

CIP MEETING  
CSAC/Third Floor West Conference Room  
January 17, 2003

Finance Officer James Preston called the meeting to order at 10:00 a.m. with the following members present: Stewart Wevik, Mel Dreyer, Ron Kroeger, Bob Wall, Tom Johnson, Dan Bjerke and Sam Kooiker. The following staff members were also present: Police Chief Craig Tieszen, Project Administrator Rod Johnson, Engineering Division Manager Randy Nelson, Transportation Engineer Doug Adelman, Project Manager Joe Jagodzinski, Transportation Planning Coordinator Patsy Horton, Asst. Public Works Director Ted Vore and Administrative Assistant Jeri Lynn.

Motion was made by Dreyer, seconded by Kroeger and carried to approve the minutes of December 20, 2002.

Preston went through the financial reports with the Committee.

Preston explained that the Council's Legal & Finance Committee directed the CIP Committee to try to find additional funding for the **Public Safety Building Expansion Project**. He added that the project now includes a parking ramp and the City's share of that portion of the project is approximately \$250,000. Police Chief Tieszen explained that the County intends to let bids for this project in March with award of the project at the first County Commission meeting in April. The City has previously allocated \$885,000 for the project from the 2012 Fund. Tieszen explained that the numbers for the project have changed as more information has become available and additional decisions have been made. The changes include 1) the top floor will be finished immediately because of the need for additional office space; 2) concerns that were addressed relating to lead from the firing range; and 3) resolution of the ground water problem under the building. The total city share for the PSB expansion project is \$1.2 million. The second issue is parking which has been an issue at the Public Safety Building for some time and which will be worse when the expansion is done. After reviewing all options, the County's Building Committee determined that the best solution to this problem is construction of a parking ramp which would have approximately 300 stalls. The County Commission has decided to add the costs for this facility to the project and the bond which will finance it. The bonding amount is at \$10 million which includes \$2.5 million for the parking ramp. The ramp will be located just east of the new jail annex.

Tieszen also noted that there is \$40,000 available in 2004 which is designated to acquire two lots next to the existing evidence facility, which is owned by Doc Kurylas. Tieszen recommended that the City make an attempt to acquire these lots because they are adjacent to the evidence facility and could be used to assist with the parking issues at this location. Kroeger stated that he has heard that Kurylas does not intend to sell these lots.

Sheriff Don Holloway explained that the operation of the Public Safety Building has always been a joint City/County project and the expansion project should continue to be a joint project. He made a formal request to the City to participate financially in this project. The portion of the project dealing with jail expansion is a county project. Holloway also requested that the City participate financially in the parking ramp project, in the approximate amount of \$250,000.

Preston summarized the three issues relative to the Public Safety Building:

- 1) Additional funding source for the Public Safety Building Expansion Project in the amount of \$315,000;
- 2) Funding for the parking ramp project in the amount of \$250,000; and
- 3) Acquisition of two vacant lots adjacent to the Evidence Facility.

Rod Johnson added that another consideration for the vacant lots is the future expansion of the evidence facility. It would not be wise for the city to acquire this land to cover the city's parking requirements and then not be able to use it for expansion in the future.

Tom Johnson requested information from the County on the costs related to the parking ramp project.

Munson asked if there have been any studies done on what it would cost to acquire the entire block east of the Courthouse/Jail Complex. Is it feasible to look at purchasing this property? Sheriff Holloway explained that they looked at purchasing half of the block. This would only provide 160 parking stalls and would not solve the parking issue for the facility. Because of that, the county decided to proceed with the construction of a parking ramp, with the understanding that any land that becomes available should be purchased for future uses related to the Courthouse complex.

Motion was made by Bjerke, seconded by Kooiker and carried to authorize staff to go to Legal & Finance Committee and request authorization to proceed with negotiation to purchase land adjacent to the evidence building. (Secretary's Note: This item was discussed during an executive session at the City Council Meeting on January 20, 2002 and a motion was made to hire Terry Rathbun.)

Dreyer asked when the funding would be needed. Tieszen explained that the current \$885,000 was allocated in 2003 and 2004. The County Auditor has indicated that the remaining funds would be required in 2005. Preston submitted a copy of the Government Buildings Five Year Plan and the CIP Spreadsheet and noted that for cash flow purposes, we should maintain a balance of at least \$1,000,000.

Kooiker suggested that the funding for the keyless entry system be deleted from the five year plan. Motion was made by Kooiker, seconded by Dreyer and carried to revise the

Five Year Plan by removing the \$200,000 in funding for the keyless entry system, with the understanding that this funding could be used for the PSB expansion project.

Johnson suggested that if this \$200,000 is provided, perhaps the remainder could be added to the County's bond request. The City and County could then enter into an agreement for repayment of the funds. Bjerke stated that this is the first time the CIP Committee has heard this request. He agreed that the PSB Expansion is an important project, but all the projects should be reviewed. Perhaps there is another project that can be moved back. It was also suggested that the 2012 Committee be approached for additional funding for this project.

Preston stated that he will verify with the State that restricted sales tax dollars can be used to pay off a debt financed by the county. Holloway stated that he should have more information about the county's bond issue by the end of the month. They have to start the bonding process then in order to be able to award a contract for this project in April.

Kooiker and Kroeger left the meeting at this time.

Nelson informed the Committee that he would like to construct the final phase of West Boulevard in 2003 and delay the West Chicago/44th Intersection Project until 2004. The West Boulevard project is ready to go, but the intersection project will need to be re-designed based on the type of intersection that is used. Motion was made by Dreyer, seconded by Wall and carried to approve the changes to the street projects as explained by Nelson.

Dreyer left the meeting at this time.

Motion was made by Johnson, seconded by Wevik and carried to continue the discussion on the Lemmon Avenue Drainage Project and the Milo Barber Transportation Center to the next CIP Committee meeting.

Preston submitted the proposed CIP Budget Schedule. No changes were made.

As there was no further business, the meeting adjourned at 11:15 A.M.