

Citizen Streets Advisory Commission

November 6, 2012

1:00 p.m. to 3:00 p.m.

Street Department Conference Room, 901 North Nelson Street

Commission Members present:

Dallas Hawkins
Hal Ellis
Max Kuney
Donna Jilbert
Stan Stirling
Kathy Miotke

Staff present:

Mike Taylor, Engineering Director
Mark Serbousek, Street Department Director
Gary Nelson, Design
Joel Graff, Construction
Ann Deasy, Public Information Coordinator

Not present:

Phil Barto

Not present:

Eldon Brown, Design

1. Introductions

The meeting was called to order at 1:12 p.m.

2. Review & Approval of Agenda and Minutes

Stan Stirling moved to approve the Sept. minutes with an amendment to remove the comment about Donna Jilbert's term expiring this year since her term expires Dec. 2013. Max Kuney seconded the motion and all approved.

3. Construction Update

Lidgerwood St. is substantially complete.

Columbia Ave. is substantially complete.

Haven St. is substantially complete.

Adams St. is substantially complete.

29th Ave. The first phase from Bernard St. to Grand Blvd. is substantially complete and the second phase from Bernard St. to High Dr. will be completed next year.

Euclid Ave. is substantially complete.

Dalke St. is substantially complete.

Howard St. will be built next year because the City directed the contractor to construct corrective work on other projects.

Jefferson St. is substantially complete.

Oak St. is substantially complete.

14th and 15th Ave. is substantially complete.

Spokane Falls Blvd. is having the curbs and sidewalks installed this week and base paving is scheduled for next week. The DBE subcontractor walked off of the project after the forms were in place for the curbs and sidewalks so the project is behind schedule and the final lift will be laid spring 2013.

4. LID Lost Costs

Gary Nelson gave a presentation on costs that aren't recovered on Local Improvement Districts that aren't formed and constructed. After the presentation Hal Ellis asked why we complete work

November 6, 2012

on LIDs if don't know if costs are going to be paid. And Kathy Miotke replied that you have to do the analysis in order to give property owners a cost. The discussion came out of the Rockwood LID which has \$58,435.50 in lost costs. Mr. Nelson wondered if the Street Bond LID could pay these lost costs. The commission determined there were two issues: process for adding amenities, and no actual LID on Rockwood but a rehabilitation project. The LID was being formed by the neighborhood to pay for the amenities outside of the bond project. Dallas asked if they wanted to cover the costs or not to under the LID program. Mr. Kuney did not want to pay for the lost costs because the project wasn't a LID bond project. Mr. Stirling seconded and all agreed. The commission also felt that a LID policy may be helpful for neighborhoods with criteria that would help them determine how much support they would receive to form the LID.

5. CSAC Member Applications

The commission reviewed two applications for new members. Greg Thomas and Robert Stevens, both from District 2. The commission felt that if Dallas' term had expired and a position was vacant in District 1 they preferred Robert Stevens. The commission still is need of an applicant to fill the open position in District 3.

6. Other Discussion

Ms. Deasy is finishing up the Fall/Winter 2012 CSAC report and will forward to the commission for review and then set a date to present to City Council. Mr. Hawkins requested that it be presented by Monday, Dec. 17, if at all possible.

7. Adjournment

The meeting adjourned at 2:08 p.m.

Local Improvement District Lost Costs

11/6/2012

What is LID Lost Cost?

- Staff time spent on LIDs that are not formed
- Assessments reduced at hearing after project constructed
- Other unanticipated costs, such as project change orders above 10%

Lost Cost History

- Ken Brown CSAC presentation 10/18/2005
- Ken Brown CSAC presentation 11/15/2005
- CSAC approved 2% of LID Street Bond funds to cover lost costs 12/20/2005
- Staff assumed CSAC intended this for LIDs with potential Bond \$ included
- Never explicitly stated

Lost Costs History

- Total LID Bond funds = \$10,000,000
- CSAC approved 2% for Lost Cost, or \$200,000, on 12/20/2005
- LID funds spent or obligated = \$6,782,642
- Lost costs to date = \$94,744.27, or 0.95%
- Remaining lost costs budget = \$105,255.73

Rockwood LID

- Rockwood – Southeast Blvd to Cowley Street, planned to be 2013 Bond project
- Rockwood neighborhood proposed an LID to add sidewalks, bump outs, trees, roundabout, bike lanes, benches, entry statements.
- LID intended to be constructed with Bond project, but no Bond \$ included in LID

Rockwood LID

- LID Hearing held October 23, 2012
- Over 60% opposition
- LID will not be formed, resulting in Lost Costs
- As of 10/31/2012, these Lost Costs = \$58,435.50

Why ask CSAC this question?

- Rockwood LID lost cost approximately \$60,000.
- Remaining lost costs budget = \$105,255.73
- Rockwood LID does not include Street Bond funds
- Staff assumed CSAC intended this for LIDs with potential Bond \$ included

Rockwood LID Lost Costs

- Proposal – Use part of Street Bond Lost Cost budget to pay Rockwood LID Lost Costs
- Could have requested Bond funds for LID, but we did not
- LID proposed because of Rockwood Street Bond project
- Question/Comments?