

City of McCall
Urban Redevelopment Agency
Minutes
May 17, 2011 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

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

Staff Engineer Nathan Stewart, Parks and Recreation Director Dennis Coyle, Treasurer Linda Stokes, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

2. APPROVAL OF MINUTES

Member Bailey moved to approve the April 19, 2011 minutes as presented. Member Winkeller seconded the motion. The motion carried.

3. INVOICES

- White Peterson invoice 03/31/11

Member Watkins questioned White Peterson's opinion of the MURA boundary line adjustment process. Ms. Groenevelt explained that the process was outlined in this invoice and that it would be done at the staff level. Member Watkins moved to approve the current invoice. Member Winkeller seconded the motion. The motion carried.

- City of McCall-Mill Rd invoice 04-13-11

Member Watkins moved to approve the current invoice. Member Winkeller seconded the motion. The motion carried.

- CH2MHill/Otak Invoice #3780125 for TO 47A and 47B

Chairman Fereday asked Mr. Stewart for an update on this invoice. Mr. Stewart stated that this had been a team effort over three months with Ms. Stokes. After much discussion and evaluation of the original invoice of approximately \$9,200, Ms. Stokes went back and looked at how task 47A and 47B were related to task 47 and all of its associated parts. By doing this, OTAK & CH2Mhill are being held to what they agreed to and any additional overages that were not authorized, would not be allowed. Additional charges outside of what were contracted included Betsy Robert's time to discuss the options with respect to warranty issues on the restroom and the concrete issues with respect to spalling. Although the information doesn't lead us to go against the contractor, it does complete the story. Mr. Stewart said that we are stuck with a bad product with no warranty claim.

Mr. Stewart said that they were able to assess that they were overcharging by \$5,600. Ms. Stokes agrees that this invoice is fair and recommend the payment of \$3,759 which is the remainder of task order 47 that was outstanding and Betsy's time on the warranty issues. Ms. Stokes has requested a revised invoice. Member Winkeller moved to approve this recommended amount. Member Bailey seconded the motion. The motion carried.

4. TREASURER'S REPORT

Ms. Stokes asked if there were any questions regarding the reports. Cash flow has not changed since last month except for the update made to reflect the property taxes received for April 2011 of \$9,700.00 and interest income of \$8.74. Chairman Fereday stated that we currently stand at the status quo.

5. MRA ANNUAL RESERVE

The board began discussion of the annual reserve amount of between \$50,000 at the low end and \$250,000 at the high end. Member Bailey explained that reserves can be spent but that they are meant to be a safety net. Rick Winkeller stated that a \$100,000 reserve would be reasonable and could be used if necessary. Ms. Stokes suggested having the interest only bond payment that will be due in January 2012 of \$50,000 held in reserve. Member Winkeller moved to strive to have \$100,000 cash reserve established which could be used for either the interest payment on the bond or as a reserve for special costs. Member Watkins seconded the motion. The motion carried.

6. SUNDIAL UPDATE

Chairman Fereday asked Mr. Coyle for an update on the Sundial. The foundation is in. Mr. Stewart added that there were not any de-watering issues. Granite provider is having mud issues in his pit and this may slow down the process. Pavers should be here by May 30th and the expected completion date is the first week in June.

7. BATHROOM UPDATE

Chairman Fereday asked Mr. Coyle for a quick summary of the bathroom project. He stated it is on schedule but that he does expect some change orders.

8. 2010 IMPROVEMENT PROJECT UPDATE (CONFERENCE CALL WITH KELLER)

Michelle placed a telephone call to Nathan Cleaver. Chairman Fereday asked Mr. Cleaver for a status update on the 2010 Improvement project. Mr. Stewart pointed out the location of the proposed catch basin on a large map for the board to see. It is at the south corner of Pine & Railroad.

- Schedule - Granite is waiting to see if their change order to add the catch basin is going to be approved before they mob back out.
- Catch basin – Thueson asked for more time so they could see the site while they went up to check on their other project. Mr. Cleaver should receive their quote tomorrow. His

recommendation is that the board approve up to the amount of Granite's bid PR#19 - \$10,632.10 and authorize Chairman Fereday to sign a contract with Granite or Thueson, depending on costs.

- Credit for not installing catch basin in planter PR#17 - \$2,345.01.

Mr. Cleaver recommends time and materials see (Railroad Catch Basin PR#19)

Mr. Fereday asked for a timeline and Mr. Cleaver said the work itself will last about 3 or 4 days. If a decision on which contractor was made this week, he thinks the catch basin could be in within 3 weeks.

Mr. Stewart confirmed the original 10% contingency. He asked Mr. Cleaver to clarify. The original amount was increased to \$650,000 plus \$65,000 in contingency. Keller has spent \$660,000 of the budgeted amount.

Mr. Cleaver said that Keller will close out the project and compile all plans and CAD files. This is important for future project.

Chairman Fereday asked Mr. Stewart if he would do the inspection. He said he would not recommend this for consistency plus he is managing 4-5 other construction projects. Mr. Stewart questioned why there was project closeout in the fall and now. Mr. Cleaver said that they did not charge for closeout in the fall.

Mr. Watkins asked if Franz Witte will come back before closeout. When substantial completion was done, landscaping was not accepted. This will need to be done this Spring with Epikos. Member Peugh explained that you wait until the plants leaf out. Franz Witte has a one year guarantee which will be the middle of June. Mr. Stewart stated that it will be at least five weeks until the City is ready to accept the project, weather dependent.

9. CHANGE ORDER

There was discussion about the estimated cost to complete construction administration.

Mr. Cleaver presented an estimated cost sheet.

Member Winkeller moved to approve PR#17. Member Watkins seconded the motion.

Member Winkeller moved that PR#19 be approved on the contingency that the total is within \$500 of any competitive bids, otherwise, we go to the competitive bidder and not to exceed \$10,632.10. Keller will make the decision. Mr. Stuart or Mr. Borner will to do the necessary inspections.

Member Peugh seconded the motion.

Member Peugh moved that the board authorize Nathan Stewart to negotiate with Keller to conduct their construction administration for the balance of the project not to exceed \$7,549.00, in a time and materials basis based on their estimated cost from May 17th. Member Winkeller seconded the motion.

Chairman Fereday conducted a vote for each motion and each motion passed unanimously.

Mr. Stewart said that he will request Keller summarize the total financials on this project on the original spreadsheet for the next meeting.

10. OTHER

John Watkins membership is up in June and he will not be renewing his term. Staff will advertise the position.

11. NEXT MEETING

Chairman Fereday noted that the next meeting will be June 21, 2011.

12. ADJOURNMENT


Chairman Fereday adjourned the meeting at 9:27 A.M.

June 21, 2011

SIGNED:


Rick Fereday
MURA Chairman

Attest:


Michelle Groenevelt
Community Development Director