

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE
MEETING HIGHLIGHTS
Tuesday, January 12, 2016
9:00 a.m.**

Members: Council Member Turner Perrow, Chair, Council Member Ceasar Johnson, Council Member Joan Foster, Mayor Michael Gillette, ex-officio

Staff Present: Kimball Payne, Bonnie Svrcek, Gaynelle Hart, Lee Newland, Kent White, Cheree Taylor, Scott Parkins, Angie Shepard

Others Present: None

Contract Awards:

Mr. Newland gave a brief summary on contracts awarded: four projects.

--The LU Intramural Road estimate was over the award but under budget.

--The Lynchpin Sidewalk and Lakeside/Memorial projects are pending and waiting on VDOT. It should be any day now. Both are over estimate but under budget. Mr. Newland expressed this is an indication that they are expecting higher prices and have upped the budgets.

--The Community Market Design project was awarded and underway.

Update on Priority Projects:

Mr. Newland updated PDC on priority projects and status.

--The Timberlake/Logan's Lane project is at PDC now and will come before City Council tonight.

--The Midtown Connector has been paved from Langhorne to Kemper from 12th to 16th. Mayor Gillette questioned if the area around the Uhaul site was done. Mr. Newland responded it does not include that area and noted it would be completed in the Spring when the asphalt plants open back up.

--Construction on Greenview Drive-Phase II- Right of Way plans being reviewed and will begin in March.

--Kemper Street Bridge and Interchange- deck was poured in December and working on the utilities/walls now.

--Odd Fellows Road- Plans are released for construction on Section A and there is a "Pardon Our Dust" meeting being held tonight from 4 p.m. to 6 p.m.

--Downtown Streetscapes project is ongoing. There will be a verbal update during the meeting today.

--LU Intramural Field Road-Construction is underway for Phase I; Phase II- signing the plans to be able to get it out to bid shortly.

General Business:

Council Member Perrow noted the closing of a lane again at the Virginian and expressed some concern about the proper closure of the lane. Ms. Taylor agreed and is checking in to it.

1. *Downtown Waterline/Streetscape* — Ms. Taylor with Public Works and Scott Parkins with Water Resources gave a verbal update on the *Downtown Waterline/Streetscape*.

Ms. Taylor expressed they have received multiple cost estimates based on 50% design (just received 90% design at the end of last week). Most recent revised estimates creates a \$1.2 million shortfall, with majority in the General Fund. With 90% drawings and competitive bidding, she is hoping the prices will come down (pricing from English's). There is hope there will be interests from others. Should have

revised costs in the next three to four weeks with 90% design. Ms. Taylor expressed they will not make up the \$1.2 million unless a major scope of work is cut out. Council Member Perrow noted that \$3.4 million is currently available with a spend down of the CDBG funds by May 1st. Ms. Taylor stated this has been done with the costs for engineering design. CDBG funds are federal funds that are to be spent through a federal procurement process and construction is through a state process. Mr. Payne stated that the City is going to try to find the \$1.2 million in order to fulfill what was promised when the project began. Council Member Perrow noted that the General Fund notation on the information Ms. Taylor handed out was the Streetscapes project. Both Mr. Payne and Ms. Taylor confirmed; this is landscaping, streetscaping and lighting. Mr. Parkins noted that the funds that are contributed is what is needed and hopes to slide back down the costs with competitive bidding. Water costs are a little higher than expected. A lot of the sewer costs are deferred because they do not need to dig anything up right now.

There was discussion among PDC as to if all efforts on grants have been exhausted. Ms. Svrcek explained that it was too late for a Tiger Grant for Phase I but are scheduling a meeting in D.C. to talk about applying for the next phase. Dates are not out yet for deadlines and awards. There is no designated person to write grants specifically, but that she receives alerts for the grants and distributes that information out to the Leadership team. The timing was just off for this and the City was not able to apply for the grant.

Mr. Payne asked Mr. Parkins to provide some information to understand the complexity of what is in the ground and the number of laterals and sewer information on this project. Mr. Parkins indicated this project consisted of 132 laterals and 18 to 20 buildings and one sewer line. Over time, people have just connected to that sewer line and now there are multiple connections. Mr. Parkins stated they are checking to see how many of the laterals are actually active. There was discussion on this just being Phase I and looking ahead for how many phases and the planning for the costs. Council Member Foster expressed some concern about businesses in the area and the public's view on this, and how to communicate to the community about this. Ms. Taylor said alerts are being used and are working with the community on communication about this. Mr. Payne noted it is a little more complicated because the City is also coordinating with the Fine Arts Academy and the Virginian on their work as well. Council Member Foster was curious as to whether large events in the City were taken in to consideration. Ms. Taylor stated they do take that in to consideration and try to schedule around that. It takes a lot of coordination and is a collaborative effort among the City departments.

- 2. **Acquisition of Property: 7001 Timberlake Road** —The Logans Lane/Timberlake Road Project started in concept in 2008 and the City first applied for Revenue Sharing funds in 2012. Originally the project was going to affect 4 parcels of property but after the preliminary engineering was finished and the Interchange Modification Report was submitted and reviewed by VDOT in 2014, it was determined that in order to make the off ramp from 501 work according to VDOT requirements the property at 7001 Timberlake would need to be acquired entirely. Negotiations with the property owner ensued and were approaching agreement near the then current assessed value. After the new assessed value of the property went out in July 2015, the value increased by over \$280,000. At this point, the owner would not sell for under the assessed value of \$1,574,900.*

Mr. Newland briefed PDC that VDOT said to move the decision point off the ramp. The owner would not settle for less than the assessed value. Council Member Perrow questioned if there is any possibility of selling the parcels. Mr. Newland explained this may be a possibility after the fact. Mr. Payne provided an aerial photo of the property area and noted the City does have revenue sharing but that this project is under a lot of requirements by Highway Safety Standards. There was discussion and concerns among PDC members as to how this plan of action came to be and how ramping, etc. would affect traffic flow, businesses and residents as a result. Council Member Perrow conveyed the need to make the purchase of the property in order to proceed with the intersection improvement project and then leasing the property back to the owner. Mr. Newland stated that the owner is willing to sell the property. The

owner is located in Richmond and renting out the space to Hill City House Grille. Mayor Gillette questioned as to if the project was scaled appropriately. Mr. Newland explained the project meets highway safety standards. Mr. Payne asked Mr. Newland to explain to the committee why the original idea to get to Logans Lane for this project did not work. Mr. Newland stated that standards did not allow a decision point within so many feet of the off ramp and that we cannot back up the off ramp. Mayor Gillette questioned if there was certainty that the project could not be moved off the ramp. Mr. Newland expressed that because it is divided, that cannot be done. Different options have been looked at and this is the best solution available, and is approved by VDOT. As well, this has been looked at by engineers and public meetings held on this. This project is slated to start next spring. Further discussion was held by the committee after viewing the aerial photo, possibilities, and accessing businesses/neighborhoods. Council Member Perrow urged that the City needs to make a decision on how to proceed. Council Member Johnson reminded PDC that several years of money have been spent on developing this project and it needs to proceed.

Council Member Perrow indicated that all solutions have been exhausted and the project meets the standards. The recommendation was made to move the item forward to Council.

3. ***Lease of Property: 7001 Timberlake Road- The Logans Lane/Timberlake Road Project started in concept in 2008 and the City has acquired the property at 7001 Timberlake to be used as right of way. Currently there is a lease on the property for Hill City House. As a condition of breaking the lease with the current owner, Hill City House (HCH) has asked permission to stay in the building for one year, rent free, as the construction plans are finalized and bid. In return, the building will be rented "as is" and the City will not provide any maintenance on the building or grounds as the structure will be demolished for the road project.***

Mr. Newland explained that once the property is acquired to then lease is back to Hill City House for a period of one year. Mr. Payne indicated this would be leased back with no revenue to the City. Ms. Hart added that though there would not be any revenue, the City would not have to provide maintenance to the property. Mr. Newland and Mr. Payne indicated the project costs \$4.8 million, but started at \$1.1 million in 2008. The goal is to improve the through put on Timberlake Road and eliminate one intersection. There was continued discussion about the project. Council Member Johnson noted that this project cannot be shelved. The Heritage High School area is a busy area and something needs to be done to move forward. Mr. Newland reiterated that there is no other option for this project.

Council Member Perrow made the recommendation to move the item forward to Council with PDC's recommendation.

Roll Call:

Mayor Gillette received a call from the Uhaul business on Kemper Street. There is narrow access to the business which is affecting customers getting in and out with trucks/trailors. A note was made by Ms. Hart to keep as much access open to the business as possible and for Uhaul to let her know if there are problems. Mr. Payne noted he had spoken with the Project Manager and they are keeping an eye on this and monitoring access.

Council Member Foster mentioned that the Martin Luther King, Jr. sign on 5th/Memorial heading toward E.C. Glass before the City Cemetery on the right hand side of the road was askew. Ms. Hart made a note and will take care of this.

Next meeting: February 9, 2016