



City of Saint Paul
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SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MEETING

Monday, March 14, 2016 at 3:30 p.m.

Palace Recreation Center, Community Room

MEETING MINUTES

Members Present:	Rebecca Airmet, Larvel Bunker, Kellie Charles Connor, Joel Clemmer, Jacob Dorer, Diane Gerth, Amy Huerta, Samakab Hussein, Chai Lee, My Lee, Mary Morse Marti, Noel Nix, Paul Raymond, Paul Sawyer, Michael Steward, Darren Tobolt, Gary Unger
Members Excused:	Tia Anderson
Members Absent:	
Visitors and City Staff Present:	Daley Lehmann, Todd Hurley, John McCarthy – OFS Brent Christensen, Glenn Pagel – Public Works Jody Martinez – Parks and Recreation

1. The CIB Committee convened at 3:30 pm.

2. Approval of the Agenda

Ms. Gerth moved for approval, Ms. Morse Marti seconded. All approved.

3. Approval of February 8th, 2016 Meeting Minutes

Mr. Nix asked for a revision in his statement about CIB Committee's input in 8-80 projects going forward.

4. Chair's Comments

Mr. Sawyer welcomed the six new members to the CIB Committee. He stated that the committee is gearing up for the CIB process and it's great for new members before the full cycle begins.

5. Soccer Stadium Presentation

Mr. Hurley from the Office of Financial Services gave an overview of the Soccer Stadium project.

Items covered in his presentation:

- The City's commitment to the Stadium
- The stadium site will be the old bus barn on 10 acre lot
 - 52 year agreement – 2 years to build stadium and 50 league seasons
 - Site is zoned TOD – which requires transit development
- Met Council approved the ground lease
 - The site will be tax-exempt
 - The Port Authority, MLS Team, and Met Council will clean up the site
 - \$1.5m Met Council environmental remediation fund
- The Team and the MLS league are funding 100% of the construction costs
 - City not responsible for the cost overruns
 - The project has a labor agreement and will use union labor
 - Workforce inclusion goals and CERT organizations
 - Team is responsible for all capital improvements and all operations
- City's responsibility will be for best efforts to get property tax exemption
 - Sales tax exemption
 - Liquor license
 - Work with team on Snelling/Midway master plan
 - Parking and traffic study underway
- The City is responsible for funding public infrastructure – standard grade
 - Anything above grade is team's responsibility
 - Funding for the infrastructure comes from TIF fund balances. The TIF balances are from TIF Districts within the Snelling/Midway area.
- The City will own the stadium
 - Rent will be paid to the City annually
 - City's push for local ethnic food vendors
 - Affordable seating and ticket plans
 - Support youth and amateur sports

6. Action Items

Parks and Recreation

RES PH 16-58: Amending the financing and spending budget in the Department of Parks and Recreation in the amount of \$782,000 for Metropolitan Council Clean Water, Land, and Legacy Amendment funds for Cherokee Regional Park, Como Regional Park, and Hidden Falls-Crosby Farm Regional Park; and accepting the grant funds from the Metropolitan Council through the Clean Water Land and Legacy Amendment, Parks and Trails program.

Ms. Martinez spoke about the money coming from the annual Legacy fund. Ms. Morse Marti asked if the legacy fund has changed the outlook on the regional park system. Ms. Martinez responded by saying that the city gets about \$2.5m a year in legacy funds and without those funds the regional parks would not be what they are today.

Ms. Airmet asked how the funds were apportioned. Ms. Martinez stated that they look at the projects that are currently underway and the need each have and spend the money where it makes sense.

Mr. Unger moved approval, Ms. Airmet seconded. All approve.

RES PH 16-74: Establishing a financing and spending budget in the Department of Parks and Recreation by adding a \$78,100 Capital Region Watershed District grant for the design of drainage and site improvements at Swede Hollow Park.

Ms. Martinez explained that the dollars for this resolution came from the Capital Region Water District.

Mr. Steward asked what the Architectural Services object code is used for on the financial analysis. Ms. Martinez said that is a spot where accounting will pay for consultant services or in-house consultants.

Mr. Tobolt moved for approval, Mr. Unger seconded. All approve.

RES PH 16-79: Amending the financing and spending plans in the Department of Parks and Recreation in the amount of \$6,000 to utilize STAR Grant funds received for purchase of ProWall Gaga Pit materials for the mobile recreation program.

Mr. Martinez stated that the mobile recreation program goes to various recreation centers for residents to have opportunities in different types of activities.

Ms. Gerth moved for approval, Ms. Charles Connor seconded. All approve.

Public Works

RES PH 16-60: Amending the financing and spending budgets in the Department of Public Works in order to accept additional County funds into the Payne Avenue at East 7th Street Intersection Realignment Project.

Mr. McCarthy presented the resolution on behalf of Public Works. He reminded the committee that the Payne Ave Intersection and East 7th are at an out-of-the ordinary angle and that the funds were being used to create a realignment plan. He added that the resolution was to add \$85k in Ramsey County funds to the project for additional funding and scope.

Mr. Dorer moved for approval, Ms. Morse Marti seconded. All approve.

RES PH 16-88: Amend the financing and spending budgets in the Department of Public Works in order to cover the additional costs incurred by the Contractor on the Kellogg Bridges Project at Market Street and St. Peter Street.

Mr. McCarthy, with the help of Mr. Pagel and Mr. Christensen, presented the resolution. Mr. McCarthy stated that the Kellogg bridge project ran into unforeseen issues such as undocumented tunnels, remediation of Mississippi River Bluffs, and extra equipment use lead to delays and cost overruns.

Public Works came up with several solutions to pay for the cost overruns. The department would close out Raymond Phase I and Price Street, using the projects' remaining CIB and MSA. In addition, the use of \$365k in previously uncommitted CIB funding from closed out projects. The Department also planned to use \$1m from the Highland Streetscape project adding up to \$2.6m.

Ms. Gerth stated that she thought that Public Works could see all the issues because Kellogg is a bridge. Mr. Christensen answered by saying that it was a very difficult and

challenging project. He stated that a lot of the bluff is sandstone and shale and eroded a lot more than expected and was not as stable.

Mr. Tobolt asked how long money remains in projects before the projects are closed out. Mr. Pagel stated that there is at least one year warranty period that projects need to go through before they are closed out. In addition, bills from contractors might not come in until months after the project was anticipated to be closed. He also stated that Public Works is stepping up its efforts to reduce the length of time projects remain open.

Mr. Lee asked if the city was going to be in trouble with the contractor if we pay the contractor late. Mr. Christensen stated that there are several dozen claims that need to be paid by the city but are working with the contractor on payment and that there should not be an issue.

Ms. Airmet asked how much the State and Federal government are helping with the project. Mr. Pagel stated that the State gave \$3.8m and the Federal government gave \$4. He added that with the Federal government funding, if the change of scope happens, they will not provide the city with any additional funding.

Mr. Sawyer asked how the city ends up with undocumented tunnels. Mr. Christensen stated that several of the tunnels were roughly from the 1880s. He stated that the tunnels were dug to run electrical lines but once they were not used anymore the tunnels were filled back in with concrete. Some of the thought behind the undocumented tunnels was that once they were filled back in, the surveyor took them off the bluff surveys.

Ms. Airmet asked how sure the city is that the bridge will last 75 to 100 years. Mr. Christensen stated that the city is using reinforced concrete and steel, plus the city is utilizing better materials and engineering tactics.

Mr. Clemmer asked where the original cost estimate came from. Mr. Pagel stated that it was a joint effort between contractor and city, and that the estimate would be correct if the city had not run into the issues that it had.

Mr. Unger moved approval, Ms. Gerth seconded. All approve.

Library

RES PH 16-102: Transferring out of the 2014 and 2015 capital contingencies equaling \$74,000 to improve the fire alarm system at the George Latimer Central Library.

Mr. Yang stated that the Central Library had a fire on February 18th but some of the building did not know there was a fire because some of the fire alarm systems were not triggered. The resolution would give the city funds to upgrade the system and bring it up to code.

Mr. Sawyer asked if there were any routine safety checks. Mr. Yang stated that the Library has a safety team that goes around to all the buildings bringing everything up to code.

Mr. Steward asked how the Library determined \$74k. Mr. Yang stated that the number was an estimate from one of the vendors that the library uses for capital projects.

Ms. Gerth moved approval, Ms. Morse Marti seconded. All approve.

7. Elect Chair and Co-Chair

Mr. Sawyer was reelected as the CIB Committee chair, Mr. Nix was elected as co-chair.

8. Adjourn

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