



**COMMUNITY DEVELOPMENT AND /PUBLIC WORKS
COMMITTEE MEETING
COUNCIL CHAMBERS
June 11, 2007**

The Community Development/Public Works Committee of the Merriam City Council met on Monday, June 11, 2007 at 7:00 p.m. Councilmembers present included: Chair Gayle Stephens, Councilmember John Crabtree, Councilmember Christine Evans Hands and Councilmember Chad Rowe. Staff present included: Quinn Bennion, City Administrator; Scott Crain, City Engineer; Randy Carroll, Public Works Director; Karen Crane, Merriam Visitor's Bureau Director; Dennis Enslinger, Community Development Director; and Judy Devere, Recording Secretary.

Public Items

Chair Stephens asked for comments or questions regarding public items.

Norman Morris, 9025 W. 70th Terrace, expressed his concern regarding Quail Creek Park drainage and box at 70th Terrace and Grandview. Mr. Morris passed out photos to the Councilmembers of the area now and immediately after the improvements noting there is an erosion problem now. He requested the city's consideration to address his concern.

In response to Mr. Morris' concern, Scott Crain, City Engineer, said the solution was designed as a green solution, a bio-engineering solution, and what is in place is predominately what was expected at the time. He said green solutions do tend to have more erosion than concrete channels but they also provide benefits such as not having the concrete channels, the expense, and wildlife habitat and also noted that there is a priority system for drainage projects. Mr. Crain said this would take a significant amount to place concrete in the channel. He said he thought if a bio-engineering design firm looked at this compared to what was there, he thought they would view this project as a success. Chair Stephens asked Public Works to periodically trim and clean up the area to make it look better. She added that she would also like to add this to the list of projects to look at in the future.

John Malone, 9026 W. 70th Terrace, passed out photos to the Councilmembers and addressed drainage issues in his neighborhood and said the driveways were settling and washing out parts of the yards. Scott Crain offered some comments stating

staff's concern of the residents, that they should not be entering the box that is an enclosed underground system. Staff would not recommend that residents enter a drain box. Mr. Crain said an inspection was done last year of the inside of the box by George Butler & Associates based on a concern raised by Councilmember Hupp and they determined that the box was in bad shape. Staff mentioned the box to Council during the CIP discussion and it is currently shown on the unprogrammed projects under drainage projects. Mr. Crain added it is a many hundred thousand dollar issue to address. He said his recommendation was the complete removal and replacement of the structure and staff would try to put together more detailed cost information for consideration during the CIP update this year.

1. Consider authorization of final payment to Miller Paving for the Farley Street and Drainage Improvements

Scott Crain, City Engineer, provided the background for this item stating that construction was substantially complete on March 12, 2007 and last month City Council accepted the physical improvements related to the project. Mr. Crain said that staff is now seeking authorization to make the final payment to Miller Paving.

Mr. Crain stated that the major contributors to the line item increase on the project include the items of temporary surfacing, excavation and grading, subgrade stabilization and sodding. He added these over-runs were necessary to provide a stable base for roadway construction, maintain access during the project and to properly transition between the project and existing residential properties.

Mr. Crain said that the contractor and city staff are currently in dispute over the final items and quantities for the pay associated with this project and staff believes it is appropriate at this time to pay the contractor based on staff's opinion of the final project items and quantities. He said the contractor has suggested that they may be submitting a settlement offer for City Council's consideration in June, but the offer has not been received yet.

Council members and staff had discussion regarding the increases in the cost of the project and if the final payment would jeopardize negotiations with the contractor.

COUNCILMEMBER ROWE MOVED TO FORWARD A RECOMMENDATION TO THE FULL CITY COUNCIL FOR AUTHORIZATION OF FINAL PAYMENT TO MILLER PAVING BASED ON STAFF'S OPINION OF FINAL PROJECT QUANTITIES FOR THE FARLEY STREET AND DRAINAGE IMPROVEMENTS. THE MOTION WAS UNANIMOUSLY APPROVED.

2. CIP Monthly Update

Scott Crain, City Engineer, said that the 2006 projects are officially complete as noted on the updated spreadsheet.

Mr. Crain said the Farley Street and Drainage project was complete including reforestation.

Regarding the Lowell Road/55th Terrace Improvements, Mr. Crain said the project is progressing well. He commented that additions requested by staff to the scope of work have forced the contractor out of the spring sod season. Mr. Crain said a time extension was requested and granted which moves the completion date to September 22, 2007. He said sod would be installed beginning September 1st and a letter was sent to the adjacent property owners to notify and explain the delay. Mr. Crain noted the contractor would be responsible for maintaining the disturbed areas through the summer. He said staff continues to hear very positive comments from the neighborhood about this project.

With reference to the Merriam Pointe Public Improvements, Mr. Crain said on June 5th, staff received agreements from BNSF related to the crossing at 67th Street and the documents are currently being reviewed by the City Attorney. He said staff intended to bring those agreements directly to the City Council in June. Mr. Crain said the Phase II construction contract for the 67th Street widening with Holland Corporation would also be placed on the June City Council agenda for consideration. Mr. Crain noted that BNSF requires specific language be placed in the city's contract with Holland, thus the delay in bringing this issue forward.

3. Update from Visitor's Bureau

Karen Crane, Merriam Visitor's Bureau Director, introduced Wendy Smith, Chairman of the Visitor's Bureau and Director of Sales for the Drury Inn noting she was a very good supporter and advocate for tourism in Merriam.

Chair Stephens said she appreciated Ms. Crane providing the budget and what is anticipated for the coming year. She added she would like to ask Ms. Smith if there would be a negative effect if the guest tax was increased. Ms. Smith said she did not think so but the hotel would have to pass this increase on to the guests realizing that an increase in the guest tax would bring new opportunities to bring people to the area and attract them to the area. Ms. Smith commented they knew this was a necessary item if more services were desired.

Chair Stephens asked Ms. Smith if, in her opinion, there are any areas the City could help bring more tourism to them as a hotel. In response, Ms. Smith said if they got more shopping dollars as far as marketing efforts within the Bureau, they could spread the word about the history of Merriam, what a great place it is to be to shop and get to know the people here.

Chair Stephens asked Ms. Smith if there was anything in her last sixteen years of experience that she would like to share with the Council. Ms. Smith said it was exciting to be a part of this hotel that is family-owned and very close to the people that run the company but also very involved in the community that they serve. She said it was exciting to see all the changes and the growth that is going on in Merriam.

Ms. Smith stated they really appreciate having the new Bureau open across from their hotel. She added the fact that the meeting room is there is going to be a real addition to their hotel because they do not have large meeting rooms so the addition of a

meeting room that would hold fifty persons would give them more opportunity to sell their hotel to bring more business to the area. She complimented Ms. Crane on her efforts adding that it would be nice if she had more help. Chair Stephens asked if additional restaurants in the new shopping centers would be a benefit to the hotel to which Ms. Smith replied they absolutely would.

4. Discussion with Merriam Drainage District

Chair Stephens commented that she did not see anyone at the meeting from the Merriam Drainage District and asked if this could be continued to next month's meeting. Mr. Bennion noted the initial communication with the Drainage District, Chairman Leap, was for the 18th but a clarification and reminder were sent that this meeting was for the 11th. The discussion with the Merriam Drainage District will be continued to the July meeting.

COUNCILMEMBER HANDS MOVED FOR ADJOURNMENT.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Judy Devere, Recording Secretary