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REPORT TO COUNCIL

To: City Council

From: Michael Stuhr, P.E., in collaboration with the Mt. Tabor Neighborhood Association

Subject: Second Annual Report on Compliance of Agreement with Mt. Tabor Neighborhood Association for Mt. Tabor Park Reservoirs

Reporting period: April 2017–April 2018

Publish date: December 20, 2018

This second Annual Report is to inform City Council of progress regarding commitments made in Council Resolution No.37146 (Agreement with Mt. Tabor Neighborhood Association for Mt. Tabor Park Reservoirs). The Resolution focused on the historic reservoirs at Mt. Tabor Park, and includes directives regarding communication, water levels in the reservoirs, tree policy, alternative water management strategies, historic preservation, and an interpretive program.

This report covers the one-year period between April 2017 and April 2018. A project team from the Portland Water Bureau, representatives of the Mt. Tabor Neighborhood Association ((MTNA), which formed a committee to represent the neighborhood), and the Friends of Mt. Tabor Park (FMTP) are managing implementation of the activities related to Council Resolution No. 37146 and the subsequent Mt. Tabor Reservoirs Historic Preservation Project. This group jointly prepared and submits this report.

Status Report on Issues from Council Resolution 37146

Communication

This last year, the Water Bureau project team met approximately once a month to discuss the Mt. Tabor Historic Preservation Project (Project), Mt. Tabor Reservoir Interpretive Program, and Reservoir Water Quality Management. These meetings kept the neighborhood updated on the progress of construction for the Year 1 Preservation Improvements and prioritized the work items from the 2009 Historic Structures Report to be included in the next phases of work. Public outreach and budget were also discussed.

The first of two planned public meetings for the Interpretive Program was held on April 14, 2018. Communications between Water Bureau staff and the MTNA on all program elements continue to be ongoing and multi-faceted, and are comprised of emails, phone conversations, and face-to-face meetings.

Please contact us for translation or interpretation, or for accommodations for people with disabilities.

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Exploring Alternative Methods for Water Management

Council Resolution No. 37146 directs the Bureau to work with the MTNA to “explore alternative methods to maintain clean water at historic levels, and to maximize the number of days the reservoirs are full, in order to preserve the character of the reservoirs and the park in the most efficient and sustainable manner possible.”

The Water Bureau’s Water Quality staff and engineers have drafted a Reservoir Water Management Plan. The plan summarizes reservoir water quality sampling results, describes reservoir operation and maintenance for the previous year, recommends parameters for future operations, and highlights planned maintenance for the following year.

As was stated in the last update, PWB will continue to work with both the Bureau of Environmental Services (BES) and the MTNA on the Reservoir Water Management Plan. To this point, however, the MTNA and the Water Bureau have not yet had conversations in which the plan has been explored in detail. The Water Management Plan addresses Salmon-Safe requirements, which is a system-wide approach that protects habitat and water quality. It ensures that: 1) reservoir cleaning and draining activities have negligible impact on water quality of natural waters; 2) water use at each reservoir is monitored; and, 3) water use is minimized.

Going forward, water levels in all four reservoirs will continue to be monitored. Draining, cleaning and refilling schedules will be developed around construction demands, and in response to water quality parameters to best meet the goals outlined in the Resolution. The Management Plan will be amended over time to incorporate new information and maintenance strategies.

	Current Status	Future
Reservoir 1	Filled in May 2017 and leakage monitored. Emptied in October 2017 to allow access during construction of first phase of preservation projects	Anticipated to be filled in fall 2018 after repair of leaking drain valve and after inspection by Phase 2 preservation bidders
Reservoir 5	Water level typically maintained at or above 85% or four feet below overflow Water samples collected on 1/12/18 and 4/2/2018; results indicated the presence of algae, which was expected	Anticipated draining for cleaning between April and June 2018 Next sampling is scheduled for August prior to next cleaning
Reservoir 6	Water level also maintained at or above 85% or two feet below overflow Water samples collected on 1/12/18 and 4/2/2018; results indicated the presence of algae; draining began on 4/8/2018	Next draining/cleaning planned for Spring 2019

Tree Considerations

Construction related to reservoir preservation has been focused on repair of existing concrete structures and has had no impact on trees.

Landscaping around Reservoir 1 has become overgrown. After consultation with the MTNA and the Water Bureau’s groundskeepers have removed shrubs and trees that were located too close to

structures. The trees and shrubs were in a location that obscured visibility around the building, causing security concerns; also, their close proximity could eventually result in structural damage.

The MTNA has not yet had a chance to work with the Water Bureau on a Tabor-specific alteration to the bureau's generic "no trees near pipes" policy.

Historic Preservation Project

Council Resolution No. 37146 directs the Water Bureau and other bureaus to work with the MTNA to prioritize the historic preservation construction projects specified in the *2009 Mt. Tabor Historic Structures Report*, for which Council allocated at least \$4 million over the ensuing four years.

Design

During this period, Akana Engineering continued work to develop design documents for the preservation projects as prioritized by the MTNA committee and Water Bureau staff. The first phase of preservation work was issued for bid and focused primarily on repairs to the Gatehouse/Weir Buildings at Reservoirs 1, 5 and 6, and the major repair work at Reservoir 1 south wall.

Akana Engineering also worked to develop design documents for the next phases of preservation projects as prioritized in the 2016 Mt. Tabor Historic Structures Report Addendum. The next phase of preservation work will include repairs to the Reservoir 1 basin and parapet wall repairs at Reservoirs 5 and 6.

Construction

From April 2017 to April 2018, the team finalized contracts for the work on the first phase of preservation projects: the concrete restoration work on the walkway, weir building and the south wall at Reservoir 1; and the Reservoir 5 Gatehouse and Hypochlorite Building. Photos of the work are included in Appendix A. The contract for this work was awarded to T-Edge Construction and work began on November 1, 2017. The original contract value was \$829,000. Change orders have been authorized which brought the contract amount to \$1,030,342. Completion of work is expected June 8, 2018.

Final design and bidding for construction of the Reservoir 5 dam fence replacement also took place during this reporting period. Notice to Proceed was issued in mid-November to Willamette Fence of Portland with a contract value of \$160,000. This work is outside the scope of work for the preservation contract and is being funded by the Water Bureau. The older chain link fence was replaced with fencing materials in keeping with the historic features on site.

An Art Conservator, Cascadia Art Conservation Center, LLC, has been hired to oversee the repair and preservation of a little-known water feature/fountain at Reservoir 1. This contract is not to exceed \$25,000.

Images of preservation work are included in Exhibit A.

Historic Preservation Budget

Funds for the historic preservation of the reservoirs and buildings come from the general fund. The carryover from Fiscal Year (FY) 2016-17 was \$530,000, and \$1,020,000 was requested and received from City Council for FY 2017-18. These funds have been used to prepare construction documents for the first phase of preservation and begin developing design documents for subsequent phases of work. These funds also pay for the first phase of construction work. Funds for FY 2018-19 have been requested in a decision package that will be going through the City budget process.

Interpretive Program

Both the Land Use Review Approval Findings and Council Resolution No. 37146 direct that a public interpretive program be developed on Mt. Tabor, in collaboration with the MTNA. The Resolution mandates that within five years of final approval of land use review, "the Water Bureau and other City bureaus as are necessary, [are] directed to collaborate with the MTNA to develop an interpretive program that tells the history of the Mt. Tabor reservoirs and the City's water system."

In March 2017, Water Bureau staff and MTNA team members hired the historians at Historical Research Associates (HRA) through a competitive selection process. HRA is a locally staffed firm specializing in historical research and interpretive programs (www.hrassoc.com). HRA sub-contracted with Brian Potter Design (www.bryanpotterdesign.com) to assist with interpretive display design.

Between April and December 2017, the project team created a project schedule and established that the Interpretive Program will consist of two components: on-site interpretive methods and a digital media application (Next Exit History). The Water Bureau and MTNA members met with HRA and Brian Potter Design to develop concepts for interpretive program content, display materials, and locations, as well as development of the Next Exit History mobile app. The mobile app will supplement interpretive displays at Mt. Tabor by highlighting significant sites within the water delivery system and provide additional information about their function and history to better inform onsite content. During this time, HRA also conducted extensive historical research; the project team visited Powell Butte, Mount Tabor, and Bull Run to familiarize itself with the water system.

Between Fall 2017 and Spring 2018, the project team, with the assistance of Jean Lawson Associates (JLA), developed a Public Outreach Plan to ensure a more robust, diverse, and thoughtful public engagement process. The Water Bureau, along with JLA, conducted public outreach in April 2018 to educate the public and gather feedback about the Mt. Tabor Interpretive Display Program. Outreach included the first of two planned public open houses, an online survey, education outreach, and a variety of notifications inviting the public to the open house. To gain feedback from youth with interpretive experience, Water Bureau staff met with [Zoo Animal Presenters \(ZAP\)](#) to learn what types of displays and content they would recommend. Water Bureau staff also met with a Franklin High School group.

At the April 14 public open house, community members weighed in about their preferences for display design and content.

Water Bureau staff will meet with the project team to review meeting findings and analyze feedback from the first public open house. Based on this information, project historians and designers will begin drafting a preliminary design to be presented at a second public open house later in 2018.

Interpretive Program Budget

The spending plan allocates a total of \$470,000 for the Tabor Interpretive Program. Funds for the Interpretive Program come from the Portland Water Bureau. The first year of the interpretive program started in late March 2017 and has been focused on historic research, developing a public outreach plan, and draft program development.

The current FY 2017-18 spending plan for the interpretive program development project is \$82,000 to continue with program development, design, and public outreach tasks. Year-to-date FY 2017-18 expenditures total \$64,360.

Next Steps

- Projects and budgets for FY19/20 will be identified by the Water Bureau project team and MTNA representatives.
- The Water Bureau project team and the MTNA representatives will continue to meet monthly regarding implementation of the Mt. Tabor Reservoirs Historic Preservation Project and Interpretive Program.
- The Reservoir Management Plan will be updated with new information and strategies as they become known.

Agenda No.
REPORT
Title

Accept the second Annual Report on Compliance of Agreement with Mt. Tabor Neighborhood Association for Mt. Tabor Park Reservoirs (Report)

<p>INTRODUCED BY Commissioner/Auditor: Commissioner Amanda Fritz</p>	<p>CLERK USE: DATE FILED <u>JAN 15 2019</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler</p> <p>Position 1/Utilities - Fritz <i>Amanda Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - <i>Hardesty</i> Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN: JAN 23 2019 ACCEPTED</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Water Bureau Head: Michael Stuhr, P.E. Administrator <i>[Signature]</i></p> <p>Prepared by: Mary Ellen Collentine Date Prepared: December 20, 2018</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: <i>KUM</i> required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date January 23, 2019</p>	

AGENDA

TIME CERTAIN
Start time: ~~10:15~~ 9:45

Total amount of time needed: 30 minutes
(for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed:
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz ✓	
2. Fish	2. Fish ✓	
<i>Hardesty</i> 3. Saltzman	<i>Hardesty</i> 3. Saltzman ✓	
4. Eudaly	4. Eudaly ✓	
Wheeler	Wheeler _____	