

**City of McCall**  
**Urban Redevelopment Agency**  
**Minutes**  
**February 22, 2011 –8:00 am**  
Legion Hall  
216 E. Park Street

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

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

**2. APPROVAL OF MINUTES**

Member Winkeller made a motion to approve the January 18, 2011 and the January 27, 2011 Special Meeting minutes. Member Youde seconded the motion; the motion carried.

**3. INVOICES**

Member Watkins motion to approve Invoice 12/31/2010 and White Peterson Invoice 01/31/2011 and asked Staff to look into the White Peterson invoice item regarding 12/6/10 to see if this is a billing error. Member Youde seconded the motion; the motion carried.

There was some discussion about the research related to the MURA boundary and process. Staff will put together the process and timeline for the next meeting.

Chairman Fereday made a motion to approve City of McCall-Mill Rd Invoice 12/27/10 City of McCall-Mill Rd Invoice 01/25/11; Member Watkins seconded the motion; the motion carried.

CH2 Tasks 47A & 47B – Invoice 01/24/11: There was some discussion about this billing. There was question to why there were no dates and back up information to justify the billing. Staff will get together to understand the billing and work with CH to get a better understanding of the billing for the next meeting.

Holland & Hart – Invoice 01/26/11: Staff will look into this invoice and ask the Treasurer if she can explain the audit costs.

**4. TREASURER'S REPORT-**

The MURA Board asked that the treasurer prepare a month cash flow report. The treasurer's report was not distributed and the treasurer was not present. With no information, this item was skipped.

**5. TREASURER'S REPORT**

Staff indicated that the Treasurer had created a new, more easily understood version of the treasurer's report for the board. Staff noted that neither the Treasurer nor the new report were present and that they would be at a future meeting.

## **6. REVIEW OF SUNDIAL BIDS**

Nathan Stewart, Staff Engineer, noted that Mel Shields was the lowest bidder in the rebidding process. Mr. Stewart mentioned that the dewatering item had been removed from the bid requirement and that the compaction testing requirement had been reworded, and that these changes had likely resulted in lower bids.

Mr. Shields noted that the granite supplier would be delivering directly to the construction site. Chairman Fereday asked if the pathway could handle the weight. Mr. Shields indicated that he would want to work out any logistics associated with the pathway prior to construction. Dennis Coyle, Parks and Recreation Director, indicated that he would work with the relevant contractor to arrange that any damage caused would be paid by the contractor.

The Board briefly discussed whether to proceed with the base or alternative bids.

Member Bailey moved to award the sundial contract to Mel Shields, LLC for the alternative bid for \$60,498. Member Youde seconded the motion. The motion carried.

Member Youde noted that Mel and Dennis would work out the pathway damages issue. Member Youde also asked who would be inspecting the concrete work. Mr. Stewart noted that Dennis and Mandi Roberts, OTAK, would be responsible, per the contract, but that he would also be available for inspection.

## **7. DISCUSSION OF CABIN DONATION AT 1609 E LAKE STREET**

Member Bailey indicated that he had left a list of questions with the cabin owner's daughter, but had not heard from her since.

Member Watkins asked if any other entities would be interested in the structure. Chairman Fereday noted that Frank Eld had the equipment necessary to remove the structure and may be interested.

Member Youde asked if the City-owned parcel on Davis Street would be subject to Design Review. Staff noted that all public projects were subject to Design Review. Member Youde noted that the project could be expensive.

Member Bailey indicated that there would be a tax benefit to the owner for donating the structure, as opposed to merely demolishing it. He also noted that he would await answers from the owner's daughter.

Member Youde noted that Nick Nicholas, Building Official, would need to do an inspection on the structure if the agency were to accept it as a donation.

The board concluded its discussion of the cabin donation.

**8. MURA MAP WITH PUBLIC PARCELS**

Staff introduced the GIS map of the district's boundaries and city/agency owned parcels. Staff noted that the map was a work in progress and was not complete.

The board asked various questions about specific parcel and location on the map, including the parties involved in specific transactions.

Member Bailey reminded the board that the recently developed parking lot should be transferred to City ownership upon completion of the bathroom.

In reference to the different terms used in the presented map's legend, Staff noted that the agency needed to discover and utilize one, official name of the urban renewal agency. Chairman Fereday noted that the original documents creating the agency should be checked. Staff asked the Chairman if he could do this. He replied that he would.

**9. NEXT MEETING**

The board noted that the next meeting was March 15, 2010.

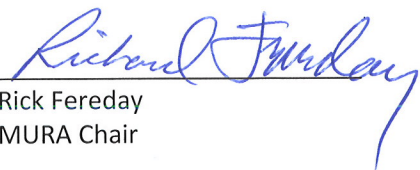
The board raised and discussed the issue of cleaning up the lakefront on the area north of the marina and south of Browns Park. The board discussed jurisdictional, ownership, and responsibility issues. Ultimately, the board noted that the relevant agencies, boards, and organizations needed to meet to address the issue of docks on the lake, especially as it relates to the refuse that accumulates on the City's waterfront.

Member Bailey switched topics noting the committee that had been created to commemorate the 100<sup>th</sup> anniversary of McCall's incorporation. He described the project that the committee was pursuing on the southeast corner of 3<sup>rd</sup> Street and Lenora Street. After discussing the project with the board, Member Bailey suggested that the board donate \$1,000 to the project.

Generally, the board agreed with the idea. Member Bailey indicated that he would return with plans for the board to review.

**10. ADJOURNMENT**

The meeting was adjourned at approximately 9:40 a.m.

  
Rick Fereday  
MURA Chair

Attest:

  
Michelle Groenevelt  
Community Development Director