Bond Advisory Committee

August 6th, 2014, 2:00 p.m.

Upstairs Conference Room – Civic Center

The Bond Advisory Committee met on Wednesday, August 6th, 2014 at 2:00 pm in the Upstairs Conference Room, Civic Center, 1100 North 6th Street, Abilene, Texas. Stormy Higgins, Chairman of the Committee was present and presiding with the following members: Carissa Platt, Jack Wilson, Sylvia Leal, John Hill, Shannel Anderson, Sam Vinson, Allison Garrett, Mike Dunnahoo, Terry Johnson, Lt. Col. Michael Harner, Brent Casey, Rev. Iziar Lankford, Michael Hernandez and Robert Kern. Committee member absent was Jason Smith.

Stormy Higgins called the meeting to order.

Chairman Higgins stated that the committee has been given the minutes from the July 31st meeting, and there being no additions, corrections or deletions to the minutes as presented Allison Garrett made the motion to approve the minutes as presented. Mike Dunnahoo made the second, motion carried. All in favor.

Jon James Director of Planning and Development Services, briefed the committee on the Capital Improvements Program.

2014-2018 Capital Improvements Program

- The CIP is a 5-Year Plan that identifies needed capital projects and coordinates the financing and timing of these projects.
- The CIP is a method of planning for the effective and efficient provision of public facilities, infrastructure improvements, and the acquisition of property and equipment.

Definition
Generally capital improvement projects are

- Long term in nature (minimum life expectancy of 15years)
- Cost in excess of $25,000
- Includes professional services, new and/or renovated facilities major equipment purchases, and/or property acquisition

Benefits of the CIP process

- Allows for systematic evaluation of all potential projects at the same time
- Ensures a balance among projects based on overall priorities
- Fosters cooperation and joint planning among various departments

CIP Financing

- Fiscally constrained for the entire 5-year plan
- The first year of the CIP (2014) represents the City Manager's recommendation for the annual Certificate of Obligation (CO) sale
    - 02/27/2014 Council approved use of $.18 million in excess reserve fund for CIP

- Projects scheduled for subsequent years are approved for planning purposes only and do not receive expenditure authority until they are part of the Capital Budget.

2014 Capital Budget

Municipal Facilities	$82,000
Transportation & Drainage	$1,601,000
Parks	$ 117,000
Public Safety	$ 0
Other	$ 0
Total	$1,800,000

5 YR 2014-2018 Budget

Municipal Facilities	$1,196,000
Transportation & Drainage	$7,330,000
Parks	$1,697,000
Public Safety	$ 0
Other	$ 0
Total	$10,223,000

Year	2014	2015	2016	2017	2018	Total 2014-2018
Streets & Drainage Improvements	1,101,000	1,076,000	831,000	920,000	1,000,000	4,928,000
Hardison Ln Reconstruction - Maple to FM 1750	1,101,000	219,000				1,320,000
Westwood Richland South Area MNX (N2)		325,000			500,000	825,000
Sayles Blvd. Neighborhood South Area MNX (S10)		532,000			500,000	1,032,000
Westwood_Richland North Area MNX (N11)			315,000			315,000
College North Area MNX (N9)				460,000		460,000
Original Town South Area MNX (S4)				460,000		460,000
South Treadaway (South) Neighborhood (S17)			516,000			516,000
Traffic/Transportation Improvements	500,000	387,000	325,000	620,000	570,000	2,402,000
Bicycle Plan Implementation Program		$ 87,000	$ 25,000	$ 80,000	150,000	454,000
Sidewalk Construction Program		300,000	300,000	300,000	300,000	1,200,000
Elm Creek Pedestrian Bridge @ Clack	500,000					0
S 14th Signal System				$ 240,000	120,000	370,000
Public Safety Improvements						
Municipal Facilities	82,000	144,000	370,000	300,000	300,000	1,196,000
Pavement Various Parks City Wide			300,000	300,000	300,000	900,000
Maxwell Renovation and Repair	82,000					82,000
Animal Shelter Expansion - Phase 3		144,000				144,000
Nelson Festival Gardens Pavilion			70,000			70,000
Park Improvements	117,000	340,000	225,000	470,000	545,000	1,697,000
Playground Modernization - Parks	80,000	0	60,000	190,000	190,000	520,000
Ball Field Concession Buildings - Parks		$ 263,000	$ 165,000	$ 280,000	355,000	1,063,000
Sears Park Development - Parks	37,000	77,000				114,000

Unfunded Projects

Streets

- Bridge Replacement - ES 7th St. to Cedar Creek $690,000
- N. 5th Street Rehabilitation Grape St. to Victoria $517,000
- Meadow Dr. Reconstruction $933,000

- Grape St Reconstruction $1,508,000
- N. 3rd Street Rehabilitation N. Willis to Grape St. $2,222,000
- Butternut St. Rehabilitation S. 1st to Treadaway $2,028,000
- McGee Dr. Rehab $264,000
- Ambler Ave Reconstruction Danville to Treadaway $2,750,000
- North 6th Street Reconstruction $1,517,000
- Griffith Road Widening $2,637,000
- Hardwick Road $2,024,000
- Huckleberry Street Extension $597,000
- North 1st Street Reconstruction $828,000
- North 13th Street Reconstruction $602,000
- South 14th & Frenchman's Creek Realignment $343,000
- Rex Allen Reconstruction $278,000
- N. Willis Reconstruction $830,000
- S. Willis Reconstruction $2,242,000
- West Lake Road Reconstruction $995,000
- Neighborhood Area Street Projects (36 total) ranging from $105,000 to $3.9 million (Total $51.24 million)

TOTAL Streets = $75,045,000

Traffic & Transportation

- Butternut St. Streetscape $1,435,000
- Pine St. Streetscape $2,552,000
- Buffalo Soldiers Dr Streetscape $448,000
- Chestnut and Oak 2-Way conversion (SODA) $706,000
- Downtown Signal System $2,396,000
- Removal of RR Spur Tracks & Road Reconstr. $1,160,000
- Traffic Signal Improvements/Various locations $740,000
- Pedestrian Signal Improvements $40,000
- Pedestrian Shelter & Bench Installation $100,000

TOTAL Traffic & Transportation $9,577,000

Public Safety

- Construction of New Fire Station $4,876,000
- Fire Apparatus Maintenance Storage $1,874,000
- Fire Training Facility $1,051,000
- Replace Fire Stations $9,178,000
- Traffic Signal Preemption $174,000

TOTAL Public Safety $17,153,000

Municipal Facilities

■ Wash Rack	$209,000
■ Athletic Field Fencing	$1,300,000
■ Butternut Underpass	$150,000
■ Maxwell Golf Irrigation	$900,000
■ Rose Pool Re-Plaster	$70,000
■ Asbestos Abatement Library	$262,000
■ Motorized Fly System Civic Center	$1,181,000
■ Plaza Fountain Repair	$124,000
■ Senior Center Floor	$55,000
TOTAL Municipal Facilities	$4,251,000

Notes

- Some "funded" projects were not fully funded, so may also show up as a Bond project.
- Some "funded" projects include additional phases beyond the 5-year CIP window.
- Some projects, particularly those with large costs, were not even submitted for the CIP process, so don't treat these "unfunded" projects as necessarily the City's highest priority projects.
- Project schedules do not necessarily reflect need, but available funding and timing.

Ken Dozier Fire Chief reviewed the proposed projects for the fire department.

Overview of AFD Operations

- Ten (10) AFD Facilities
- Eight {8) fire stations strategically located throughout Abilene (Response times and essential service)
- One (l) maintenance and storage facility
- One (1) Training Field (classroom, offices, and training props)

AFD Staffing

- Minimum staffing per duty shift - 45
- Eleven (11) four~ person companies (44)
- One (1) Battalion Chief
- 24~hour shifts (3 shifts)

Frontline Equipment

- One (1) engine at all 8 stations
- One (1) aerial ladder truck at Stations # 1, #5, and #6 (3 Total)

Specialized equipment

- Brush trucks (Stations #2, #4, #5, #6, and #8)
- Hazardous Materials truck/trailer (Station #5)
- Heavy Rescue (Station #6)

Emergency Services Provided

- Emergency Medical Services (EMS) - Approximately 75o/o of all calls
- Fire/Rescue/Special Duty
- 15,000 emergency responses each year

Maintenance & Storage Facility

Current Location - 643 South 71h Street	Built in 1966 - 48 years old
Originally Fire Station #2	(Fire Station #2 now located at S. 271h & Oldham Lane)

Two (2) Emergency Vehicle Technicians (EVT)- Per NFPA only certified EVTs can work on fire apparatus systems.

Storage:

- Parts inventory
- Station supplies and asset inventory
- Arson investigation evidence lockup

Deficiencies

Safety Issues

- Limited equipment options (hoist, designated fabrication area)
- Ineffective exhaust system
- Electrical system is overloaded.
- Only one (1) drive through bay - Other bay requires backing

Space Limitations

- Height limitation - Restrict apparatus purchases (Ceiling and 12' Doors)
- Damage potential - Raised cabs must be carefully positioned to avoid contacting the roof.
- Limited to two (2) apparatus - No additional parking
- Reserve equipment cannot be stored at the facility.
- Minimum storage for station supplies and inventory

Security Issues

- Residential area
- No fenced or secure area to keep unattended apparatus
- Shop area is open exposing expensive equipment and tools

Non-compliance with Current Requirements

- Federal and State laws require disposal of contaminated runoff. (Currently, runoff cannot be captured.)
- Waste fluid containment is not in compliance with State requirements.

- NFP A standards require pump testing anytime work is done that impacts pumping operations ~ not an option at current shop.

Lack of Testing Equipment and Maintenance Set-up

- Lack of a pumping station limits diagnostic options
- No room for movable overhead hoist
- Inadequate arrangement for fluid drops and waste fluid storage

Desired Replacement

Multiple Apparatus Bays

- Six (6) drive-through bays- Allows housing of reserve equipment (16' overhead doors needed)
- 20' ceiling height-Allows clearance to work on apparatus with elevated cabs

Special Dedicated Areas

- Area for fabrication- cutting/welding
- Wash area with containment of runoff
- Interior pump station
- Eye-wash station

Special Equipment

- Mobile lifts
- Overhead hoists- 2 bay coverage
- Pre-plumbed fluid drops
- Exhaust system

Central Location

- Large lot with fenced in yard with an apparatus pad
- Accessible for all stations
- Reserve equipment storage

Customized Storage and Office Space

- Special area for secure storage of arson evidence
- Office space for EVTs and Asset Management Captain
- Special storage for station supplies and equipment inventory
- Shower and break room

Cost Estimates

Building (10,000 sq. ft.@ $160)	$1,600,000
Land Cost	150,000
Architect and Engineering (7%)	112,000
Equipment/ soft expenses	125,000
Total	$1,987,000

Fire Station #4

Current Location - 1909 West Stamford
Built in 1962 - 52 years old
Single Company Station
Currently using temporary housing/mobile home for crew members

Deficiencies

Safety Issues

- Air quality concerns- Years of water penetration
- Structural concerns - Collapse hazard from water accumulation on the roof
- Water in electrical system

Space Limitations

- Engine bay height will not allow placement of newer engines
- Living space limited to a single company of four (4)
- No classroom/training area
- No fitness area

Age Issues

- Plumbing/Electrical/HV AC repairs ongoing
- Recent replacement of light fixtures due to rust-out
- Total roof replacement is necessary ($98,000 bid)

Arrangement and Functionality

- Dorm rooms converted from large single dorm room
- No separate bathroom/shower/locker area for men and women

Desired Replacement

- Enlarged Apparatus Bay
- Drive through apparatus bays
- Three (3) bays
- Enlarged Living Area
- Living area for eight (8) people
- Two (2) offices
- Library/classroom area
- Workout room

Fire Station #4

Cost Estimates

Building (8,500 sq. ft. @ $250)	$2,125,000
Land Cost	200,000
Architect and Engineering (7%)	150,000
Soft Items	100,000
Total	$2, 575,000

Fire Station #3

Current Location - 220 I South 191
b Street
Built in 1955 -59 years old
Single Company Station

Deficiencies

Safety Issues

- Confirmed asbestos
- Structural concerns

Space Limitations

- Engine bay height will not allow placement of newer engines
- Living space limited to a single company of four (4)
- No classroom/training area
- No fitness area

Age Issues

- Plumbing/Electrical/HV AC repairs ongoing
- Significant plumbing issues
- Total roof replacement is anticipated

Arrangement and Functionality

- Common dorm area - no separate sleeping quarters
- No separate bathroom/shower/locker area for men and women

Desired Replacement

- Enlarged Apparatus Bay
- Drive through apparatus bays
- Three (3) bays
- Enlarged Living Area
- Living area for eight (8) people
- Two (2) offices
- Library/classroom area
- Workout room

Fire Station #3

Cost Estimates

Building (8,500 sq. ft.@ $250)	$2,125,000
Land Cost	200,000

Architect and Engineering (7%)	150,000
Soft Items	100,000
Total	$2, 575,000

Fire Station #7

Current Location- 4317 North l01h Street
Built in 1959 - 55 years old
Single Company Station

Deficiencies

Safety Issues

- Structural concerns - Similar to Station #4 due to years of water seepage through roof
- Short front drive/approach creates traffic hazard

Space Limitations

- Engine bay height will not allow placement of newer engines
- Living space limited to a single company of four (4)
- No classroom/training area
- No fitness area

Age Issues

- Plumbing/Electrical!HVAC repairs ongoing
- Total roof replacement is necessary-study already completed

Arrangement and Functionality

- Dorm rooms converted from large single dorm room
- No separate bathroom/shower/locker area for men and women

Desired Replacement

- Enlarged Apparatus Bay
- Drive through apparatus bays
- Three (3) bays
- Enlarged Living Area
- Living area for eight (8) people
- Two (2) offices
- Library/classroom area
- Workout room

Fire Station #7

Cost Estimates	
Building (8,500 sq. ft. @ $250)	$2,125,000
Land Co.	200,000
Architect and Engineering (7%)	150,000
Soft Items	100,000
Total	$2, 575,000

Replacement vs. **Remodel**

Major Structural Modification

Engine bays need to be raised and widened.

Only Station #4 has the lot size to allow a wider engine bay.

Living areas need to be increased in size requiring structural consideration.

Limited Capacity

Any addition to size impacts HV AC equipment, plumbing and electrical capacity.

Age Issues

Wiring and plumbing systems are over 50 years old and need to be replaced.

Roofs are in need of replacement.

Asbestos Concerns

Study of Station #3 has been conducted. It is presently safe if undisturbed.

Remodeling efforts would disturb this situation.

It is assumed that asbestos is present at Stations #4 and #7.

Continuation of Operations

A remodeling effort would require relocation or elimination of fire crews currently assigned to these stations.

Station #4 is an exception regarding living quarters; however, the engine bay area would not be usable during remodeling process. (This would result in the need to relocate the crews.)

Cost

Cost savings would be minimal if complete list of desired options was included.

Longevity of the structures would be limited with a remodeling effort.

Training Field Classrooms & Offices

Current Location- 4242 East Lake Road
Built in 1977 - 37 years old.

Training conducted:

- Cadet Orientation

- Paramedic Classes
- Cisco College Fire Academy
- Annual Area Fire Conference
- Citizens Fire Academy
- Fire and EMS Continuing
- Education (CE)
- TEEX lntro Fire Academy
- AFD-hosted TEEX Class
- Cisco College Fire Science classes

Deficiencies

Safety Issues

- Ceiling leaks - mold issues
- Continuous pest issues
- Mice/rats have chewed through the audio/visual cables in the ceiling
- Snakes inside structure due to the many openings

Space Limitations

- Classroom limited to 20 students
- No space for demonstration instructions
- No EMS skills area - currently using hallways and kitchenette area
- No break room area
- Inadequate~- currently using portable buildings to house EMS supplies and records

Age Issues

- Continuous plumbing issues
- Electrical issues with classroom wiring and outlets
- Building is settling/shifting

Arrangement and Functionality

- Small men's locker/bathroom/shower area
- No shower or locker for females
- Technology usage is limited due to space and age of building

Desired Replacement

Classroom and Office Area

- 6,000 Sq. ft. building
- Stadium style seating- *50* students
- EMS Skills training/testing area
- Computer workstations for 30 students and 2 instructors
- Projectors and large screen monitors
- Specialized EMS manikins
- 6-8 offices
- Male/female bathrooms/showers/lockers
- Break room with kitchenette
- Specialized storage rooms for records and supplies

Engine Bay

- 1,000 sq. ft. engine bay to house a reserve/training engine
- Bunker gear storage for cadets and staff members

Cost Estimates

Building (7,000 sq. ft.@ $160 each)	$1,120,000
Land Cost	0
Architect and Engineering (7%)	80,000
Equipment	350,000
Total	$1,550,000

Summary of Requested Items

Maintenance & Storage Facility	$1,987,000
Station #4 Replacement	2,575,000
Station #3 Replacement	2,575,000
Station #7 Replacement	2,575,000
Training Field Classrooms/Offices	1,550,000
Total Estimated Cost	$11,262,000

Staff and Committee discussed the following: 1) location of proposed maintenance facility – needs to be centrally located; 2) Station 4 – there has been constant maintenance on the building. Some maintenance has been a judgment call; 3) training facility – total acreage at the training site is around 16 to 17 acres; and 4) ISO rating is 1. Cities analyzed by the ISO (Insurance Service Office) are classified on a scale of 10 to 1 with Class 1 representing exemplary fire protection. There are only 14 cities in the State of Texas with a rating of 1.

Don Green Director of Aviation briefed the bond committee on the proposed projects for the Airport.

Airport Proposed Projects

Replace Jet Bridges

The terminal's two jet bridges are approximately 11 years old and are having frequent failures of the mechanical systems, air conditioners and Auxiliary Power Units; Expected Benefit: New, more reliable jet bridges with adequate cooling and APU systems for expected future larger regional jets. Also, new bridges would likely have valet bag lifts.

Estimated Cost: $900,000

Replace Original Terminal Ramp Light Poles

The two standing light poles are assumed to be over 30 years old and are reaching the end of their structural life expectancy. A third pole fell in 2011 due to structural failure. All three poles would be replaced.

Expected Benefit: Three new poles with improved structural integrity and more efficient light fixtures.

Estimated Cost: $45,000

First Floor and Gate Area Restrooms Renovation

The flooring and fixtures in the terminal restrooms are showing signs of age/use related issues. Holes in some restroom sewer lines have been found.

Expected Benefit: Improved aesthetics and ventilation, updated more water efficient fixtures, replace corroded flooring.

Estimated Cost: $600,000

Replace Terminal Interior Lighting

Lighting in the terminal is original to the terminal's construction and the fixture design carried through several renovation projects. More efficient and higher lumens fixtures would be used in a replacement project.

Expected Benefit: More efficient and brighter lighting.

Expected Cost: $200,000

Replace Airport Fire Station Generator

The emergency generator for the airport fire station is approximately 24 years old and has not performed reliably. The generator also only powers about 1/3 of the station.

Expected Benefit: A new generator that performs reliably and powers the full station during commercial power outages.

Expected Cost: $20,000

Adjacent Land for Development

The Airport's Master Plan identified tracts on the east side for purchase to enhance economic development of the airport. Additionally, tracts on the northwest side of the airport would be identified and possibly platted for commercial development.

Expected Benefit: Allow the airport to begin implementation of commercial development of adjacent properties.

Estimated Cost: $3,500,000

Replace Terminal Seating

Seating in the terminal lobby, baggage claim and gate areas is approximately 12 years old. Some seats have tears and are looking worn and the airport has no replacement stock left.

Expected Benefit: Updated terminal furnishings.
Estimated Cost: $50,000

Capital Projects Grant Matches and Pre-Funding

The city is responsible to match FAA Airport Improvement Program grants at 10% of project costs. This includes grant matches through FY20 and pre-funding a portion of the full construction cost of Runway 17R/35l Rehabilitation, of which 90% will be reimbursed by FAA in FY16.

Expected Benefit: Ensures the airport's participation in the AlP, which keeps the infrastructure updated for current and future aircraft use.

Estimated Cost: $9,200,000 (approximately $6,000,000 reimbursed by FAA in FY16)

Airport Landscaping Improvements

The airport is one of the major gateways to Abilene, yet enhanced landscaping is not evident until reaching the immediate terminal area. The airport proposes to install new irrigation and landscaping appropriate to the region along Airport Blvd and Navajo Circle.

Expected Benefit: Better aesthetic representation of the community and improved maintenance of landscaping.

Estimated Cost: $150,000

Abilene Regional Airport Total

- **$14,665,000**
- **($ 6,000,000 AlP Reimbursement in FY16)**
- **$ 8,665,000 Airport total long term bond projects estimate**

Chairman Higgins adjourned the meeting at 3:50 p.m.

_____
Danette Dunlap, TRMC
City Secretary

_____
Stormy Higgins
Chairman