

SUMMARY OF MINUTES

PUBLIC WORKS COMMITTEE

6:05 P.M., TUESDAY, DECEMBER 11, 2007

COMMITTEE ROOM

ROOM 239, CITY HALL

MEMBERS PRESENT: Council Member Joycelyn V. Johnson, Chair
Council Member Evelyn A. Terry, Vice Chair
Council Member Dan Besse
Council Member Robert C. Clark

OTHERS PRESENT: Council Member Molly Leight
Council Member Nelson Malloy (out at 6:40 p.m.)

Chair Johnson called the meeting to order at 6:05 p.m. At this time, she stated that the Committee would first consider the Consent Agenda and asked if any items needed to be pulled for discussion.

Council Member Clark requested to pull Item C-4 and Council Member Terry requested to pull Item C-7. No other items were pulled for discussion.

A motion was made by Council Member Clark to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Besse and unanimously carried.

CONSENT AGENDA

- C- 1. RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH KING SERVICES, INC. (SOUTHEAST WARD) – *Petition of Rex Baker.*
- C- 2. PETITION TO CLOSE AND ABANDON A PORTION OF GREYHOUND COURT (EAST WARD) – *Petition of Douglas L. Edgeton.*
- C- 3. CONSIDERATION OF CITY PARTICIPATION IN DRAINAGE PROJECTS:
 - a. RESOLUTION APPROVING CITY PARTICIPATION IN A DRAINAGE PROJECT ACROSS PRIVATE PROPERTY – *4106 Oak Ridge Drive.*
 - b. RESOLUTION APPROVING CITY PARTICIPATION IN A DRAINAGE PROJECT ACROSS PRIVATE PROPERTY – *221 Twenty Fifth Street.*
 - c. RESOLUTION APPROVING CITY PARTICIPATION IN A DRAINAGE PROJECT ACROSS PRIVATE PROPERTY – *5108 River Chase Ridge, 5112 River Chase Ridge, 5116 River Chase Ridge, 5120 River Chase Ridge and 268 Heatherton Way.*

- C- 5. UPDATE ON CONVERSION OF FIFTH STREET TO TWO-WAY OPERATION BETWEEN BROAD AND SUMMIT STREETS.
- C- 6. UPDATE ON TRAFFIC PATTERN CHANGES TO REYNOLDA ROAD.
- C- 8. REPORT ON ELAND COVE. [Item continued from the October Committee meeting.]
- C- 9. 2007 ANNUAL REPORT OF THE CITY/COUNTY UTILITY COMMISSION.
- C- 4. CONSIDERATION OF ITEMS RELATED TO CITY PARTICIPATION IN LOCAL IMPROVEMENTS OF PRIVATE STREETS:
- a. RESOLUTION APPROVING CITY PARTICIPATION IN LOCAL IMPROVEMENTS OF PRIVATE STREETS – *Silver Chalice Drive, Gauntlet Drive, Crusade Drive, Signet Drive, Turret Drive and Moat Drive.*
 - b. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.
 - c. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.

In response to Council Member Clark's question, Mr. Gregory M. Turner, Assistant City Manager/Public Works stated that the City would complete the construction of the road and accept the road for maintenance once a sufficient petition has been received. Once the road is accepted, the City will handle the future maintenance.

Council Member Clark stated that he sees the ordinance as helping older neighborhoods get their streets paved, not a way for developers to save money.

Council Member Clark made a motion to approve the item. The motion was duly seconded by Council Member Terry and carried unanimously.

Chair Johnson commented that this scenario is a good example of citizens presenting their needs and concerns to the City and then working together to come to a joint resolution.

C- 7. REPORT ON CONNECTIVITY OF ROSIE STREET AND FIR DRIVE.

In response to Council Member Terry's question about how the streets were constructed with no connection, Mr. Turner stated that one development was initially created and developed one of the streets, and then a housing system was constructed along that road preventing any later connections. He also stated that the Planning Board will recommend connectivity wherever possible and that this type of connection would normally be recommended by staff. He further stated that staff can make recommendations for connectivity that neighborhoods can oppose, and Council will have to make the ultimate decision.

Council Member Leight expressed concern that Council has been remiss in overriding staff recommendations for connectivity.

Council Member Terry requested that the Planning and Streets Departments collaborate when these situations arise as safety is of the utmost importance.

Mr. Turner commented that along with the Planning and Streets Departments, various other City departments have input in these situations with safety of the citizens being the ultimate goal.

Council Member Terry commented that staff should review similar situations more closely in the future.

EXTRA ITEM

Chair Johnson noted that the proposed stormwater draft document will be available on the City's website for citizens to view, as well as hard copies will be available in the Public Work's Department. She further noted that the item will be on the January Public Works Committee agenda.

In response to Council Member Clark's question, Mr. Turner stated that staff has met with the Winston-Salem Chamber of Commerce and various neighborhood associations to discuss their questions and concerns. He also stated that several revisions have been made and are included in the draft document.

GENERAL AGENDA

G- 1. UPDATE ON DRAINAGE ISSUE AT 1401 N. MAIN STREET.

Mr. Turner stated that the current stormwater ordinance allows the City to participate in drainage problems on private property where 70% of the cost is covered by the City and 30% of the cost is covered by the private property owner, if the project meets certain requirements. He also stated that Ms. Doreen Pollock has certain conditions on her property that don't qualify under the current ordinance, but she is requesting that the City consider her project as a special case.

Ms. Doreen Pollock, 1401 N. Main Street, stated that she has been in this residence for 11 years and didn't notice there was a problem until the first spring. She stated that there was a large hole on the property and rain brings trash and debris into that hole, so once the water drains away, the trash is left behind. She also stated that dirt has washed away around her house and driveway and she was told that it would be maintained but has received no notice from the City regarding the drainage and erosion. She further stated that she believes it is the City's responsibility to fix the problem. Ms. Pollock noted that Mr. Mike Pearsall gave a repair estimate several years ago and based upon recent conversations, was told that the estimate has now tripled. She also noted that the hole, drainage and erosion pose safety issues for her grandchildren. She further noted that the trash and debris has attracted rats and other rodents to her property.

In response to Council Member Clark's inquiry, Ms. Pollock stated that she purchased the property 11 years ago from Sandra Anderson.

In response to Council Member Clark's question, Mr. Turner stated that the maximum amount of a 70/30 project is \$50,000. He also stated that Ms. Pollock's property consists of the dwelling on one lot and an attached but unbuildable lot where most of the drainage occurs. He further stated that two possible solutions would be a pipe system across the private property or to upsize the pipe in the public right-of-way, which would require the pipe in four to five blocks to be upsized. Mr. Turner noted that estimated costs to repair Ms. Pollock's property are \$30,000. He also noted that the unbuildable lot is classified as such because the lot is shallow and does not drain well. He further noted that the erosion issue along the driveway has been addressed.

Ms. Pollock commented that had her husband not added to their driveway several years ago, the dirt would probably have eroded from under her house.

In response to Council Member Leight's question, Mr. Turner stated that the low point on the property is at the corner of 14th Street and Main Street and the main washout comes from the railroad track.

Council Member Terry noted that she is familiar with the area being discussed and that while the City is well-intentioned with affordable housing, staff needs to ensure that infill and topographical issues are addressed. She further noted that homes need to be constructed on buildable lots and beside buildable lots.

In response to Chair Johnson's comment, Mr. Ritchie Brooks, Neighborhood Services Director, stated that the current baiting ordinance applies to storm drains and manholes, but not private property. He also stated that he will look into the process.

Chair Johnson requested an update on the City-wide baiting process be brought back to the Committee in January with recommendations.

Council Member Terry expressed concern that erosion is a serious problem, especially new construction on unstable land, as erosion may cause housing foundations to shift.

Ms. Pollock stated that much of the trash and debris that washes onto her property comes from the homeless that walk along behind the railroad track behind her house.

Council Member Terry stated that there is a rat problem along the branch behind Union Baptist Church in that area.

Mr. Brooks stated that in addition to baiting in storm drains and manholes, staff also employs baiting in creek beds when notified that there is a problem. Staff will find the nearest utility and bait in that area. He also stated that staff will complete a city-wide yearly baiting cycle and address any complaints in addition to that cycle. He further stated that new construction in the community may have added to the rat problem.

In response to Council Member Malloy's question, Mr. Brooks stated that homeless in the area loiter at the post office and an apartment complex across from the post office. He also stated that there may be between 10 to 20 people loitering at one time.

In response to Council Member Malloy's question, Mr. Turner stated that the pipes under the railroad track are privately maintained.

Chair Johnson requested that "No Trespassing" signs be placed at the post office and other surrounding businesses to help keep the loitering to a minimum. She also requested that various businesses help enforce the posting.

Council Member Terry suggested that staff contact Richard Davis at Davis Management to address the problem.

Mr. Brooks stated that in addition to the neighborhood association started within Ms. Pollock's neighborhood, a separate neighborhood association has been started in the area by St. James Church.

In response to Council Member Johnson's request, Mr. Brooks assured her that Ms. Pollock's Council Member is aware of the issues.

Council Member Clark suggested that staff bring the item back to the Committee in January with specific numbers, updates and recommendations regarding the rat issue.

(Council Member Malloy out at 6:40 p.m.)

G- 2. ORDINANCE AMENDING SECTION 74-179 OF THE CITY CODE RELATING TO CITY PARTICIPATION IN LOCAL IMPROVEMENTS OF PRIVATE STREETS AND AN EXEMPTION FOR CORNER LOTS.

Mr. Turner stated that at the request of Council, staff has developed a recommended reduction for costs incurred by corner lots at the time of a street assessment. That reduction is 75% or 200 feet of the side street, whichever is greater.

In response to Council Member Clark's question, Mr. Turner stated that voting will be comparably adjusted and discounted a similar amount.

Chair Johnson stated that this is a good example of neighborhood input working with staff to come to a positive resolution.

Council Member Clark made a motion to approve the item. The motion was duly seconded by Council Member Terry and unanimously carried.

G- 3. RESOLUTION ADOPTING A REVISED SCHEDULE AND LIST OF ROAD IMPROVEMENT PROJECTS FINANCED WITH 2000 GENERAL OBLIGATION BONDS.

Mr. Turner reviewed the current road bonds summary and gave a status report for each project that has not been completed.

In response to Council Member Clark's request, Mr. Turner stated that the intersections with Shattalon Road were Murray Road and two others that he would provide.

In response to Council Member Besse's inquiry, Mr. Turner stated that while the Stratford Road/Bethesda Road project is unfunded, staff is awaiting the developer's final project plan. As the project was on the original list in 2000 it will be given higher priority status.

Chair Johnson requested an estimated completion time table be included in the summary.

Council Member Clark made a motion to approve the item. The motion was duly seconded by Council Member Leight and carried unanimously.

Mr. Turner introduced staff members Mr. Robert Prestwood, new City Engineer, Mr. Robby Stone, Acting Streets Director, Mr. Chuck Green, Acting City Attorney, and Ms. Blair Carr, Assistant City Attorney.

Chair Johnson acknowledged Mr. David Dupperow of the Southwest Ardmore area, who works with the Goler Community Development Corporation.

Council Member Terry requested an update on the situation at Union Cross Road regarding loud trucks that disturb the horses.

Council Member Besse requested that Mr. Stone contact him via email so that he may be included in any future street issues correspondence.

In response to Council Member Besse's question, Mr. Turner stated that viable solutions to the Stratford Road and Knollwood Street project will cost in excess of \$10 million. He also stated that various other options were denied due to adjacent property owner concerns, railroad constraints, and utility lines that may be buried in the right-of-way. He further stated that the project is on hold pending a viable solution that will appease all interested parties.

Chair Johnson requested that an animated pedestrian signal be posted on Stratford Road to aid the handicap in crossing the road.

ADJOURNMENT: 6:53 p.m.