



Transportation Department

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Subdivision Paving Local Improvement District Advisory Committee

June 4, 2014

Meeting Minutes

Subdivision Paving Local Improvement District Advisory Committee (SPLIDAC) Minutes – Wednesday, June 4, 2014

Present: Bill Gannon, Charles Wibby, Kim Hedberg, Robert Loveman, Peter King-Smith, Richard Blanchette, Richard Piland, Vince Hirsch

Not Present: Jeff Wagener, Robert Schuetze

County Staff/Consultants: George Gerstle, Mike Thomas, Barb Halpin, Andrea Meneghel (CDR Associates), Jeffrey Range (CDR Associates), Randy Teague (LS Gallegos)

Guests: Three members from the public; one member of the media

Meeting Materials: Meeting Agenda, Prioritized List of Roads for 2014 Bid Package, Public Comments to the SPLIDAC

1. The meeting was called to order at 5 p.m.
2. Roll call was taken and a quorum was met.
3. The committee motioned to approve the minutes from the May 21, 2014 SPLIDAC meeting.
4. Andrea Meneghel reviewed the motion the SPLIDAC made at the May 21, 2014 recommending that 2014 road work related to the LID program not move forward with a chip seal bid that had been issued and reallocate the funds to the 2014 program for improvements to community use roads that have the highest volumes and serve the most people. Additionally the SPLIDAC recommended that the Board of County Commissioners approve bidding the 2014 work as soon as possible and that the County Transportation Department pursue strategies to expand the competitiveness of the bidding process.
5. Mike Thomas provided the Committee with the definition of “community use roads,” and the criteria which qualified a road for consideration for the 2014 paving program.

6. Randy Teague provided SPLIDAC members with results of the analysis done to assess the needs and conditions of “community use roads” being considered for the 2014 program. The analysis sought to further narrow the list of prioritized roadways based on conditions, needs and how they met the following criteria (in no particular order) - a) roadways with the highest traffic volume; b) roadways providing regional connections; c) roadways providing access to regional destinations; and d) roadways at risk of deteriorating from fair to poor condition and becoming more expensive to fix.

Mr. Teague also provided a summary of his research with other local government agencies and experts to determine a sound approach to addressing those roads. By conducting the additional analysis and research, a refined list of potential roads was developed and presented to the SPLIDAC for consideration.

Mr. Teague presented the results of his analysis and a prioritized list of roads to be considered for the 2014 program in documents that can be found on the website: <https://www.bouldercounty.org/roads/plans/pages/splidacmeetings.aspx> Mr. Teague’s analysis included a proposed “cost package” of recommended roads for the SPLIDAC’s consideration.

7. Committee members were presented with a spreadsheet detailing a refined approach based on the recommended roadways, costs, and recommended treatments. The cost package and recommended roadways followed the Committee’s recommendation of designing the 2014 program to focus on allocating the approximately 80% of the budget towards addressing high-volume at-risk roads requiring overlays and 20% of the budget towards reconstruction of the poorest high-volume roads.

The cost-estimate spreadsheet also included a list of roadways that are on the “bubble,” as these roads are closely aligned to the priorities set forth by both the Committee and the BOCC. It was recommended that these roads be included in 2014 work if funds are available.

While costs have been refined from the original estimates, once the list of roads recommended for the 2014 program is finalized another round of cost estimates that is further refined will occur. This final cost estimate is called an “engineer’s cost estimate.” The Committee recommended not publishing roadway cost estimates publicly to preserve a competitive bidding environment.

8. A motion was approved unanimously by the Committee on the recommended roadways. Specifics of the motion are:

The Committee approved Boulder County to include all roads listed as Recommended Roadways in the 2014 Program List to receive 2014 improvements in the LID. This includes Roads on lists titled:

- At Risk/High Traffic Volume/Regional Destination Roads
- Recommended to Meet Goal of Addressing “Worst-First” Roadways
- Recommended for Inclusion in 2014 if Funds are Available

Further, the SPLIDAC recommended that Boulder County Transportation delete roads from the bid package in reverse order of priority within those categories in order to fit the program budget if bids are higher than budget available.

Lastly, the SPLIDAC requested that staff go back to the Board of County Commissioners to ask them to reconsider allocating funds collected from property owners that have paid the full assessment (approximately \$1.8M) to the 2014 budget for completing Subdivision Paving LID work.

9. The Committee stated that County Staff should move forward on program activity following the receipt of bids that meet criteria that will be included in the bid package, unless bids come in considerably over budget. If bids are higher than the budget, the Committee would like to be made aware of 2014 program options.
10. The Committee discussed the need to ensure that they must consider not just year-to-year programming activities and costs, but the overall, 15-year program to ensure that all LID activities will be executed within schedule and budget. The Committee and County Staff stated that they will discuss progress and participate in annual program review meetings with the Committee. A Committee member requested that annual review include: a) what percentage of total roads have been improved in the LID and b) what percentage of total budget has been spent for the LID. Following the implementation of the 2014 paving program the Committee will set its schedule to begin discussing the 2015 program.
11. Mike Thomas presented the Committee with the steps of the bidding process from advertising bids to procurement to beginning rehabilitation work. Mr. Thomas explained that procurement policies dictate that once bids are received, total amounts of bids can be read and made public, but not until the work is awarded/contracted can the full bids be released to the public.
12. A SPLIDAC member asked how the Request for Bids will be distributed to increase the competitiveness of responders to the bid package. Mike Thomas responded that he would contact the Colorado Asphalt Paving Association to get a current list of all potential bidders in the Colorado Front Range area, as well as additional bidders in Cheyenne, WY and possibly up to Casper.
13. An update to property owners and residents will be posted electronically on the subdivision paving webpage. Once the work has been awarded and the specific roads to be included in the program are defined, a mailer will be sent to residents and property owners describing what improvements will be conducted in 2014. Prior to sending updates to the public County Staff will work with the Committee to review the information. The electronic update will be drafted for SPLIDAC review and approval by next meeting.
14. Andrea Meneghel reviewed recent public comments with the Committee.

A Committee member was asked by a realtor if LID assessments are made and if the pending lawsuit seeking to overturn the LID were to result in LID payments being returned to property owners, who would reimbursement go to if a house were sold but payments were made by a previous owner? An answer was provided at the meeting that the owner at the time of the return would be reimbursed if that were to happen. HOWEVER, it was later clarified with the Boulder County Attorney's Office that the statute addressing Local Improvement Districts does not specify how payments would be returned in the event that the county is required to reimburse property owners for pre-paid assessments. The manner in which reimbursements might be returned would be subject to a judge's ruling or further legal clarification.

During public comment, a compliment was made regarding Mr. Teague's work. Boulder County Transportation was asked if it will rehire for the administrator position of the LID or if it will continue to hire consultants part-time to manage those tasks? Mike Thomas responded that a cost comparison will have to be made at that time to evaluate that choice.

15. The next meeting has been tentatively scheduled for either July 9 or 16. Staff will get back to SPLIDAC members with a status of the bid process and identify which date will be best for discussing the bids based on responses. Andrea Meneghel will then check with SPLIDAC for quorum by email and publicize accepted date for next meeting.

Action Items from meeting:

1. The Committee requested that the County put information on how the LID affects home sales on online FAQs.
2. Boulder County Transportation will move forward with the SPLIDAC's recommendations for developing the 2014 Subdivision Paving bid package.

The meeting adjourned at 7 p.m.