

**CITY OF McCALL**  
**URBAN REDEVELOPMENT AGENCY**  
**Minutes**

**June 22, 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. Staff called roll. Members Bailey, Watkins, Winkeller and Youde were present.

**2. APPROVAL OF MINUTES**

Member Winkeller moved to approve the January 19, 2010 minutes. Member Youde seconded the motion. The motion carried.

Member Watkins moved to approve the February 2, 2010 minutes, with the title changed to "minutes". Member Bailey seconded the motion. The motion carried.

Member Winkeller moved to approve the February 16, 2010 minutes. Member Watkins seconded the motion. The motion carried.

Member Watkins moved to approve the March 9, 2010 minutes, with a modification to the attendance. Member Youde seconded the motion. The motion carried.

Member Youde moved to approve the May 4, 2010 minutes with modifications to two names. Member Watkins seconded the motion. The motion carried.

**3. APPROVAL OF INVOICES**

- The Hartwell Corporation

Member Bailey noted that this was a memo not an invoice to be considered when developing the budget.

Member Youde asked what the policy covered.

Chairman Fereday asked staff that details of coverage be requested and sent out to board.

- Keller & Associates Invoice- Task Order #1

Member Bailey moved to approve the presented invoice. Watkins seconded. The motion carried.

**4. DOWNTOWN PARKING SIGNS- CD Director**

Staff presented the plan to purchase two new public parking signs, of the same design presently used, and place one at the intersection of Pine Street and Mill Street and the other at the intersection of Roosevelt Avenue and Fir Street. The signs would be orders and installed as soon as possible directing people to the public parking lot.

Member Youde asked if the signs were removable. Staff indicated they were not.

Member Watkins moved to approve the purchase and installation of the proposed signs. Member Youde seconded the motion. The motion carried.

- 5. TAC RECOMMENDATION ON EXCESS RIGHT OF WAYS IN THE MRA DISTRICT-** City Planner Staff provided an overview of the recommendation letter that the TAC has written for presentation to the McCall City Council (see attached). Staff indicated that the TAC was looking for support of their recommendation letter.

The board briefly discussed the previous offer by an adjacent property owner to develop the Spruce Street right-of-way in exchange for an easement on a portion of the right-of-way.

Staff clarified that, in deference to the park's department, the TAC's recommendation was specifically constrained to the development of pathways, and not to parks.

In response to the request for endorsement of the TAC's recommendation letter, Member Bailey moved to formally state that the MURA supported the development of excess rights-of-way for use as pathways or parks. Member Youde seconded the motion. The motion carried.

- 6. 95% CONSTRUCTION PLANS-** Keller Associates

Nathan Cleaver of Keller Associates noted that the goal for the present meeting was to receive authorization from the board to submit the plans for approval by the City and to receive authorization to advertise the project for bidding.

Mr. Cleaver presented the construction plans, noting the changes from the last set of plans, including narrowing of the northern lane of the Fir Street portion of the parking lot, the removal of a boat trailer parking space for additional stormwater retention, the addition of a valley gutter above the boat ramp, the removal of trees south of Pine Street, and the inclusions of the landscaping plans.

Staff noted that there could be benefits from coordination with the restroom project. Mr. Cleaver agreed, but noted that he would need much more information to proceed with coordination. Dennis Coyle will be managing the restroom project.

Mr. Cleaver and the board discussed the stormwater situation on Fir Street, agreeing that the slope of the street would negate the effects of crowning. Mr. Cleaver noted that the sidewalk at the north end of Legacy Park would connect to the dock.

Member Youde asked if an on-site manager would be able to reject bad loads of concrete. Mr. Cleaver confirmed that they would.

Nathan Stewart, Staff Engineer, noted that a lighting plan was not included in the plans.

Dennis Coyle, Parks and Recreation Director, voiced concern over landscaping plan, irrigation plan regarding the balance of ongoing costs of maintenance versus ongoing water

costs. Mr. Cleaver noted that the current design was not drip irrigation, and deferred judgment of the irrigation system to Mr. Coyle. Mr. Cleaver discussed water meter sizing.

Member Youde noted that the landscaping plan should be fitting of a leading edge 'green' project.

Mark Wood of Idaho Power, provided commented on the plans, noting locations with potential or actual issues, such as the intersection of the Mill Street and Fir Street, Fir Street and Lake Street, and Pine Street and Mill Street. Mr. Wood requested that the Pine Street/Mill Street intersection be looked at more carefully before any plans were approved.

Mr. Wood also noted that MURA would be paying for new light poles as a matter of course, and that it could be wise to plan for wiring to be stubbed-out to allow for the City to install their own street light fixture.

The board discussed the relocation of the transformer at the intersection of Fir Street and Lake Street.

The board discussed the relocation of the transformer at the intersection of Fir Street and Lake Street.

Mr. Cleaver indicated that he wanted all feedback from the City by July 8, 2010.

Member Youde moved to approve the presented plan, subject to staff review, which must be delivered to Keller Associates no later than July 8, with any subsequent changes to be handled through addenda prior to the bid opening. Member Winkeller seconded the motion. The motion carried.

Member Youde moved to authorize Keller to advertise project for bid. Member Winkeller seconded the motion. The motion carried.

#### **7. CONSTRUCTION SERVICES SCOPE & FEE-Keller Associates**

Nathan Cleaver of Keller Associates presented a plan outlining various potential construction services (see attached document).

The board discussed the presented document.

Mr. Cleaver recommended that the City did not attempt to undertake contract administration on its own.

Nathan Stewart, Staff Engineer, recommended that an attorney look over the project contract.

Member Winkeller noted that the proposed construction schedule was aggressive.

Member Watkins moved to approved the Bidding Services and Epikos Construction Services portions of the presented document, with the modification that the amounts listed included

“not to exceed without prior authorization”. Member Winkeller seconded the motion. The motion carried.

## **8. LEGACY PARK SIDEWALK**

Nathan Stewart, Staff Engineer, noted that he had met on-site at Legacy and had created a list of items that need to be address. First, he noted the glass structure in the bathroom had been discussed with the contractor and it had been verbally agreed that it was going to be fixed free-of-charge. Secondly, Mr. Stewart noted that the sundial was in the process of being fixed and that the details of cost- and labor-sharing between OTAK, the contractor, and MURA was being evaluated and established. He noted that Mandi Roberts of OTAK was going to be providing the construction documents. Next, Mr. Stewart discussed the spray-n-play feature, noting that the current wireless design was flawed and not working, and that a hard-wired solution was preferable.

Dennis Coyle, Parks and Recreation Director, noted that the installation of the hard-wired system should be possible with City Staff and not outside contractors. Chairman Fereday responded, indicating that the manufacturer of the flawed system should provide the necessary parts and installation of the new system, not the City or MURA. The board briefly discussed the trigger for the water feature.

Mr. Stewart noted that the exposed metal edging at north end of the parking lot was resolved through the plans presented by Keller Associates. Chairman Fereday indicated that Mr. Coyle should have the material removed immediately.

Mr. Stewart noted the issue of the spalling promenade. The board discussed the various states of concrete in the area and elsewhere. Mr. Stewart indicated he was looking through the existing file on Legacy Park, and that any documentation regarding the issue of spall during the one-year warranty was important. Mr. Stewart explained that, ultimately, the MURA would have to take a stance regarding the responsibility for the spalling concrete. Chairman Fereday stated that it may be important to secure legal advice at this juncture. The board, Mr. Stewart, and Peter Borner, Public Works Director, discussed details of concrete installation, materials, and how to avoid problems in the future.

## **9. PANEL DISCUSSION**

Chairman Fereday noted the comments in an email from Mandi Roberts of OTAK (see attached). Chairman Fereday noted the prices for the proposed panel fixtures.

Chairman Fereday directed Dennis Coyle, Parks and Recreation Director, to construct a bench on the existing brackets by the Legacy Park bathroom. He also noted that the board needed to receive the construction drawings for the panel fixtures from Ms. Roberts, so that local quote could be secured to compare to the ones provided from Landscape Forms.

Member Bailey moved to authorize OTAK to spend money to order the panels. Member Watkins seconded the motion. The motion carried.

In regards to the granite blocks with engraved family names, Member Bailey noted that Ms. Roberts needed to provide the manufacturer with the necessary script to provide additional units.

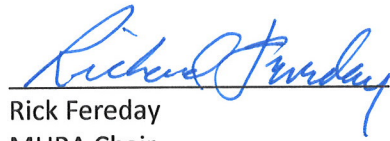
**10. NEXT MEETING**

The next meeting will be held on July 20, 2010 at 8 am in Legion Hall.

**11. ADJOURNMENT**

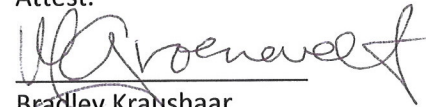
Chairman Fereday adjourned the meeting at 11:05 a.m.

Dated: June 22, 2010



Rick Fereday  
MURA Chair

Attest:



Bradley Kraushaar  
City Planner

