneer until the next phase of work.

Phase B will begin soon, including work on the new administration building next to the existing administration building and installing auger cast piles. Neighbors may see some changes soon to the landscaping on the northern side of the site near Kenthorpe Way to allow temporary parking for plant staff during construction of the new administration building.

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

Khameese stated that Emery is currently working just north of the Burgerville and near Arbor Drive. They ran out of pipe this week as they were working so fast, but tonight will be the last night with the two mainline pipe crews working. One crew will remain to install the rest of the pipe, and several smaller crews will be working along the alignment.

A new pavement crew will begin placing a permanent trench patch on portions of Highway 43 starting next week. They expect to place about 750 feet per a night and have a total of about 10,500 feet to install. There will be three asphalt lifts, trucks to haul off the asphalt and small rollers to compact the new asphalt. They expect to take about two-three weeks to complete the permanent trench patch, working north from Mapleton Drive towards Lake Oswego.

V. Updates on previous action items

Not all action items were addressed during the meeting due to time restrictions. Updates that were provided are included below:

Item #	Date raised	Question or concern	Response or comment	Status
33.1	02.17.15	Report that trucks are driving fast around the water treatment plant, particularly large ones, and causing a lot of vibration. Can we get an “earthquake putty” to put on our frames and wall decorations so they don’t move or fall down?	<i>The Partnership will consider this.</i> <i>3.3.15: Katy reported that the Partnership has ordered some earthquake putty and it will be provided to the attendees that requested it.</i>	Closed
33.2	02.17.15	Has or will a new tree assessment been conducted around the WTP to ensure the health of the remaining trees in the neighborhood? <i>3.3.15: Report that a neighbor is concerned about a tree on their property that could fall on their house, belief that construction and vibration could cause the tree to fall</i>	<i>Dennis said an arborist provided an initial assessment of the trees at the WTP prior to construction with a plan in place to remove unhealthy/dead trees. The Partnership will determine if another one needs to be done.</i> <i>3.3.15: Katy mentioned to the attendee at the end of the meeting, that the best approach would be for the property owner to have an arborist come and inspect their tree. The partnership would not be conducting a tree study.</i>	Open

33.3	02.17.15	Councilor Tan and Perry asked if they could have a tour of the WTP and Mapleton pipeline alignment	<p><i>Jordan said that a special tour can be arranged and the Partnership will be in touch with them.</i></p> <p><i>3.3.15: A tour was conducted with both councilors on 2.25.15</i></p>	Closed
33.4	02.17.15	Is there a way to prevent trucks travelling southbound of 43 from turning left onto Mapleton? Can the Partnership install additional signage to help direct them?	<p><i>Dennis said he wasn't sure if the Partnership could put in additional signs as this would be a City of West Linn issue, but said it could be looked into. Ed doubted if the signs would help as the people who are usually making this mistake are subcontractors who are typically unfamiliar with the area. Slayden's drivers know they're not supposed to make that turn and they usually follow the rule.</i></p>	Open
33.5	02.17.15	The Robinwood Neighborhood Association President brought a letter with a list of questions and concerns about the work on Mapleton Drive that he asked be addressed.	<p><i>The Partnership will review the letter and respond shortly.</i></p> <p><i>3.3.15: A series of planning meetings are being conducted with the RNA President and a small taskforce of neighbors to respond to the concerns and questions. The Partnership will report back to the broader neighborhood and host a separate "Meet the Contractor" meeting soon, regarding pipeline construction on Mapleton Drive, and will be able to respond to questions and concerns. Coluccio will also be attending the next Burgerville meeting.</i></p>	Closed

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
When will PGE be done?	<i>Ed and Ted said they were not sure, but the plant is not on the new permanent power yet, they are still waiting for PGE to finish.</i>
IS PGE's work holding you up?	<i>Ed said no, they have temporary power that they are using.</i>
Report from a neighbor that there is a safety issue with PGE's crews working on Mapleton. LOT should be resolving this issue, and not directing people to PGE.	<i>Katy explained that PGE is working under its own permit and franchise agreement with the City of West Linn, as they are working within the City's road and right-of-way. For safety concerns, contact the City of West Linn Public Works department and for PGE questions, contact Chris Jewett from PGE. Katy will contact PGE to see if he can come along to the next Burgerville meeting to provide an update.</i>
There is mud on Kenthorpe Way. Report that one neighbor is tracking it into his garage. It was worse when PGE was working.	<i>Ted stated that they will run the street sweeper along Kenthorpe Way today to try and help resolve this. Ted also said that they look at the road daily and use their best judgment if it looks like it needs to have additional sweeping, they will send the sweeper out.</i>
Report that one of the safety barricades that was damaged recently has not yet been replaced at the end of Mapleton Drive.	<i>Ed stated that they expect to install the water barrier today. It took a long time for the barrier to arrive.</i>

With the nice weather, is there any way to make up time at the plant site?	<i>Ed said they are taking advantage of the weather with the pipe activities, architectural work and water resistant barrier coatings on the buildings. The tents that have been installed also help track moisture and temperature to allow work to continue. Brian also mentioned that they have been working Saturdays, and a lot of the activity has been inside the structures with mechanical and electrical crews maintaining critical path activities.</i>
What are the smaller crews doing on Highway 43?	<i>Khameese stated that the smaller crews will be installing drains, air relief valves, and concrete panel work and water line connections.</i>
Will the pavement patch eliminate the steel plates and gravel?	<i>Jim and Khameese said that there would still be some steel plates as they are not complete with installing the pipe yet, and some small areas may require plates where drains are installed etc.</i>
There is still a lot of gravel on Highway 43, particularly heading into Lake Oswego. It is a consistent problem. Report that it is taking a long time to see a resolution, and request better communication and resolution.	<i>Khameese said there will be a lot less gravel once the major pipeline work is complete, but there is a vacuum street sweeper that operates every day, in addition to the work area being swept at the end of the shift. Emery has also been placing hot mix around the steel plates every night over the last week, and patching potholes outside of their work zone. They have also been using longer tapers and rubber ramps to help with the approach to the plates. Arin and Khameese stated that they have been trying to improve the tapers and gravel since the start, and have made progress. Katy also stated that with the nature of construction, there are some things that can be adjusted or resolved, but there are other things that will remain and are a temporary impact as a result of construction.</i>
Why are crews getting off the road late on Highway 43?	<i>Khameese said there are many factors that can cause them to run over including unmarked utilities, soil conditions and safety factors. Also, there are times where they open the road to traffic but need to adjust the steel plates. In addition, at times, crews are waiting for ODOT to arrive to turn the traffic signals back on.</i>
How well is the work area and steel plates checked before it is opened up to traffic?	<i>Jim stated that it is checked at the end of each shift, ODOT also inspects the area. However, at times, traffic starts driving over the sheets and the sheets rock and pull the cold mix out, so they fix the plates to improve the safety and ride ability.</i>
Candlesticks on Mapleton Drive, when will they be installed? Report from two attendees that issues and problems are “blown off” and there is a black hole with communication and resolution of issues.	<i>Katy stated that she had previously asked several City of West Linn Public Works staff members about this, but had not had a response. The Partnership needs approval from the City of West Linn before reinstalling them. Katy said she would follow up again, but that people should contact Public Works directly. Councilor Perry said she would follow up with Public Works as well.</i>
Request to see the right-of-way on a diagram for construction on Mapleton Drive, to understand the impacts	<i>Katy stated that the right-of-way has been surveyed on Mapleton Drive, and the pink markings that say “C of ROW” indicate the center of the 50-foot right-of-way along Mapleton Drive.</i>
Will the project restore any personal improvements in the right-of-way if they are removed or impacted during construction on Mapleton Drive?	<i>A series of two planning meetings are being conducted with the RNA President and a small taskforce of neighbors to respond to the concerns and questions. The Partnership will report back to the broader neighborhood and host a separate “Meet the Contractor” meeting soon, regarding pipeline construction on Mapleton Drive, and will be able to respond to questions and concerns. Coluccio will also be attending the next Burgerville meeting.</i>
How are the conditions of approval enforced? Who monitors and enforces them?	<i>Katy stated that the Partnership and contractors are required to adhere to the conditions of approval and all permits for the project. Construction managers, site inspectors, Partnership staff and contractors all monitor the project. Permitting agencies and authorities also monitor the project, including the City of West Linn and ODOT.</i>

Report that the eastern entrance gate to the plant on Mapleton Drive was left open over the weekend – safety issue	<i>Ted and Ed stated that they were made aware of this, and have reminded all crews to ensure the gates are closed after hours.</i>
Who answers the calls on the 24-hour hotline?	<i>Katy explained that during business hours, LOT project staff are available to answer the calls. After business hours, callers need to listen to the greeting and press 1 to be connected to the non-emergency dispatch number. Non-emergency dispatch has all the after-hours contact information to resolve any construction related issues that need immediate attention. For concerns that are non-immediate, people can leave a voicemail and it is checked the next business day.</i>
Request after hours monitoring of the hotline and checking of voice messages.	<i>Katy said that she would double check the greeting message to ensure it states the instructions for connecting to non-emergency dispatch clearly, and that if a message is left after-hours on the hotline, it will be resolved the next working day.</i>

VII. Action Items List

The following action items were raised at the meeting:

Item #	Date raised	Question or concern	Response or comment	Status
33.2	02.17.15	Has or will a new tree assessment been conducted around the WTP to ensure the health of the remaining trees in the neighborhood? 3.3.15: Report that a neighbor is concerned about a tree on their property that could fall on their house, belief that construction and vibration could cause the tree to fall	<i>Dennis said an arborist provided an initial assessment of the trees at the WTP prior to construction with a plan in place to remove unhealthy/dead trees. The Partnership will determine if another one needs to be done.</i> <i>3.3.15: Katy mentioned to the attendee at the end of the meeting, that the best approach would be for the property owner to have an arborist come and inspect their tree. The partnership would not be conducting a tree study.</i>	Open
33.4	02.17.15	Is there a way to prevent trucks traveling southbound of 43 from turning left onto Mapleton? Can the Partnership install additional signage to help direct them?	<i>Dennis said he wasn't sure if the Partnership could put in additional signs as this would be a City of West Linn issue, but said it could be looked into. Ed doubted if the signs would help as the people who are usually making this mistake are subcontractors who are typically unfamiliar with the area. Slayden's drivers know they're not supposed to make that turn and they usually follow the rule.</i>	Open
34.1	03.03.15	Report from a neighbor that there is a safety issue with PGE's crews working on Mapleton. LOT should be resolving this issue, and not directing people to PGE.	<i>Katy explained that PGE is working under its own permit and agreement with the City of West Linn, as they are working within the City's road and right-of-way. For safety concerns, contact the City of West Linn Public Works department and for PGE questions, contact Chris Jewett from PGE. Katy will contact Chris to see if he can come along to the next Burgerville meeting to provide an update.</i>	Open

34.2	03.03.15	Candlesticks on Mapleton Drive, when will they be installed? Report from two attendees that issues and problems are “blown off” and there is a black hole with communication and resolution of issues.	<i>Katy stated that she had previously asked several City of West Linn Public Works staff members about this, but had not had a response. The Partnership would not reinstall the candlesticks before getting approval from the City of West Linn to install them. Katy said she would follow up again, but that people should contact Public Works directly. Councilor Perry said she would follow up with Public Works again.</i>	Open
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VIII. Wrap up and next meeting

The next West Linn construction update meeting will be **Tuesday, March 17 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.