

CITY OF McCALL
URBAN REDEVELOPMENT AGENCY
Minutes
September 29, 2010 –1:30 pm
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Members Don Bailey, Claudia Delaney, John Watkins, Bob Youde and Chairman Rick Fereday were present.

2. APPROVAL OF MINUTES

Member Delaney requested that the August 25, 2010 minutes be continued to the next meeting to allow for an attachment to be included with the minutes. The board consented to this continuation.

3. APPROVAL OF INVOICES

- White Peterson Invoice.

Member Watkins moved to approve and pay the above invoice. Member Youde seconded the motion. The motion carried.

- ICRIMP Invoice
- Star New Invoices #27037 & #27244
- Rocky Mountain Signs Invoice #7695

Member Youde moved to approve and pay all of the above invoices. Member Bailey seconded the motion. The motion carried.

4. REVIEW OF SUNDIAL PLANS- Staff Engineer & Parks Director

Chairman Fereday indicated dissatisfaction with the delay in getting the sundial plans. The board discussed who amongst City staff was responsibility for working with Mandi Roberts to get the plans from her in a timely fashion.

Nathan Stewart recommended bidding the sundial as soon as possible so that they occur during the building season and are as honest as possible. Chairman Fereday reiterated the need for detailed plans for the granite.

Mr. Stewart noted the Ms. Roberts needed comments from him regarding the retaining wall, but not regarding the sundial itself.

Chairman Fereday inquired about the level of detail to be provided in the plans, specifically whether the number and size of granite pieces would be called out.

Chairman Fereday noted that he had discussed the possibility of sourcing the required granite from China with a contact he had made at a conference. Staff noted that sourcing granite from China ran contrary to the typical sentiments of the board to use local suppliers and contractors. Staff committed to getting quotes from domestic granite providers.

5. PANEL UPDATE- Parks Director

Dennis Coyle was not present so this item was continued until later in the meeting.

6. IMPROVEMENT PROJECT CONSTRUCTION UPDATE-Keller & Associates

Member Bailey noted that expenditures in the presented Keller Associates professional services financial report were not approved based upon the documentation he had.

Nathan Cleaver noted that everything that had been charged had been approved by the board. Mr. Cleaver indicated that he would bring the appropriate documentation to the next meeting.

Mr. Fereday indicated that the below ground construction seemed great. He stated that the engineering on the project had been good. Mr. Fereday indicated that the curb in front of Gravity Sports was not entirely straight and that the contractor should be warned that future curbs of this quality would not be accepted by the City.

Nathan Cleaver indicated that one situation on-site had required a \$2600 change order, which was signed by Chairman Fereday. Mr. Cleaver noted that the light poles were being changed to a variety that would accommodate LEDs in the future. He noted that there were about seven or eight of these change-order issues, of approximately \$1000 each, and that the total change order amount likely would not exceed a percentage point or two of the total project cost (noting that below five percent was typical). He further described change orders associated with a failed strip of asphalt because of a saw cut and an eroding road base that would be replaced.

Member Youde asked if the hours being kept by the contractor were appropriate. Mr. Cleaver noted that the contractor had poured the first portion of the sidewalk without supervision from the City and that he was going to work with the contractor to ensure the quality of the concrete. Chairman Fereday asked Mr. Cleaver to play hard-ball with the contractor regarding this issue.

Mr. Cleaver noted that the contractor had been informed that the asphalt by the boat launch could not be damaged by construction activities, or else they would be responsible for replacement.

Mr. Bailey asked which bid option had been chosen. Mr. Cleaver indicated that the option including the base bid and additive bids 1, 4, and 5 for a total of \$589,849. Mr. Bailey referenced the additional \$20,000 with which Mr. Cleaver was authorized to negotiate additive bids. Mr. Cleaver noted that he had pursued the additive bid alternative. He noted that the sidewalk quote for Fir Street was too expensive and could not be recommended, but that the stormwater infrastructure, which, while expensive, was worthwhile because of the timing of having it installed this season. Mr.

Bailey noted that the existing pipe, to be relocated, was installed recently based upon the OTAK conceptual plan. Chairman Fereday asked if not installing the stormwater as a part of this project would cause asphalt to be torn up at some point in the future. Mr. Stewart indicated that it would require tearing up approximately \$5000 worth of asphalt that would be installed as a part of the stormwater change order.

Member Delaney inquired about the harm in waiting to install the stormwater facilities in a following season. The contractor (Preston), present at the meeting, indicated that while the responsibility to ensure compaction rests with the contractor, the conditions in Valley County are such that even when built to plans, settling can occur. He further indicated that Granite recommends waiting a year after the installation of piping to lay asphalt.

Member Youde stated that it made sense to install the stormwater facilities now, so that regardless of when the asphaltting and sidewalk installation of the street occurred, the settling of the pipe would have finished and construction would not be delayed.

Mr. Cleaver indicated that doing this improvement currently would speed up construction when Fir Street was finished and could potentially allow for the boat launch prep area open during construction.

The board indicated that they did not know if they would have sufficient money in the coming year to finish Fir Street. Member Bailey indicated that, based upon his preliminary calculations, the agency would have enough money to complete Fir Street next year.

Member Watkins inquired about the timeline for completion of the current project. Preston indicated that construction was occurring on-time.

The board discussed, with the contractor, the various prices and amounts indicated on the change order. The board inquired about the high price of asphalt.

Mr. Stewart asked what portion of the change order work would need to be demolished to complete Fir Street at some point in the future. Preston responded that it would be the approximately \$5000 for asphalt patching.

In response to Member Delaney questions, Mr. Stewart and Mr. Cleaver voiced their support of the stormwater drain change order.

Member Bailey moved to approve Proposal Request 1 (Revised), for the Fir Street storm drain pipe including asphalt patching, for a total amount of \$36,134. Member Youde seconded the motion. The motion carried.

7. CONTRACTOR PAY REQUEST

Mr. Cleaver requested to amend the agenda to include a pay request from the contractor.

Member Delaney moved to amend the agenda as presented. Member Watkins seconded the motion. The motion continued.

Mr. Cleaver explained the request and indicated his recommendation to pay \$137,650 which amounted to 95% of the request which approximated 25% of the project. Mr. Cleaver indicated that the project was approximately 25% completed.

Member Bailey moved to approve the contractor's payment request for \$137,650.58. Member Delaney seconded the motion. The motion carried.

8. SUNDIAL UPDATE – REVISITED

Dennis Coyle indicated that working with Ms. Roberts in a timely manner had proven difficult with this project.

9. PARKING LOT RESTROOM UPDATE- Parks Director

Mr. Coyle indicated that the bid was closing at 4pm and provided an overview of the current state of the bidding process, noting that packages had been provided to 14 groups/individuals.

Staff noted that the board's commitment was a "not to exceed" commitment, as articulated in the grant application, and that the details of future invoices would be processed administratively through the City.

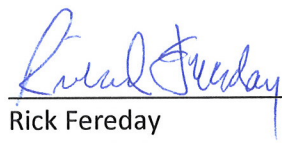
Mr. Coyle outlined the timeline moving forward to complete the project, with both contingencies for completion in the fall and the spring.

10. NEXT MEETING- October 19, 2010

11. ADJOURNMENT

The meeting was adjourned at 3:10pm.

Dated: September 29, 2010



Rick Fereday
MURA Chair

Attest:


Bradley Kraushaar
City Planner