

**CITY OF McCALL**  
**URBAN REDEVELOPMENT AGENCY**  
**Agenda**  
**November 16, 2010 –8 am**  
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.

**2. APPROVAL OF MINUTES**

May 18, 2010- Staff will proof read the minutes and bring them back to the Board for approval at the December meeting.

August 25, 2010- Staff needs to add the table that references Option E for the next meeting.

September 29, 2010- *Member Delaney moved to approve the minutes for September 29, 2010 meeting. Member Watkins seconded the motion; the motion carried.*

October 29, 2010- *Member Delaney moved to approve the minutes with minor edits for October 29, 2010 meeting. Member Winkeller seconded the motion; the motion carried.*

**3. SUNDIAL PLAN UPDATE- Parks Director**

Dennis Coyle, Parks and Recreation Director, and Nathan Stewart, Staff Engineer, met with Mandi Roberts, consultant from Otak, yesterday to discuss the latest version of the sundial plan. Staff gave Mandi a number of comments and said she will have revised plans within 48 hours. Staff will circulate the plans via email to the Board. Nathan will put the plans into the City bid format for the Board's review.

Nathan Stewart discussed the granite texture options- polished, thermal, and bush hammer. Nathan passed around samples of the granite textures. Staff recommended the Board not take action on the texture until bush hammer sample is reviewed in person. The thickness specified in the plan is 6 cm. Nathan said the bush hammer is cheaper option and both textures require sealing. Nathan said four granite manufacturers were identified or equal manufacturers could be used. Idaho Granite Works or Boise Works are the local providers and the future of 3D is unknown. Nathan will leave samples of the two textures (bush hammer and thermal) at City Hall for the Board to review. The Board will email a texture preference to Nathan. Member Winkeller asked if there is a material certification for the granite and Nathan confirmed this is a requirement.

Nathan updated the Board on the \$2200 retainage issue. Hillside said they will fix the window in the spring and it was decided to the Board will return the retainage when the window work is completed.

**4. PARKING LOT RESTROOM UPDATE**

Dennis Coyle said the contract is signed with the contractor and the project will begin in the spring. The contractor is comfortable with value engineering. The contractor needs to order the block which takes 7 weeks. Dennis passed around samples of colors and staff recommended "Sable" as the color. The Board agreed on this color. Member Bailey asked if the City could put a solar panel on the restroom as part of the REEZ grant. Staff will look into this issue. The Board discussed the issue of value engineering and having an opportunity to review the suggestions. Member Winkeller mentioned the idea of incorporating heat into the project but the Board generally did not want heat incorporated in the heat.

**5. IMPROVEMENT PROJECT CONSTRUCTION UPDATE**

Nathan Cleaver, Keller & Associates, distributed the information associated with change order No. 5 and a project summary sheet (attached). Nathan explained Change Order 5. Mountain Monkey Business paid for the pavers (\$2700.) The fire hydrant near Mountain Monkey Business was provided by the City but a new value was needed. Item #11 included the sprinklers in the right of way, a drain by the bus stop, and included a curb near Amerititle. Item #13 is the curb foundation at Mountain Monkey. #14 was additional work for the bathroom and utility modifications for the restroom as there were some additional costs for the coordination. A concrete collar was needed for sewer in the Mill/Fir Intersection.

The total cost of the project was discussed. The total estimated construction cost is \$651,758.66 and the change from the original contract is 3.1%. Nathan Stewart explained why the coconut fiber is required to prevent soil erosion in the north side of the parking lot. There was some discussion on striping the parking lot in the spring. A walk through with Keller, City staff and Granite was completed on Friday (November 12) to create a final punch list. Nathan Cleaver will get a deduct from the contractor and see if it is something the City should take on in the spring. He assured the Board there should not be any remobilizing cost due to asking for it to be put off. Nathan Stewart is expecting issues on Fir Street because there was not proper compaction so Granite will likely be back in the spring to finish this project. The engineer will value the remaining improvements and hold this amount as retainage. Nathan Stewart also said that they were waiting for the parking lot to be cleaned to determine if the contractor needs to perform any remedial work to possible damage done through the construction work.

***Member Delaney moved to approve Change Order No. 5 for the amount of \$14,802.44. Member Youde seconded the motion; the motion carried.***

**6. RIBBON CUTTING/CELEBRATION OF 2010 IMPROVEMENT PROJECT**

Members Delaney, Watkins and Winkeller have been working on the celebration details. Member Watkins has donated tents for the celebration on Saturday, November 20 from 1-4 pm. The tents will be located on east side of Razzle Dazzle. The businesses

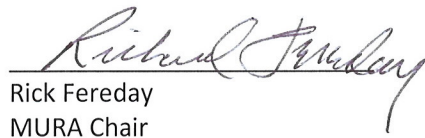
are paying for the thank you ad in Star News. The businesses will be offering different activities and specials. There will be another and bigger celebration in the summer when more people are in town. Chairman Fereday and Member Winkeller will staff the tent for the first 2 hours and Member Bailey will staff the tent during the second shift. Staff is working on signs and will bring materials on Saturday. David Carey will be supplying refreshments for the event.

**7. NEXT MEETING-** The next meeting date was scheduled for December 14, 2010.

**8. ADJOURNMENT**

The meeting was adjourned at 9:29 am.

Dated: November 16, 2010

  
Rick Fereday  
MURA Chair

Attest:

  
Michelle Groenevelt  
Community Development Director