



Avalon City Council Weekly Update 10-30-15

Public Works Department – Sinkhole Repairs

An ongoing problem the City experiences many times during the year is the surprise development of sinkholes next to our seawall along the beachfront. Over the years, the powerful Pacific Ocean redistributes and reorganizes the surrounding coastline; beachfront areas change, and sands diminish or replenish. It is this mysterious effect that creates concern and difficulty in identifying problem areas for City personnel.



This week the northern winds and swells created new sinkholes. As the picture above exhibits, the ocean water is surging under the existing seawall concrete footing, which creates voids (sinkholes) on the upper beach side. Our crews have been monitoring the situation frequently over the past few days in an effort to reduce adverse effects. The repairs to the area to date have included increasing the size of the foundation two feet deeper with poured concrete, as well as adding quarry rock and sandy materials in an effort to fortify the wall. City staff, along with those external experts who have been consulted on this issue, do not believe that the seawall is in danger of collapsing. The issue lies with the foundation, rather than the integrity of the wall. All emergency repairs that have been undertaken over the past couple of days have improved and embellished the footprint of the foundation. Still, the overall condition of the seawall has been identified as a long-term area of concern, meriting its placement on the City's Capital Improvement Plan.

Below you'll see a picture of our crew actively engaged in sea wall repair work this afternoon:



Public Works Department – City Beautification Activities

Along with the many other duties and activities the Public Works Department performs, the efforts to keep the City's planters, walls, and other hardscapes presentable is of significant importance. As the oceanic elements create adverse effects to these areas, our crews are constantly trying to keep up and return the specific locations in an aesthetically appealing state.

The picture below represents our current work on the upper seawall planter/painting activities being conducted on the inside concrete wall at Step Beach. The chipped paint and plaster is being scraped in preparation to restore and refurbish the area.



Public Works Department – Aqua Boy

As has been reported several times in recent months, the City continues to explore, examine, search and ultimately find alternative resources for fresh water supply. Along with trying to implement and bring reclaimed water to our island, we are also continually try to find other means for fresh water.

This week, we were able to receive a demo unit that is currently housed in the City Hall Break Room. This unit, which is similar to the equipment that was in place last year, is an updated smaller device – yet technologically advanced. This new Aqua Boy unit actually produces water from air. Yes, correct – water from air!

The Aqua Boy shown below, is an atmospheric device that generates ambient humidity and produces fresh, clean and pure, potable water. Its power source is a standard 110 V household plug in, and the minor demands of electricity are appealing. The City will be testing this Aqua Boy, and also, studying the other equipment options that this company manufactures. It is quite remarkable that there seems to be a diverse selection of other units that can produce anywhere from 10 to 10,000 gallons per day. Our staff is excited to be investigating all the options out there, and we will continue to advise the public as our progress continues. Thanks go out to manufacturer of this Aqua Boy product (Aquarius Brands) for providing the equipment free of charge to the City.



Public Works Department / Capital Improvements - South Beach Stairway

The safe access to our beaches is of a major concern to this department. As has been reported recently, we are currently working on continuing the remediation at Step Beach by adding steps and handrail extensions. However, the next order of business at the beachfront is the remediation of the steps and railing at the entrance to South Beach. This ingress/egress location has seen its better day and must be dealt with in the near future.

Our crews are currently assembling the requisite materials to restore the stairway. We are considering the ocean tide tables, and making preparations to overlay the existing steps with newly placed concrete. Consistent with the Step Beach repairs, this location will also require precise planning and implementation for the repairs. Again, we appreciate to public's patience and understanding while this work is being planned and implemented.

Public Works Department / Capital Improvements – Salt Water System Repairs

Staff continues to collect info, and is making recommendations for improvements to our salt water system. As many people know, this system is crucial to our needs as it serves households in support and effort to reduce fresh water demands, and is essential for our firefighting capabilities.

Again this week, we had two shut downs of the salt water system. One on Marilla, and one on Viedelou. We will continue to ask the public for their cooperation during any future shutdowns, but more importantly, for the continued understanding of our ongoing problems with the system.

The picture below exhibits the Marilla Street repairs in progress.



Fire Department Significant Items Summary:

A reported missing snorkeler at Pebbly Beach last week was ultimately located uninjured in a position west of the point last seen this week. The incident had a very positive outcome and was another great example of the interagency cooperation between AFD, AHD, LACOFD and BWA.

Harbor Department – Fuel Dock Demolition and Temporary Fuel Trailer

Associated Pacific (the contractor for the fuel dock project) visited Avalon on Thursday to meet with the Harbor Master and Avalon Mooring Service regarding the removal of moorings near the casino to allow their 120' x 40' barge to traverse through the harbor and stage in front of the current fuel dock pier.

The temporary fuel trailer procured to service boaters while the fuel dock pier is being demolished and rebuilt has arrived in Avalon (see picture, below). Our thanks to JJ Poindexter, our Assistant Harbor Master, for his diligence in researching, acquiring and shipping this piece of equipment from Kansas. With the assistance of Charlie Behrschmidt, our resident Public Works “mad scientist”, and the maintenance crew, the fuel facility should have a seamless move to our temporary location which will be set up at the Casino Rescue Float while the demolition and construction takes place.



Harbor Department – Shoreboat Service

Island Enterprises, the City's shoreboat service provider, has advised the City they will likely commence reduced operating hours beginning sometime in the month of November 2015. Due to these anticipated cut backs in shoreboat service next month, the Harbor Patrol will be need to be utilized to pick up passengers for those instances when the shoreboats may not be available during their customary times of normal shoreboat operation.

To provide this service when called upon, the Harbor Patrol will monitor VHF Channel 9 and provide transportation to and from moored vessels, employing best judgment practices when emergency or other calls for assistance take precedence. We will use those Harbor Patrol Officers who are licensed operators, and adhere to 6 or less passengers at a time to stay within compliance of the Coast Guards uninspected vessel definition. Additional man power will be scheduled when necessary. A new section has been programmed on the Netmoring Miscellaneous Fee Screen to allow the Harbor Patrol to recoup City costs for performing the water taxi service.

Finance – Legislative Update Regarding Redevelopment and Assembly Bill 2

Assembly Bill 2 authorizes certain local agencies to form a community revitalization authority within a community revitalization and investment area to provide infrastructure, affordable housing, and economic revitalization. Unfortunately the City and its Successor Agency do not meet the qualifications to receive funding.

In order to adopt a Community Revitalization and Investment Area under AB 2, at least 80% of the Investment Area must qualify as low income (less than 80% of statewide median income) and meet 3 out of 4 conditions (high unemployment, high crime, deteriorated/inadequate infrastructure, and deteriorated commercial or residential buildings). Avalon as a whole does not meet the low income requirement based on 2013 Census data (Avalon's median income of \$65,433 is above the statewide 80% median income threshold of \$48,875).

It's possible that smaller areas of Avalon could qualify if the Investment Area is limited to low-income Census tracts or blocks that meet the other required conditions. However, since the entire City was in a former redevelopment area, ROPS obligations must be funded before the AB2 area is funded. Any tax increment generated for an AB2 area would be limited to the City's share residual Residual Redevelopment Property Tax Trust Fund (RPTTF). The City could negotiate with the County to contribute its share of RRPTTF, but their share is very small.

To summarize: AB2 is not a viable option for Avalon because the City as a whole does not meet the low income requirement to form an eligible area. Even if a smaller boundary were selected made up of low income areas, there would minimal revenues available to fund AB2 revitalization projects. The tax increment generated to fund AB2 projects would be limited to the City's share of RRPTTF revenues generated by the AB2 area, which is estimated to be less than \$200,000 based on 2015 RRPTTF distributions.

City Manager's Office – MMASC Conference

The Municipal Management Association of Southern California (MMASC) invited Tiffany Bose, the City's Human Resources Manager, and me to speak at their annual conference this week. MMASC is an organization composed of entry level and mid-management professionals representing local governments within a nine county area of Southern California. Tiffany and I spoke as part of a panel discussion under the topic of "Elevate Your Communication - how to successfully deliver your message during a difficult communication scenario". We spoke to the assembled group about our experiences and communication-related "lessons learned" taken from the Avalon Complex incident that occurred in Avalon Harbor on December 30, 2014.

City Manager's Office - Public/Staff Communications Software

City staff has begun to evaluate software that will enhance the communication experience between the public and the staff. Highlights of the software will encompass the ability to track all public requests, integrate with the City's web site as well as Facebook and offer a fully functional mobile application for the public to utilize. With their mobile device, residents and visitors will be empowered to submit inquiries, make requests to repair deficient City facilities, view upcoming island events and much more. As each submission is received, City staff will be able to track and respond to each accordingly. With the reporting features, management will also have visibility to response times of all requests and any particular trends within the City. Evaluation of three software vendors will be completed by the end of next week, and a recommendation will be made the following week. It is anticipated that the new software could go live as early as December.

Respectfully submitted,

Ben Harvey

City Manager