



JOINT ANTELOPE VALLEY AUTHORITY
Citizens' Committee Meeting
at Engineering Services
March 22, 2012

Meeting Began at: 1:05 p.m.

Board Members Present: Glenn Johnson

Citizen's Committee Members Present: Robert Campbell, James Mastera, Delores Lintel,
Jim Christo,

Citizen's Committee Members Absent: Mike Morosin, Edward Price, Jim Cook

Others Present: Amy Cornelius-Jones, Kris Humphrey, Wynn Hjermsstad,
JJ Yost,

Order No. 10-01 - Call Meeting to Order -
Glenn Johnson called the meeting to order.

Order No. 10-02 - Union Plaza Update - JJ Yost

JJ Yost updated the Committee on the Union Plaza Project. He showed a small slide show of pictures from the construction of Union Plaza over the last year. (Thumbnails attached) The winter has been a mild one and has allowed for construction (Hausmann Construction) and progress to continue. The photos are, at this point, somewhat dated. Jane Snyder Trail Center building will be completed by the end of April. This building will be occupied by the Community Health Endowment on the 2nd floor. The 1st floor will be community space with a large open room that can be rented or used to host events. The north end of the 1st floor will be used for retail space. There is an open RFP out for possible retailers. There is someone locally showing an interest, but not enough detail to be able to discuss at this point. The hope is that the more the park and area develops, the more interest there will be from prospective retailers.

There will be a Windstream Fountain and amphitheater with a shade structure in the park. The contractor has the Plaza space along 21st Street to complete. The contractor's contract runs through July 2012. Parks and Rec will come in behind the contractor and start placing landscaping; trees, planting beds and shrubs. The plan is to be completed with the landscaping prior to the grand opening in September. The amphitheater could host musical or theater events and holds approximately 250 people. The plaza area might be usable for an art festival or farmer's market.

The Children's Discovery Garden is being developed. Most of the base work is in place with the exception of the climbing equipment which will not be placed until construction is closer to being done. Some of the rock formations, pathways and lighting have already been placed.

The Over-look mound (12 - 14' high) has a paver pathway wrapping around the structure. This creates a great view up and down Union Plaza.

There is a parking lot at the north end of 21st Street at 'Q' Street and has approximately 17 stalls. It

has been constructed with pavers to allow for better drainage through permeable pavers at one end.

There are rock formations near the Children's Discovery Garden and includes a peek-a-boo tunnel, a slide, a dome shaped climbing feature and a variety of plants. These rock features came from China and we are working with a company that gets the rocks and carves them.

Along the pathways, visitors will be able to see leaf and animal track imprints along with signage as to what the imprints are.

Large planters and pods will be used as bollards to assist in defining the area from the street along the plaza.

The park will be making use of Silva Cells for planting of trees along the park. The cells are a high density plastic network of boxes that stack and will be placed three feet deep. They are then loosely backfilled with a mixture of sand and organic material that will not be compacted. A cap will be placed and then permeable pavers which will allow rain water to seep through and giving the trees better chances to thrive. Parks & Rec has received two grants for this process; one from the Department of Environmental Quality and one from Nebraska Environmental Trust Fund. There are approximately 1300 of these boxes being used in Union Plaza and the same process will be used during the renovation of Centennial Mall. The cost for these cells in Union Plaza is approximately \$180,000.

Volunteers have been placing planting along the east side of the plaza. The west side will take place this summer.

Jim Christo asked about one of the pictures that showed algae in the waterway. Yost confirmed that it was and they do not have a regular flow of water at this time. He stated that there is still a learning process in how to efficiently maintain the waterway. Johnson added that the NRD Board just approved taking ownership of two City wells in the Antelope Park are just southwest of the band shell. This will enable the pumping of water directly into the tributary that goes into Antelope Creek.

Johnson said that the first construction for Antelope Valley project was in 2003 and the planners started in 1995.

The Brickhead, Colossus, stands about 13 feet tall and 20 feet in diameter. It was created in the artist's studio in New York. It is being stored here in Lincoln since last fall. Sometime around July, the artist will come out to install the sculpture on site.

Another piece of artwork that will be featured in Union Plaza on the east side of the plaza on 22nd Street will actually frame the capital when looking through it. It is set to be installed this summer as well.

Campbell asked about the security for the park to discourage the defacing of park features. Yost said that they are already working with LPD and they are walking a foot patrol about twice a day. Increased lighting will also be installed. Additionally, it is a desire to program lots of activities to reduce the opportunities for damages.

Order No. 10-03 - Community Revitalization Update - Wynn Hjernstad

Wynn Hjernstad updated the Committee on the Community Revitalization projects in Antelope Valley. The tentative date for the Grand Opening is September 9, 2012. This is not yet confirmed and there is a planning committee organizing the event. The event will not only celebrate the opening of the park but also the entire Antelope Valley Project. The storm water and transportation elements of the project will be complete by that time. The last element of the project will be the continuation of the community revitalization. Hjernstad asked for any ideas for event, such as bands or fireworks can all be considered. Johnson added that ideas for financial sponsors are also being accepted. Hjernstad agreed that they will be looking at private fund-raising to sponsor the event.

Lintel inquired about Trago park. Yost said that there is one small item being worked on. Thanks to funding by Urban Development last year, an underground storage tank and infiltration system was installed to capture the water coming off of the spray-ground play area and using it to irrigate the park. A roof structure is being built for this storage tank and infiltration system and the mechanical system that operate the spray-ground. It will be enclosed with a fence.

Jim Mastera asked about the status of Antelope Creek Village. Hjerstad said it is really doing well. There are six units under construction. Five of the units have already been sold. When all is said and done, there will be 18 units, constructing six units at a time.

Order No. 10-04 - Antelope Valley Construction Update - Kris Humphrey

Kris Humphrey, Antelope Valley Project Manager, updated the Committee on the status of the current Antelope Valley projects. This is the back stretch of the last two roadway projects.

- 'K' - 'Q' - N/S Roadway - 19th Street - 'K' - 'P' which includes the 'O' Street reconstruction between 17th & 21st Streets. They started on the watermain last week. Tentative date 'O' Street will be closed to traffic is April 9 and should take approximately three months to complete. There was an open house in February that also included the Downtown Master Plan resurfacing. Most of the businesses were positive about the benefits of the improvements. The landscaping project will be bid later this year. The streetscape part will be incorporated next spring. This project is scheduled to be substantially complete in August. Final completion is scheduled for November.
- South Street- Between 37th & 38th Street; the South Street bridge and small sections of the sides of the channel are being reconstructed. The 38th Street bridge just south of South Street is permanently removed. The contractor working on the project is scheduled to have it substantially complete in June opening back up to traffic.
- Bridge Drains- Drains are in. Cold weather hit before all the grout and staining could be completed. Now that the weather is consistently warmer, the contractor will be finishing this up.
- Foley Audit- Still working on items related to the audit and reviewing change orders with Nebraska Department of Roads and Federal Highway Administration. Should be wrapping this up sometime this year.

Campbell asked about the status of 16th & 17th Streets. Humphrey stated that, at this time, there are no plans to relinquish those streets.

Mastera inquired about any plans for N 14th Street Superior and Cornhusker. Humphrey was not aware of any plans in the CIP for that section of roadway.

Christo asked about the Arena and tying into 1st Street. Humphrey stated that there was not any cross street connection across the railroad tracks. The railroad tracks will still be the dividing line. There is no plan to put a bridge over the railroad tracks.

Johnson said that with the completion of the South Street bridge, we will be able to file with FEMA a request for a letter of map revision on the Antelope Creek Flood Plain from 'A' Street to 56th Street. Several properties in the area will subsequently be removed from the flood plain.

Elliott School's project is set to be complete around May 22. Trails in the area have been greatly improved by the project.

Hjerstad added that there are three adjoining parcels at 21st & 'N' Street: one owned by NRD (the old Williamson Honda Building, now being used by the People's City Mission), a building that is housing Parks & Rec maintenance shop and offices, and the Windstream warehouse building. Invitations for redevelopment proposals are being issued that will include all three parcels. The City's preference is to leave the other Parks & Rec building (old Bath House) as is, but if an interested developer comes in with a plan, it will be considered. The goal is to have the invitations out in April and proposals due in October 2012. This is a great location with many assets, but it also has some

complications such as a large sewer and some of the land was purchased with Land and Water Conservation Funds for Parks & Rec. Additionally, there are historic buildings such as the LT&T building. Re-zoning will be moving forward most likely for mixed used.

Neighborworks housing project: Creekside Village is 100% leased with a waiting list. This housing project also allowed for the park near by to be fixed up as well.

Order No. 10-06 - Other Agenda Items

Humphrey briefly talked about the Lincoln Reliability Project. LES has a project for a 115 KV transmission line from a substation at 17th & Holdrege to a substation at 54th and Everett. There will be a mixture of underground and overhead lines. This part of the project is hoped to be complete by the end of 2012. This includes a substation at the northwest corner of 21st & 'N' Streets. Cable installation in 2013.

Humphrey also reminded the committee that there is a Downtown Resurfacing/Rehabilitation project currently going on. Updates are available on the City's website, keyword: projects.

Yost added that at the same time, renovations of Centennial Mall will also be taking place. Completion of the project is dependant on fund-raising and the project will be done in phases.

Work on the Arena and surround area is taking shape.

Campbell asked how long JAVA will be kept going. Johnson replied that with finishing up construction and audit work it will take approximately two more years to finalize.

Hjermstad said that another project that is underway is Innovation Campus. Includes rehabilitation of current buildings.

Mastera asked if there were plans for the National Guard to vacate on Military Rd? Hjermstad stated that the only building that they were going to keep is the armory. She added that they are several years behind.

Meeting adjourned at approximately 2:10 p.m.









