



**JOINT ANTELOPE VALLEY AUTHORITY
Board Meeting
June 12, 2008**

Meeting Began at: 10:30 a.m.
Meeting Ended at: 11:21 a.m.

Members Present: Glenn Johnson, Christine Jackson, Greg MacLean
Others Present: Amy Cornelius-Jones, Roger Figard, Joel Pedersen, Wayne Teten, Margaret Remmenga, Bruce Sweney, JJ Yost, Steve Huggenberger, Joe Rupp, Ted Weidner, Clark DeVries, Jane Jordan, Ed Price, Delores Lintel, Beth Thacker, Ken Reitan, Michael Snodgrass, James Carson, LaRue Wunderlich, Lana Brennan, Randy Williams, other citizens

Order No. 01-08 - Call Meeting to Order

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

Order No. 02-08 - Approval of Minutes of May 8, 2008 JAVA Board Meeting

Jackson moved to approve the minutes of the May 8, 2008 meeting.
MacLean seconded.

AYE: Johnson, Jackson, MacLean
NAY

Order No. 03-08 - Resolution authorizing the JAVA Chair to sign an Amendment 5 to the Construction Program Management and Construction Phase Services Agreement with PB Americas, Inc.

Joel Pedersen presented Resolution No. 08-0612-03 and Amendment 5 (attached). This adds services for the Union Plaza components and Channel Phase III of the construction contract administration. Margaret Remmenga has identified a funding source. Teten discussed the construction elements listed in paragraph 2A of Amendment 5. Construction Phase III is a Corps of Engineers construction contract. There is other work activity that is being let going on in conjunction with the Corps project. This also provides for all phases of Union Plaza.

MacLean moved to approve Resolution No. 08-0612-03 and approving Amendment 5 to the Professional Services contract with PB Americas, Inc.
Jackson seconded.

AYE: Johnson, Jackson, MacLean
NAY

Order No. 04-08 - Resolution authorizing appraisal and acquisition of the following properties:

Irene Courtenay Johnson, Tract 51 (partial), located at 1810 K Street, Lavenders Addition Block 9 Lots 1-12 & Alley Adjacent ; Hoppe Partners LTD, Tract 52 (partial), located at 1900 K Street, McMurtry's Addition Block 2 Lots 16 & E12' Lot 17; Hoppe Partners LTD, Tract 54 (partial), located at 1907, 1915, 1921, & 1925 L Street; Boggs & Home Sub Lots 50-55 Ex N7' & S7.5'; B & J Partnership LTD, Tract 56A (partial), located at 1830 L Street, Lavenders Addition Block 12 Lot 10 & W1/2 Lot 11; Awards Unlimited II LLC, Tract 58 (partial), located at 1829 M Street, Lavenders Addition Block 12 Lots 3-6; LDS LLC, Tract 61 (partial), located at 1908 L Street & 324 S.19th Street, Boggs & Home Sub S1/2 Lot 17, 18, 19 & 20 Exc S7'; L. Larue Wunderlich, Tract 62 (partial), located at 320 S.19th Street, Boggs & Home Sub E73' Lot 15, Lot 16 & N1/2 Lot 17; Jeffery R. & Barbara D. McIntyre, H & W,

Tract 63 (partial), located at 302 S.19th Street, Boggs & Home Sub W69' Lot 15; John A. & April L. Sampson H & W, Tract 65 (partial), located at 1824 M Street, Lavenders Addition Block 19 Lots 9-11; B & J Partnership LTD, Tract 67 (partial), located at 244 & 254 S. 19th Street, Boggs & Home Sub Lot 14 & Lot 38 I.T. NW 25-10-6; Goran Gligorevic, Tract 68 (partial), located at 238 S.19th Street, Boggs & Home Sub Lot 13 & Lavenders Addition Block 19 Lot 3; Wells Fargo Bank Trustee, Tract 68A (partial), located at 1821 N Street, Lavenders Addition Block 19 Lots 3-5; Brennan Investments LLC, Tract 69 (partial), located at 230 S. 19th Street, Boggs & Home Sub Lots 11 & 12; Southern Hills Commercial LLC, Tract 73 (partial), located at 1828 N Street, Lavenders Addition Block 22 Lot 10 & W40' Lot 11; James D. Carson, Tract 74 (partial), located at 1843 O Street, Lavenders Addition Block 22 Lot 1; Cecil F. Kirk Trust, Tract 75 (partial), located at 1837 O Street, Lavenders Addition Block 22 Lot 2; 4R Partnership, Tract 76 (partial), located at 122 S. 19th Street, Lots 4, 5, 9, 49, 59, & 60 I.T. NW 25-10-6; Charles Marvin Roberts, II & Jon M. Roberts, T.C., Tract 77 (partial), located at 1901 O Street, Lots 7 I.T. & 8 I.T. NW 1/4 25-10-6; Union Bank & Trust Company, Tract 79 (partial), located at 1908 O Street, Kinneys O Street Addition Block 28 Lots 7-13 & Pt of Lot 14; Union Bank, Tract 80 (partial), located at 1940 O Street, County Clerks Sub East 42' Lot A & All Lots B & C & Kinneys O Street Addition Blk 28 Lots 1-3, 15-18, & Pt. of Lot 14; Awards Unlimited II LLC, Tract 110 (partial), located at 1816 L Street, Cariotto Estates Lot 5; E & E Family LTD Partnership, Tract 112 (partial), located at 1936 L Street, Boggs & Home Sub Lot 45, E 1/2 of Abutting vacated 20th Street, the E 50' Lot 21, W 1/2 of Abutting vacated 20th Street, and the W 42' of Lot 21; Wilbur F. Sholle, Tract 113 (partial), located at 1944 L Street, Boggs & Home Sub W 50' E 100' Lot 21 Except S 7'; Vindondale Inc., Tract 114 (partial), located at 344 S. 18th Street, Cariotto Estates Lot 1; Awards Unlimited II LLC, Tract 128 (partial), located at 20th & O Street, Lots 3, 41, 42, 53, 61 I.T. & Pt of Lot 62 I.T. NW Lying NE of RR ROW Line NW 25-10-6; Nebraska Acquisition Corp., Tract 159 (partial), located at 1845 K Street, Lavenders Addition Block 2 Lots 1-6, McMurtry's Addition Block 3 Lots 13-18

Joel Pedersen presented Resolution No. 08-0621-04 (attached). Teten stated that this resolution is related to the 19th Street Roadway; 'K' - 'Q' Streets and involves multiple properties (27) which most are partial acquisitions. The work is primarily to be done on the west side. There are three types of acquisitions: Temporary Easement - grading, Permanent Easement - utilities and Permanent Taking - roadway. Staff are willing to meet with property owners to discuss project elements. The next step after the approval of the resolution is to have an appraiser start the appraisal process in which property owners will be contacted. There will also be an additional opportunity for property owners to ask questions at a Public Hearing that will be scheduled at a later date. Property owners were sent individual letters along with a sketch of the proposed work prior to the notice being published in the paper for this Board meeting.

MacLean moved to approve Resolution No. 08-0612-04. Jackson seconded.

AYE: Johnson, Jackson, MacLean

NAY

Order No. 05-08 - Staff Reports

JJ Yost - Parks and Recreation updated the Board on Trago Park Playground/Sprayground complex that is under construction. Completion and opening of the Sprayground is tentatively scheduled for July 3rd. The rest of the construction for the Playground and Plaza is coming along well. Yost also updated the Board on the status of the Lewis Field Parking Lot. It is proceeding when weather allows. It is on course for substantial completion by the end of July. The Juneteenth Celebration is being temporarily moved to Pentzer Park.

Wayne Teten updated the Board on the status of the Antelope Valley Projects. Rain has delayed progress on the Antelope Valley projects.

East Leg -

The main line roadway has been paved from 27th Street. This needs to be done before State Fair. The plan is to pave Court Street as soon as weather permits. The large crane that will be used to erect the straddle cap and the girders on the bridge is starting to arrive in pieces. It will be put together over the next couple of weeks. Setting of the straddle cap and girders is planned for mid July. It will be assembled in the parking lot south of Devaney.

Channel Phase II - The grading done by July 4th weather permitting.
Channel Phase III - 'S' Street - 'J' Street, the bids were taken by the Corps of Engineers. Parks Construction out of Minnesota was the apparent low bidder. The Corps is in the process of analyzing those bids. We will have more information regarding the bids in a couple of weeks.

'Y' to Vine Roadway - Grading will start next week weather permitting and paving shortly thereafter. The desire is to have this done prior to school starting back up.

'O' Street Bridge - The waste slab is done. Deck pour is scheduled around July 4th. There is an August 29th completion date for getting traffic back onto 'O' Street with the previous alignment.

'J' Street Bridge - Bridge Removal is underway and should be finished by June 13th. The grading operation and building the bridge back will then begin. Driving piling will begin in about three weeks.

Lewis Fields - Turn lane on Capital Parkway has been completed. The contractor elected to use full depth concrete due to oil prices and weather instead making use of asphalt. Starting of the parking lot will begin soon. The sidewalk on the east side is being poured but will remain closed until the parking lot construction +is completed.

Order No. 06-08- Citizen's Committee Report

None

Order No. 07-08 - Non-Agenda Items

None

Order No. 08-08 - Executive Session for Possible Litigation

Jackson moved to go into closed session at 10:55 a.m. as authorized by Section 84-1410 of the Revised Statutes of Nebraska for the protection of the public interest and for the purposes of conducting a strategy session with JAVA legal counsel limited to the following subjects: to discuss pending litigation or litigation which is imminent.
MacLean seconded.

AYE: Johnson, Jackson, MacLean
NAY

Jackson moved to come out of the closed session at 10:55. MacLean seconded.

AYE: Johnson, Jackson, MacLean
NAY

Order No. 09-08 - Action Related to Executive Session

MacLean moved to approve the recommendation of legal counsel to move forward with litigation. Jackson seconded.

AYE: Johnson, Jackson, MacLean
NAY

**The next JAVA Board meeting is scheduled for July 10, 2008 at 10:30a.m.
in the City Council Chambers.**

Meeting adjourned at 11:21 a.m.