

CITY OF McCALL
URBAN REDEVELOPMENT AGENCY
Special Meeting- Minutes
January 27, 2011 – 8 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Members Bailey, Watkins, Winkeller, Youde, and Chairman Fereday were present.

2. REVIEW OF SUNDIAL BIDS

Nathan Stewart, Staff Engineer, noted that a Public Works license was necessary to bid on the project, but that different information had been communicated to the potential bidders and that some of the bidders, including the lowest bidder, were therefore not eligible.

Mr. Stewart noted that the cost of the project would increase if the lowest bidder was rejected, which would be a requirement given the situation regarding the timing of Public Works licensing.

Mr. Stewart noted that all bids could be rejected allowing all contractors to secure the necessary licensing prior to the next round of bidding, which would allow the current lowest bidder to rebid. Mr. Stewart recommended this course of action.

The board noted that the lowest bidder could contest the bidding process but that he could not use his misinformation to force a contact with the City. The board also noted that the City was not obligated to re-advertise the project, since bidder regulations only require that three contactors are contacted.

Member Youde indicated concern about openness with the state's requirement for contacting three bidders directly for bids.

Chairman Fereday noted that if the project is rebid, the prices could likely increase.

The board discussed fair bidding processes, how to treat local contactors equitably, and what may or may not change the price of bids.

After further relevant discussion, Member Youde moved to reject all bids. Member Watkins seconded the motion. The motion carried.

The board discussed the timeline associated with rebidding.

Member Watkins moved to direct staff to rebid the sundial project, recontacting the current list of bidders immediately, and closing the bidding on the 18th to be prepared for the regular MURA meeting on Feb 22nd. Member Winkeller seconded the motion. The motion carried.

3. TREASURER'S REPORT

Linda Stokes, Treasurer, presented a report on the financials for MURA.

Member Bailey discussed the obligations to Hillside with Ms. Stokes.

The board asked various specific questions of Ms. Stokes. Ms. Stokes indicated that the tax base for the district should increase in the coming years.

4. PREPARATION TO BID ON FORECLOSED PROPERTY WITHIN THE DISTRICT

Chairman Fereday noted that the board had less money than desired to participate in the upcoming property auction for the Huckleberry Corner property.

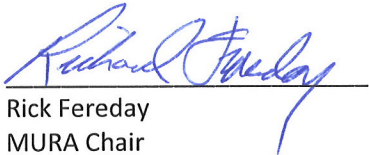
Member Youde indicated that the board should not attempt to purchase a piece of land without a specific idea of what to do with it. The board discussed the reasons for buy land in general.

The board discussed various bidding scenarios.


Member Youde moved to direct the chairman to secure a cashier's check for \$100,000 and for the chairman to use the check at the auction for the Huckleberry Corner property. Member Watkins seconded the motion. The motion carried.

5. NEXT MEETING- February 22, 2010

6. ADJOURNMENT- The meeting was adjourned at 9:15 am.


Rick Fereday
MURA Chair

Attest:


Michelle Groenevelt
Community Development Director