



**JOINT ANTELOPE VALLEY AUTHORITY  
Citizens' Committee Meeting  
at Engineering Services  
April 9, 2010**

Meeting Began at: 1:05 p.m.

**Board Members Present:** Glenn Johnson

**Citizen's Committee Members Present:** Robert Campbell, James Mastera, Delores Lintel, Ed Price

**Citizen's Committee Members Absent:** Mike Morosin, Jim Christo, 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 - Community Revitalization - Wynn Hjermsstad**

Wynn Hjermsstad updated the Committee on the Community Revitalization projects in Antelope Valley. Hjermsstad showed a map to illustrate the various projects being discussed [attached].

Creekside Village - [10<sup>th</sup> & Military] A housing project that is currently under construction. 30 - one bedroom, 30 - two bedroom and 20 of these units are designated for the seriously mentally ill. Court Street and 9<sup>th</sup> Street will be built further along to meet up with the housing project. There will also be park improvements. Additionally, there are plans to have ADA accessible sidewalks through the park and will use stimulus dollars to assist in funding the project. The plans are to plant buffalo grass and construct a gravel road north of the Indian Center where fill was removed.

10<sup>th</sup> Street - [Charleston - Military] Erickson Sullivan - Scott Sullivan had done a street scape design for 10<sup>th</sup> Street. This had originally been tabled due to lack of funds. Now there are stimulus funds to do the first phase which is pedestrian scale LED lighting. There are plans to do street trees in the fall. It is uncertain as to if trees will be placed on both sides of the street or not. The lighting portion was just advertized this last week. Bids are to be opened on April 21, 2010.

State Fair Park - Now called Nebraska Innovation Campus. There was a blight study and the area was declared blighted. A draft redevelopment plan was recently finished. There are not any projects ready to go yet.

Matt Talbot - Matt Talbot Kitchen and Outreach moved from its original location in the Antelope Valley project area to N. 27<sup>th</sup> Street and opened at its new location on April 5.

- Assurity - Will be finalizing a demolition contract next week for the old Matt Talbot Kitchen and Outreach building. Assurity is on schedule. A structure is visible if you were to drive by. There are meetings planned to get the sidewalk issues on 'O' Street resolved. Johnson added that the grounds around the Assurity building are being constructed to manage their own storm water. The idea is to capture the storm water and reuse it to irrigate their grounds. They will make use of existing abandoned storm sewer and capping it off to store the storm water and then using a pump to get the water out. The NRD is working with Assurity to secure grant funds to assist with the funding of this project. This also gets incorporated into the Leed Rating.
- Antelope Creek Village-Neighborworks project. It has been downsized. No longer looking at a large office building with condos above it. It was not economically feasible. There are still the same number of townhouses. Construction will start during the summer. There is still a 15-plex in the area and the last tenant will be moving out by the end of the month. The wind turbines were taken out as they are hard to get and cost prohibitive. Plan for the office building have not been finalized yet.
- 27<sup>th</sup> Street - Elaine Hammer Pedestrian Bridge is completed. Yost stated that the landscaping should be finishing up later this spring. Pigeon mitigation will also be completed. There are several acquisitions of blighted properties being considered along 27<sup>th</sup> Street.
- South Capitol - Area declared blighted. A redevelopment plan is in the works for this area.  
Stronger Safer Neighborhood efforts are ongoing in this area. Although not an Antelope Valley project, worth mentioning as an adjacent project.
- Elliott School/  
Kuklin Pool - Project with Parks & Recreation and Lincoln Public Schools working together. A new parking lot is going to be built where the old Kuklin Pool was located. This will serve as a trail head for the area. Another use includes overflow parking for Union Plaza. LPS will use the new parking lot during the day and then the lot can be used for trail/ballpark use or overflow parking during non-school hours. Yost added that this is part of a bigger project. The Rotary gifted \$100,000 in funds to the Centennial project. The school is going to go back to using the west side as their front door to embrace the trail and the Antelope Valley project. There are also plans to re-do the play area by the school and incorporate green space. LPS will also remove the existing parking to the west of the building. Hjerstad was key to helping to get additional funding to complete this project. The second phase of this project (summer 2011) includes improvements to the play area and the Rotary Pavilion/Shelter.
- Sprayground - Water from the sprayground currently drains off to the storm drainage system. A design contract is underway to do a gray water project similar to what is being done at Assurity. The idea is the capture the run-off water from the sprayground and then reuse it to irrigate the park. Completion is scheduled for summer 2010.

Johnson discussed the flood plain timing. The project is on schedule with FEMA to have the Letter Of Map Revision in early September. This effectively changes the current maps.

**Order No. 10-03 - Union Plaza and Other Parks/Trails Update - JJ Yost**

Union Plaza - The park is starting to take shape, nearing the conclusion of Phase II of III

phases of construction. Phase I was basic grading and low flow liner. Phase II is everything else associated with the Channel shaping and banks; retaining walls, hard surfaces, fountains and amphitheater. During May, Phase III of construction will go out to bid which includes items along 21<sup>st</sup> Street at the top of the bank consisting of pavers, landscaping, structures and mechanical buildings. There is a building that is being proposed at the corner of 21<sup>st</sup> & 'Q' Streets. This would serve as the Active Living Center incorporating a combination of public meeting space, public restrooms and small retail space. A third partner to this building is the Community Health Endowment who would potentially locate their offices on the 2<sup>nd</sup> floor of this building. Yost hopes that construction of Union Plaza will be completed mid to late summer of 2011 and ready for dedication at that time. The main stem trail is in place and open to the public. In a few weeks the sluice gate near the Weir structure will be opened and water routed through the low-flow channel.

Billy Wolff

Trail Connection -

This is a project in conjunction with the NRD. The proposed trail location is along the east side of the Channel and extends underneath the 'J' Street Bridge, then continues along the east side of the channel to Randolph Street with an at-grade crossing at Randolph Street. The NRD has a project to construct a pedestrian bridge to connect the trail back onto the west side of the channel, south of Randolph. The grants have been approved for this project and we have received the go ahead to do the design work on the trail. When completed, this will be a continuous trail from Hwy 2 north to the Devaney Center (close to 10 miles of trail).

Yost described some pictures of Union Plaza park area [attached].

1. There are a couple of construction shots taken recently. 'P' - 'Q' block and the amphitheater. In the third phase of construction, there will be a shade structure/shelter built over the top of the back couple of stone rows of the amphitheater.
2. Once the water starts coming down through the low-flow liner, there are weep holes that will allow water to seep into the planting beds. Plants will be planted this summer.
3. On the slopes of the Channel are erosion control blankets which is covering seeding that was previously planted.
4. The retaining walls throughout the park with a wave pattern are a part of a project that will start late this summer and fall. The project is the Timeless Tile Program. There are currently 14 tile murals that are comprised of 125 - 6 x 6 tiles (approximately 3-4' tall and 10' long). Sue Harvey, a local artist, is creating these murals. These murals will fit within the wave patterns on the retaining walls. Images will be of nature and Nebraska landscape combined with quotes from Nebraska authors. Some of these murals have corporate sponsorships, others are sponsored by individuals. Due to successful fund-raising efforts, the park is fully funded to proceed with full development of the park. In addition to this, the 1.5 million dollar endowment fund for long term care of the park was also created.
5. The stone structures in the park are hand-formed concrete.
6. Turtle statue will be a structure that kids will be able to climb on.

Yost reviewed topics with Trago sprayground, Elliot School parking lot, and the park near Creekside Village that Hjerstad previously discussed.

A giant brick head sculpture, Colossus, is being sculpted by a New York artist and is approximately 15 feet tall. It is currently in the process of being fired and should be shipped, in pieces, later this summer.

The art wall is still being discussed.

Lintell asked about water conservation efforts in relation to the fountains. Yost said that there were efforts being made. The park is being constructed as a sustainable park. There are stimulus funds coming to us from the Department of Energy to assist in making this a “green” park. Solar panels will be added to some of the structures. There is a Nebraska Environmental Trust grant to add wind turbines. There will also be pervious pavers being used that allow the water to penetrate and slowly dissipate. Trees will be planted in the area and will be able to make use of this captured water as well. Yost stated that the fountains will make use of re-circulating water systems and an ultra-violet light disinfecting process.

Park maintenance of Union Plaza will be one of the more costly parks to keep up with. This has been planned for years in the Parks operating budget. There is a well in the park that will be used for irrigation so that the park does not make use of the City’s potable water supply. There will be a staff person from Parks that will be dedicated to the maintenance of the park.

There is a lot of discussion about park programming to keep the public coming to the park year round.

Holdrege Street Bridge overpass will be coming down. A pedestrian bridge will be placed there instead. Humphrey stated that we are in the process of signing the agreement with the OL & B Railroad. Once signed, letting the project for construction will be next with bids opening within the next couple of months. The pedestrian bridge will create a trail connection between Dietrich trail and the Antelope Valley System.

**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.

**Projects that have wrapped up:**

East Leg - Completed last November.  
‘P’- Vine - Finishing up seeding and irrigation.  
Channel Phase III - Finishing up with final walk through in early May. Hjermsstad stated that the Mayor would like to have some type of celebration in June for the Channel being completed.

**Projects currently in progress:**

East Leg Landscape - The contract starts this spring.  
‘P’ - Vine Landscape - The contract starts in the fall.  
South Street Bridge - Near 38<sup>th</sup> Street. Bids late this summer and construction in the fall. Utilities will be the primary work. Bridge will be removed in February 2011 and remained closed until fall 2011. The 38<sup>th</sup> Street bridge will be removed following the removal of South Street bridge. The 38<sup>th</sup> Street Bridge removal will be permanent. This area will become a parking lot for the mall.  
‘K’ - ‘P’ - The ‘K’ Street section was pulled out due to funding/policies issues with the use of federal dollars. Local funding will be used instead so to keep on schedule with the project. The ‘K’ to ‘P’ Street project will be substantially complete at the end of 2012. The ‘K’ Street project was just bid this week and contracts are being put together. Construction should start the end of April to first of May. Substantial completion is scheduled for October 2010. The road will never be completely closed, only lane closures. This project is being done in conjunction with a Water Main project. The ‘K’ to ‘P’ Street project will be completed in phases. Phase I, from ‘K’ - ‘N’ Street will be constructed in 2011 and ‘N’ - ‘P’ Street and ‘O’ Street (17<sup>th</sup> - 21<sup>st</sup> Streets) will be constructed in 2012. ‘O’ Street will be a total closure with traffic rerouted

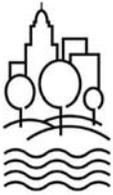
to 'P' and 'Q' Streets, closure to last 3 - 4 months.

**Order No. 10-05 - Other Agenda Items - Glenn Johnson**

Johnson gave an update on the status of the State Auditor's report. The draft was presented last week to JAVA. There is a 10-day period to provide responses. Then the auditor's staff will put together a final report and issue it. The final report is anticipated to be issued sometime in the middle of April.

Findings were generally subjective and a matter of opinion and interpretation of compliance with regulations and which regulations were in place at what time. One of the major concerns was that there was not one centralized accounting system used to account for dollars spent. Although JAVA had a majority of it, the portion related to the Corps of Engineers is not included in the system that is used. Another issue was the total cost of the project [handout attached]. The estimates noted in the report are not a direct comparison because project scopes were different at the time of different estimates. Johnson stated that we built exactly what we said we would build, nothing more, nothing less. With inflation figured in (approximately 4%), the expected final costs will be estimated at \$246M in 2012, much less than the original estimate of \$277M. Other issues have to do with procedures that are in place now that were not in place prior. JAVA is currently following the new manual and procedures.

Meeting adjourned at approximately 2:30 p.m.



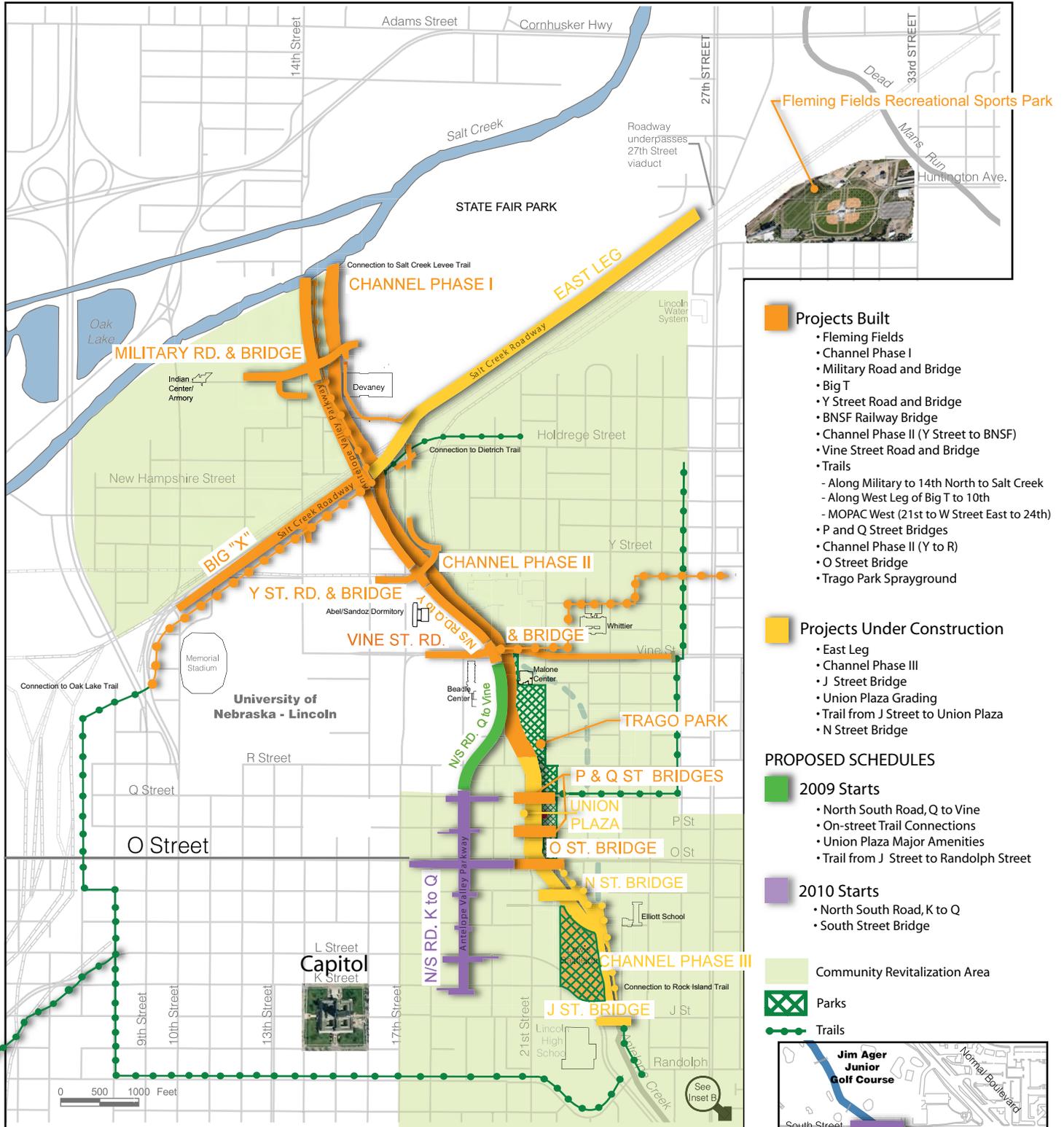
# Antelope Valley Projects

Community Revitalization • Stormwater Management • Transportation Improvements

Joint Antelope Valley Authority (JAVA)

- University of Nebraska - Lincoln
- Lower Platte South Natural Resource District
- City of Lincoln, Nebraska

## Priority Project Limits



- Projects Built**
- Fleming Fields
  - Channel Phase I
  - Military Road and Bridge
  - Big T
  - Y Street Road and Bridge
  - BNSF Railway Bridge
  - Channel Phase II (Y Street to BNSF)
  - Vine Street Road and Bridge
  - Trails
    - Along Military to 14th North to Salt Creek
    - Along West Leg of Big T to 10th
    - MOPAC West (21st to W Street East to 24th)
  - P and Q Street Bridges
  - Channel Phase II (Y to R)
  - O Street Bridge
  - Trago Park Sprayground

- Projects Under Construction**
- East Leg
  - Channel Phase III
  - J Street Bridge
  - Union Plaza Grading
  - Trail from J Street to Union Plaza
  - N Street Bridge

- PROPOSED SCHEDULES**
- 2009 Starts**
- North South Road, Q to Vine
  - On-street Trail Connections
  - Union Plaza Major Amenities
  - Trail from J Street to Randolph Street

- 2010 Starts**
- North South Road, K to Q
  - South Street Bridge

- Community Revitalization Area
- Parks
- Trails



Inset B

# Union Plaza



# Union Plaza

- Basic park improvements – Summer 2009
- Final park grading and enhanced improvements – Summer 2010
- Park opens – Summer 2011

# Billy Wolff/Antelope Valley Trail Connector

- City of Lincoln received a grant from the Recreational Trails Program for the trail
- The LPSNRD is providing funding for the bridge across Salt Creek
- This segment provides an important connection between the greater downtown trails and the new Antelope Valley trails
- Construction will begin in 2009



**Billy Wolff  
Antelope Valley  
Connector**

J St. to So. of Randolph St.



Existing Trail  
Proposed Section  
for Construction

J Street Bridge (Underpass)

Future Bridge



1" = 200'





# ANTELOPE VALLEY FINANCIAL SUMMARY



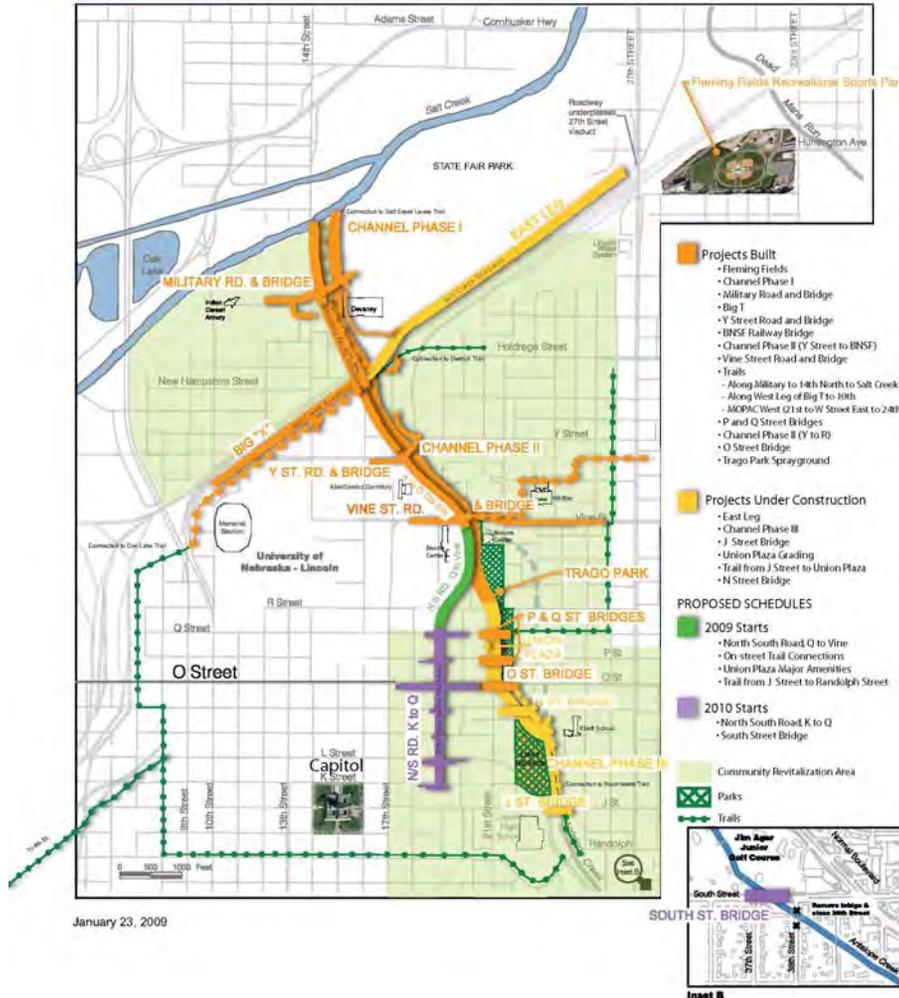
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### Priority Project Limits



# !! “ NO COST OVERRUNS” !!

**\$175M** Planning & Conceptual Level Project Estimate (1999\$)

**\$223M** Preliminary Engineering Project-Specific Estimate (2001\$)

**\$277M** \$223M escalated 4% per year, 2002 through 2009 (match the USACE channel construction schedule)

**\$246M** Expected actual final cost in 2012

We have built exactly what we said we would build  
 – NO MORE, NO LESS –  
 all within approved budgets.