

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
May 27, 2016

Meeting Began At: 3:36 P.M.

Meeting Ended At: 3:59 P.M.

Members Present: Chris Beutler, Tim Clare, and Carl Eskridge

Item 1 - Introductions and Notice of Open Meetings Law Posted by Door

Beutler advised that the open meetings law posted at the entrance to the room is in effect.

Item 2 - Public Comment and Time Limit Notification

Beutler advised the audience that public comment is welcome and explained the time limit.

Item 3 - Approval of the minutes from the JPA meeting March 24, 2016

Clare moved approval of the minutes as presented. Eskridge seconded the motion. Motion carried 3-0.

Item 4 – Approval of March and April 2016 Payment Registers (Steve Hubka)

Steve Hubka, City Finance Director, presented the March and April 2016 payment registers. In March the operating budget had a total of \$2,985,628.30 in expenditures. The March expenditures include a one-time payment from JPA to the University for the Breslow Ice Center. All other expenditures were for routine expenses. April had a total of \$600,356.19 in expenditures including a payment made to Edward Carpenter for the arena artwork. Clare questioned where the WHJPA stands financially in contingency. Hubka confirmed the JPA remains under budget. Clare also questioned the status on the revenues. Hubka stated the revenues are coming in and exceeding the estimated 2%. There being no further discussion or public comment, Eskridge moved approval of the payment registers. Clare seconded the motion. Motion carried 3-0.

Item 5 – Review of March and April 2016 Expenditure Reports (Steve Hubka)

In presenting the March and April 2016 Operating Budget Expenditure Reports, Hubka reported the arena contingency is \$1,923,000.00 as shown on the report and the financial activity is shown in detail on the payment registers. No action on this item was necessary.

Item 6 - WH 16-5 Resolution to authorize issuance of a Purchase Order to the lowest responsible bidder or sole source provider as the case may be for the furnishing of a skating subfloor. (Steve Hubka)

Hubka introduced Tom Lorenz, General Manager of Pinnacle Bank Arena, who was with him and would also discuss this item. Hubka stated this resolution is to authorize the purchase of a subfloor for \$130,500.00. The floor would be used for a roller skating event at the end of July. The floor will protect the turf at Pine Wood Bowl as well as be used for multiple other uses. Tom Lorenz stated the floor would be approximately 240 feet by 176 feet and about 42,000 square feet in area. The first use will be to cover the turf and then install the City's floor purchased back in the 80's for USA roller events. This would allow the roller event to come back to the City bringing over \$5 million in revenues per year. The floor would also be used to protect turf for dance and cheer competitions, creating special needs areas, vehicle access pads, and moving equipment, etc. In the arena it would be used for dirt for Monster Jam and rodeos. During the basketball season this floor would be used for events in which the basketball floor would need to be quickly covered. The floor lasts at least 10-20 years. Clare questioned if the roller sports was a scheduled event to which Tom replied the roller sports event is scheduled for July. The roller sports event consists of several competitions including roller derby and it will be here for over thirty (30) days. There being no further discussion or public comment, Clare moved approval of the resolution. Eskridge seconded the motion. Motion carried 3-0.

Item 7 - WH 16-6 Resolution to authorize the Chairperson to enter into a contract with the lowest responsible bidder for Alter South Site Remediation (Bid No. 16-127). (Adam Hoebelheinrich)

Rick Peo discussed with the Board a substitute resolution to approve an attached contract with HIS Constructors, Inc. the lowest bidder for the work. Peo stated Adam Hoebelheinrich was there to discuss the nature of the work. Adam stated the property is in a triangular shape south of N Street where Alter Scrap Metal used to be. The remediation process is similar to what was done on the north side of N Street. The contractor will come in and remove hot spots which are areas of higher contamination. They will haul the contaminated soil to a landfill and the remaining soil will be capped in order to meet the requirements of the NDEQ and the EPA. A 3 foot cap is needed on the entire site and prior to putting the cap on a visual barrier will be put on the soil so that if anyone digs down to a certain point it is obvious they need to address the soil differently. The south side of the property has been planned for green space and is only going to be capped. Some additional funds will be needed to make the soil pad ready on the north side of the site which this area has been designated for development. They currently have two proposals to develop on this property. Adam stated funds will be saved by hauling off less soil than estimated originally. Overall, there are two sides to the project 1) the environmental side which is to meet the requirements required by the NDEQ and the EPA costing \$1,189,534.90 and 2) the development side costing \$2,272,557.10 for work to make the site pad ready. This ends up being about \$8.56 a square foot. Land sales for JPA have been around \$15.00 a square foot. Eskridge questioned what will be done in order to have less off site hauling of the dirt. Adam explained that at one point they planned to haul off the soil that wasn't quite where it needed to be to meet the requirements for the pad ready site. Clay can be added to reduce the amount of soil to be hauled off. It will cost \$34 a ton, of which \$11 is for occupation taxes, to haul the soil to the landfill. This reduced the estimate of soil to be hauled from 4.1 to 3.5 which results in a savings to the project. HIS Constructor's, Inc. is an out of state contractor from Indiana that does this

type of work all over the country. HIS Constructor's will hire several local companies to do the work. Clare questioned whether or not the place in which the dirt is hauled meets environmental requirements to which Adam confirmed. There being no further discussion or public comment, Eskridge moved for approval of the resolution. Clare seconded the motion. Eskridge moved to adopt Motion to Amend No. 1 and the Substitute Resolution. Clare seconded the motion. Both motions carried 3-0.

Item 8 - Set Next Meeting Date

Without objection, the next meeting date was set for Thursday, June 23, 2016 at 2:30 p.m. in the City-County Building, First Floor, Council Chambers.

Item 9 - Motion to Adjourn

Eskridge moved to adjourn. Motion seconded by Clare. The meeting adjourned at 3:59 p.m.

Prepared by: Kasey Simonson, City Law Department

