

**CITY OF McCALL**  
**URBAN REDEVELOPMENT AGENCY**  
**Minutes**  
**January 18, 2011 – 8 am**  
Legion Hall  
216 E. Park Street

**1. CALL TO ORDER AND ROLL CALL**

*Members Bailey, Delaney, Youde and Chairman Fereday were present. City staff Michelle Groenevelt and Bradley Kraushaar were also present.*

**2. APPROVAL OF MINUTES**

Member Delaney moved to approve the December 14, 2010 as presented. Member Youde seconded the motion. The motion carried.

**3. INVOICES**

Staff noted that there was confusion regarding the invoices listed generally on the agenda, and that they would look into any outstanding invoices for the Agency and bring them to the next meeting.

To allow for the Star News and White Peterson invoice to be paid, Member Youde moved to authorize the Chairman to approve and pay the invoice (up to \$200 for the Star News invoice.) Member Delaney seconded the motion. The motion carried.

**4. MEMBER BAILEY'S REAPPOINTMENT**

The board noted that the reappointment of Member Bailey was a decision for the McCall City Council.

Member Bailey indicated that he was interested in being reappointed for a period of one year.

**5. TREASURER'S REPORT**

City staff Linda Stokes was not present. The board agreed to discuss this item at the next meeting in February. Staff indicated that the report could be circulated by email prior to the meeting.

Member Delaney noted that Ms. Stokes needed to be present to explain the report.

**6. SUNDIAL PROJECT NOTICE OF AWARD - Parks Director & Staff Engineer**

This item was postponed to allow for City staff Dennis Coyle and Nathan Stewart to arrive.

**7. IMPROVEMENT PROJECT CONSTRUCTION UPDATE - Keller & Associates**

Nathan Cleaver was not present for this item. This agenda item was skipped.

**8. PARKING LOT TRANSFER OF OWNERSHIP ISSUE - Mayor Bailey**

Member Bailey noted that the process to transfer ownership from MURA to the City should be initiated. He indicated that deeds of ownership would be needed. He discussed the various parcels that may or may not be a part of the parking lot parcel. He further noted an old drawing indicating parcel boundaries and ownership.

Chairman Fereday noted that the boundary of a portion of the district was articulated in the MOU with McCall Gas Station Inc.

Member Bailey indicated that the City Council and MURA would need to pass resolutions giving and accepting the property, respectively.

The board asked staff to move forward with gathering the relevant documents and maps to execute the transfer, and to bring these materials back to the Agency at the next meeting.

**9. MURA BOUNDARY - Mayor Bailey**

Member Bailey indicated that the Idaho Statutes regarding the ownership of land by an Urban Renewal Agency outside of that agency's district boundaries were undefined. He noted that City Attorney Bill Nichols concurred with this in an email. He proposed to amend the plan to include the current Nazarene Church and corner parcel within the physical boundaries, but not within the revenue boundaries.

Chairman Fereday mentioned including the area above Railroad Avenue in the physical boundary. He also asked if there were any costs associated with expanding the district.

The board discussed whether or not the church was being taxed.

Member Bailey summed up the likely process for expanding the boundary, indicating that taxing districts would need to be notified and that there would need to be public hearings before the Planning and Zoning Commission and the McCall City Council.

**10. SUNDIAL PROJECT NOTICE OF AWARD (REVISITED) - Parks Director & Staff Engineer**  
Staff Engineer Nathan Stewart distributed more detailed information relating to the bid summaries that were a part of the meeting packets. He explained the difference between the base bids and the alternative bids. He noted that all of the bidders were local.

Member Delaney indicated that there was only a small difference between the basic bid and the alternative bid in regards to price.

Mr. Stewart indicated that the work flow moving forward would be to issue a notice of award, complete some contract paperwork, get a sample of the proposed granite, and to sign the final documents.

In response to a question, City staff Dennis Coyle indicated that there was no money available in the Parks and Recreation budget to address the approximately \$13,000 difference between the estimated amount and the lowest bids.

Member Bailey noted that without the late addition of the boulders, the bids were within \$3,000 of the original estimate. He also noted that without a financial statement, any decision regarding the project should be postponed until the next meeting.

Member Youde expressed a general sentiment that based upon the quality of the contractors and the received bids he would be comfortable going with Ruhkala Masonry Inc.

**11. HUCKLEBERRY CORNER DISCUSSION – Rick Fereday**

Chairman Fereday noted that the property was coming up for sale and that the Agency should consider buying it. He noted an upcoming auction in February and wondered what steps would be necessary before then to allow the Agency to participate.

The members discussed the various properties in town for sale and the possibility of whether or not the City or MURA could purchase them.

Chairman Fereday noted that it may be wise to acquire the land to bank it for a future trade or development.

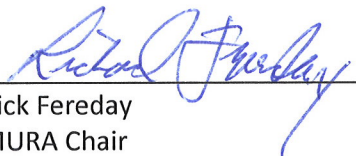
Member Delaney asked if a special meeting would be necessary before the auction to be prepared.

Staff indicated that they would investigate what steps are necessary to participate in the auction and email the board.

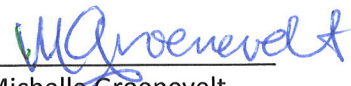
**12. NEXT MEETING-** The next meeting is scheduled for February 15, 2010

**13. ADJOURNMENT**

Member Youde moved to adjourn the meeting. Member Delaney seconded the motion. The motion carried.

  
Rick Fereday  
MURA Chair

Attest:

  
Michelle Groenevelt  
Community Development Director