

Capital Improvements Authority
Minutes of Regular Meeting
August 10, 2009 - 4:00 p.m.

Present: Jim Alderson, Bob Gerdes, Mike Edwards, Bob Ingle, Estella Morrison, and Carolyn Schutte.

Absent: Jack Halferty.

Also Present: David Haugland, City Manager, Chad Birdsong, Public Works Director, Devery Hunt, Public Works Administrative Assistant, Kent Cantrell, Fire Chief, John McGovern, Police Chief, Clint Reno, Police Lieutenant, and Shannon Stroud, Authority Secretary.

Approval of Minutes: Bob Gerdes motioned to approve minutes of the July 13, 2009 meeting; Estella Morrison seconded. Bob Ingle was not in attendance during the July meeting and did not vote. Motion approved.

Review – Budget Spreadsheet: Chad Birdsong, Public Works Director reviewed the Budget Spreadsheet for June 2009. The beginning balance is \$2,163,582.32. Total Revenues equal \$146,406.36. Total expenses of \$123,461.26 leave a Total Ending Balance of \$2,185,571.99. Committed Funds were reviewed leaving a Total Spendable Cash Balance of \$1,435,874.12. Authority members would like to see the bar charts again. Mike Edwards motioned to approve June totals; Bob Ingle seconded. Motion unanimously approved.

3. **Limited Conditions Survey of the Hall of Waters North & West Terrace Walkways:** The Planning & Zoning Department would like to seek approval for the allocation of funds to conduct a limited conditions survey of the Hall of Waters North and West Terrace Walkways, specifically the original concrete and additional top layers. The proposal includes architectural and engineering work totaling \$14,800.00. Overall preservation of the building and issues regarding the safety of the public have lead to the Planning Department and City Manager to acquire the architectural firm of Susan Richards Johnson & Associates to oversee the core sampling, laboratory analysis of the samples and the results, and examination of repairs and/or replacement that will take place once restoration of the supporting walls begins. No contract with the city is required. Bob Ingle motioned to approve the allocation of funds for the survey; Bob Gerdes seconded. Motion unanimously approved.
4. **Request for Funding for Police Station Water Leakage:** Lieutenant Clint Reno thanked Authority members for the improvements completed at the Police Station so

far. This request is to address water leakage into the detention area, booking area, and associated hallways on the south side of the building. With the assistance of Public Works Director, Chad Birdsong, preliminary exploration has been done and a written report from Tremco, Inc. offers a correction to the problem for \$100,000.00. Another recommendation is to have an engineering firm or the engineering firm that built the building look at the problem and offer a solution. The estimated cost of exploration is \$9,000.00. Bob Gerdes motioned to approve the study; Estella Morrison seconded. Motion unanimously approved. Lieutenant Reno presented a second project to the Authority for discussion only. A portion of the parking lot of the Police Station on the south side needs repaired or replaced, photo's included. Chad Birdsong will look at the parking lot and give an estimate of the area to be replaced and the cost. The goal is to make the repairs before this winter. This issue is being brought to the Authority's attention for approval during a future meeting.

5. **Comments:** The Authority questions paying for maintenance on City buildings, is maintenance really a Capital Improvement? In discussion, the Fire Department mentioned to authority members that City budgets for department maintenance is only \$4,000, they have to look to other sources for funding. Mayor Schutte requests a budget plan sheet with items allocated for next year. Mayor Schutte would also like to establish a group known as "Friends of the Hall of Waters" to help make decisions regarding this building.
6. **Adjourn:** The meeting adjourned at 5:25 pm.

Shannon Stroud
Secretary to the Capital Improvements Authority