

# Minutes

## Lake Marcel January Board Meeting

January 17, 2017 7:00 PM

**Directors Present:** David Burchart, JW Gorman, Lee Culverwell, Dan Gutschmidt, Steve Santamaria, Doug Lapchis, Peter Templin

**Directors Absent:** Laura Davis, Angie Ward

**LMCC Members Present:** Don Mossman

The meeting was called to order at -7:08 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve November 15, 2016 Board Meeting Minutes

- i. **Dan Gutschmidt motions to accept the minutes as written and Steve Santamaria 2<sup>nd</sup> passes unanimously.**

### 3) Action Item Review

REVIEW ACTION ITEMS ONLY IF THE ITEM IS DUE/PAST DUE OR IF AN UPDATE IS NEEDED. THE PRESIDENT WILL ASK IF THERE IS ANY DISCUSSION FOR THESE ITEMS FROM THE BOARD.

- i. 488 – Investigate boat rack repair replacements materials and costs – David Burchart – February 21<sup>st</sup>.
  - (1) 491 - Contact members at lot 1-064 by August 19<sup>th</sup> to see if the yard and roof have been cleaned up per LMCC covenants and to call the members to discuss the FYI letter he received in July. Also provide a list of resources/services that can help them with their property - JW Gorman - Completed
  - (2) JW has attempted to make contact, but have not been able to contact with homeowner.
- ii. 493 - Follow up with Mary Harenda about LMCC owned lots. What is the history of the lots – Lee Culverwell. Complete
- iii. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis – Feb. 21<sup>st</sup>.
- iv. xxx – LMCC lots that are unbuildable. Possibly sell to individuals who want beach rights at LMCC who don't live in LMCC. Look in to pros and cons. – Doug Lapchis – Feb. 21<sup>st</sup>.
- v. xxx- Lot maps on table for next board meeting. – Angie Ward – Feb. 21<sup>st</sup>.
- vi. xxx- RV at lot lot 2-295. Send a second warning letter, excessive bikes and plywood in front of home. – Angie Ward Feb. 21<sup>st</sup>.
- vii. xxx- Steve Santamaria contact code enforcement regarding the state of the roof on the home lot 1-064. – Feb. 21<sup>st</sup>.
- viii. xxx- Possible ways to pay for dam maintenance – Doug Lapchis – Feb. 21<sup>st</sup>.
- ix. xxx- Contact PND to move forward with assessment/inspection of valve and gate.-Peter Templin- Feb. 21<sup>st</sup>.

### 4) Discussion Items

REVIEW ANNOUNCEMENTS, ITEMS NOT REQUIRING A FORMAL MOTION OR NOT QUITE READY FOR FORMAL MOTION.

- i. Thank you card for computer support volunteer, Mike Martinez
  - a. Thank you card from board will be sufficient.
- ii. Discussion of Dam maintenance, valve and gate. See attached document.
  - a. **Doug Lapchis motions to move forward with PND Proposal of dive inspection for assessment of what works needs to be done for dam maintenance. Initial work for assessment is \$8,400. Seconded by Peter Templin. Passes unanimously.**
  - b. Discussion about bringing in a project manager to oversee the whole dam maintenance process. Volunteers can do most of the work but we may need to bring in a expert to oversee the construction. Hopefully PND will oversee the construction.

## 5) Treasurer's Report

- i. Working to close out 2016. At this point we are within budget.

## 6) Committee Reports

COMMITTEE HEADS HAVE PROVIDED WRITTEN REPORTS FOR THEIR COMMITTEES. THE PRESIDENT SHOULD ASK IF THERE IS ANY DISCUSSION FOR REPORTS FROM THE BOARD.

- i. Architectural Control – Steve Santamaria
  - a. Tree removals done this month
- ii. Facilities, Dam & Grounds Maintenance – Dave Bucharth
  - a. Dam slide gate - Peter Templin (See attached discussion/notes)
  - b. What needs to be done for maintenance around the community? Will meet with maintenance committee for ideas.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Lee Culverwell
  - a. **Lee Culverwell motions Doug Lapchis to be the committee chair for Fisheries, Water Quality & Aquatic Weed control committee. JW Gorman second. Passes unanimously.**
- iv. Community Relations, Safety & Security – John Gorman
  - a. Fall neighborhood survey for covenant violations
    - i. not too much to report. Jeep parked on 320<sup>th</sup>, committee will send an FYI letter
  - b. Update on lot 2-295 - camper trailer – Action item created.
- v. Community Events – Laura Davis
  - a. Begin working on Fireworks display company

## 7) New Motions

- i. \_\_\_\_\_ new motions during the open session . . .

## 8) Member Comments

- i. THIS IS A PLACE HOLDER FOR MEMBER COMMENTS. WE WELCOME YOUR COMMENTS. NO MINUTES FOR THESE ITEMS WILL BE RECORDED. LMCC MEMBERS WHO WISH TO HAVE THEIR COMMENTS ON FILE WITH THE OFFICE, ARE INVITED TO SUBMIT A WRITTEN COPY OF THEIR COMMENTS TO BE KEPT ON FILE AT THE OFFICE.

A motion to adjourn the meeting was made by Lee Culverwell seconded by JW Gorman and passed unanimously.

# Recap of Proposals for Dam Repair

This is a summary of the proposals for repair/maintenance of the LMCC Dam Slide Gate. The proposals are stored at <https://drive.google.com/drive/folders/0B28y24eG2sopYTFIRnNjdHJYbTA?usp=sharing>

## RH2 Proposal

### October, 2016

- Preliminary Design: Develop up to 4 alternatives for the repair/replacement of the existing control Structure. Est \$6,120
- Final Design and Bidding Services: Prepare design plans, specifications, and bid documents for construction of the new outlet structure. Est \$9,775
- Construction Services: May be added.

### Questions

- If we are restricted to repair or replacement of the existing slide gate structure would the estimate be different?
  - **The estimate is just that, an estimate. Any matter of things could change the actual. Replacement/repair of the existing structure would likely be a bit cheaper (at least in the short term) both from a design/engineering standpoint and for construction.**
- Do you have an estimate of the total cost based on restriction to the same structure?
  - **I do not have an estimate for the total cost for reconstruction of the structure. That's something we can flush out once we're under contract.**
- Is the use of a coffer dam a consideration to reduce the lake drainage required?
  - **A coffer dam could certainly be used to limit the lake drainage, but it'll also come with an increase in construction costs.**
- Based on your expertise / experience, do you have an estimate of the total cost of the project?
  - **I do not, there are too many variables that would have to be identified during the design process to attempt to offer an estimate at this point. It could be anywhere from 30k to 150k or more depending on what the Community wants to do.**

# Parametrix Proposal

## December 2016

- Project Management: 2 months or less to completion of design for replacing the slide gate structure
- Design: provide design plans and specifications for the replacement slide gate on the outlet of Lake Marcel.
- \$10,500 Lump Sum

## Questions

- Is the use of a coffer dam a consideration to reduce the lake drainage required?
  - **I believe a cofferdam is going to be very expensive due to the depth of the gate. It would require a very large structure that would need to be designed by a structural engineer and be very labor intensive to install. Once in place, it would still present hazardous working conditions behind the dam and require some maintenance. I believe full time dewatering equipment would need to be in place and this can be very costly. It is something we can certainly look into further though if you desire.**
- Based on your expertise / experience, do you have an estimate of the total cost of the project?
  - **While we have not done a detailed cost estimate on the project, our rough construction cost estimate is around \$50,000.**

## PND Proposal

- PND and Global Diving and Salvage
- Requires detailed diving inspection for assessment
- Initial work estimated at \$8,400 for diving and design
- Estimated less than \$90,000 total
- Note: Discussion involved pigging the outlet to stop the flow.

## Kevin Lew/Ability Development

- Perform Phase 2 maintenance for \$7,285
- Phase 2 includes power scraping and application of a sealant/lubricant
- If possible (air supply), replace bolts on the alignment plates
- Use boards to allow water flow and to provide diver to work on all parts of the slide.
- Maintain with annual diving

## Questions

- Cost of annual maintenance

## Community Input

### Mike Mcaskill

- current assembly like in kind for \$5173.00 -This option would be virtually identical to what is in place today
- stainless version for \$3796.00 -This version would work and have better corrosion resistant properties. However, you are close to the maximum allowable head pressure, and this design is not as rugged.

- Other options: - You could also look at going to a true gate valve, butterfly valve, or ball valve. The current wall thimble would allow for any of these. These options are more expensive, but can be customized to better suit the application
- Other considerations:
- The greatest danger associated with any kind of replacement is potential damage to the wall thimble. Should this be damaged, it too would need to be replaced, which would require new masonry work to be done to hold the new thimble in place.
- **Any type of replacement would need to be done with the lake drained. Attempting to replace this valve without draining the lake, utilizing a diver, would create major safety concerns from our perspective. I have run some calculations, and with the valve 100% open (or removed) the water will be moving at 61.1 ft/sec, flowing about 44538.9 gal/min (these are conservative). That is a lot of moving water to deal with while removing/installing a new valve. There are a number of other concerns associated with a diver doing replacement, which we can go over in greater detail later.**

## Mary Harenda

- I would be very surprised if any “replacement”, as opposed to “repair” or “simple modification” (terms used by PND), could occur without some form of dewatering in place in the construction area. That could mean draining the lake down to a level that construction could occur or dewatering the immediate construction area and routing base flows downstream.
- --Any substantive changes to the slide gate will require an HPA and Dam Safety approval.
- --Any “replacement” will require a Corps permit.
- -- The permitting agencies, especially WDFW, will have strong opinions and requirements on construction methods, including dewatering methods. The outlet creek (named either Stillwater or Essency Creek, depending on the map) is steep and highly erodible. Salmon and trout use it year-round. LMCC would be liable for any downstream damage to private property or habitat that could result from the construction. Permitting agencies can also be liable for damages. Thus, I expect the permitting agencies to heavily scrutinize any plans and construction methods.
- --PND’s cost estimate of \$90,000 is for the “repair” or “simple modification” route using a diver. As PND pointed out, “Replacement” would be a higher due to construction costs.
- Also, the official word LMCC should use when discussing this work with permitting agencies is “maintenance” unless told otherwise. Under the Hydraulic Code Rules, Maintenance is defined as WAC 220-660-030 (86): "Maintenance" means repairing, remodeling, or making minor alterations to a facility or project to keep the facility or project in properly functioning and safe condition.
- There’s language in the Hydraulic Code Rules that exempts projects from technical provisions in the Hydraulic Code Rules, such as providing fish passage through the dam, if not feasible due to geological, engineering or environmental constraints or safety concerns. See 1(g) below. [WAC 220-660-070] Providing fish passage for desirable fish while preventing grass carp and other fish in the lake from leaving is beyond the scope of the project intentions and seems to match the “not feasible” criteria above, although LMCC may have to provide a narrative explaining that. I know the WDFW biologist brought up fish passage in initial discussions about the project and I’m not sure if he was aware of the required fish screen.

## DSO Comments

- Scope:
  - Durability and longevity – resistance to corrosion
  - Constructability – What is involved, can underwater flow be stopped
  - Operation – Convenient but secure operation
  - Maintenance – Can LMCC perform this
- Scope of work – repair/replace decision – already made (Parametrix)
- Engineer’s source for cost estimates – are prospective constructors involved?
- Outlet conduit through the dam – plug near upstream
  - Inspect pipeline if water is drawn down (at LMCC expense)
- Detailed inspection report provided
  
- All three proposals are from reputable firms
- DSO will not require a formal application (but will review)
- Permitting: Someone should check with King County on whether SEPA is required ...
- We recommend selection of the engineer based on their qualifications and their understanding of LMCC’s needs, not on the price of the consultant contract
- LMCC will probably want the selected engineer to also help with construction management (unless expertise in-house)