

CITY OF MCCALL
URBAN REDEVELOPMENT AGENCY
Special Meeting Minutes
May 4, 2010 – 8:00 am
McCall City Hall, lower level
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Chairman Fereday called the meeting to order and asked staff to call roll. Members Bailey, Delaney, Watkins, Winkeller, Bob Youde, and Chairman Fereday were present.

2. APPROVAL OF MINUTES

Claudia Delaney moved to approve the April 20, 2010 minutes as presented. The motion was seconded by Member Winkeller. The motion carried.

3. APPROVAL OF INVOICES

After a brief discussion about whether the containers had been received, John Watkins approve the invoice for Danny's Welding Inc., with the caveat that staff withhold actual payment until the recycling enclosures had been received by the City. Member Bailey seconded the motion. The motion carried

4. 75% CONSTRUCTION PLANS PRESENTATION

At the recommendation of Nathan Cleaver, Member Youde moved to add another agenda item, following the presentation of the 75% construction plans, for the discussion of contract changes for Keller Associates, including change orders. Member Winkeller seconded the motion. The motion carried.

Nathan Cleaver presented the provided 75% construction plans. He noted the purpose of this phase of the plans, indicating that they could still be modified at this point. He discussed site plans tweaks, including: the movement of the north edge of Fir Street in the parking lot further south to protect the existing ditch; the added developed approach across Carey property into the parking lot for snow plows; the indicated saw-cutting of south end of parking lot asphalt to accommodate proposed landscaping; the realigned northern Pine Street sidewalk to avoid utilities on property line; the movement of the Farmer's Market driveway further west to accommodate ADA requirements; the realignment of the southern Pine Street sidewalk – towards the street – to accommodate existing utilities.

Shorty Clarke inquired about the cost of maintaining the new improvements, including mowing and sidewalk repair.

Mr. Cleaver discussed the indicated improvements at the Mill Street/Pine Street intersection.

Dave Peugh noted that the parking plan for the businesses on Pine Street required the removal of the significant tree at the corner of Pine Street and Mill Street. The board

discussed this issue and noted that they wanted to keep the tree, perhaps, through the removal of parking spaces, but that the design to accommodate this would have to be explored.

The board group discussed Mill Street in regards to the sidewalk, right-of-way width, potential easement, and future plans. Member Bailey offered that the curb extending from the south side of Fir Street around to Mill Street be extended for the first property heading south. The board discussed this, noting that this option could be examined during the bidding and/or construction processes, but not as a primary task.

Staff noted that the northern parking lot for Gravity Sports should be reduced to move the parking away from the Mill Street right-of-way.

Member Bailey asked Nathan Stewart to look into the City's initiative to replace existing four-inch water lines to see if there are any in the area of construction.

The board discussed that a dumpster was not going to be installed, as a part of this project or in the future, as a part of the proposed bathroom facility. Member Bailey noted that the electrical utility for the light should be stubbed out for the future bathroom.

David Peugh presented the landscaping plan for the parking lot and Fir Street. Member Delany cautioned about a lack of species diversity for street trees. Mr. Peugh recommended that the planting plan be put out for bids and, if the costs were too high, reduce the size of the plant material. Mr. Peugh also recommended some phasing options, including planting trees first and shrubs second. Member Youde noted that the Roosevelt Ave entrance to the parking lot was an opportunity to establish the street tree corridor look as people enter and leave the parking lot. Mr. Peugh noted that the Fir Street area could easily be a retention area with plant material.

Mr. Clarke inquired about the cost sharing for replacement materials and pavement. The group discussed the cost of ongoing maintenance for either the City and MURA, depending on who accepted responsibility.

Mr. Cleaver presented the signage plan. After the board had various short comments, Member Bailey indicated that signage should be kept to a minimum. Staff noted that they would consolidate sign comments and send them along to Mr. Cleaver.

5. Keller Associates Inc. Contract Update

Mr. Cleaver discussed the need to amend the existing task order for another \$2,000 to cover meetings that were not covered under the design portion of the remaining contract. After inquiry from Member Delany he further explained that this \$2,000 was not necessary, and would not necessarily be used, but that its authorization would allow for the pot of money to exist should a visit outside of the remain scope of work be necessary.

Upon clarification, the board agreed on the need to define Mr. Cleaver's role during construction at next board meeting. Member Bailey suggested that the board wait until

next meeting to decide about addition of the non-design related \$2,000 to the existing contract.

The board further discussed the extent to utilize Keller for construction administration. Member Bailey noted that the landscaping portion of the bid should be broken out in some manner to ensure quality. Mr. Cleaver responded that this could happen but not strictly as two separate bid processes, due to cost.

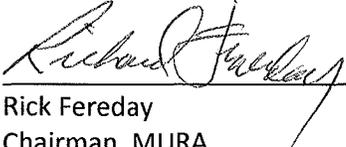
Member Bailey moved to amend the task order to strike budget increased for task #6 and add task 7, per the modified document for signature. Member Winkeller seconded the motion. The board and Mr. Cleaver discussed the role of the 75% and 95% plans and what changes could and couldn't be made after these phases. The motion passed with Member Delaney dissenting and Member Youde abstaining.

Member Delaney requested that her hesitancy about the lack of landscaping plans at the 75% plans phase be included in the minutes.

6. ADJOURNMENT

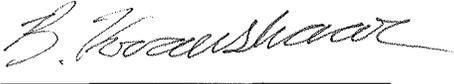
Chairman Fereday adjourned the meeting at 11:30 a.m.

Signed: June 22, 2010



Rick Fereday
Chairman, MURA

Attest:



Bradley Kraushaar
City Planner, City of McCall