

CAPITAL IMPROVEMENTS PROGRAM MINUTES
C / SAC 3RD FLOOR, WEST CONFERENCE ROOM

JUNE 22, 2007

Finance Officer Jim Preston called the meeting to order at 10:00 A.M. with the following Committee members presented: Aldermen Deb Hadcock, Karen Olson, Bill Okrepkie, Ron Kroeger, and Malcom Chapman; Planning Commission member Gary Brown, Growth Management Director Marcia Elkins; Parks and Recreation Director Jerry Cole; and City Engineer Robert Ellis (proxy). Others present included Library Director Greta Chapman, Engineering Project Manager Rod Johnson, Engineering Project Administrator Rodell Grosz; and Administrative Coordinator Jackie Gerry.

Brown moved, second by Olson and carried to approve the **minutes for May 18, 2007**.

Preston gave a brief overview of the **Financial Reports** for May, 2007 noting the expenditure of a drainage project on Cambell.

Ellis gave a brief overview of the Capital Plan for Streets, Drainage, MIP Projects for June, 2007 indicating that the budget is not being overspent. Chapman moved, second by Brown and carried to approve the report for the **Capital Plan for Streets, Drainage, MIP Projects** for June, 2007.

Brown indicated that the **Visitor Information Center** pavement repair and drainage improvements have been addressed, specifically those pavement repairs to the sidewalk. Because of the value of the VIC building, Alderman Chapman indicated his interest in relocating the structure. Staff indicated their interest in determining whether the structure is a City-owned building. Olson moved, second by Chapman to table the Visitor Information Center discussion. Motion carried with Kroeger voting NO.

Alderman Kroeger reported visiting with the property owner that has an overlapping Tax Increment District about financing the **Vickie Powers Park**. Cole explained that this overlapping TID will reimburse the City \$350,000 for park improvements; but that the City must identify a funding source for this amount. Elkins pointed out that the \$350,000 for the park improvements under this TID will be the last to be built in the second phase of the development. Responding to a question from Alderman Olson, Cole outlined the park improvements as a parking lot, play ground, and trails throughout the park. He explained that these amenities will be funded from another overlapping Tax Increment District; and \$500,000 will be paid by the developer. Cole indicated that these park improvements will be completed by next fall. In response to a question from Alderman Okrepkie, Cole indicated that more parks being added to the system means staff will be stretched to the limits; and indicated that FTE's have been requested with no response to the requests. Alderman Kroeger asked that a limited dollar amount be put into the parking lot and more of the money be put into the park infrastructure. It was suggested a \$350,000 request should be made before the 2012 Committee. Alderman Olson reminded the members that it is the citizens of the community who ask for more new parks and the Council must consider how to fund the continued maintenance of the parks. Olson also reminded the members that the City Parks Department is responsible for the landscape along the Omaha corridor, Catron Boulevard, and several I90 exits. Okrepkie moved, second by Olson continue the discussion of the Vickie Powers Park to the July 20, 2007 Capital

Improvements Program Committee meeting. Substitute motion was made by Elkins, second by Chapman to continue the discussion of the Vickie Powers Park to the next discussion of the Five-Year Plan budget process (March 2008); and request Parks Department staff to look at other budget options. Motion carried.

Johnson addressed the **Milo Barber Transportation Center Improvements** reiterating that \$800,000 is available from the Federal Transit Authority to make the improvements, but it will require a twenty percent match. Johnson suggested a preliminary study to look at how the building will support the needs of the transit program for the future. On a walk-through, Johnson indicated that Geiger Architecture identified some items that needed to be addressed, such as the roof and flashing removal and replacement, ADA/ANSI requirements, and code issues. Motion was made by Hadcock to place the Milo Barber Transportation Center improvements in the Five-Year Government Buildings Plan. The Chair declared the motion died for lack of a second. Elkins indicated that she needed to know the intent of the building use in the future or over the next five years. Johnson indicated that the urgent need is with the roof repair, and indicated that this project can be completed through the roof replacement program. Responding to questions from Alderman Chapman, Johnson indicated that the FTA grant is available through 2009; and the Ziggy building is not intended to be used as a hub for RTS, but for maintenance and storage. Elkins moved, second by Chapman to continue the discussion of the Milo Barber Transportation Center improvements to the July 20, 2007 Capital Improvements Committee meeting to allow staff an opportunity to review Transit Development Plan. Alderman Hadcock indicated her concern with addressing ADA issues for the short-term. Upon a vote being taken on the motion to continue, motion carried.

Ellis addressed the **Canyon Lake Drive sidewalk installation** located on the north side and east of Sheridan Lake Road. He explained that Council directed staff to approach the Capital Improvements Committee about this section of walk because the City Council can not order-in and assess another government entity. Ellis outlined a phased sidewalk project explaining that Phase I would be installation of walk along City-owned land south along Canyon Lake Drive and north of the ball fields. He indicated that the estimated cost for this phase is \$25,300 and proposed a funding source as the Miscellaneous Improvements Project fund. He indicated that this phase can be constructed in 2007. Ellis outlined Phase II of the project explaining that the City Council would be required to order-in the walk affecting thirteen property owners. Affected property owners would have a period of one year to install the walk. After that time, if the walk is not constructed, the City will let a project and assess the cost of project to the benefiting property owners. Again, Ellis reiterated that the City can not assess another government entity and suggested the City will incur the expense of the installation. Ellis estimated the cost of the second phase at \$82,900 and proposed a funding source as the Miscellaneous Improvements Project fund. He indicated that this second phase can be constructed in 2008. Responding to Alderman Hadcock, Ellis reported that staff visited with the affected property owners and only one property owner supported the sidewalk installation project. He pointed out that the City Council can order-in the walk. Alderman Olson pointed out that the worn path on the north side of street operates differently from the south side of the street. Olson explained that the north is a utilitarian path, while the south side is used by the recreational walker. Elkins indicated that the Senior Center will not be able to afford the assessment and will appear before the Council requesting relief. Olson moved, second by Brown to direct staff to proceed with the Canyon Lake Drive sidewalk improvements as outlined. Motion carried.

At 10:50 A.M. Alderman Hadcock left the meeting.

Grosz reported the need for **ADA upgrades for the City / School Administration Center restrooms and the handicap ramp**. He indicated that there is also a need to remodel the podium in the City / School board room to make it ADA accessible and requested funding in the amount of \$2,300 from Contingency. Grosz explained that the costs associated with the remodel will be shared between the City and the School District; and indicated that the split is 60 / 40. Grosz expected that the restroom remodel would be 2008 and ramp remodel would be 2009. Responding to a question from the Committee, Grosz outlined the podium remodel that would be wheelchair accessible. Chapman moved, second by Okrepkie and carried to continue the discussion of the ADA podium upgrade to the July 20, 2007 Capital Improvements Committee meeting to allow staff an opportunity to look at options to make better and ADA friendly. Motion carried.

Preston asked the Committee to adopt the **Government Buildings 5-Year Plan**. Alderman Chapman indicated that he would like the opportunity to discuss the guidelines; and if adopted, come back to apply the guidelines to the 5-Year plan. Preston suggested that the 5-Year Plan can be adjusted at any time after it is adopted. Johnson asked that the roof replacement project be increased. Library Director Chapman asked that the library acoustics be included in the plan in 2008. Cole suggested there be a line item in the Government Buildings Plan for ADA Upgrades. It was suggested Fire Station #7 be moved to 2009 as there is no land development in the northeast; and because the utilities and streets have not been designed. Chapman moved, second by Brown to adjust the Government Buildings 5-Year Plan by adding the library acoustics in the amount of \$95,000; C/SAC ADA upgrade for ramp in the amount of \$18,000; C/SAC ADA upgrade for restrooms in the amount of \$21,000. Friendly amendment was offered by Elkins to review the Government Buildings 5-Year Plan 2009-2012 at the July 20, 2007 Capital Improvements Committee. Upon a vote being taken on the motion as amended, motion carried.

At 11:38 A.M. Alderman Olson left the meeting.

Chapman moved, second by Brown and carried to continue the Guiding Principles for Capital Improvements Program (CIP) to the July 20, 2007 Capital Improvements Committee meeting.

There being no further business, the meeting adjourned at 12:01 P.M.; and it was noted the next scheduled meeting is July 20, 2007 at 10:00 A.M. in the C/SAC 3rd Floor, West Conference Room.