

CITY OF MCCALL
URBAN REDEVELOPMENT AGENCY

Minutes
July 30, 2010 – 2:00 pm
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Chairman Fereday called the meeting to order at 2:02 p.m. and asked staff to call roll. Don Bailey, Rick Fereday, John Watkins, Rick Winkeller & Bob Youde were present. The committee has one vacancy.

2. APPROVAL OF MINUTES

John Watkins motioned to approve the June 22, 2010 with one correction; Rick Winkeller did attend the June 22, 2010 meeting. The motion was seconded by member Winkeller. Motion carried.

3. APPROVAL OF INVOICES

John Watkins motioned to approve Keller & Associates Invoice #4 for \$6,423.75. The motion was seconded by Don Bailey. Motion carried. There was discussion as to whether the June, 2010 invoice has been paid. Linda Stokes will check the Finance records to be sure.

4. CASH AND EXPENSES- Linda Stokes, Treasurer, presented the following:

Bond Debt Service: There are 2 payments every year. The 1st payment in January is interest only and the 2nd payment occurs in August. See attached sheet for additional information on MURA's Bond Debt Service which include payment period, interest, debt service and annual debt service.

Letter of Completion: In 2007, bonds were sold for the Legacy Park Project. There is \$166,791 remaining. Linda will explain the need to approve the letter of completion even if there are some warranty issues.

Cash Available

- In the US Bank Checking account, there is \$647,278
- In the bond Construction Fund there is \$166,791 remaining.
- Total cash available is 814,069
- If the Board is ultra conservative, there is only \$336,306 in cash to spend
- If the Board is comfortable with budgeted amount in FY11 then there is around \$860,000 less the amount committed for other projects. See Urban Renewal Cash Analysis.

814,069 (cash)

-477,762 (debt service-FY11)

\$336,306

+\$524,000 (budgeted-amount is available after taxes are receipted to the District from the County)

\$864,797 (total available)

-\$150,184 (committed for other projects)
\$714,614

New Growth/Annexation: Based on the information from Valley County, new growth and annexation as of January 10 in the urban renewal district was \$2,245,084.

Total Value in the Urban Renewal District
\$7.9 million when urban renewal was started
58.8 million Tax increment increase (estimated)
\$66.7 million today's total value (estimated)

FY11 MURA Budget
Staff would recommend a budget of \$524,000.

Linda explained that the recommendation for the property taxes for FY11 of \$524,000 is a somewhat conservative projection. But, she feels that we can reasonably expect that amount. Michelle Groenevelt said that the August meeting will be a public hearing on the budget for Urban Renewal and she will make sure that the committee sees it before it goes out. Rick Fereday asked if they needed to get together with Linda and Michelle for a budget meeting prior to that. Linda said they could meet to put something together and then the committee could meet with Michelle.

Discussion continued regarding the annual tax receipts and levies. Linda explained that the 58.8 million is the assessed value that the levy rate was applied to. Rick asked if it was just based on the county levy rate and Linda explained that each taxing district tells the county how much they are levying. Rick thanked Linda & Michelle for their explanations because they have to decide how much the Board can award for the contract.

Linda also stated that it had been three years since the bonds were sold and there is still an amount sitting in the construction fund. Linda asked if everyone agreed that the construction was completed. Linda has drafted a letter for Rick Fereday to sign to send to the trustee at the bank telling them that the project is complete and construction is finished. Don Bailey stated that the first phase of the project is done and Linda explained that the construction the bonds were sold for is finished. There is an IRS tax issue if the money is left in the construction fund for more than three years. There is \$166,000 left and this needs to be closed out and rolled into the bond fund. Michelle said to sum it up; we need to close it out.

Bob Youde motioned is to authorize Rick Fereday, the Chairman of the Urban Renewal Board, the authority to sign the letter of completion to be drafted by staff to the bond trustee at US Bank certifying completion of construction project Phase I, Legacy Park . Don Bailey seconded the motion. Motion carried.

5. SUNDIAL UPDATE

There was discussion on how to change design for cost reduction. Nathan Stewart gave a breakdown on what he has discussed with Mandi Roberts as a possible way to cut the cost. The estimate for the Sundial from Mandi is \$50,000, and \$25,000 of that estimate is for granite. Mandi told Nathan that one way to reduce cost would be to shrink the size of the

Sundial. Michelle placed the call to Mandi. Mandi gave a review of the memorandum she submitted July 29, 2010. They had hoped to keep the entire project at about \$25,000 but after 3 estimates on granite, granite alone will be \$25,000. Estimated total for entire project will be approximately \$53,000. This estimate includes labor & demo of existing Sundial and a 10% contingency.

Cost Reduction Possibilities

- A. We [Otak] are in the process of obtaining as-built elevation information from the City. This information will help so that we can more accurately design the depth of the outside retaining wall.
- B. If we could identify a local granite supplier to work with (such as a counter top specialist in the Treasure Valley or even up in McCall area) we may be able to get the granite cut and delivered to the site for less cost. I would be concerned about the thickness we could get. Our current estimates assume a 6 cm thickness (2.36 inches) minimum. Counter top slabs are typically around ¾ to 1 inch thickness. I would worry about using this thickness.
Also we would have to investigate options for getting it etched (possibly by the flatwork contractor or subcontractor). If we can find a local supplier with 6 cm thickness, we may be able to save costs, but we have to confirm and investigate this. Does anyone have suggestions as to local granite/counter top suppliers we might be able to contact?
- C. Reduce the overall size of the sundial and wall length/stage area slightly. We can do this with minimal revision to the existing design.

With A + B + C above, it may be possible to reduce the cost of the work by around \$10,000 to \$15,000. We may only be able to achieve some of these cost reduction measures though.

More Extensive Design Revision Possibility

If the Board desires to reduce costs of the sundial stage more significantly, the design would have to be substantially revised. We could reduce overall size of stage area by moving the sundial back into the pathway area. However, the concerns with this are that periodically vehicles would be driven over the top of the sundial (and granite paving) and that use of the sundial stage would then also be in conflict with people walking on the pathway. While the granite and aggregate sub-base could be designed to support vehicle loads, there is still a potential for cracking (particularly at vulnerable locations such as the ends of the compass rose points).

Changing the design this significantly also will take more time (a couple more weeks). We could also consider another type of stone or paving material cut into the sundial pieces, but we would need to investigate options and availability.

Rick Winkeller questioned Mandi on the rosette. She explained that was expensive to fabricate because of the necessary radial cut. But, she said that they have to have the radial cuts to construct the Sundial. The circle could come out and just bring the pavers in closer. Mandi said they could prepare a drawing showing what it would look like. Rick Fereday said it would be pretty easy to visualize that change. Mandi said that it would be easy to make this plan an optional item for the bidders.

Everyone agreed that they want to have the Sundial off of the pathway not as it is currently.

Bob Youde questioned where the text would be placed if the circle was removed. Mandi said it could be etched in at SE or SW points; they are just notes to guide people that they need to stand on the current month.

Discussion continued on moving the existing retaining wall and setting new pavers in the path. Mandi said they will reuse as many existing pavers as possible but some new ones will have to be added.

Don Bailey asked the final price for the panels. Mandi said about \$4,000. (The actual quote is: \$3,246.00).

6. UPDATED QUOTES FOR PANEL BASES

Mandi Roberts said that the board had previously talked about getting bids from local fabricators for the steel bases to support the panels. She has an updated estimate from Landscape Forms. She stressed that the panels have to match up with the base and that you would get a warranted product with Landscape Forms, and also get the product much quicker than someone trying to fabricate them locally. There will be a wooden bench in place of the \$2,300 Custom Bench from Landscape Forms. Dennis Coyle is checking with local fabricators for estimates on the bases. He should have estimates by early next week.

Panels have been ordered and will be shipped to Dennis Coyle in 4 to 5 weeks.

Price quote for the Panel Bases is approximately \$13,000.

When local quotes come in for Panel Bases, Rick Fereday will email all members & they will vote on the bases.

7. BIDS FOR THE 2010 IMPROVEMENT PROJECT

Nathan Cleaver of Keller & Associates presented the bids for the 2010 Improvement Project.

Granite Excavation: \$965,900

Knife River \$908,521

Falvey Construction \$632,569 (within \$12,000 of estimate but did not have a bid bond.)

Nathan Cleaver spoke to Bill Nichols, McCall City Attorney, and the bid bond is needed so the Falvey bid has to be thrown out. The other bids are way over the cost estimate. Knife River wants to award the bid and then negotiate. But, the amount to negotiate would be in the \$300,000 range. Nathan Cleaver said that the result is MURA has the option of rebidding and that is what he recommended.

The biggest difference between the bids was the cost of concrete. The estimate was \$80,000 to \$90,000 but the bids for Granite Excavation & Knife River came in at \$250,000. Falvey does their own concrete.

Nathan Stewart feels the true cost of the entire project is about \$700,000 maybe even \$750,000.

The recommendation Nathan had for the rebid is to eliminate the bonding from the concrete contractor, eliminate the bonding for the landscaper and keep the two year warranty in which was \$100,000 or 20% of the bid.

Nathan Cleaver recommended to bid the project in January and start when weather permits; completion by June 30th.

Discussion continued regarding all of the pros and cons of whether to rebid this year or wait until next spring.

Member Youde motioned to authorize the Chairman to direct Keller Associates to notify the three bidders that all bids have been rejected. Rick Winkeller seconded the motion. Motion carried.

Member Youde made a motion to authorize the MURA chairman to direct Keller Associates and the City of McCall staff to review the bid specifications and documents to

1. Make the Fir Street preparation and paving an additive option bid for phased construction, and
 2. Make all landscape planting and plant materials an additive option bid, and
 3. To republish the revised specifications for bid on August 4 in appropriate publications for an August bid submission, bid opening, and bid award with construction to occur during September, October, and November of 2010.
- John Watkins seconded the motion. Motion carried.

Member Youde made a motion to authorize the Chairman to negotiate with Keller Associates to cover the costs of revising bid specs and rebidding to a maximum of \$8,000 subject to the Chairman's approval. John Watkins seconded the motion. Motion carried.

8. CONSTRUCTION SERVICES SCOPE & FEE

Chairman Fereday deleted this item for the meeting.

9. STREET LIGHTS- ADDITIONAL ENGINEERING SCOPE

Nathan Cleaver said that all conduits are in place now. He recommended that MURA does not do any of the street lights with this project.

10. DISCUSS SIDEWALK COST SHARING SIDEWALK IMPROVEMENTS FOR 509 PINE STREET-

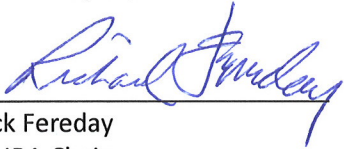
CD Director, Michelle Groenevelt said that Dr. Charles has an agreement with the City to install a ten foot sidewalk on Pine Street and an eight foot sidewalk on Roosevelt. Her thought was that if design work was being done on Pine Street that it could be incorporated with his project. But now with the budget constraints she is not sure if the committee would want to commit money to another portion of the district. Dr. Charles has a development agreement with the City, so some committee members felt he should complete the project.

11. NEXT MEETING

August 17, 2010

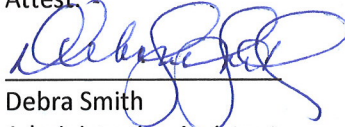
12. ADJOURNMENT at 4:15 p.m.

Dated: July 30, 2010



Rick Fereday
MURA Chair

Attest:



Debra Smith
Administrative Assistant