

Cold Spring City Council Special Meeting May 3, 2016

The special meeting of the Cold Spring City Council was called to order by Mayor Angelo Penque. Roll call showed the following council members present – Chris Ampfer, Lisa Cavanaugh, Brenda Helton, Roger Jones and Adam Sandfoss – excused was Lou Gerding. Also present were Police Chief Brian Messer, Administrative Officer Stephen Taylor, and City Attorney Brandon Voelker. Guest members present were Rob Keller and Katie Dillenburger from Bay Becker Engineering. This special council meeting was call for the purpose of **Matinee Boulevard discussions**.

Attorney Brandon Voelker stated that he, Mayor Penque, and Steve Taylor met with Rob Keller on Matinee Boulevard. Katie Dillenburger of Bayer Becker has been doing the traffic side of the study. They are here tonight to present their recommendations to Council on two Options, and for Council decision. As a preliminary matter there was much discussion on the Sullender house. Their recommendation which is listed in both options is that the city takes down the Sullender house. The developer of the area is willing to contribute to the project by doing the demolition and saving the city approximately \$65,000. Rob Keller stated that the McCarthy house is currently rented but if we don't go with the option of having the Sullender property taken down, it would cost the renters and the developers money. The developer doesn't know if they are going to build within one year or five years, but the road will have to be built and the land developed and that is a lot of money.

Steve Taylor said that the State won't approve the funding of the light unless we do some improvements on East Alexandria Pike. If the city says we are not going to do anything on East Alexandria Pike, with that scenario that \$125,000 that the State is throwing into the kitty goes away. In order to keep that money we have to do some type of improvement on East Alexandria Pike, and we have two options on what those improvements could be. Brandon Voelker explained that the state would approve either of the two options being offered tonight. Katie Dillenburger, traffic engineer with Bayer Becker, stated that the levels of service are similar with either option, but there are some safety concerns with one versus the other. She explained the differences in the two options, and that Option 1 is more ideal with the widening and new pavement, and you would be setting up the various directional lanes at that intersection. There will be no changes along US27.

Discussions followed on various lane options on East Alexandria Pike to alleviate some of the current issues with the traffic queue along East Alexandria Pike, including the drive into the parking lot at Darling Ingredients. Katie stated that Option 1 would help alleviate the right turn situation because you are providing more storage (turn lanes). This is the predominant movement.

Rob Keller stated that when Katie Dillenburger met with the Ky. Transportation Cabinet, she did the study analysis on improvements on East Alexandria and there is a method that you can do that meets the bare bones minimum which KYTC would permit, but there are some issues. There are some site distances or blind spots that are created if you go Option 2 versus Option 1. Option 1 is their recommended option. Katie Dillenburger gave the differences within the two options, and she reviewed the various options of turn lanes, straight thrus, right turns, and possible problems with site distances. Mayor Penque stated that Option 2 doesn't really assist anyone on this side of East Alexandria Pike and it will back up traffic more than Option 1.

Steve Taylor reiterated that the State will approve either option, however if you choose Option 2, the only citizens that you are doing anything for are the Granite Spring residents. If you do Option 1, you are also doing something for the neighborhoods off of East Alexandria Pike and Dodsworth Lane. Adam Sandfoss questioned if there was grant money available for transportation improvements from the State and if there was any way to make sure that we get the money from the state before we actually start the project. Steve Taylor replied that there is not much out there in grants at all. The State has severely limited KDOT's money this year. Robert Hans of the Transportation Cabinet has told him that as soon as we let him know which Option the city would take, he would reserve the funds for the signalization. Mr. Hans has committed to us on this. We will get the funding.

Rob Keller stated that when this council decides on which option they choose, then Ms. Dillenburger can make her full submittal to get the permit. Brandon Voelker stated that tonight we are looking to authorize the mayor to go out to bid with either Option 1 or Option 2. These are just estimates. It is possible they will be higher, but they could also be lower. Rob Keller stated that it is a four month project, and he has talked to several contractors and a lot of them are busy right now, but they talked about needing work from July to October. We could go to bid sometime in June.

Adam Sandfoss questioned various other possible alternatives to avoid traffic backups and congestion. Lisa Cavanaugh questioned if the traffic lights could be timed for periods during busy traffic hours. Rob Keller stated that the state will not let us impact the traffic on US27. We can't change that, but the lanes being provided will help the queues to allow more traffic to get through the intersection. Katie Dillenburger stated that she counted the traffic movements in the area, especially before schools starts, but she can take another look at it if council feels the numbers are too low.

Council continued discussion on which way traffic would come out of Granite Spring with 50 percent coming out at the light at Buning and 50 percent at East Alexandria. Adam Sandfoss stated that once this road construction is done and Matinee Boulevard is closed off in four months is there any way that the State can change the timing of the light. Mayor Penque stated that he had a conversation with Mr. Hans from the state and once we have this work done, he can readjust the traffic lights at Buning Lane.

Steve Taylor summarized tonight's objective as follows: 1.) We instructed Rob Keller to take this to bid and we wanted to inform council before they saw this bid request in the newspaper. 2.) By going to bid we might actually beat the numbers that are sitting in front of us today. When the contractors actually come back and submit we may actually be lower than the estimates 3.) The objective is to make sure that council is okay with the \$60,000 difference between those two options. Whether you approve Option 1 or 2, the Sullender property is coming down and the developer, GSL has committed \$60,000 to doing the demolition which is totally out of their pocket. The city is not contributing any money for the demolition. Brenda Helton verified that this was the property that would have required that the city build a wall. Steve Taylor stated by doing this we are eliminating any cost of erecting a wall altogether. We have budgeted \$180,000 for road improvements next year. Part of this money will come out of that \$180,000. The rest of this is the surplus from our general fund and the surplus from the MARF fund this year that is being carried forward. Our surplus in the general fund is about \$500,000 for the FY 15/16 and between the MARF surplus and this surplus we have enough money to pay for this.

Brandon Voelker stated that as you look at it, you are ready for the development. Steve Taylor stated that they also looked at the option of doing this in two phases but that would actually cost us another \$40,000 over the budgeted amount. At Adam Sandfoss' question on time frame, Steve Taylor stated that we would like to have this done by November. We are losing the construction season. We went out for bids on roads for Cold Spring and were told by a contractor that he is booked through August already. If we are going to make this construction season we need to get this before a contractor now. Brandon Voelker stated that the developer has already been able to get these lots sold, so we are talking about new houses being built that are costing a lot of money which are going to generate a lot of tax money for the city. Rob Keller stated that as soon as we know what option we are bidding on and get a bid he will be able to provide the actual hard numbers.

Steve Taylor stated that if you choose Option 2 you will not be eliminating the queue problem which you may have to come back and fix in a year and a half. You might as well fix it now. Chris Ampfer verified that this would not affect our city sign in that area. Brenda Helton verified that the land would be coming from the school side, but there is enough right of way.

Lisa Cavanaugh made a **motion to allow for full funding of Option 1 which includes work on East Alexandria Pike and the purchase of the Sullender property.** Adam Sandfoss seconded the motion. Roll call vote showed five yeses and no noes. **Motion carried.**

Lisa Cavanaugh made a **motion to allow the Mayor to enter into a purchase agreement to buy the Sullender property contingent on the bid numbers for the road work coming in, at, or below projected numbers.** Brenda Helton seconded the motion. Roll call voted showed five yeses and no noes. **Motion carried.**

Chris Ampfer made a motion to adjourn the May 4, 2016 special council meeting and Lisa Cavanaugh seconded the motion. All were in favor. Motion carried.

Approved:

City Clerk:

Mayor: