



JOINT ANTELOPE VALLEY AUTHORITY
Board Meeting
April 10, 2003

Meeting Began at: 10:30 a.m.
Meeting Ended at: 11:40 a.m.

Members Present: Glenn Johnson, Allan Abbott, Christine Jackson

Others Present: Roger Figard, Amy Cornelius, Randy Stramel, Joel Pedersen, Margaret Remmenga, Paul Zillig, Beth Thacker, Pam Manske, Delores Lintel, Mike Morosin, Wayne Teten, Bruce Sweney, Wynn Hjermsstad, Duncan Ross, Rich McDermott, Ron Ring, Ed Patterson, Harlon Layton, Dean Hillhouse

Order No. 01-03 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m.

Order No. 02-03 - Minutes of Previous Meeting

Abbott moved to approve the minutes of the March 13, 2003 Board meeting.

Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Order No. 03-03 - Revision of the Procedures for Selection of Firms for Professional Consulting Services.

Resolution No. 03-04100-03 (Attached). Joel Pedersen presented changes proposed to the procedures for the selection of firms for Professional Consulting. This resolution will supercede the previous resolution (03-0109-06). A minor punctuation change was made on page two. A requirement that a representative from the Nebraska Department of Roads be on the selection committee is being removed. The last change relates to the authority of the Chair to designate a member of the selection committee to direct the negotiations.

Ed Patterson stated concerns with the representative from the Nebraska Department of Roads being removed from the list of representatives in the document. Johnson explained the intention of the resolution is only for the selection of consulting services and has no relationship with right-of-way acquisition. Johnson indicated the NDOR had asked to be removed from the list of representatives that selected Professional Consulting Services.

Jackson moved to adopt Resolution No. 03-04100-03 which will amend and replace Administrative Regulation regarding approval of Professional Services and other contracts. Abbott seconded.

AYE: Johnson, Jackson, Abbott

NAY

Order No. 04-03 - Resolution authorizing appraisals, relocation studies and acquisitions for the following tracts in Phase II Channel: Tracts 7, 11, 19, & 20.

Resolution No. 03-0410-04 (Attached). Joel Pedersen presented maps illustrating four tracts with the following addresses to be authorized for appraisals, relocation studies and acquisition in Phase II Channel: [1640 Holdrege (Tract 7), 2032 U Street & 728 N 20th Street (Tract 11), 2001 & 2005 S Street (Tract 19) , 2008 S Street (Tract 20)].

Patterson discussed concerns regarding impacts on the Malone Community Center and its plans for expansion.

Abbott moved to approve Resolution No. 03-0410-04. Jackson seconded.
AYE: Johnson, Jackson, Abbott
NAY

Order No. 05-03 - Resolution authorizing acquisition for the following tracts in Phase II Channel where studies and appraisals were previously authorized: Tracts 9, 14, 15, 16.

Resolution No. 03-0410-05 (Attached). Joel Pedersen presented maps illustrating four tracts with the following addresses to be authorized for acquisition for previously authorized studies and appraisals: [1215 N 17th Street (Tract 9), 2045 & 2047 S Street (Tract 14), 2055 S Street (Tract 15), & 2044 R Street (Tract 16)].

Pedersen stated that JAVA follows the Uniform Acquisition Act of the state. There will be hearings following the approval of acquisition and prior to beginning negotiations. All homeowners will be notified and given opportunity for public testimony. The authorization on these properties at this meeting involves funding.

An acquisition hearing is planned under state law. Federal Funds are being used therefore Federal and State regulations and rules for the purchase of right-of-way need to be adhered to . Timing is critical, authorization for acquisition needs to take place prior to owner notification. Two things are being accomplished: the property is needed for the project and the money is available. Individual property owners will receive notification after approval by the Board.

Patterson pointed out that 2045 S Street should be 2041 S Street. Pedersen indicated that he would make the correction through interlineation.

Mike Morosin expressed concerns regarding being notified about the appraisals of his property.

Pedersen addressed the issue of appraisals. He indicated that the City is doing their best to be proactive and responsive to everyone's concerns. The Board has an obligation to see to the needs of this public project.

Dean Hillhouse (1215 N 17th Street) - owner - stated concerns over not being notified that his property would be discussed at this Board meeting.

Abbott moved to amend the resolution to show address correction through interlineation.
Jackson seconded.
AYE: Johnson, Jackson, Abbott
NAY
Jackson moved to approve Resolution No. 03-0410-05. Abbott seconded.
AYE: Johnson, Jackson, Abbott
NAY

Order No. 06-03 - Update on RTKL Study

Wynn Hjermsstad gave an update on the RTKL Study. She stated that RTKL presented three concepts last month. The next step will be to bring the ideas to the three Mayor's Committees. Prior to doing this the study team categorized the various elements of the three concepts into four sections:

1. Dead on Arrival,
2. Needs more Study,
3. Needs more Discussion (Public),
4. Viable.

The Committee meetings are set up for April 21 & 28, 2003 and they will be charged to go over the above categories. A report to the JAVA Committees will follow. RTKL will return June 24 & 25, 2003 and will be given the results. The results will go to the Planning Commission in late August 2003 and finally to City Council in September 2003.

The Blight Study Draft is done and will be forwarded to the Planning Commission and City Council within a few weeks.

Hjermsstad wanted to confirm that the Malone Center is viewed as a key asset to Antelope Valley and the neighborhood.

Order No. 07-03 - Staff Reports

Wayne Teten reported on three items.

1. NE Park is progressing with irrigation and sodding and is on schedule.
2. Channel Phase I along Devaney - Demolition is done and the contractor is installing concrete.
3. Advertized for Consulting Engineering Services for construction. Construction is slated to start after Labor Day: Military and 'Y' Bridges. Advertizing for activities that involve the Corps will be out next month.

Pedersen updated the board on the lawsuit. The March 21, 2003 opinion of the Nebraska Supreme Court ruled in JAVA's favor.

Margaret Remmenga handed out a budget report for JAVA and updated the Board.

Order No. 08-03 - Citizen's Committee Reports

Glenn Johnson announced that there is a vacancy on the Citizen's Committee for JAVA. Letters of interest can be submitted to JAVA by April 30, 2003.

Randy Stramel did not have anything to report.

Morosin asked for the JAVA Budget to be posted on the Antelope Valley website.

Order No. 09-03 - Non-agenda Items

Patterson discussed concerns with the properties in the Malone area.

Morosin followed up on a previous request regarding maintenance of the properties that JAVA owns in the project area. Teten has discussed this issue with Urban Development and the Building Commission has been contacted.