

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

1. CALL TO ORDER AND ROLL CALL

Don Bailey, Claudia Delaney, Rick Fereday, John Watkins, Rick Winkeller, Bob Youde were present.

Member Delaney moved to amend the agenda to add a Granite pay order and the Legacy Park sidewalk Warranty Issue, Member Bailey seconded; the motion carried.

2. APPROVAL OF MINUTES

The August 25, 2010 minutes need to be clarified to add options including the additional chart with the recommendations from Keller Associates. Staff was directed to bring back the minutes to the next meeting.

The September 29 minutes should include some discussion about sourcing the granite from China. Add some information about the discussion that occurred.

The August and September minutes will be added to the next meeting agenda in November for approval.

3. APPROVAL OF INVOICES

Keller Invoice- passed out new materials ("MURA 2010 Improvement Project" attached) with a summary about contracts, the invoice is the second sheet in which MURA needs to approved. Nathan Cleaver from Keller explained each item on the on summary. Keller has not received payment for Task Order #2 and Task Order #3. Staff will check on the status. There was some confusion on the invoice format so Nathan explained each task which totaled \$16,221. *Member Watkins moved to approve the presented Keller invoice for \$16,221, Member Bailey seconded the motion; the motion carried.*

Skinner Fawcett LLP Invoice- *Member Delaney moved to approve the Skinner Fawcett LLP Invoice, Member Bailey seconded the motion; the motion carried.*

Idaho Power Change Order – This change order from Idaho Power was presented for informational purposes only so no action was required.

4. SUNDIAL PLAN UPDATE- Parks Director

Parks and Recreation Director Dennis Coyle and Staff Engineer Nathan Stewart passed out additional information on the sundial plan update (attached). Nathan and Dennis had a conference call with Mandi Roberts and Otak engineers regarding the plan. Staff

discussed having the plans ready for the November meeting so they could put the project out to bid before the holidays.

Originally, there were eight types of granite textures. Staff recommended one type of granite texture which is called "thermal." There are 3 shades of granite (light, medium and dark). The pavers will be red and staff assumed grey would be the color of the granite. The revised plans passed out to the Board only incorporate some of the staff comments. Dennis explained the issues associated with the drop between the sun dial and the lake. The staff suggestions included boulders to create a step. Chair Fereday asked how thick the granite will be on the sun dial and there was some discussion about the thickness. Nathan Cleaver suggested a drain rock to avoid upheaval. Claudia has a question on the plan (page 2) about 21 degrees between 12 and 11 and asked about the notes related to a person testing the layout. Nathan S. asked Mandi if there are still on budget for \$50,000. Mandi responded that the project was on budget.

Nathan will bring the final bid document to the next meeting that will include granite samples with textures and colors. Dennis said the thermal is good for snow plowing and has a non-skid surface.

5. PARKING LOT RESTROOM UPDATE- Parks Director

Dennis said the restroom bids came in higher than money available for the project. \$83,000 to \$159,000 was the range of bids. IDPR will match additional funding for the project. Richard Jordan has the lowest bid so Dennis would like to get the project under contract.

Staff met with Richard Jordan, selected contractor, about the contingency budget and discussed the likelihood of changes. Dennis said Richard is familiar with the public process and in his experience he does not produce many change orders. Staff's opinion is that the project's bids are close enough to the money available. Dennis asked if MURA is willing to contribute \$5000 for the project because the state is going to match \$7000.

There was discussion about Member Winkeller's email about the changes to the design. Don said there is a cement slab to the mechanic room. Dennis said the reason for this is for garbage and recycling cans and it provides some barrier from vehicles backing into the building. Nathan Cleaver said there is money in the contingency funds from the 2010 Improvement Project. Member Youde said Rick W. email was informative and thinks the bathroom should be done properly and MRA should support the difference. Member Delaney suggested that next time there needs to further discussion on the scope and look at the process as a Board. Member Winkeller thought that the Board did not have a good hand off of the project with a clear explanation. Dennis suggested in the decision making matrix could be used next time. Nathan Cleaver suggested a design build process for structures to come in closer to project. He suggested value engineering to change design.

Chairmen Fereday said there are two options- defer the project or pay the additional \$5000. Member Watkins moved to provide additional \$5000 to construct a bathroom and Member Youde seconded the motion. There was some discussion about value

engineering and the timeline of the project. There could be some engineering discussion at the December and January meeting.

There was a roll call vote:

Don Bailey- yes, Claudia Delaney- yes, Rick Fereday-yes, John Watkins- yes, Rick Winkeller- yes, Bob Youde-yes. The motion carried.

CONTRACTOR'S APPLICATION FOR PAYMENT TO GRANITE

Nathan Cleaver presented the application for the payment. The Board reviewed the base bid schedule of items in relationship to the completion of the project. The project is about 80% complete.

Member Bailey moved to approve the Contractor's Application for Payment to Granite for the period of Sept. 29, 2010 to October 29, 2010; Member Winkeller seconded the motion; the motion carried.

The remaining \$129,000 is mostly landscaping. Franz Witte is planning on bringing up another crew from Boise to take advantage of the good weather. City staff is working with Granite daily. John complimented Granite for working well with the businesses.

6. PANEL UPDATE- Parks Director

Dennis brought MURA up to speed on the panel process. If the ground is not frozen when they are completed then panels will be installed. Don suggested that the additional names in granite be included in the sundial project.

7. IMPROVEMENT PROJECT CONSTRUCTION UPDATE-Keller & Associates

Nathan Cleaver handed out another sheet "McCall Redevelopment Agency Improvement Project Update" dated October 29, 2010 (attached).

Member Delaney had a question about the change order related to the trench drain. Nathan Cleaver explained why the change order is justified. Member Youde asked if there is going to be a set of as-built drawings. Nathan Cleaver, Nathan Stewart and Preston Ellingford (Project Manager) all have good records and will combined for the as built drawing. Nathan Cleaver explained that if there is 3-5% in change orders then the project is satisfactory.

Nathan Cleaver suggested a split rail fence to protect the sidewalk and landscaping investment on Pine Street and East Lake Street. There was discussion about the wet soils in front of Mountain Monkey Business. Nathan Cleaver then went over possible future change orders and estimated costs.

Nathan Cleaver presented the additional change order of \$4546 for paving the intersection at Mill and Fir Street and would be a cost savings if done as part of the project. There was discussion about the intersection. Member Bailey moved to authorize the Chair to approve the change order for the \$4600, Member Winkeller seconded the motion, all members were in favor except Member Delaney; the motion carried.

8. RIBBON CUTTING OR CELEBRATION OF 2010 IMPROVEMENT PROJECT

Member Delaney asked that this item be scheduled on the agenda. She suggested there needs to be a celebration and newspaper coverage of the 2010 Improvement Project. David Carey asked what the purpose of the celebration is because that may determine the type of activities. The businesses in the area will come up with some ideas and coordinate with staff.

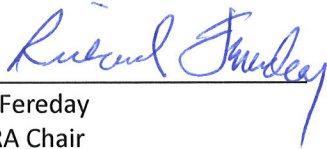
9. LEGACY PARK SIDEWALK WARRANTY- Nathan Stewart

Nathan Stewart updated the Board about the Legacy Park sidewalk situation. There is still \$2100 retainage for Hillside Construction. They are not willing to fix the window until the retainage issue is resolved. City Attorney Bill Nichols said it will take extensive research into the sidewalk warranty issue. Staff asked City Attorney if MURA can exclude Hillside from future projects. The Board did not want the attorney to spend a lot of time on the issue. The Board directed staff to contact Hillside about the retainage issue.

10. NEXT MEETING- November 16, 2010

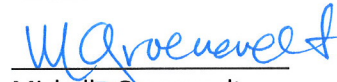
11. ADJOURNMENT

The meeting was adjourned at 3:54 pm.



Rick Fereday
MURA Chair

Attest:



Michelle Groenevelt
Community Development Director